URBAN DESIGN COMMISSION APPLICATION

UDC

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

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

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

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

1. Project Information

Address: 908 East Main Street

Title: Archipelago Village - WHEDA Office Building

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

UDC meeting date requested March 11, 2020

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

3. Project Type

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

Signage

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

Other

- ☐ Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name Curt Brink — Company Archipelago Village, LLC

Street address 701 E. Washington, Suite 105 — City/State/Zip Madison, WI 53703

Telephone (608) 575-4845 — Email curtbrink@hotmail.com

Project contact person Doug Hursh — Company Potter Lawson

Street address 749 University Row, Suite 300 — City/State/Zip Madison, WI 53705

Telephone (608) 274-2741 — Email dough@potterlawson.com

Property owner (if not applicant) Archipelago Village, LLC

Street address P.O. Box 512, 505 N. Carroll Street — City/State/Zip Madison, WI 53701

Telephone (608) 255-8633 — Email matt.carlson@carlsonblack.com

5. Required Submittal Materials

- ☑ **Application Form**
- ☑ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☑ **Development Plans** (Refer to checklist on Page 4 for plan details)
- ☑ **Filing fee**
- ☑ **Electronic Submittal***
- ☑ **Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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

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

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

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Urban Design Commission on November 6, 2019.

2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Curt Brink Relationship to property Developer

Authorizing signature of property owner  Date March 11, 2020

7. Application Filing Fees

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

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

- ☐ Urban Design Districts: $350 *(per §35.24(6) MGO)*.
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*
- ☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*
- ☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

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

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

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

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

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

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

Potter Lawson
Success by Design

March 11, 2020

City of Madison Planning Division
Timothy M. Parks, Planner
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd
Madison, Wisconsin 53703

RE: **Letter of Intent**
WHEDA Building
Archipelago Village Condominium Unit 2
908 East Main Street, Madison WI

Planning Division Members:
This Letter of Intent together with the Development Plans and Land Use Application are submitted for review by City staff for Urban Design Commission and Plan Commission approval.

Narrative:
This Project is the next phase of development proposed on the 900 Block of East Washington Avenue and East Main Street previously referred to as the Mautz Paint Factory site. The Wisconsin Housing and Economic Development Authority (WHEDA) wishes to relocate their offices from West Washington Ave to this location at 902 East Main Street. The proposed new building sits at the corner of East Main Street and South Patterson Street in what is now the surface parking lot for the Hotel Indigo. The project follows the city's plan to provide employment-based developments on the south side of East Washington Avenue. This phase of the development consists of a new 5 story 92,000 SF office building, with all parking requirements provided within the parking structure of the previously approved 929 East Washington Avenue portion of the development. WHEDA will occupy the top 3 floors of the new office building and will lease out the lower 2 floors.

The Developer Condominium Agreement will include provisions to assign parking within the parking structure approved in the 929 E. Washington Avenue Project to WHEDA, its tenants, and the Hotel Indigo. The 929 E. Washington Avenue parking structure may be constructed in a phased manner as necessitated by the Developer in response to the timing of major tenant lease commitments and occupancy date requirements.

As of the date of this Letter of Intent, it is anticipated that the approved 929 E Washington Avenue Project and the WHEDA Office Building Project will be constructed on a nearly concurrent schedule. The Developer has hired the traffic planning services of Strand Associates, Inc. and is holding ongoing discussions with the City in regard to the overall

development parking requirements, informed by Traffic Demand Modeling (TDM) and Traffic Impact Analysis (TIA), so as to identify the number of parking spaces required for the comprehensive development of Archipelago Village based on space use, time of day, and other transportation factors. The intent of this effort is to provide parking spaces for the development such that there will be a high utilization of the spaces, without under or overbuilding the number of structured parking spaces. The Developer has met with the City and will be submitting a minor alteration to the approved 929 East Washington Ave. Project to add additional parking spaces.

In the event the schedule for the WHEDA Building precedes commitments that trigger the construction of the 929 E Washington Office Building, phasing plans for the 929 Parking Structure are developed, where the southern portion of the structure would be constructed to provide the parking requirements for WHEDA. That phased construction plan was presented to the Urban Design Commission in November of 2019. The phased construction approach will not be pursued unless necessary, and will be submitted separately if it is required.

The WHEDA building compliments the current neighborhood by recalling the brick industrial loft type buildings of the area while also incorporating modern steel and glass elements of its time. The brick facades are detailed to provide depth and shadow along most of the façades. A lighter weight glass volume is cantilevered and angled to accentuate the corner intersection. The upper floor is stepped back and is comprised of a lighter weight metal and glass enclosure. The lightweight glass and metal elements provide a contrast with the sturdy brick volume that anchors the building to the site. The main ground floor entry is located adjacent to the parking structure where most visitor and staff will be parking and arriving from. The entry is set back and highlighted with an exposed brick wall giving the entrance depth and interest. The ground floor is designed to allow for retail use, but the owner will potentially lease to commercial or office tenants as well. Loading and receiving is located internally on the block and accessed by the internal drive. The drive is designed to be pedestrian friendly with flat surfaces with paving patterns to define loading and drop off areas.

Depicted within the submittal documents is a concept for a future phase of development along East Main Street showing new building construction that includes a 10-story mixed-use apartment building and a renovation and repurposing of the historically significant Wisconsin Telephone Co. Garage and Warehouse building at 926 East Main Street, where both buildings are mixed and residential use. The architectural aesthetic of these buildings is contextual, intending to strengthen the sense of place of the historically industrial nature of the neighborhood. The building form of the 10-story follows the step back requirements of the Urban Design District 8. The Development team understands that housing is not a priority for the city on this block but the benefits of a vibrant mix of uses is clear. The apartment building use on the block reduces the peak traffic and parking stall need during business hours while making use of the costly infrastructure of the parking structure and green roof during non-business hours. The residential use activates the block during non-business hours providing increased activity during evenings and weekends. Best practices for city planning would allow for a mix of uses, shared parking facilities, and activation of the block at all hours of the day. The inclusion of residential use in the development of Archipelago Village is additive to the urban area and creates a balanced city block where one can work, live and dine out without having to drive.

Project Data:

Zoning District: TE Traditional Employment
Conditional Use Approval required: 1. Alteration of Planned Multi-Use Site development
2. Building height is taller than zoning permitted 5 story building height of 63', 5 story building height is 76'-8"
Urban Design District 8
Aldermanic District 6; Marsha Rummel

5 story office building of 90,600 SF
Parking provided within adjacent 929 E. Washington Ave. parking structure
No Demolition is required

Phasing:

Phase 1	Completed	Hotel Indigo
Phase 2	WHEDA Building	WHEDA Building (and partial 929 parking structure)
Phase 3:	Approved	929 East Washington Ave
Phase 3 or 4:	Future	Apartment buildings on East Main Street

Organizational structure:

Role	Organization	Contacts
Developer:	Archipelago Village LLC P.0. Box 512 505 N Carrol Street Madison WI 53701	Curt Brink
Architect:	Potter Lawson, Inc. 749 University Row, Suite 300 Madison, WI 53703	Doug Hursh Robert Mangas Andrew Laufenberg Peter Schumacher Leo Hursh
Civil Engineer:	OTIE	John Thousand
Landscape Architect:	Ken Saiki Design	Rebecca DeBoer Jordan Teichen

Urban Design District Eight – Preliminary Summary of Standards & Requirements: 13.b - WHEDA building

1. Building Height Requirements:
    a. 8 stories +2 bonus stories allowed; 3 to 5 stories required at the street level.
    b. Building Height provided: 5 stories with 4 stories at street level and 1 story stepped back 15'
    c. Building Height requirement: Maximum height with bonus stories: 123' (15' for first floor and 12' for upper 9 floors)
    d. WHEDA Building height proposed: 76'-8"
2. Building Location and Orientation Requirements:
    a. Between 5' and 20' setback along East Main Street and 0' - 10' setback along South Paterson.
    b. Building Location and Orientation provided: 11' setback along East Main Street, and 2'-6" to 7' setback along South Paterson.
3. Parking and Service Area Requirements:

a. Parking should be located behind or along the side of the building. No additional access points shall be added along East Washington. Landscape tree islands shall be provided at a ratio of 1:12
b. Parking and Service Areas Provided: Structured parking is in the center of the block and will eventually be mostly covered by future buildings. Loading and trash are located along the internal north south drive that was approved as part of the Hotel Indigo & 929 E Wash projects. Subsequent future phases will continue to enclose and screen the centrally located parking structure. No new surface parking is proposed for this phase.
c. The main parking access is from South Brearly and South Paterson Streets.

4. Landscaping and Open Space Requirements:
    a. A green roof is located above the parking structure
5. Building Massing and Articulation Requirements:
    a. All visible sides of the building shall be designed with details that complement the façades. Architectural details at the ground floor shall be provided to enhance the pedestrian character of the street. Mechanical equipment shall be screened and integrated with the building design.
    b. Building Massing and Articulation Provided: Mechanical equipment is located on a mechanical penthouse or internally and screened.
    c. The 4-story building base is more articulated with vertical windows and brick detailing to add depth, shadow and interest at the pedestrian level. The upper floor volume has more glass and lightweight structure.
6. Materials and Color Requirements:
    a. Exterior material shall be durable, high-quality materials and appropriate for external use.
    b. Materials and Colors Provided: Durable materials shall be used.
7. Window and Entrance Requirements:
    a. 60% of the ground floor shall be glazing.
    b. Window and Entrances provided: 60% or more of the ground floor will be glazing on the primary street façades.
8. Restoration of Buildings with Historic Value Requirements: Owners are encouraged to restore the original character of historically significant buildings.
    a. Restoration of Buildings with Historic Values Provided: The Kleuter Wholesale Grocery Warehouse building was designed by Alvin E. Small and built in 1915. It was built for Kleuter and Co, one of Madison's most well-known wholesale groceries at the time. The five-story building consisted of brick and cast-in-place reinforced concrete. The primary façades along East Washington Avenue and South Peterson Street are brick façades and were designed in the prairie school style. These façades remain largely unaltered. All exterior façades will be restored to their original character as part of the historic restoration and reuse as the Hotel Indigo.
    b. The Wisconsin Telephone Co. Garage and Warehouse building at 926 East Main Street is proposed to be repurposed and re-developed as mixed and residential use. The existing building was built in 1929 in a Colonial Revival style; the architects were Herbst and Kuenzli. The building is not currently registered as a local landmark but is eligible for the designation. The brick façade has ornamental masonry buttresses and other masonry details that contribute to the building's aesthetic style. The roof structure is riveted steel trusses with wood decking. Future development plans propose to keep the brick façade and street side building form as-is, and insert a new multi-story building of residential use on the back side that will rise to the level of the parking structure, forming a new building façade that compliments the new contextual style of the residential development and conceals the 929 E. Washington parking structure from street view along East Main Street..


9. Signage
    a. Branding and wayfinding signage will be incorporated into the architecture of the building and site entrances.
    b. A signage package is not part of this submittal and will be completed for submittal to the Urban Design Commission.

We look forward to working with the City Planning Division to obtain approval of this next phase of Archipelago Village on the 900 block of East Washington Ave. Please contact me if you have any questions regarding this submittal.

Sincerely,

Douglas R. Hursh, AIA, LEED AP
Director of Design

Archipelago Village - WHEDA Office Building

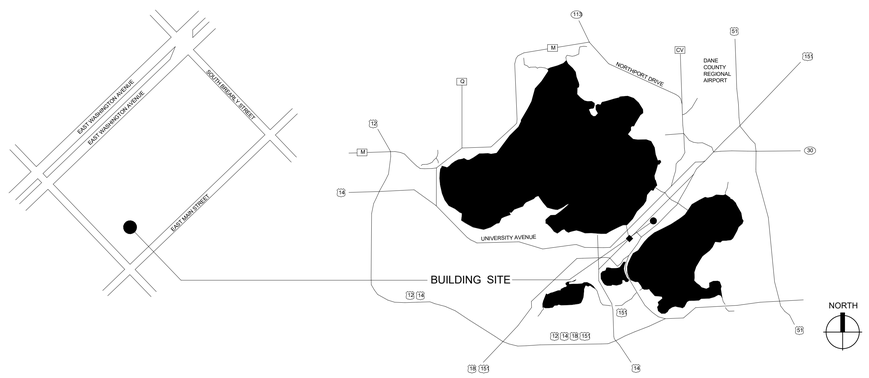
Wisconsin Housing and Economic Development Authority
908 E. Main St.
Madison, Wisconsin

2016.36.03

March 11, 2020 Land Use Application

Drawing Index

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



Potter Lawson
Success by Design

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

PRELIMINARY
NOT FOR CONSTRUCTION

Archipelago Village - WHEDA Office Building

Wisconsin Housing and Economic Development Authority
908 E. Main St.
Madison, Wisconsin

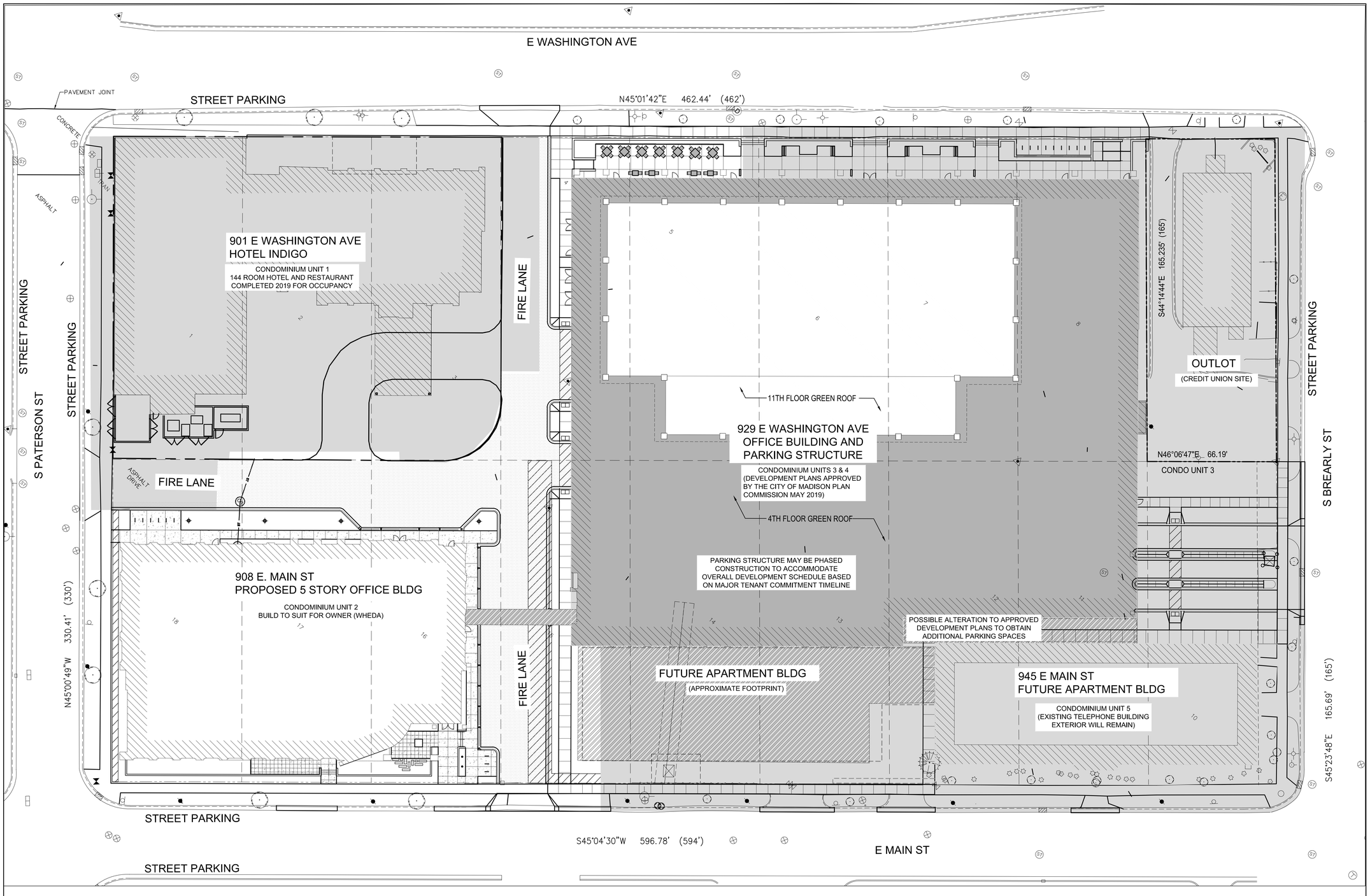
2016.36.03

DATE	ISSUANCE/REVISIONS
03/11/2020	LAND USE APPLICATION

COVER SHEET

CD01

3/11/2020 8:52:36 AM



LEGEND

- SANITARY MANHOLE
- YARD CLEANOUT
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- APRON ENDWALL
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- GAS METER
- GAS VALVE
- LIGHT POLE
- TRAFFIC SIGNAL
- MONITORING WELL
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE / DEAD MAN
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- CABLE PEDESTAL
- BOLLARD
- SIGN
- HANDICAP RAMP
- HANDICAP STALL
- STONE WALL
- CATCH CURB
- REJECT CURB
- WAT — BURIED WATER MAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- SF — SILT FENCE
- RD — ROOF DRAIN
- OH — OVERHEAD WIRES
- CATV — BURIED CABLE TV LINES
- E — BURIED ELECTRIC
- T — BURIED TELEPHONE
- FO — FIBER OPTIC
- G — BURIED GAS MAIN
- CAUTION
- PROPERTY LINE
- UTILITY EASEMENT
- SETBACK LINE
- BUILDING
- WORK NOT INCLUDED IN THE WHEDA DEVELOPMENT

SCALE 1" = 20'
0' 10' 20' 40'

Potter Lawson
Success by Design

OTIE
An Oneida ESC Group Company
5100 Eastpark Blvd., Suite 300, Madison, WI
53718, ph. 608-243-6470 Job# 2017136

Notes: _____

Archipelago Village

WHEDA Office Building -
Condominium Unit 2

WHEDA Building
908 E Main St

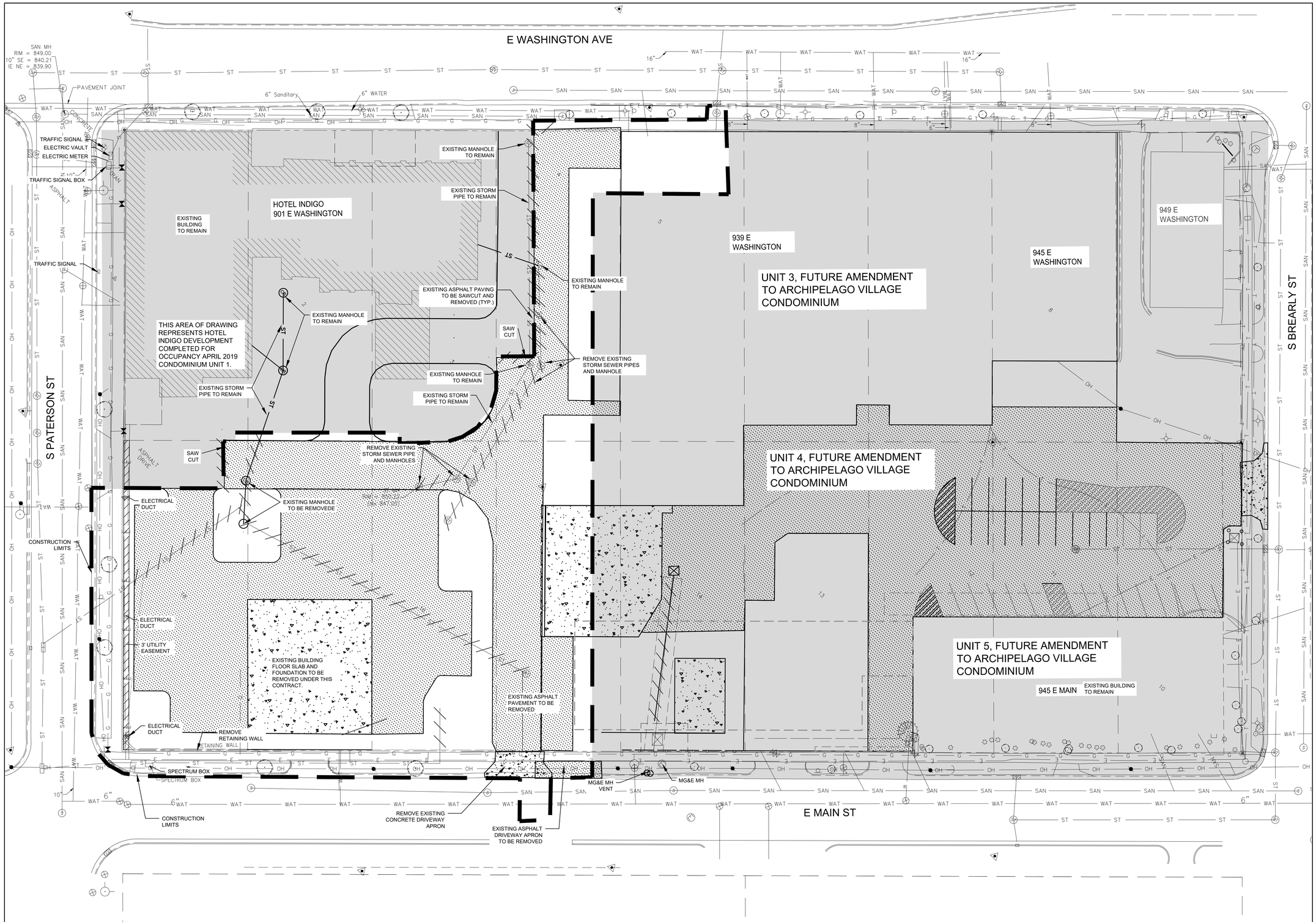
Madison, Wisconsin

Project #: 2016.36.03

Date	Issuance/Revisions	Symbol
03/11/2020	MADISON LUA	

ARCHIPELAGO SITE OVERALL PLAN

C100



LEGEND

- STORM SEWER TO BE DEMOLISHED
- CONSTRUCTION LIMIT LINE
- EXISTING BUILDING
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- AREA NOT INCLUDED IN THE WHEDA DEVELOPMENT

NOTES:

1. CONSTRUCTION FENCING SHALL BE PLACED ALONG THE LIMITS OF CONSTRUCTION LINE.

2. ALL SIDEWALK OR CURB AND GUTTER THAT ABUTS THE PROPERTY AND IS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

3. ALL SIDEWALK OR CURB AND GUTTER THAT ABUTS THE PROPERTY NOT DAMAGED BY THE CONTRACTOR BUT THAT NEEDS TO BE REPLACED AS DETERMINED BY THE CITY ENGINEER SHALL BE REPLACED AT THE OWNER'S EXPENSE.

4. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

5. ALL DAMAGE TO THE PAVEMENT ON EAST WASHINGTON AVENUE, SOUTH PATERSON STREET, AND EAST MAIN STREET ADJACENT TO THE DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.

5. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

6. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS IMPACT TO THE TREE AND ROOT SYSTEM.

7. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY.

8. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAS A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN

9. FORESTRY WILL ISSUE A REMOVAL PERMIT FOR TWO TREES: 19" ASH AND 22" ASH ON S. PATERSON ST. DUE TO CITY FORESTRY AND CONSTRUCTION IMPACT REQUEST. PLEASE CONTACT BRAD HOFMANN: bhofmann@cityofmadison.com OR 608-266-4816 TO OBTAIN THE STREET TREE REMOVAL PERMIT.

SCALE 1" = 20'
0' 10' 20' 40'

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

Potter Lawson
Success by Design

OTIE
An Oneida ESC Group Company
5100 Eastpark Blvd., Suite 300, Madison, WI
53718, ph. 608-243-6470 Job# 2017136

Notes:

Archipelago Village

WHEDA Office Building - Condominium Unit 2

WHEDA Building
908 E Main St

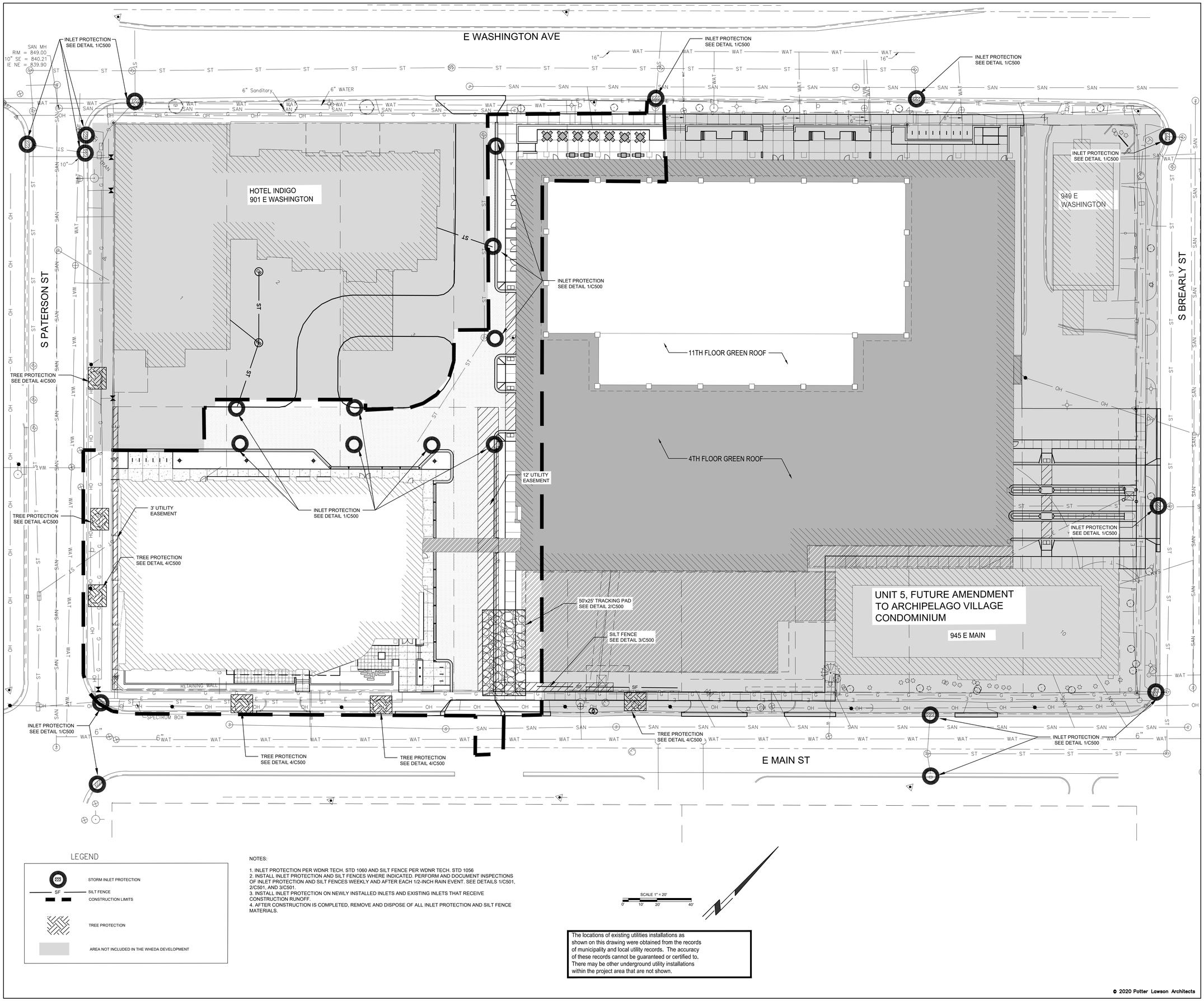
Madison, Wisconsin

Project #: 2016.36.03

Date	Issuance/Revisions	Symbol
03/11/2020	MADISON LUA	

WHEDA SITE DEMOLITION PLAN

C101



LEGEND

- STORM INLET PROTECTION
- SF — SILT FENCE
- CONSTRUCTION LIMITS
- TREE PROTECTION
- AREA NOT INCLUDED IN THE WHEDA DEVELOPMENT

NOTES:

1. INLET PROTECTION PER WDNR TECH. STD 1060 AND SILT FENCE PER WDNR TECH. STD 1056
2. INSTALL INLET PROTECTION AND SILT FENCES WHERE INDICATED. PERFORM AND DOCUMENT INSPECTIONS OF INLET PROTECTION AND SILT FENCES WEEKLY AND AFTER EACH 1/2-INCH RAIN EVENT. SEE DETAILS 1/C501, 2/C501, AND 3/C501.
3. INSTALL INLET PROTECTION ON NEWLY INSTALLED INLETS AND EXISTING INLETS THAT RECEIVE CONSTRUCTION RUNOFF.
4. AFTER CONSTRUCTION IS COMPLETED, REMOVE AND DISPOSE OF ALL INLET PROTECTION AND SILT FENCE MATERIALS.

SCALE 1" = 20'
0' 10' 20' 40'

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

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OTIE
An Oneida ESC Group Company
5100 Eastpark Blvd., Suite 300, Madison, WI 53718, ph. 608-243-6470 Job# 2017136

Notes: _____

Archipelago Village

WHEDA Office Building - Condominium Unit 2

WHEDA Building
908 E Main St

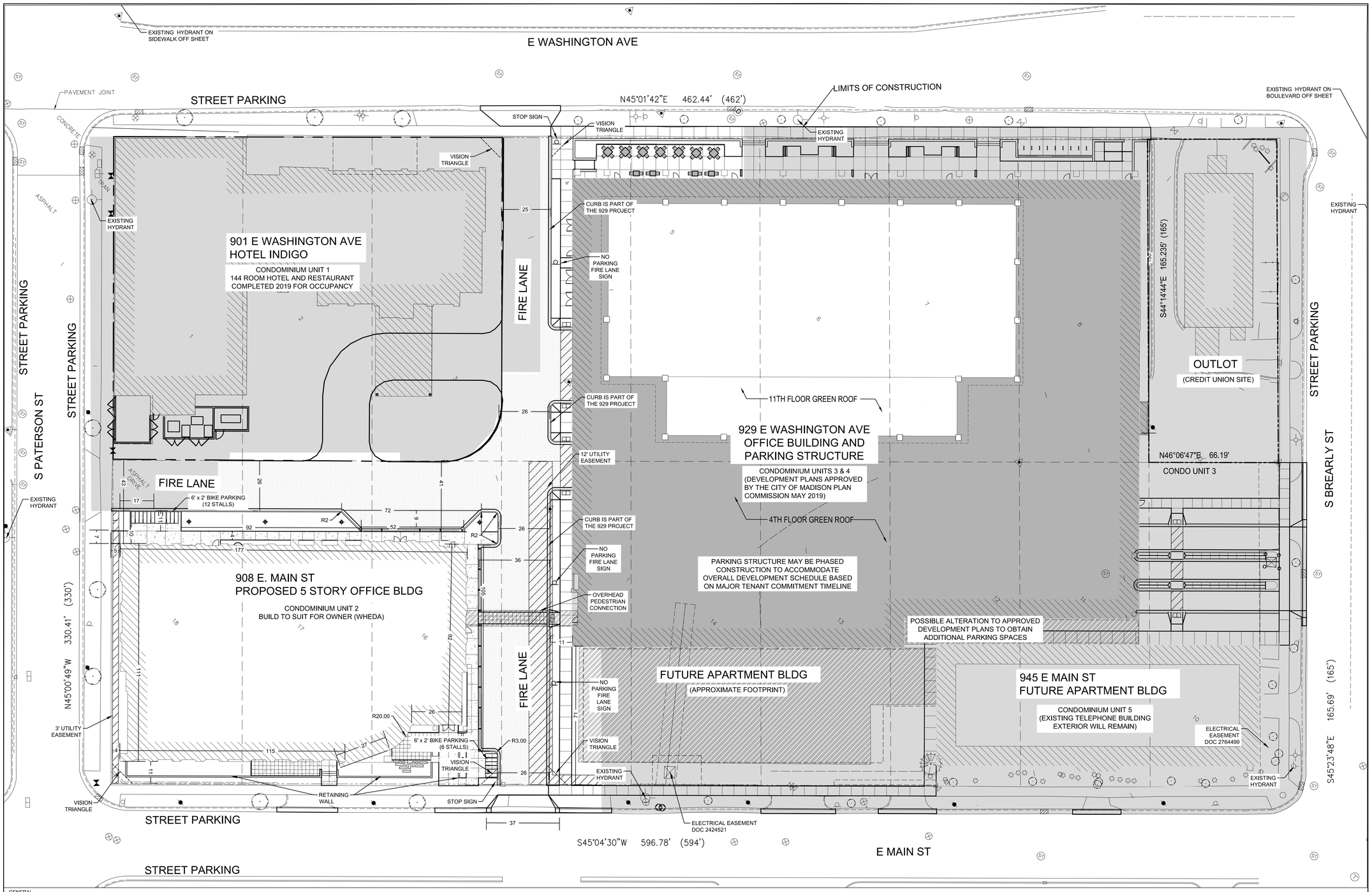
Madison, Wisconsin

Project #: 2016.36.03

Date	Issuance/Revisions	Symbol
03/11/2020	MADISON LUA	

WHEDA SITE EROSION CONTROL PLAN

C102



GENERAL

1. THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF HIS BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIVITIES.

2. ALL ELEVATIONS ARE REFERENCED TO THE LOCAL DATUM AND BASED ON A SURVEY PERFORMED BY VIERBICHER AND ASSOCIATES ON NOVEMBER 8, 2007.

3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK.

4. ALL STAKES NECESSARY FOR THE CONTRACTOR TO DETERMINE LOCATION AND/OR GRADES FOR ANY SECTION OF THE WORK HEREIN DESCRIBED SHALL BE SET BY THE OWNER, OR THE OWNER'S REPRESENTATIVE.

5. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.

6. MATERIAL TESTS CONDUCTED BY ANY INDEPENDENT TESTING LAB MAY BE ORDERED BY THE ENGINEER OR OWNER. IF SUCH TESTING IS ORDERED, THE CONTRACTOR SHALL FURNISH THE SAMPLES AND THE COST OF TESTING SHALL BE PAID BY THE OWNER. RETESTING OF ANY FAILING TESTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.

7. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.

8. A PRE CONFERENCE MAY BE HELD PRIOR TO CONSTRUCTION START UP.

9. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS OF CONSTRUCTION AS MAY BE REQUIRED TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY. SIGNING SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROL DEVICES. ALL OTHER SIGNS MUST BE PRE-APPROVED BY OWNER.

10. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING.

11. ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION - EDITION OF 2009, HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.

12. WHERE SPECIFIC PORTIONS OF THESE SPECIFICATIONS ARE IN CONFLICT WITH THE STANDARD SPECIFICATIONS, THESE SPECIFICATIONS SHALL GOVERN.

13. THERE ARE NO FRONT OR SIDE YARD SETBACKS.

14. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

15. CONTRACTOR SHALL REPLACE ANY CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK, CURB, AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED DUE TO UNDESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

16. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

17. NO VISUAL OBSTRUCTIONS TO BE LOCATED WITHIN VISION TRIANGLES BETWEEN THE HEIGHTS OF 2.5'-10' - 25' BEHIND THE PROPERTY LINE AT STREETS AND 10' BEHIND THE PROPERTY LINE AT DRIVEWAYS.

Land Use Summary Table	
Site Area	Lot 4.27 Ac / Disturbed 3.25Ac
Total Building Sq.Ft.	92,891 G.S.F. (WHEDA)
Building Footprint Sq.Ft.	19,372 Sq. Ft. (WHEDA)
Building Type	Office (WHEDA)
Lot Coverage (Block)	70%

Land Cover Analysis Table	
Lot Area	Lot 186,001 SF / 4.27 Ac
Building Footprint Sq.Ft. (901)	18,703 SF
Building Footprint Sq.Ft. (929 Green)	34,028 SF
Building Footprint Sq.Ft. (929 Impervious)	33,441 SF
Building Footprint Sq.Ft. (945)	10,295 SF
Site Paving	61,473 SF
Landscape Area	29,764 SF
Total Green (Incl. Green Roof)	63,792 SF
Total Impervious	122,209 SF

CURB, GRADE BEAM CURB, SIDEWALK AND MISCELLANEOUS

1. WHERE INDICATED ON THE PLANS, INSTALL CONCRETE SIDEWALK IN ACCORDANCE WITH SECTION 602 OF THE STANDARD SPECIFICATIONS.

2. CONCRETE CURB SHALL BE INSTALLED WHERE INDICATED ON THE PLANS. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 601 OF THE STANDARD SPECIFICATIONS. DIMENSIONS SHALL BE AS SHOWN ON THE DETAIL SHEET.

3. ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.

4. ALL ENTRANCES SHALL HAVE THE EXISTING 6" VERTICAL FACE SAWED AND REMOVED OR THE ENTIRE CURB AND GUTTER LENGTH REMOVED AND REPLACED WITH CONCRETE GUTTER SECTION.

PARKING NOTES

1. THERE IS NOT SURFACE PARKING. ALL PARKING WILL BE LOCATED WITHIN THE 929 PARKING RAMP.

2. SEE ARCHITECTURAL DRAWINGS FOR PARKING AND PHASING COUNTS.

3. THE PARKING STRUCTURE WILL BE SIZED FOR THE WHEDA BUILDING, HOTEL INDIGO, AND THE 929 BUILDING.

LEGEND

- SANITARY MANHOLE
- YARD CLEANOUT
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- APRON ENDWALL
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- GAS METER
- GAS VALVE
- LIGHT POLE
- TRAFFIC SIGNAL
- MONITORING WELL
- ELECTRICAL OUTLET
- UTILITY POLE
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- WORK NOT INCLUDED IN THE WHEDA DEVELOPMENT

SCALE 1" = 20'
0' 10' 20' 40'

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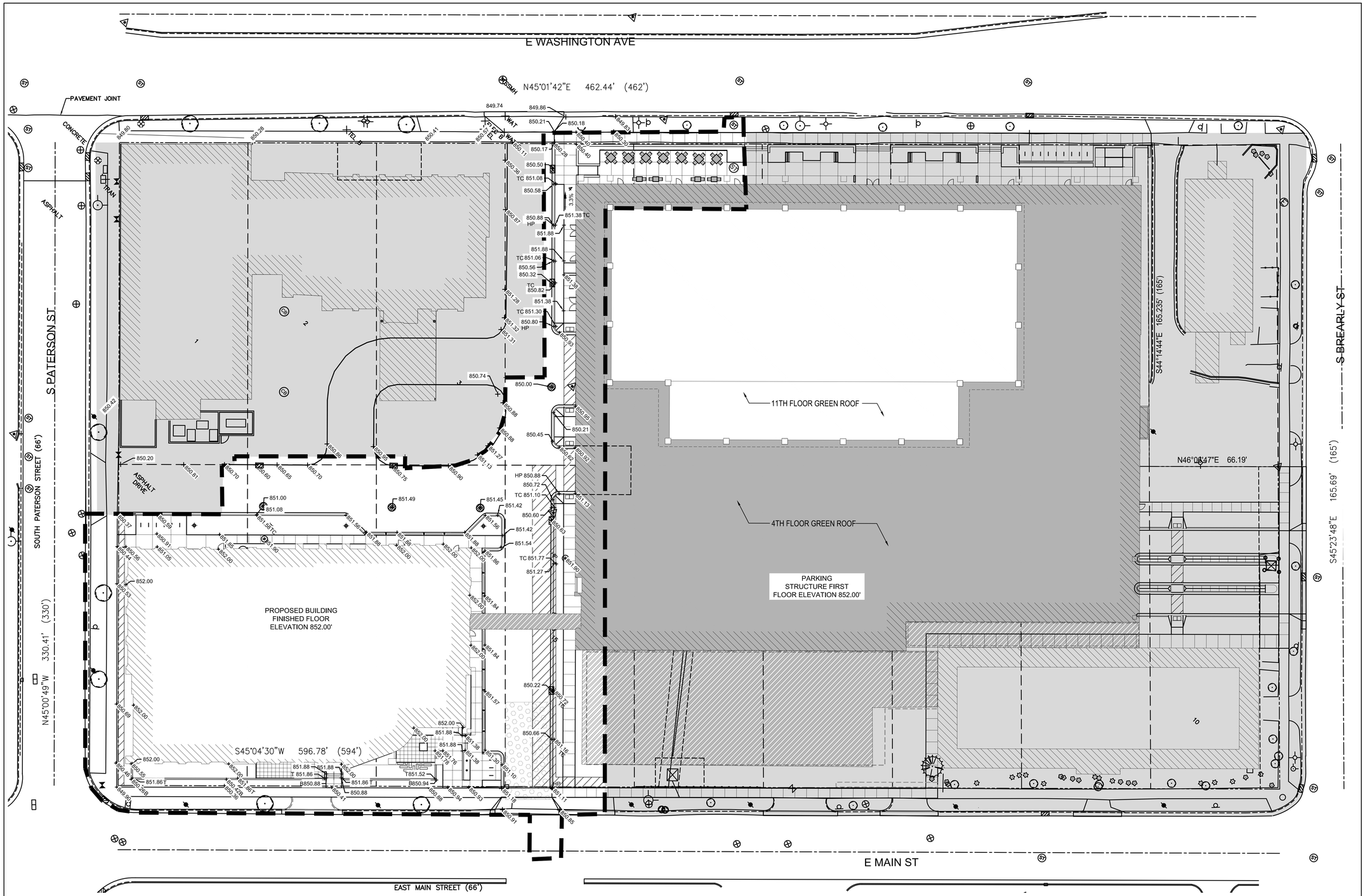
WHEDA SITE LAYOUT PLAN

C103



GRADING AND EROSION CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED ROADS, PARKING AREAS, BUILDING PADS AND EROSION CONTROL DEVICES TO THE PROPOSED GRADE ELEVATIONS AND LOCATIONS SHOWN ON THE GRADING PLAN.

2. THE CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC SOILS FOUND WITHIN THE GRADING LIMITS IN ACCORDANCE WITH SECTION 625 OF THE STANDARD SPECIFICATIONS. GRADE LANDSCAPE AREAS LOW TO ALLOW FOR PLACEMENT OF TOPSOIL, SOD AND PLANTINGS BY LANDSCAPE CONTRACTOR PER THE LANDSCAPE SPECIFICATIONS.

3. THE SUB GRADE FOR THE ROAD, PARKING AREAS, AND THE BUILDING PADS SHALL BE PREPARED IN ACCORDANCE WITH SECTION 207 OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2009 EDITION. COMPACTION OF THE SUB GRADE IN CUT SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 207.3.6.2 USING MECHANICAL COMPACTION EQUIPMENT. OPERATION OF SPREADING AND HAULING EQUIPMENT WILL NOT BE CONSIDERED AS ADEQUATE COMPACTION.

4. THE GRANULAR BASE COURSE SHALL BE PLACED ONLY ON SUB GRADE THAT HAS BEEN PROOF-ROLLED AND WITNESSED BY OWNER OR OWNER'S REPRESENTATIVE.

5. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.

6. CONTRACTOR IS RESPONSIBLE TO INSTALL ALL EROSION CONTROL DEVICES SHOWN ON THE PLANS IN ACCORDANCE WITH THE WDNR BEST MANAGEMENT PRACTICES.

7. ELEVATIONS SHOWN ARE FINISHED GROUND PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.

8. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATIONS/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

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- SETBACK LINE
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- ADA TRUNCATED DOMES
- AREA NOT INCLUDED IN THE WHEDA DEVELOPMENT

SCALE 1" = 20'
0' 10' 20' 40'

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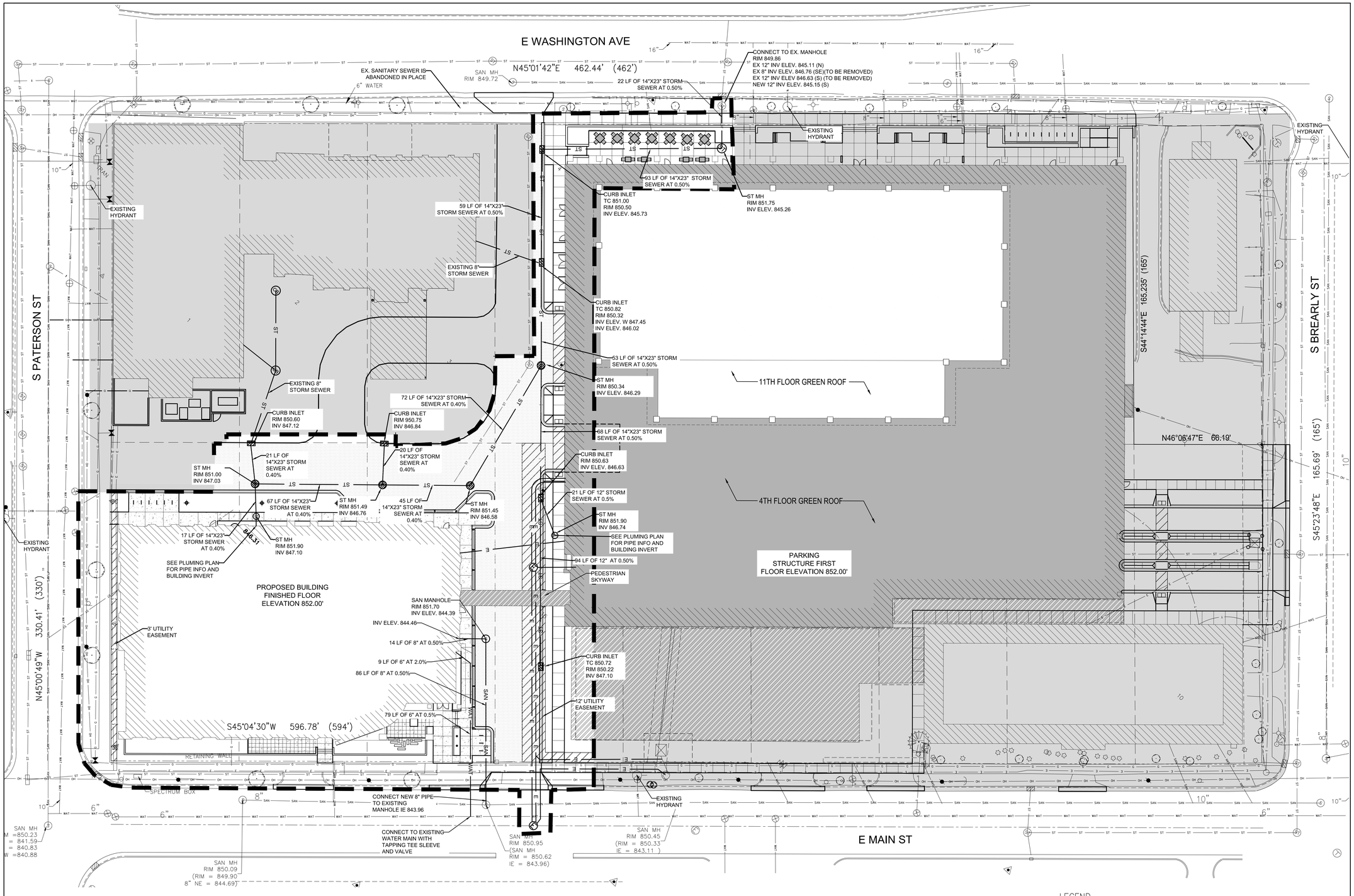
WHEDA SITE GRADING PLAN

C104



STORM CONSTRUCTION

1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON SPECIFICATIONS, STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, AND STANDARDS OF THE WISCONSIN DEPARTMENT OF COMMERCE FOR PRIVATE STORM SEWER.

2. ALL STORM SEWER 12" IN DIAMETER, OR GREATER, SHALL BE CLASS III REINFORCED CONCRETE PIPE (ASTM C76) OR CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INTERIOR (ASTM D3350). JOINTS FOR ALL CONCRETE PIPE SHALL BE RUBBER GASKET. ALL STORM SEWERS 10" IN DIAMETER OR LESS SHALL BE PVC SCHEDULE 40 PIPE WITH SOLVENT WELD JOINTS.

3. CLASS C BEDDING SHALL BE USED FOR ALL STORM SEWERS. TRENCHES SHALL BE BACK FILLED WITH COMPACTED CRUSHED STONE IN PAVED AREAS AND SPOIL IN LANDSCAPE AREAS.

4. STORM SEWER MANHOLES AND CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL REQUIREMENTS.

5. THE STORM SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL LINES CLEAR UNTIL ACCEPTANCE BY THE OWNER.

6. ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.

7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATIONS/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

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- AREA NOT INCLUDED IN THE WHEDA DEVELOPMENT

SCALE 1" = 20'
0 10' 20' 40'

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WHEDA SITE UTILITY PLAN

C105

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

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

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 IMMEDIATELY.

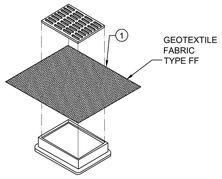
① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OB 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX) AN ADDITIONAL 18' OF FABRIC IS WRAPPED AROUND THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

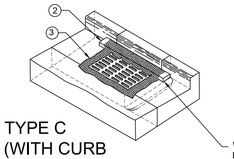
③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 X 4.

INSTALLATION NOTES:
TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.



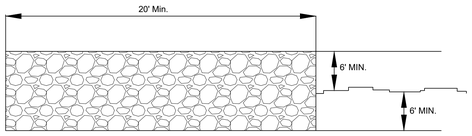
TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



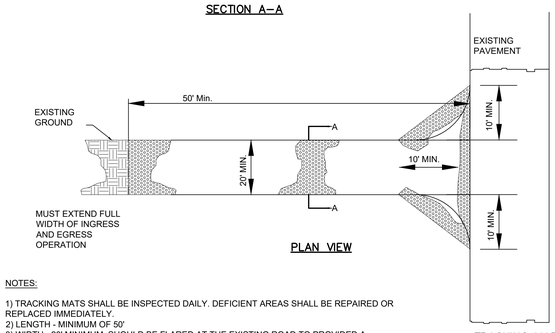
TYPE C
(WITH CURB BOX)

WOOD 2" 4" EXTENDS 8" BEYOND GRATE WIDTH ON BOTH SIDES, LENGTH VARIES, SECURE TO GRATE WITH WORE OR PLASTIC TIES.

1 INLET PROTECTION
NTS



SECTION A–A



PLAN VIEW

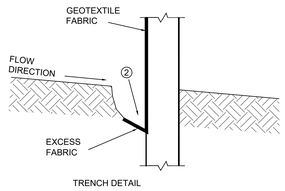
TRACKING MAT
FOR CONSTRUCTION EGRESS POINTS

NOTES:

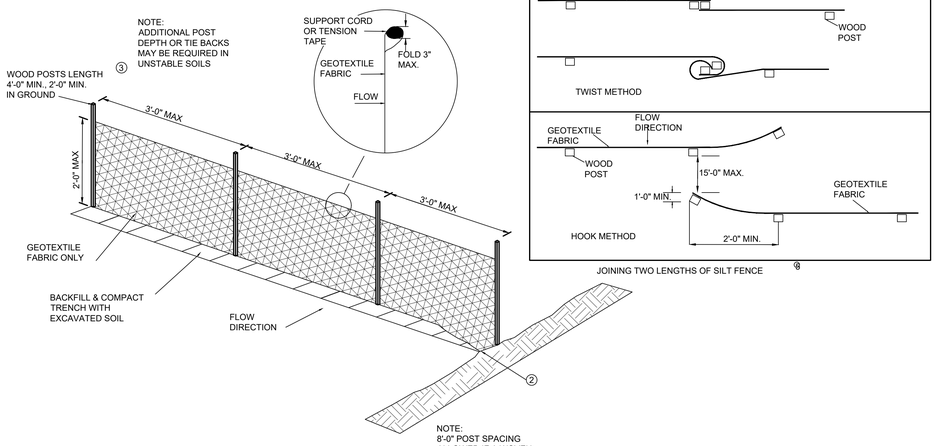
1) TRACKING MATS SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
2) LENGTH - MINIMUM OF 50'
3) WIDTH - 20' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDED A TURNING RADIUS.
4) STONE - CLEAR OR WASHED (3"-6" SHALL BE PLACED AT LEAST 12" DEEP OVER THE LENGTH AND WIDTH OF ENTRANCE.
5) SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" OF STONE OVER THE PIPE TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
6) LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

2 STABILIZED CONST. ENTRANCE
NTS

GENERAL NOTES:
DETAILS OF CONSTRUCTION NOT SHOWN SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.
1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. 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.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-⅜" X 1-⅜" OF OAK OR HICKORY
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. 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) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180°.
B) HOOK THE END OF EACH SILT FENCE LENGTH.

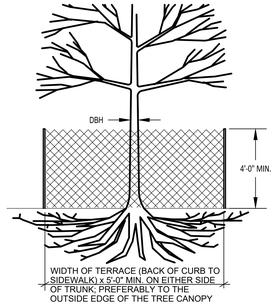


TRENCH DETAIL



3 SILT FENCE
NTS

JOINING TWO LENGTHS OF SILT FENCE ④



NOTES:

1. ALL TREES SHOWN TO BE RETAINED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED DURING CONSTRUCTION WITH TREE PROTECTION FENCING. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO ANY SITE WORK. SEE SPECIFICATION 31 13 16 "SELECTIVE TREE PROTECTION AND REMOVAL" AND PERFORM ALL WORK IN THE RIGHT-OF-WAY IN ACCORDANCE WITH CITY OF MADISON STANDARD 107.13 "TREE PROTECTION SPECIFICATION".

2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK(CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT
ALL PHASES OF THE CONSTRUCTION PROJECT. NO CONSTRUCTION MATERIALS, EQUIPMENT, OR SUPPLIES MAY BE STORED IN THE TREE PROTECTION AREA.

3. INSTALL TREE PROTECTION FENCE STAKES AT 6'-0" O.C., MAX.

4. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5-FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE, PREFERABLY TO THE OUTSIDE EDGE OF THE TREE CANOPY (OVERHEAD). NO EXCAVATION IS PERMITTED WITHIN 5-FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5-FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL COORDINATED WITH CITY FORESTRY. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

4 TREE PROTECTION
NTS

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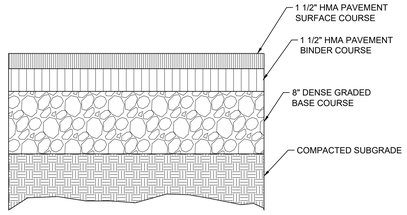
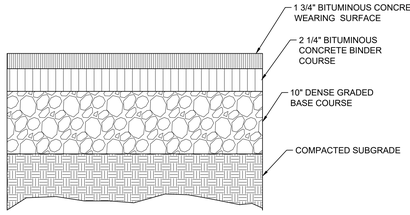
WHEDA SITE
SITE DETAILS

C500



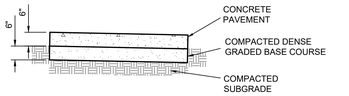
NOTES
1. HMA PAVEMENT WisDOT SUPERPAVE TYPE E-0.3 MIX DESIGN, WITH A MAXIMUM NOMINAL AGGREGATE SIZE OF 9.5MM COMPACTED TO 92% OF THE MAXIMUM SPECIFIC GRAVITY AS DETERMINED BY ASTM D2041.
2. DENSE GRADED BASE COURSE SHALL CONFORM TO WisDOT STANDARD SPECIFICATIONS 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION.
3. BASE COURSE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).

1 HMA PAVEMENT - PARKING AND DRIVE AREAS
NTS



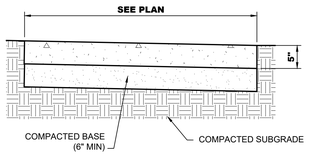
NOTES
1. HMA PAVEMENT WisDOT SUPERPAVE TYPE E-1 MIX DESIGN, WITH A MAXIMUM NOMINAL AGGREGATE SIZE OF 12.5MM COMPACTED TO 92% OF THE MAXIMUM SPECIFIC GRAVITY AS DETERMINED BY ASTM D2041.
2. DENSE GRADED BASE COURSE SHALL CONFORM TO WisDOT STANDARD SPECIFICATIONS 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION.
3. BASE COURSE MATERIAL SHALL BE PLACED IN INDIVIDUAL 5" LIFTS COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).

2 HMA PAVEMENT - HEAVY DUTY DRIVE AREAS
NTS



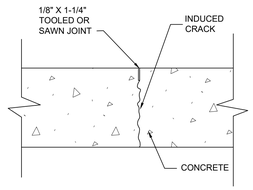
1. DENSE GRADED BASE COURSE SHALL CONFORM TO WisDOT 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION.
2. BASE COURSE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).

3 CONCRETE PAVEMENT
NTS

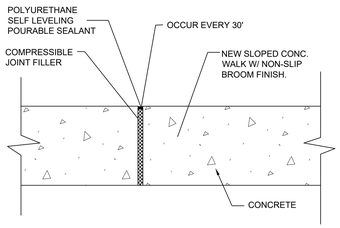


SEE DETAIL 8/C-4.0 FOR CONTROL JOINTS
SEE DETAIL 8/C-4.0 FOR EXPANSION JOINTS

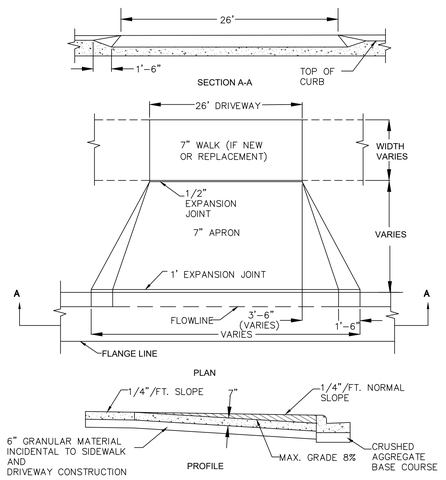
4 CONCRETE SIDEWALK
NTS



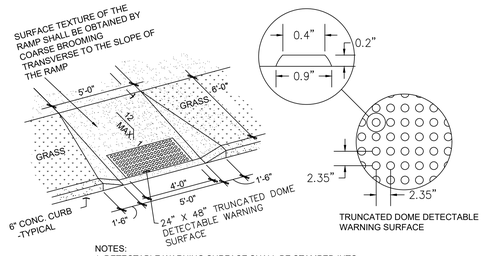
5 CONTROL JOINT
NTS



6 EXPANSION JOINT
NTS

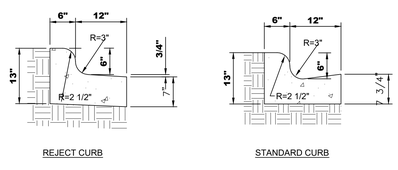


7 COMMERCIAL DRIVEWAY
NTS



NOTES:
1. DETECTABLE WARNING SURFACE SHALL BE STAMPED INTO THE CONCRETE OR ARMOR-TILE MODEL ADA-C2448YW MAY BE CAST IN PLACE RAMP AT THE TIME OF CONSTRUCTION. ARMOR-TILE MODEL ADA-S2448YW MAY BE USED AFTER THE RAMP IS POURED.
2. DETECTABLE WARNING SURFACE SHALL BE PAINTED YELLOW.
3. ALTERNATE METHODS OF CREATING THE DETECTABLE WARNING SURFACE MUST BE APPROVED BY THE ENGINEER.
4. SURFACE TEXTURE OF THE RAMP SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP.

8 CURB RAMP
NTS

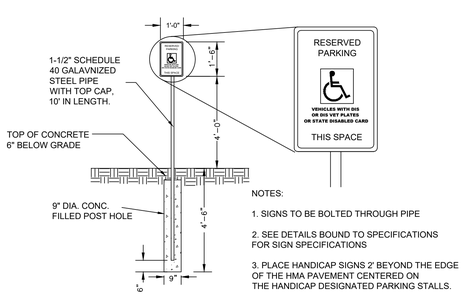


GENERAL NOTES:
LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF RADIUS OF 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.

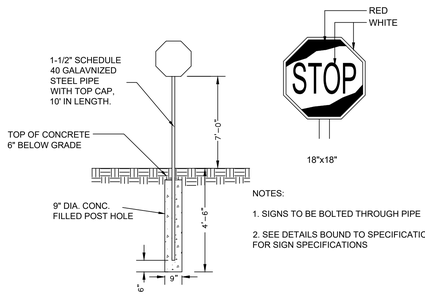
IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

9 18" CURB AND GUTTER
NTS



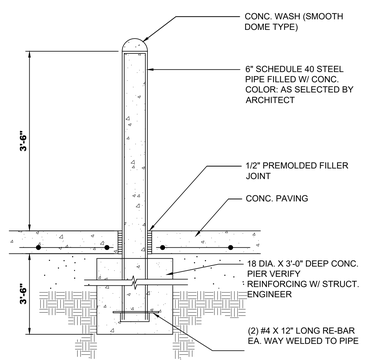
NOTES:
1. SIGNS TO BE BOLTED THROUGH PIPE
2. SEE DETAILS BOUND TO SPECIFICATIONS FOR SIGN SPECIFICATIONS
3. PLACE HANDICAP SIGNS 2' BEYOND THE EDGE OF THE HMA PAVEMENT CENTERED ON THE HANDICAP DESIGNATED PARKING STALLS.

10 ACCESSIBLE PARKING SIGN
NTS



NOTES:
1. SIGNS TO BE BOLTED THROUGH PIPE
2. SEE DETAILS BOUND TO SPECIFICATIONS FOR SIGN SPECIFICATIONS

11 STOP SIGN
NTS



12 BOLLARD
NTS

Potter Lawson
Success by Design

OTIE
An Oneida ESC Group Company
5100 Eastpark Blvd., Suite 300, Madison, WI 53718, ph. 608-243-6470 Job# 2017136

Notes: _____

Archipelago Village

WHEDA Office Building - Condominium Unit 2

WHEDA Building
908 E Main St

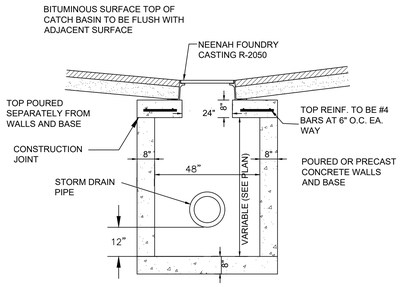
Madison, Wisconsin

Project #: 2016.36.03

Date	Issuance/Revisions	Symbol
03/11/2020	MADISON LUA	

WHEDA SITE SITE DETAILS

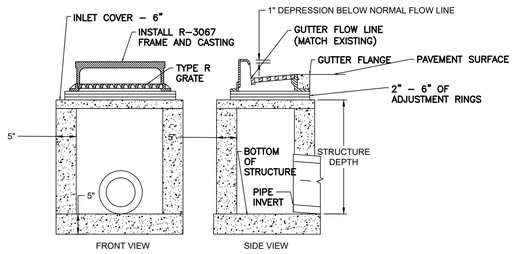
C501



NOTES
1. ALL CATCH BASINS SHALL INCLUDE STEPS ON 16" CENTERS WHEN DEPTH (GRATE TO BOTTOM) IS 5.0' OR GREATER.
2. STRUCTURE TO BE PLACED ON 6" OF MECHANICALLY COMPACTED CRUSHED STONE
3. FLO-GARD PLUS (FGP-RF22F) INLET INSERTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS IN CATCH BASINS RECEIVING PARKING LOT RUNOFF.

1 CATCH BASIN

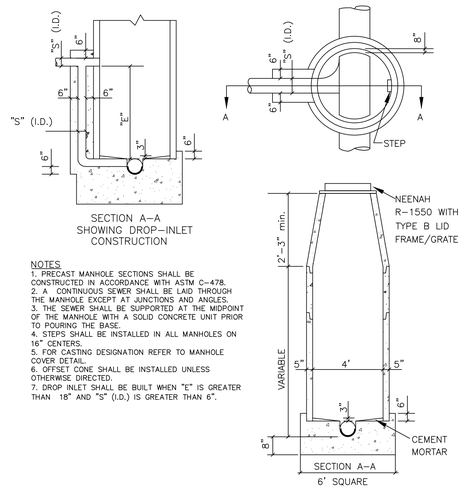
NTS



GENERAL NOTES:
1. INSTALL NEW ADJUSTING RINGS FOR INLET AND SET NEW FRAME AND CASTING IN ACCORDANCE WITH SPECIFICATION SECTION 33 40 00.
2. NEW CURB & GUTTER SHALL BE FORMED AS DETAILED ABOVE.
3. CONTRACTOR SHALL CONSOLIDATE NEW CURB & GUTTER CONCRETE AROUND NEW FRAME AND CASTING.
4. NO EXPANSION JOINTS ARE TO BE USED FOR STORM INLET RECONSTRUCTION

2 STORM SEWER 2'X3' BOX INLET

NTS



NOTES
1. PRECAST MANHOLE SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478.
2. A CONTINUOUS SEWER SHALL BE LAID THROUGH THE MANHOLE EXCEPT AT JUNCTIONS AND ANGLES.
3. THE SEWER SHALL BE SUPPORTED AT THE MIDPOINT OF THE MANHOLE WITH A SOLID CONCRETE UNIT PRIOR TO POURING THE BASE.
4. STEPS SHALL BE INSTALLED IN ALL MANHOLES ON 16" CENTERS.
5. FOR CASTING DESIGNATION REFER TO MANHOLE COVER DETAIL.
6. OFFSET CONE SHALL BE INSTALLED UNLESS OTHERWISE DIRECTED.
7. DROP INLET SHALL BE BUILT WHEN "E" IS GREATER THAN 18" AND "S" (I.D.) IS GREATER THAN 6".

3 SANITARY MANHOLE

NTS

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Notes: _____

Archipelago Village

WHEDA Office Building -
Condominium Unit 2

WHEDA Building
908 E Main St

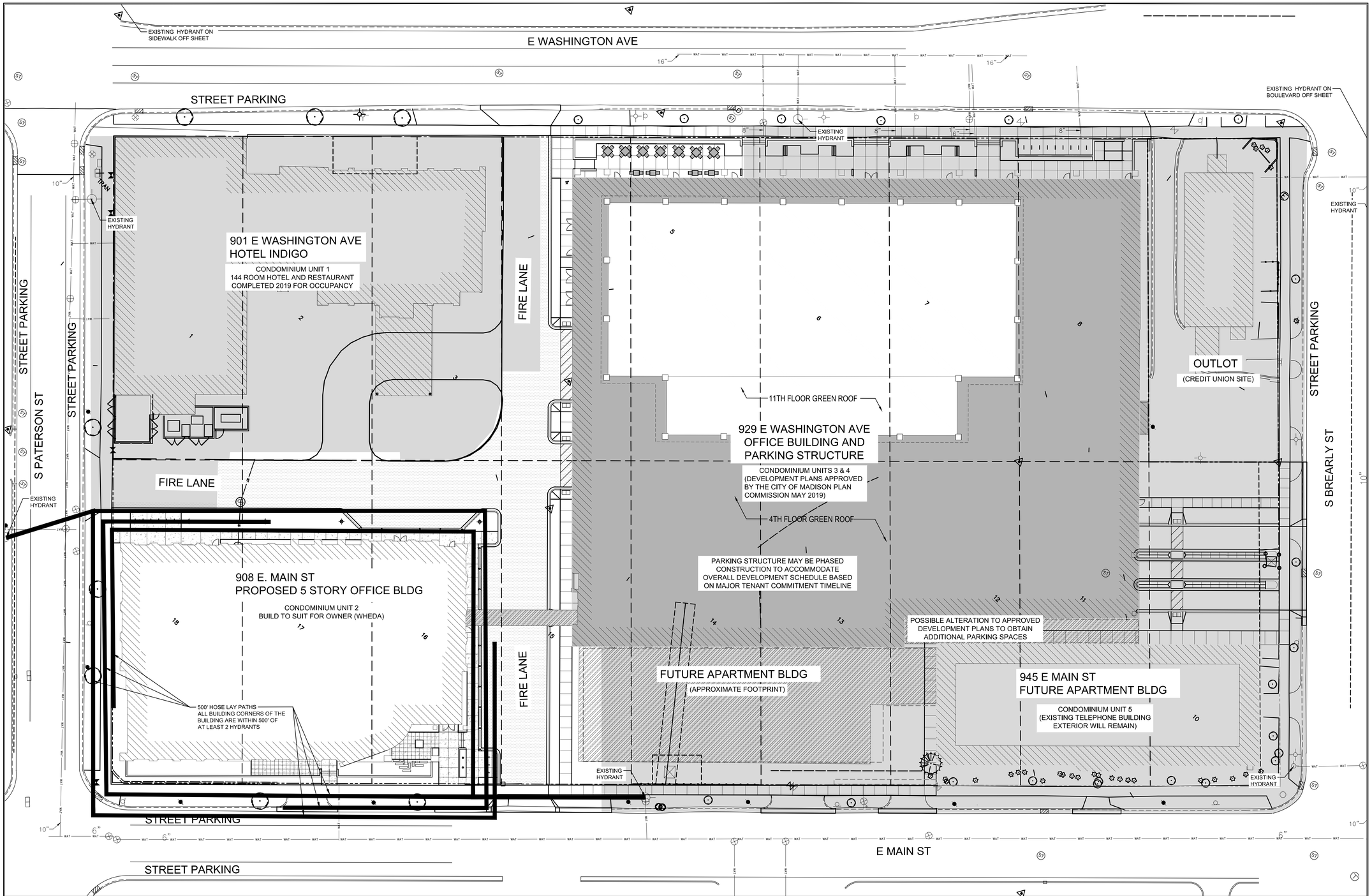
Madison, Wisconsin

Project #: 2016.36.03

Date	Issuance/Revisions	Symbol
03/11/2020	MADISON LUA	

WHEDA SITE
SITE DETAILS

C502



LEGEND

- SANITARY MANHOLE
- YARD CLEANOUT
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- APRON ENDWALL
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- GAS METER
- GAS VALVE
- LIGHT POLE
- TRAFFIC SIGNAL
- MONITORING WELL
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE / DEAD MAN
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- CABLE PEDESTAL
- BOLLARD
- SIGN
- HANDICAP RAMP
- HANDICAP STALL
- STONE WALL
- CATCH CURB
- REJECT CURB
- WAT — BURIED WATER MAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- SF — SILT FENCE
- RD — ROOF DRAIN
- OH — OVERHEAD WIRES
- CATV — BURIED CABLE TV LINES
- E — BURIED ELECTRIC
- T — BURIED TELEPHONE
- FO — FIBER OPTIC
- G — BURIED GAS MAIN
- CAUTION
- PROPERTY LINE
- UTILITY EASEMENT
- SETBACK LINE
- BUILDING TO BE DEMOLISHED
- BUILDING TO REMAIN
- FUTURE CONDOMINIUM BOUNDARY LINE

SCALE 1" = 20'
0' 10' 20' 40'

Potter Lawson
Success by Design

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5100 Eastpark Blvd., Suite 300, Madison, WI
53718, ph. 608-243-6470 Job# 2017136

Notes:

Archipelago Village

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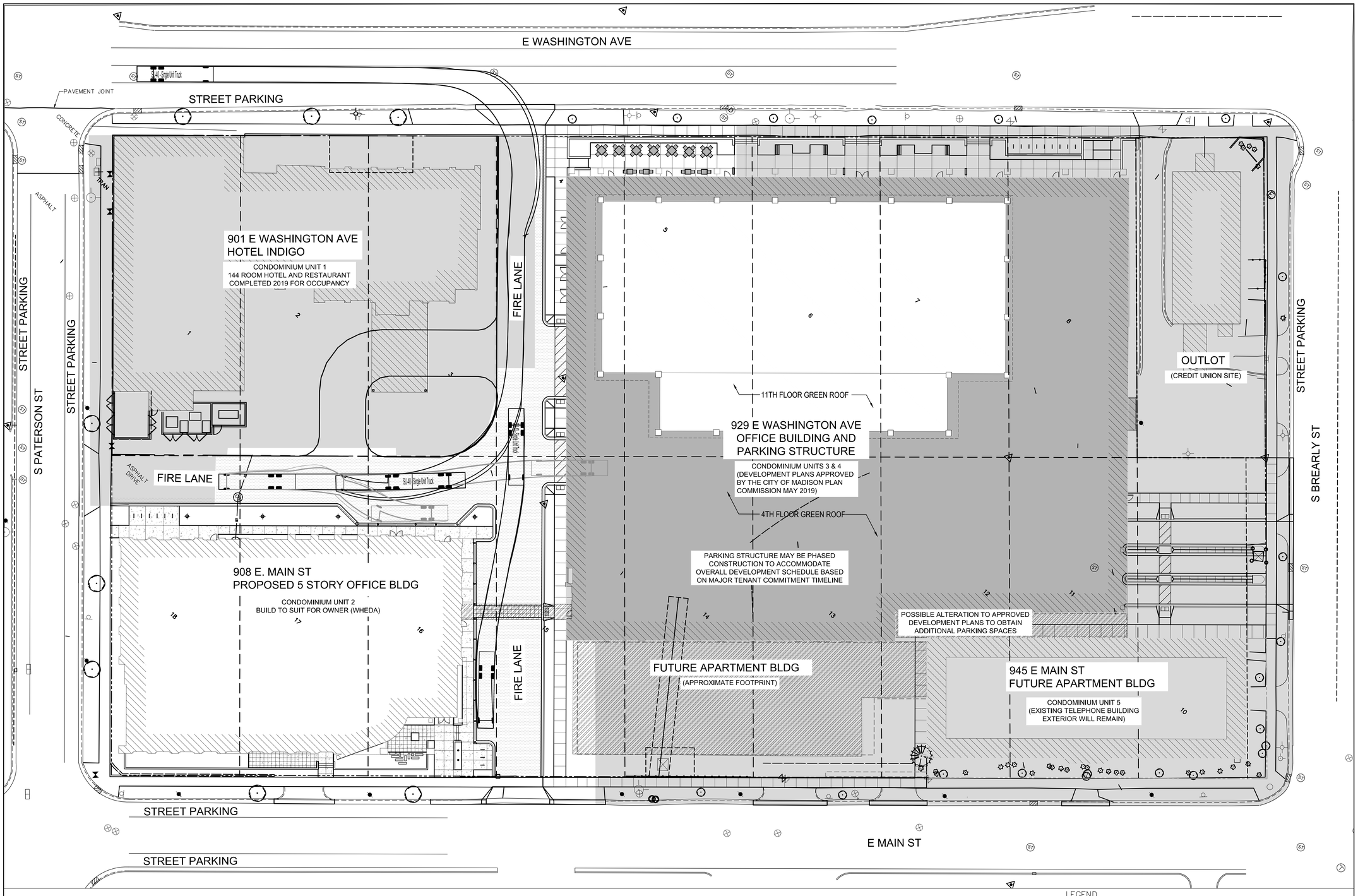
WHEDA SITE EXHIBIT
FIRE ACCESS PLAN

C600



TURNING RADIUS FOR A 40-FOOT SINGLE UNIT TRUCK

TURNING RIGHT INTO THE SITE FROM E WASHINGTON AVE

LEGEND

- SANITARY MANHOLE
- YARD CLEANOUT
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- APRON ENDWALL
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- GAS METER
- GAS VALVE
- LIGHT POLE
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- SETBACK LINE
- BUILDING TO BE DEMOLISHED
- BUILDING TO REMAIN
- FUTURE CONDOMINIUM BOUNDARY LINE

SCALE 1" = 20'

0' 10' 20' 40'

Potter Lawson
Success by Design

OTIE
An Oneida ESC Group Company

5100 Eastpark Blvd., Suite 300, Madison, WI
53718, ph. 608-243-6470 Job# 2017136

Notes:

Archipelago Village

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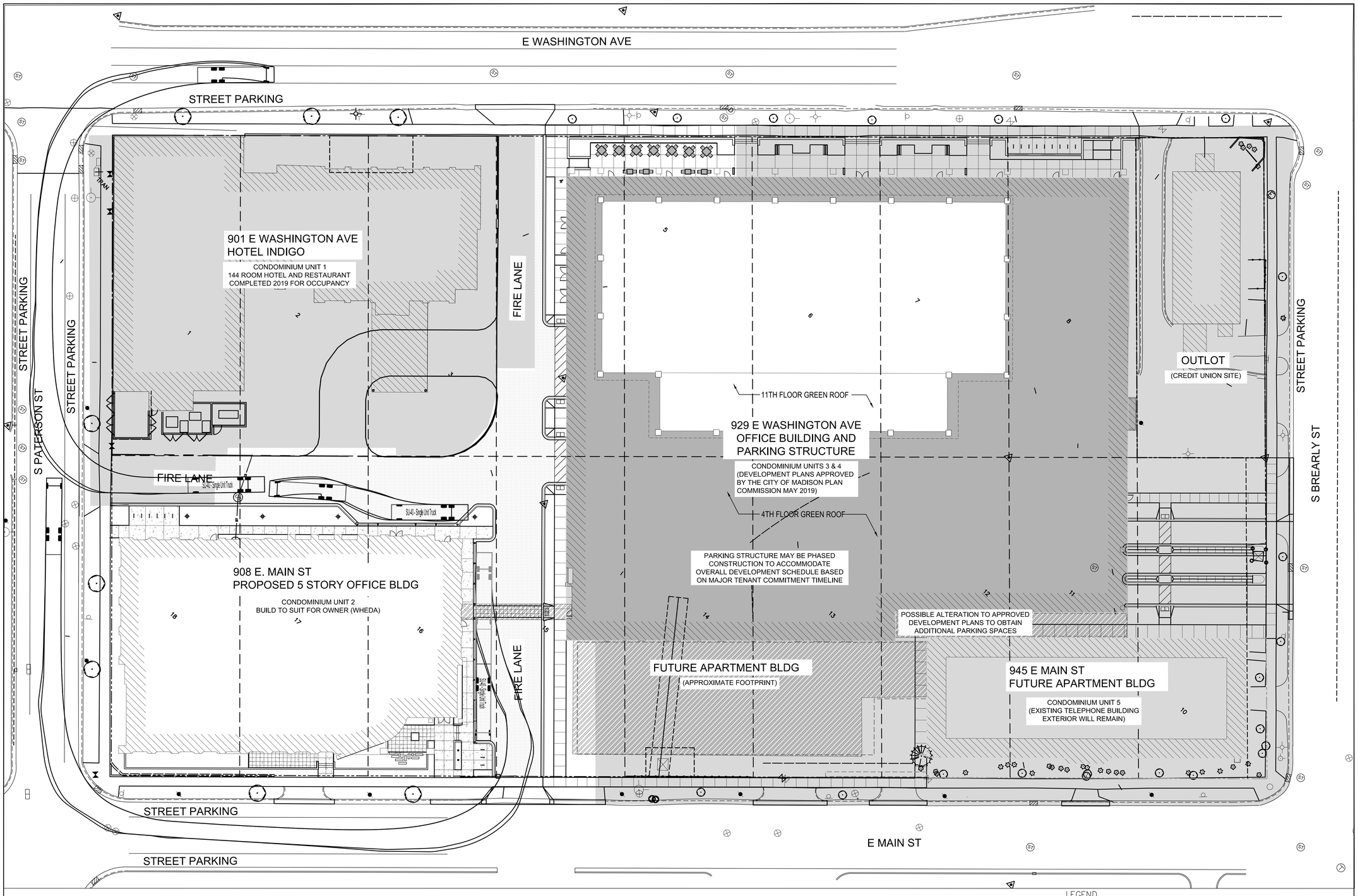
WHEDA SITE EXHIBIT
TURNING RADIUS

EX601



TURNING RADIUS FOR A 40-FOOT SINGLE UNIT TRUCK

TURNING RIGHT LEAVING THE ONTO S PATERSON STREET AND E MAIN STREET

LEGEND

- SANITARY MANHOLE
- YARD CLEANOUT
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- APRON ENDWALL
- WATER MANHOLE
- HYDRANT
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- FUTURE CONDOMINIUM BOUNDARY LINE

SCALE 1" = 20'

0' 10' 20' 40'

Potter Lawson
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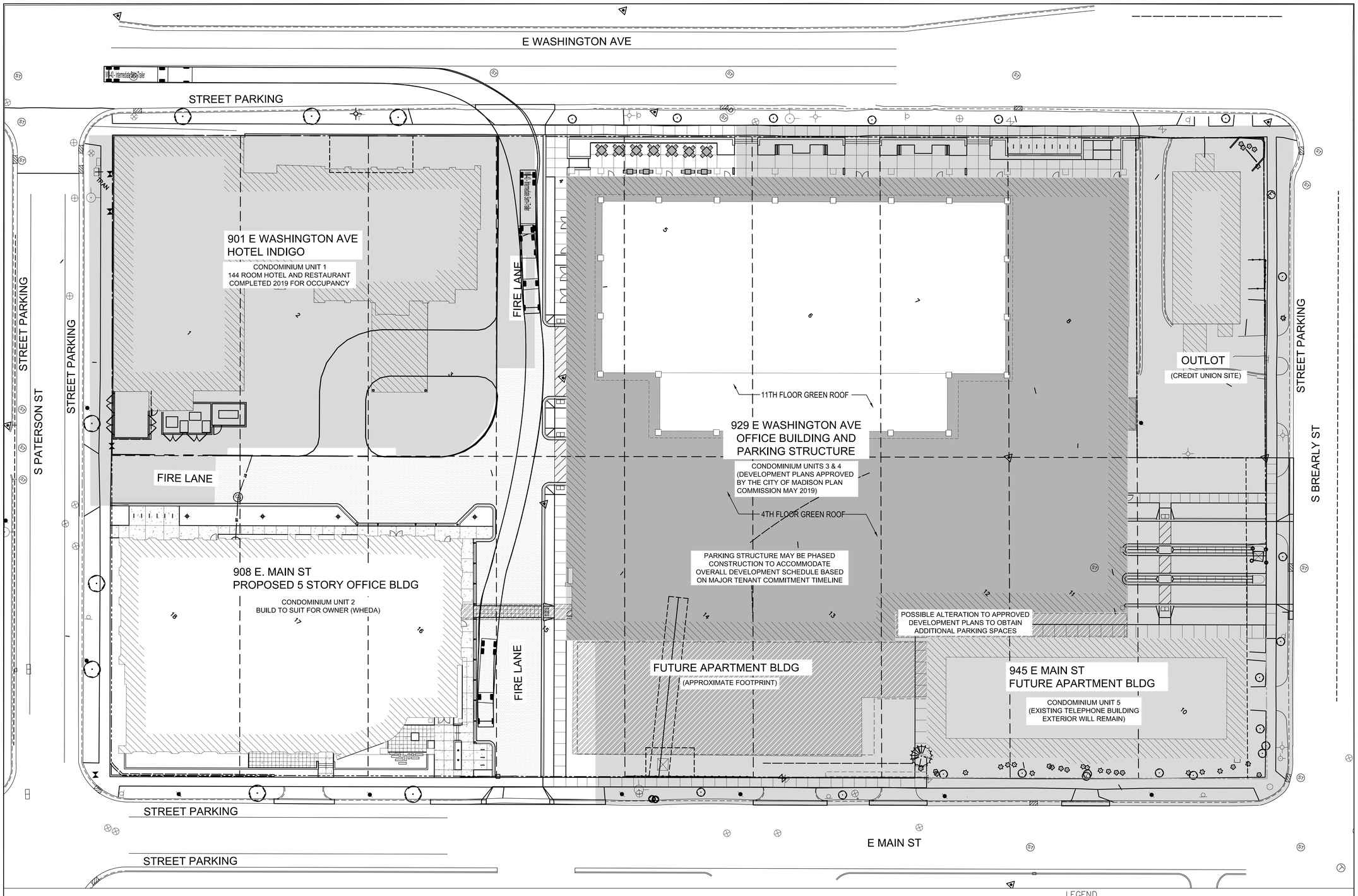
WHEDA SITE EXHIBIT
TURNING RADIUS

EX602



TURNING RADIUS FOR A WB-40 - INTERMEDIATE SEMI-TRAILER

TURNING RIGHT INTO THE SITE FROM E WASHINGTON AVE

LEGEND

- SANITARY MANHOLE
- YARD CLEANOUT
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- APRON ENDWALL
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- GAS METER
- GAS VALVE
- LIGHT POLE
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- BUILDING TO BE DEMOLISHED
- BUILDING TO REMAIN
- FUTURE CONDOMINIUM BOUNDARY LINE

SCALE 1" = 20'

0' 10' 20' 40'

Potter Lawson
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53718, ph. 608-243-6470 Job# 2017136

Notes:

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Date	Issuance/Revisions	Symbol
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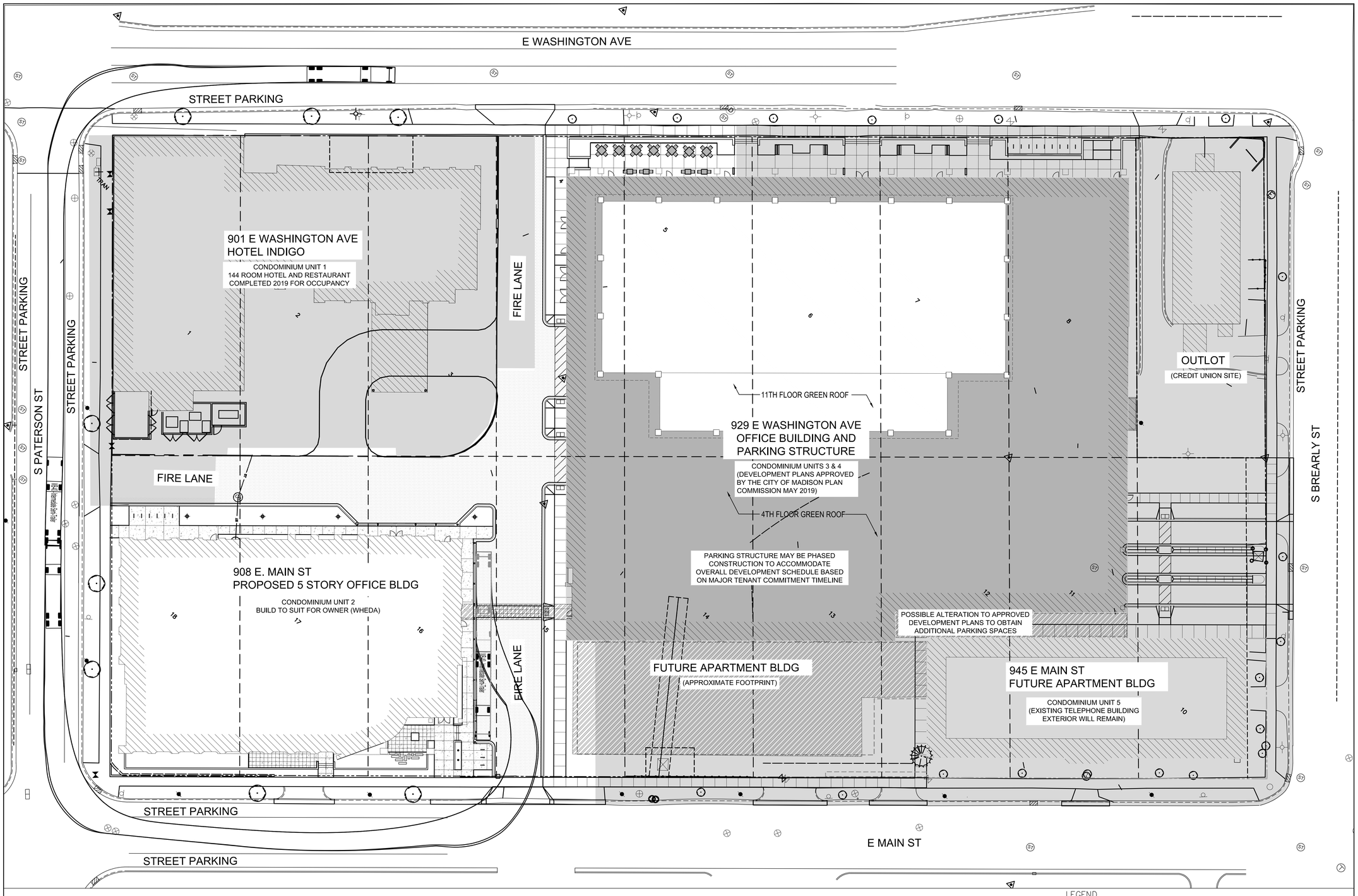
WHEDA SITE EXHIBIT
TURNING RADIUS

EX603



TURNING RADIUS FOR A WB-40 - INTERMEDIATE SEMI-TRAILER

TURNING RIGHT LEAVING THE ONTO S PATERSON STREET AND E MAIN STREET

LEGEND

- SANITARY MANHOLE
- YARD CLEANOUT
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- APRON ENDWALL
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- FUTURE CONDOMINIUM BOUNDARY LINE

SCALE 1" = 20'

0' 10' 20' 40'

Potter Lawson
Success by Design

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03/11/2020	MADISON LUA	

WHEDA SITE EXHIBIT
TURNING RADIUS

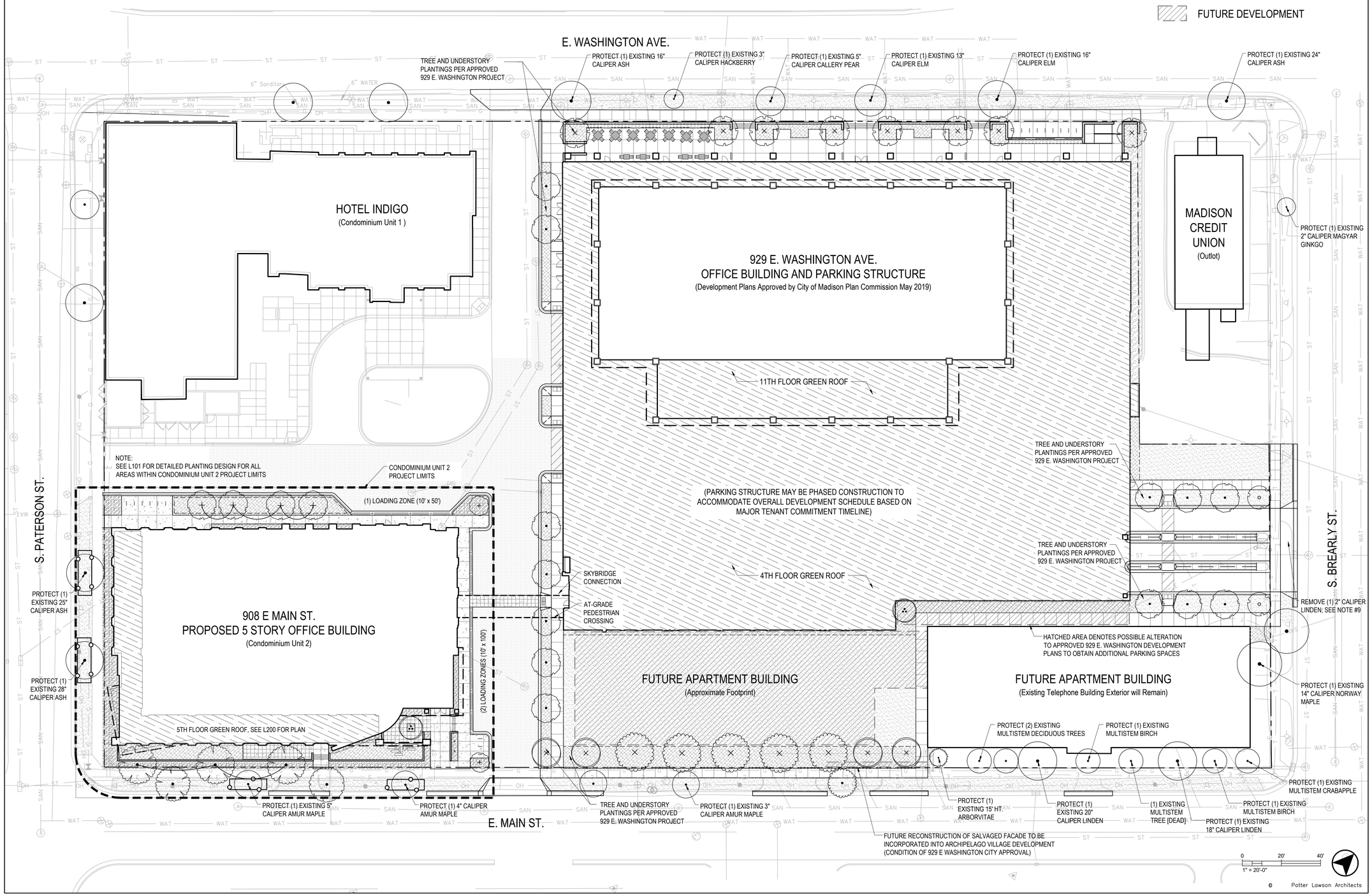
EX604

NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
4. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
5. ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
6. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
7. CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN, BHOFMANN@CITYOFMADISON.COM - OR - 608-266-4816) AT LEAST ONE WEEK PRIOR TO PLANTING IN THE RIGHT-OF-WAY TO SCHEDULE INSPECTING THE NURSERY STOCK, REVIEW PLANTING SPECIFICATIONS AND INDICATE PLANTING LOCATIONS WITH THE LANDSCAPE CONTRACTOR.
8. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5-FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5-FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5-FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
9. A TREE REMOVAL WAS APPROVED FOR (1) 2" CALIPER LINDEN TREE ALONG BREARLY STREET DUE TO DRIVEWAY INSTALLATION INTO THE PROPOSED PARKING STRUCTURE. THIS REMOVAL WAS INCLUDED IN THE 929 E WASHINGTON DEVELOPMENT PLANS APPROVED BY THE CITY OF MADISON PLAN COMMISSION IN MAY, 2019. CITY FORESTRY WILL ISSUE A REMOVAL PERMIT FOR THIS TREE AS PART OF ANY PHASED CONSTRUCTION OF THE PARKING STRUCTURE THAT INCLUDES CONSTRUCTION OF THE DRIVEWAY ENTRANCE OFF OF BREARLY STREET. CONTACT BRAD HOFFMAN TO OBTAIN THE STREET TREE REMOVAL PERMIT.

LEGEND

- PROJECT LIMITS
- PROPERTY LINE
- TREE PROTECTION FENCE
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PLANTING BED WITH STONE MULCH
- PLANTING BED WITH COMPOST MULCH
- NEW LAWN FROM SEED
- GREEN ROOF
- FUTURE DEVELOPMENT



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3/4/2020

Archipelago Village

WHEDA Office Building - Condominium Unit 2

908 E. Main Street
Madison, Wisconsin

Project #: 2016.36.03

Date	Issuance/Revisions	Symbol
03/11/2020	MADISON LAND USE APPLICATION	

ARCHIPELAGO - LANDSCAPE OVERVIEW

L100

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	BP	Betula populifolia `Whitespire Senior.` / Whitespire Birch - Multistemmed	B & B	8` HT. (MIN.), MULTI-STEMMED		1
	GB2	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Gingko	B & B	2" Cal	Single, Straight Leader; Inspection by City Forestry Required.	1
	GB	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Maidenhair Tree	B & B	2.5"Cal	Single, straight leader; match specimens; branching shall start at 5`-0" min.	3
	GT2	Gleditsia triacanthos `Draves` PP 21698 / Street Keeper Honey Locust	B & B	2" Cal	Single, Straight Leader; Inspection by City Forestry Required.	1
	QR	Quercus robur x alba `Crimschmidt` TM / Crimson Spire Oak	B & B	2"Cal	Single, straight leader; match specimens; branching shall start at 5`-0" min.	2

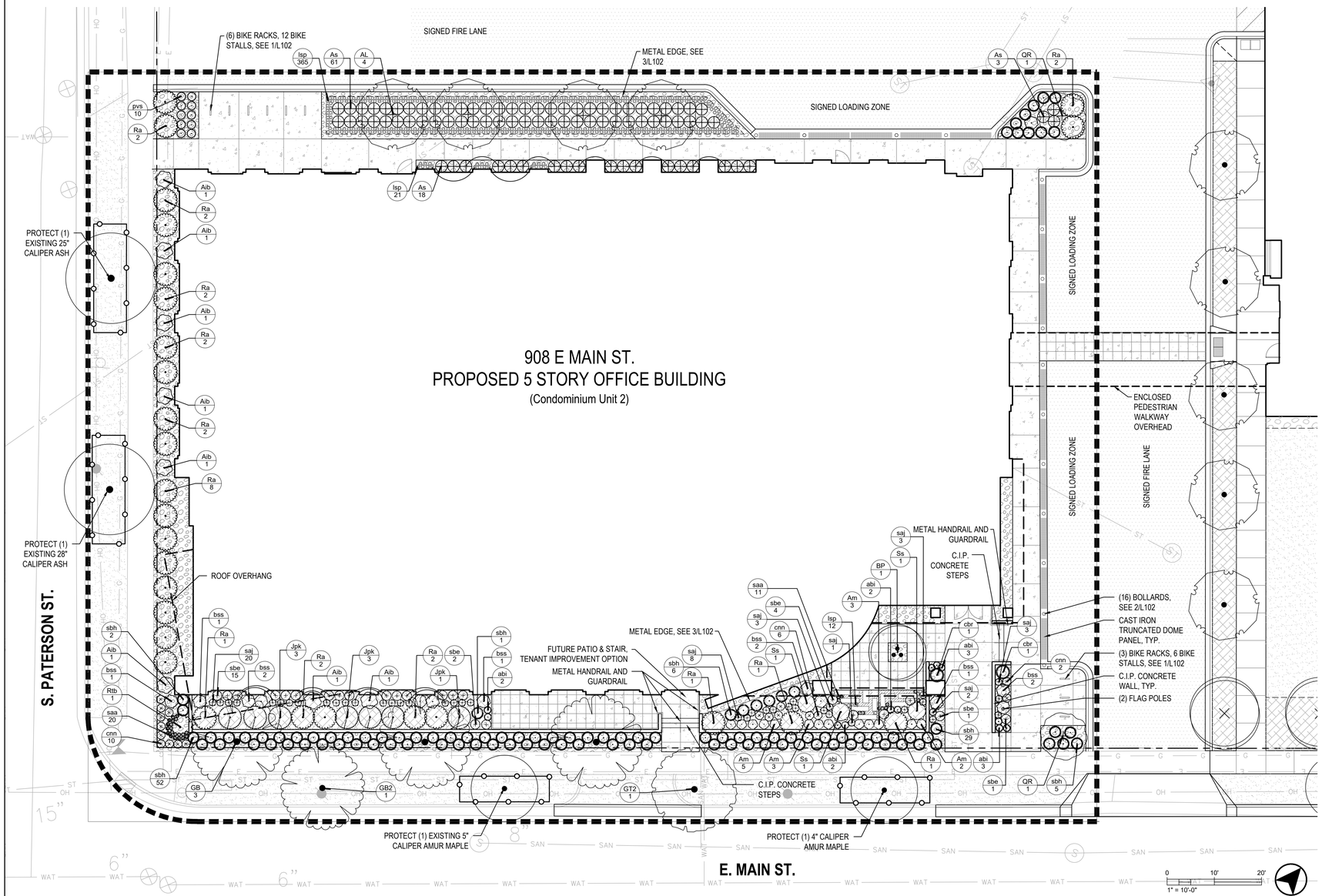
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	AL	Amelanchier laevis `Spring Flurry` / Spring Flurry Serviceberry	B & B	2"Cal	Single, straight leader; match specimens; branching shall start at 5`-0" min.	4

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	QTY
	As	Aronia melanocarpa `Low Scape Hedger` / Low Scape Hedger Chokeberry	2 gal	18" HT. (MIN.)		82
	Am	Aronia melanocarpa `Low Scape Mound` / Low Scape Mound Black Chokeberry	2 gal	12" HT (MIN.)		13
	Aib	Aronia melanocarpa `Morton` / Iroquois Beauty Black Chokeberry	3 gal	24" HT (MIN.)		8
	Ra	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	2 gal	18" SP. (MIN.)		28
	Rtb	Rhus typhina `Baltiger` TM / Tiger Eyes Sumac	5 gal	36" HT. (MIN.)		1

EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Jpk	Juniperus chinensis `Pfitzeriana Kallay` / Kallays Compact Pfitzer Juniper	3 gal	18" HT. (MIN.)	7

HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	abi	Amsonia tabernaemontana `Blue Ice` / Blue Ice Blue Star	4" pot	CONT.	12
	bss	Baptisia x `Sparkling Sapphires` TM / Decadence Blue Wild Indigo	1 gal	CONT.	13
	cnn	Calamintha nepeta ssp. nepeta / Lesser Calamint	4" pot	CONT.	18
	lsp	Liriope spicata / Creeping Lily Turf	4"pot	CONT.	398
	saj	Sedum x `Matrona` / Matrona Sedum	4" pot	CONT.	40
	sbe	Stachys byzantina `Big Ears` / Big Ears Lambs Ear	4" pot	CONT.	23

ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	cbr	Calamagrostis brachytricha / Reed Grass	1 gal	CONT.	2
	pvs	Panicum virgatum `Shenendoah` / Shenendoah Switch Grass	1 gal	CONT.	10
	sbh	Schizachyrium scoparium `Blue Heaven` / Blue Heaven Little Bluestem	1 gal	CONT.	105
	saa	Sesleria autumnalis / Autumn Moor Grass	4" pot	CONT.	31



LEGEND

- PROJECT LIMITS
- PROPERTY LINE
- TREE PROTECTION FENCE
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PLANTING BED WITH STONE MULCH
- PLANTING BED WITH COMPOST MULCH
- NEW LAWN FROM SEED

City of Madison Landscape Worksheet
901 East Main Street
March 11, 2020
Traditional Employment Urban Design District 8

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	15,291	n/a	51	255
			Landscape Points Required	255

Development Frontage - South Paterson Street	LF	Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.)		Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	150	5		25

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35			0
Ornamental Tree	15			0
Evergreen Tree	15			0
Shrub, deciduous	2	25		50
Shrub, evergreen	3			0
Ornamental Grass	2	20		40
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	1		4
			Development Frontage Points Total	90

Development Frontage - East Main Street	LF	Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.)		Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	194	6		32

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	5		175
Ornamental Tree	15			0
Evergreen Tree	15			0
Shrub, deciduous	2	26		52
Shrub, evergreen	3	7		21
Ornamental Grass	2	86		172
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	15		60
			Development Frontage Points Total	420

Interior Parking Lots	N/A
Total Parking Lot Area	n/a

General Site, Foundation, Screening

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	1		35
Ornamental Tree	15	4		60
Evergreen Tree	15			0
Shrub, deciduous	2	84		168
Shrub, evergreen	3			0
Ornamental Grass	2	28		56
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
			General Site Plantings Total	319

TOTAL LANDSCAPE POINTS	409

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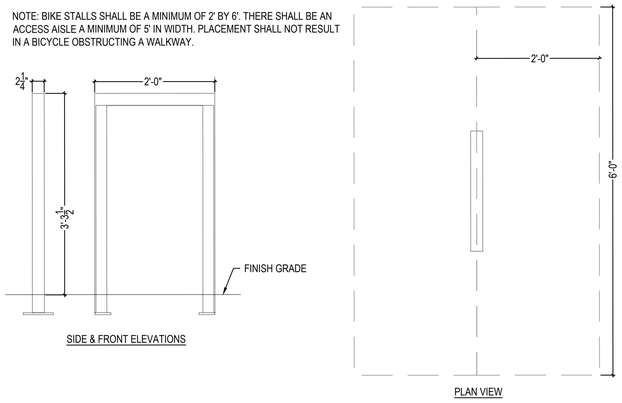
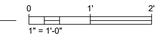
SITE LANDSCAPE & RESTORATION PLAN

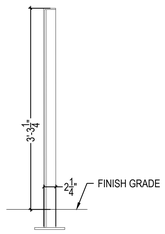
L101



1 TYPICAL BIKE RACK

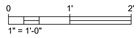
SCALE: 1"=1'-0"

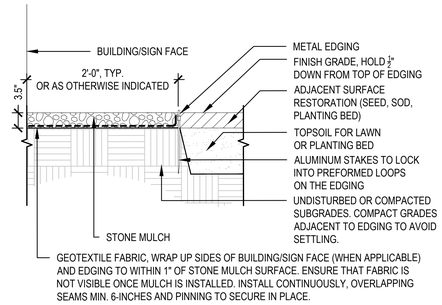




2 TYPICAL BOLLARD

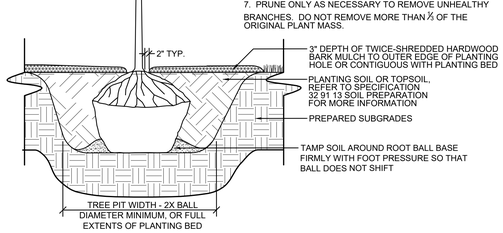
SCALE: 1"=1'-0"





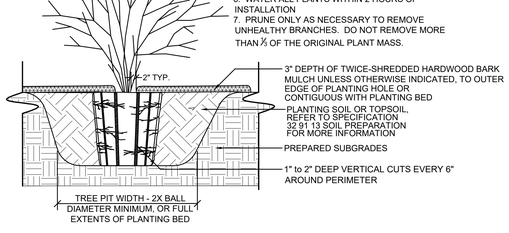
3 TYPICAL METAL EDGING

SCALE: 1"=1'-0"



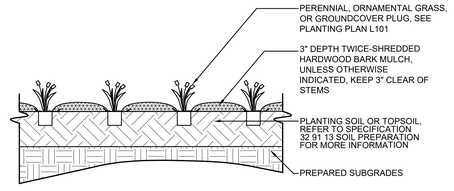
4 TYPICAL TREE PLANTING

SCALE: NTS



5 TYPICAL SHRUB PLANTING

SCALE: NTS



6 TYPICAL PERENNIAL PLANTING

SCALE: NTS

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LANDSCAPE DETAILS & SITE FURNISHINGS

L102

NOTES

GENERAL NOTES:

GREEN ROOF SYSTEM DESIGN:

1. General Basis of Design: Monolithic Membrane 6125EV FR Waterproofing by American Hydrotech with EPS rigid insulation with surface conditioner, membrane reinforcement, protection sheet, and root barrier.
2. Integrated Leak Detection System. Basis of Design: EFVM by Int'l Leak Detection, Inc.
3. Drainage Materials:
   - *For Areas under Sedum:* Pre-Fabricated 3-D drainage and water retention layer with min. compressive strength of 5,000 lb./cu.ft. Basis of Design: "Gardendrain 30" by American Hydrotech.
   - *For Areas under Heavy Improvements and Constructions:* Pre-fabricated 3-D drainage/water retention layer with min. compressive strength of 21,000 psf. Basis of Design: "Hydrodrain 700" by American Hydrotech.
   - *Expanded Lightweight Aggregate:* 3/8" - ¾" ESCS Expanded Shale, Clay and/or Slate considered part of manufacturer's system as fill material for drainage / water retention components, as required. Basis of Design: Expanded Lightweight Aggregate by American Hydrotech.
4. Filter Fabric / Geotextile: Non-woven polymeric geotextile fabric. Utilize as part of overall assembly as recommended by manufacturer for protection and/or separation; also utilize in conjunction with edging materials to contain growing media/soil at material boundaries.
5. Paver Profile: "Ultimate Assembly" by American Hydrotech
6. Green Roof Profile (indicated on drawings as "Built-in-Place Extensive Growing Media, 8-inch depth) : "Intensive Garden Roof Assembly" by American Hydrotech
7. Insulation General: Minimum 2 layers of EPS rigid insulation. Basis of Design: "Roofmate" by Dow Plastics and/or Foamular 404/404RB by Owens-Corning. Additional insulation layers may be required to decrease vertical space between the top of assembly and top of finished materials where shallower finished material profiles are desired.
8. Roof Drain Assembly: Two-stage protected roof drains by system manufacturer, including inspection chambers to accommodate final roof system heights.

PROJECT REQUIREMENTS:

1. Irrigation: Full irrigation design and installation for all vegetated portions of the green roofs including, but not limited
   - Booster pump for water transfer to upper floor roof area(s)
   - Advanced controller with Wi-Fi capabilities, moisture sensor
   - 4" spray heads and 4" MP rotars for sedum and meadow areas
   - Tree bubblers, minimum 3 per tree
   - A combination of 1.5" and 2" mainlines
   - Quick coupler valves, isolation valves, RPZ backflow preventor(s)
   - System must provide dynamic psi after the RPZ of 55 psi
2. Maintenance: Minimum 2-years for green roof vegetation, cleaning/debris maintenance, inspections.
3. Warranty: Manufacturer's Total System Warranty (Membrane + Leakage + Thermal + Wind Speed + Vegetated Roof Component Assemblies + Product and Materials Included). Min. 20-year Warranty Period.
4. Miscellaneous: Pre-installation meetings and weekly coordination meetings. As-Built Drawings.

PAVING EDGING AND STONE BALLAST:

PAVING:

1. Precast Concrete Pavers for Patio Areas: Concrete pavers with absorption no greater than ASTM C140; no breakage; and maximum 1 percent mass loss when tested for freeze thaw in accordance with ASTM C67, 8,000 psi average compressive strength. Basis of Design: "Expressions" by Tectura Designs/Wausau Tile. Single Sizes: 2'x2' & 2'x3'. 2 different colors to be selected from manufacturer's full range.
   - *Paver Supports:* provide paver manufacturer's standard SBR rubber, high-density polyethylene, or polyurethane paver support assemblies including adjustable or stackable pedestals, shims, spacer tabs for joint spacing of 1/8".

EDGING AND STONE BALLAST:

2. Metal Edging: L-shaped aluminum edging with drainage openings, prefabricated corner sections, clips and connectors. Mill finish. Range of profiles, including extra deep profiles (8+ inches) may be required. Basis of Design: "GeoEdge", 8.5" x 7.5" by Permaloc. Final sizes/profiles may vary; custom fabrication may be required. Edging will be required between the following constructions, at a minimum:
   - Between stone ballast at parapet and planting areas
   - Between stone ballast at building foundation and planted areas
   - Between edge of precast paver areas and adjacent stone ballast
   - Between edge of precast pavers and planted areas
3. Precast Concrete Edging: High-density, pressed concrete precast curbing sections specifically designed as part of the overall green roof system, 4-inch x 12-inch height. Basis of Design: Custom Precast by Tectura Design/Wausau Tile.
4. Stone Ballast: Basis of Design: Mexican Beach Pebbles, Buff Color, Custom Blend of multiple sizes, 6-inch depth.

GROWING MEDIA, PLANTS AND LANSCAPE MATERIALS & ACCESSORIES

GROWING MEDIA BLENDS:

1. Growing Media for Sedum Carpets: Manufacturer's standard extensive growing media.

PLANTS AND PLANTED MATS/CARPETS:

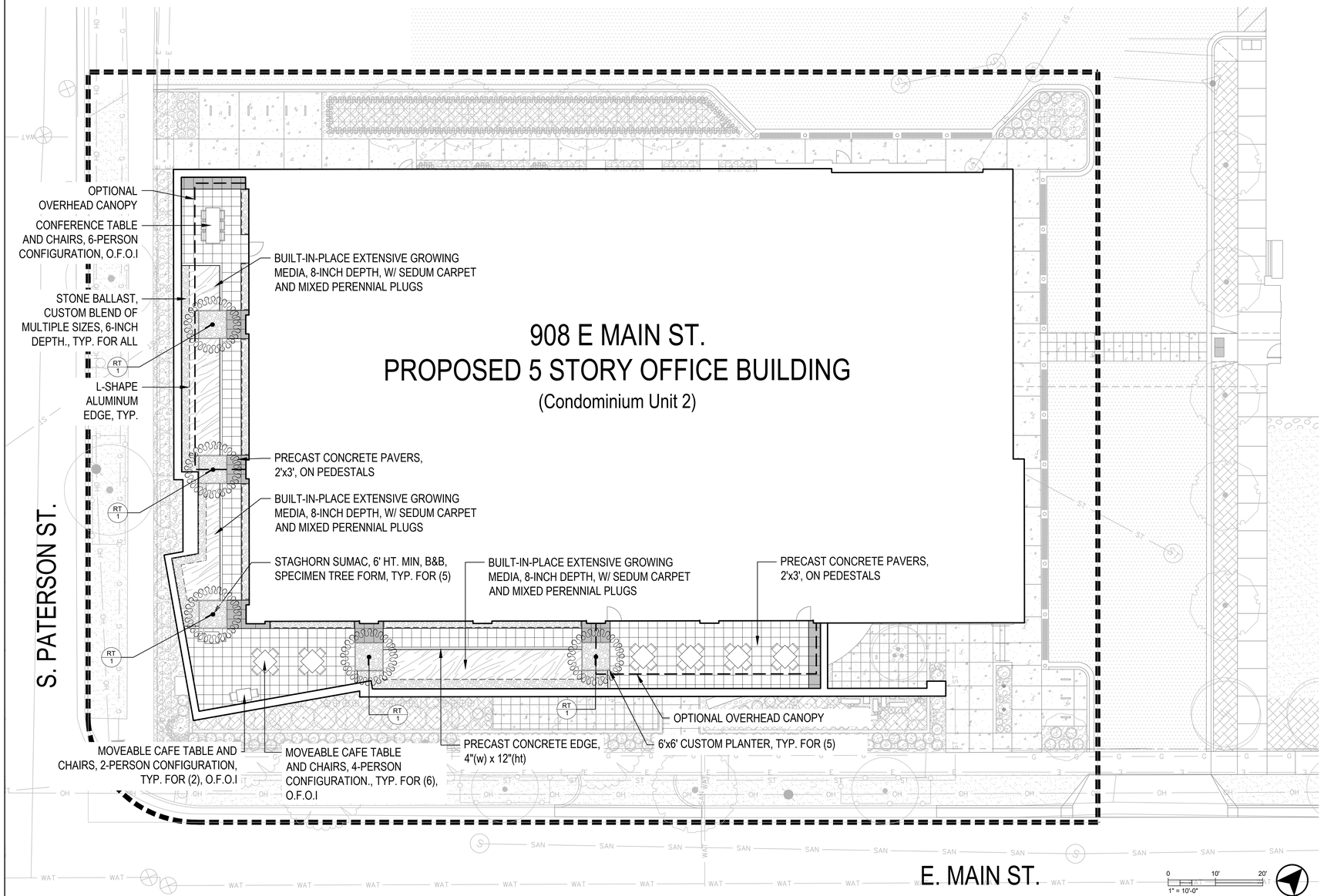
1. Sedum Carpet: Sedum blankets by Sempergreen, selected from grower's standard mixed. Stake with biodegradable EC stakes and/or thin wood lathe.
2. Perennial Material for Sedum Areas: 4-inch plug perennials to 1-quart pot size. Perennials will be installed into sedum ground layer and growing media below. Perennials will cover approximately 15% of sedum areas.
3. Tree Material: Multi-stemmed ornamental trees with integrated rootball anchoring systems for each tree. 6-ht. multi-stemmed tree sizes.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
•	RT	Rhus typhina SPECIMEN FORM / Staghorn Sumac SPECIMEN FORM	B & B	6' HT (MIN.)	5

SEDUM CARPET SPECIES COMPOSITION: SUBJECT TO AVAILABILITY, THE SEDUM CARPET WILL BE COMPOSED OF THE FOLLOWING SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL:

- Sedum spurius 'Fuldaglut'
- Sedum spurius 'John Creech'
- Sedum spurius 'Red Carpet'
- Sedum kamtschaticum
- Sedum kamtschaticum 'Variegatum'
- Sedum kamtschaticum var. floriferum
- Sedum takesimensis 'Golden Carpet'
- Sedum x Immergrunchen
- Sedum subsp. rupestre 'Angelina'
- Sedum subsp. rupestre 'Blue Spruce'
- Sedum acre 'Aureum'
- Sedum acre 'Goldmoss'
- Sedum album 'Coral Carpet'
- Sedum album 'Murale'
- Sedum hispanicum
- Sedum sexangulare
- Sedum stefco



LEGEND

- PROJECT LIMITS
- 2'x2' PRECAST CONCRETE PAVERS (COLOR 1)
- 2'x3' PRECAST CONCRETE PAVERS (COLOR 2)
- STONE BALLAST
- SEDUM CARPET OVER 8" OF EXTENSIVE GROWING MEDIA
- L-SHAPE ALUMINUM EDGE
- 6'x6' CUSTOM FRP PLANTER

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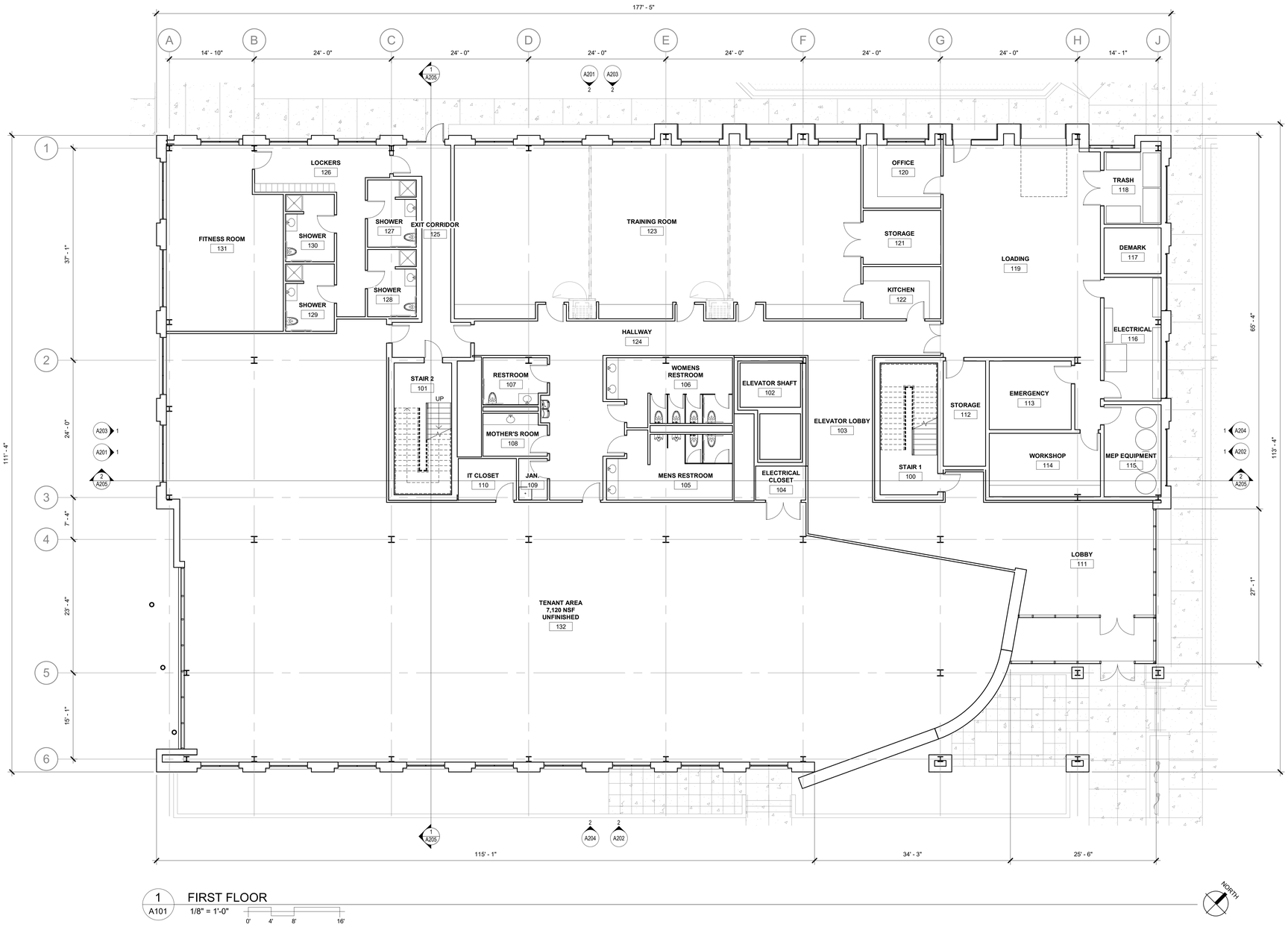
5TH FLOOR GREEN ROOF PLAN

L200



1 A101 FIRST FLOOR
1/8" = 1'-0"
0' 4' 8' 16'

NORTH

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Notes:

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FIRST FLOOR PLAN

A101

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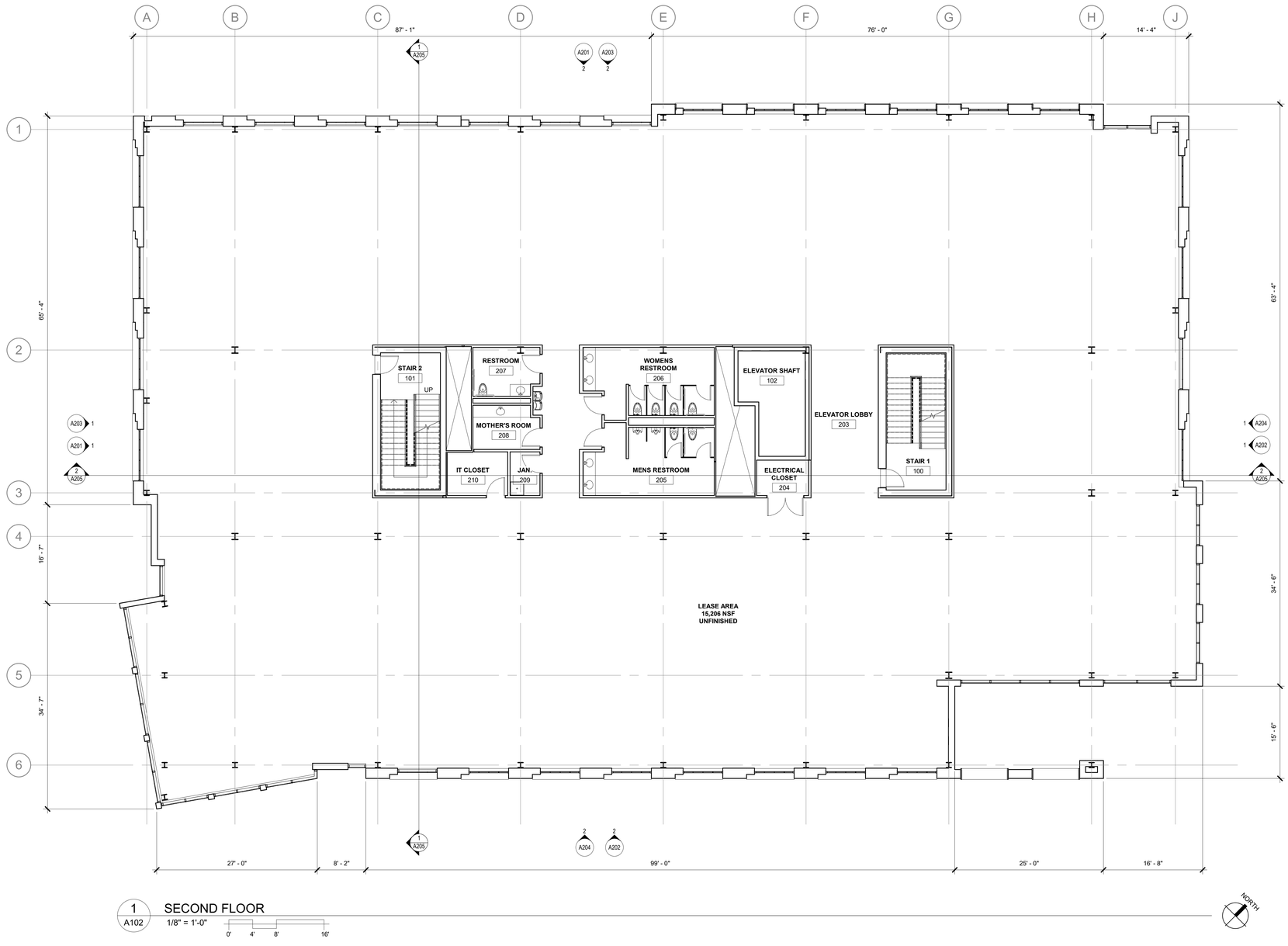

1 A102 SECOND FLOOR
1/8" = 1'-0"
0' 4' 8' 16'

Notes:

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SECOND FLOOR PLAN

A102

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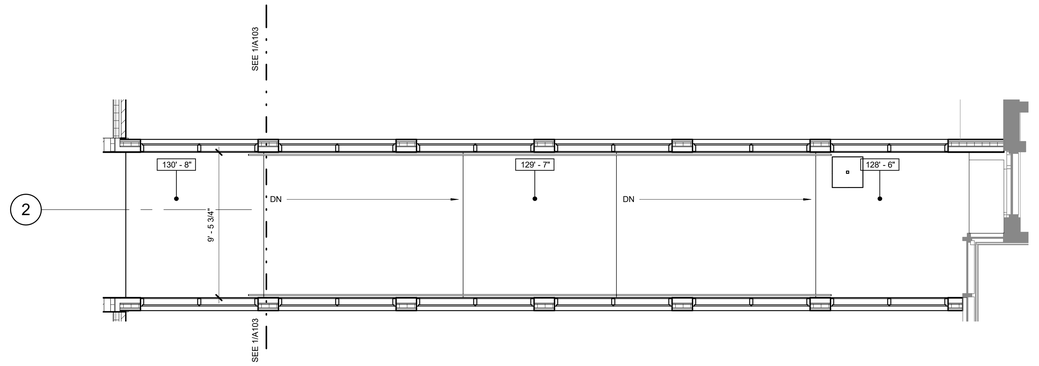
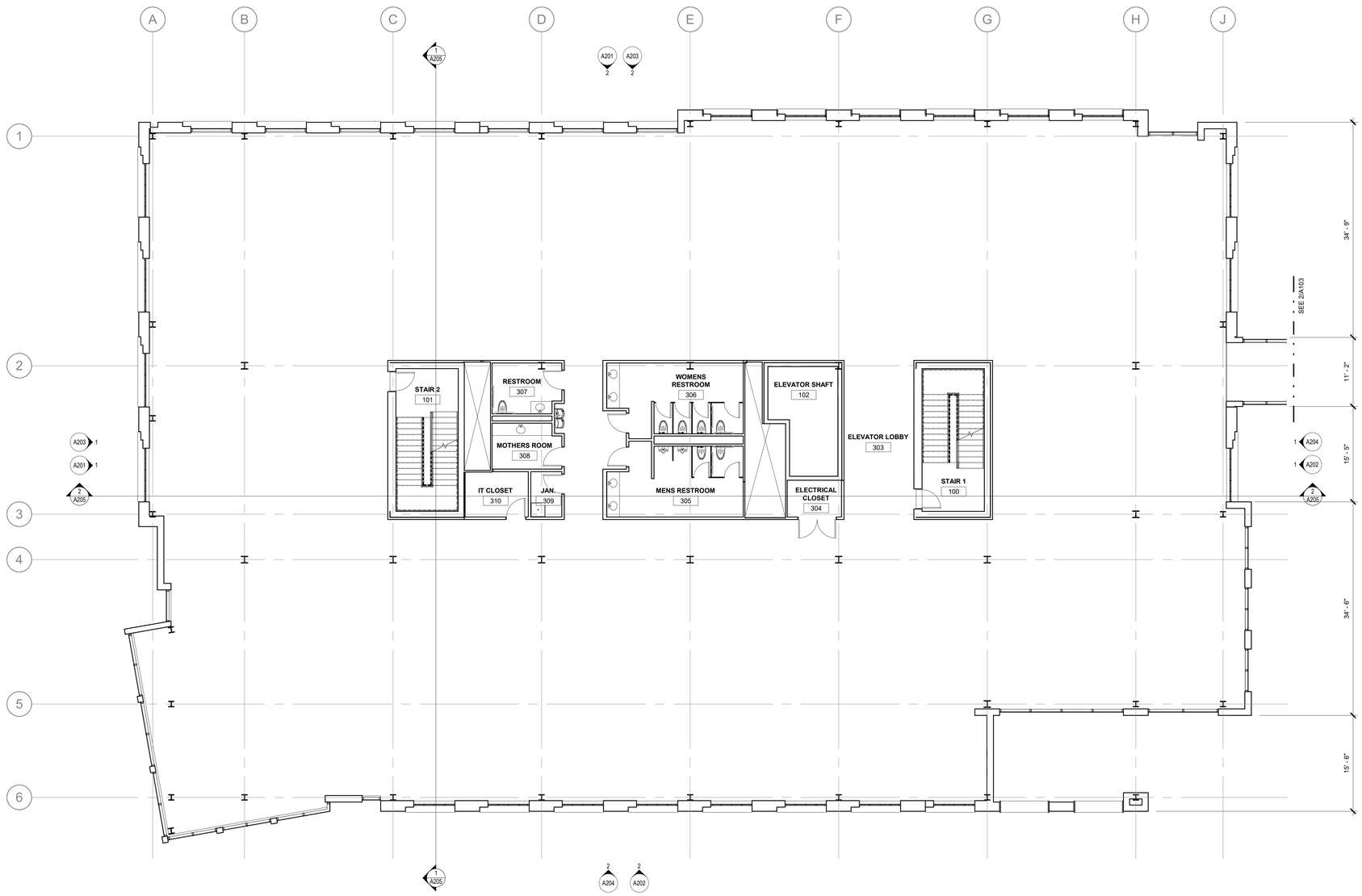


2 A103 SKYWALK PLAN

1/4" = 1'-0"

0' 2' 4' 8'

NORTH



1 A103 THIRD FLOOR PLAN

1/8" = 1'-0"

0' 4' 8' 16'

NORTH

3/11/2020 7:29:28 AM

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Notes:

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THIRD FLOOR PLAN

A103

1 A104 FOURTH FLOOR PLAN

1/8" = 1'-0"

0' 4' 8' 16'

NORTH

3/11/2020 7:33:31 AM

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Notes:

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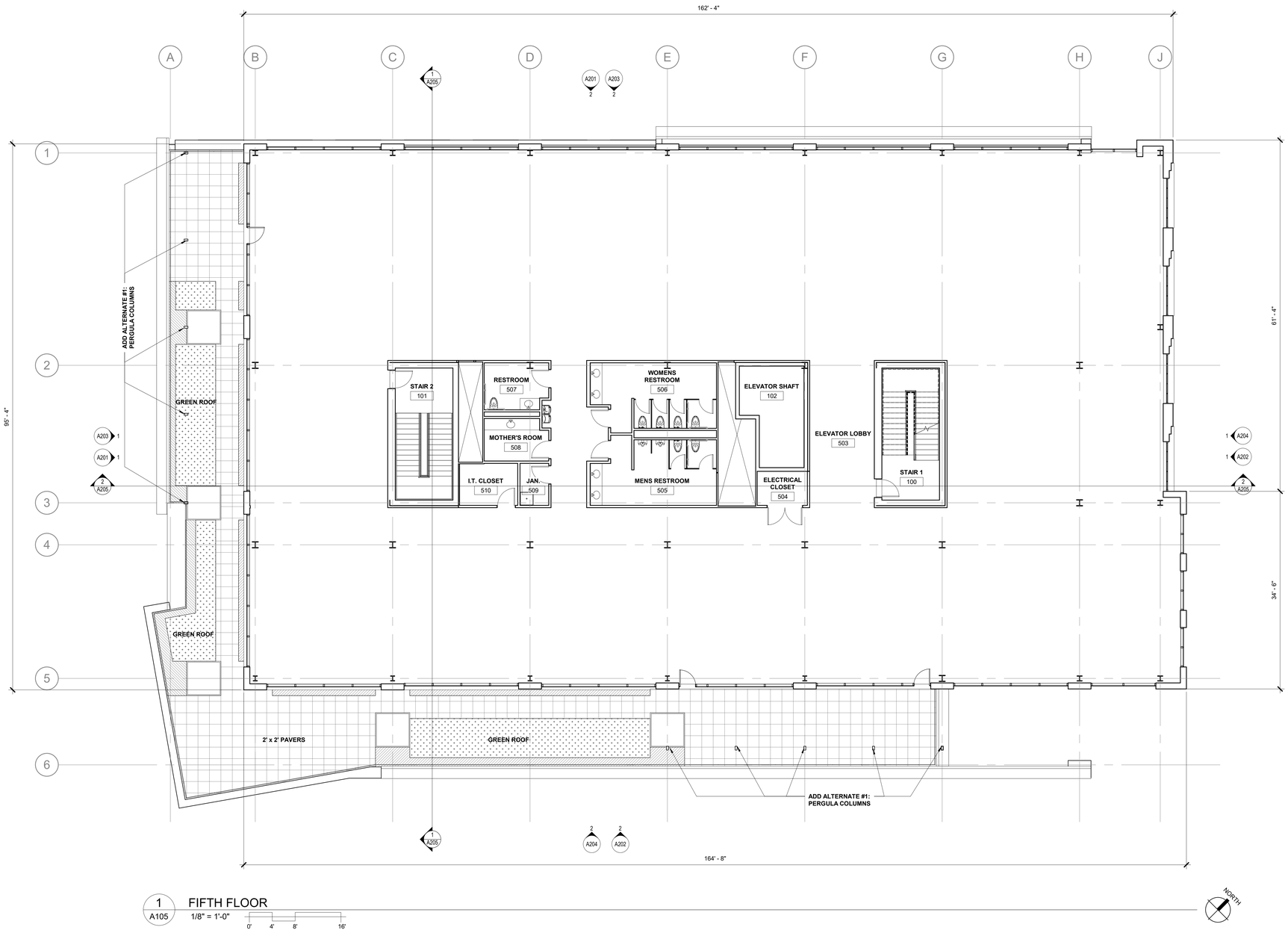
03/11/2020	LAND USE APPLICATION	

FOURTH FLOOR PLAN

A104



1 A105 FIFTH FLOOR

1/8" = 1'-0"

0' 4' 8' 16'

Notes:

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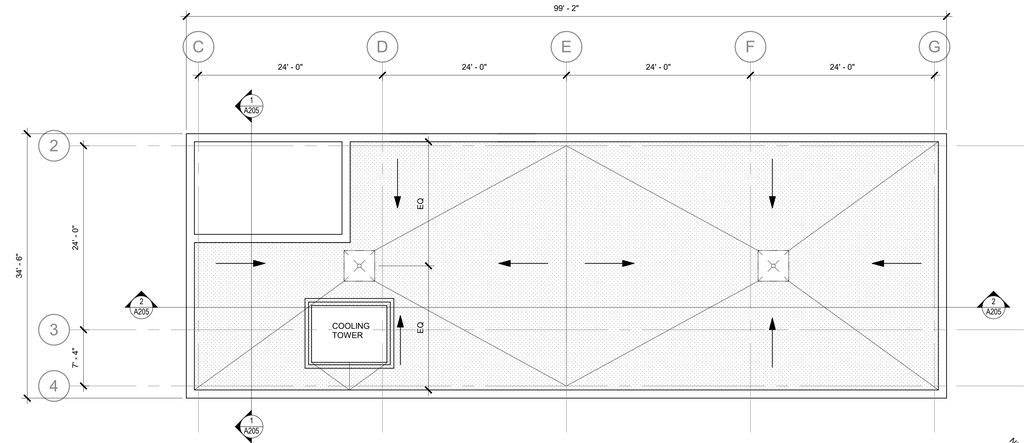
DATE	ISSUANCE/REVISIONS
03/11/2020	LAND USE APPLICATION

FIFTH FLOOR PLAN

A105

3/11/2020 7:33:13 AM

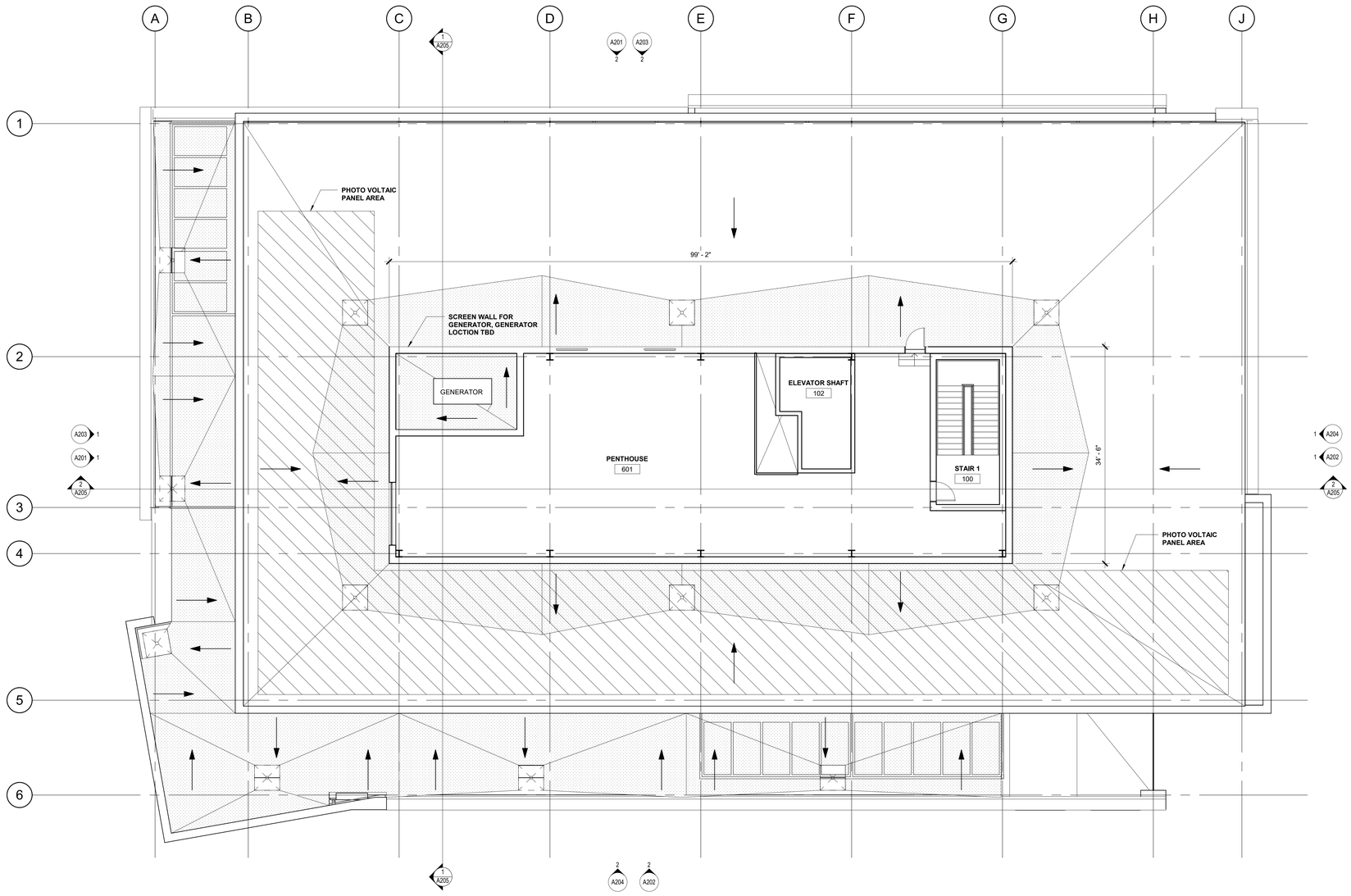


2 A106 ROOF PLAN - PENTHOUSE

1/8" = 1'-0"

0' 4' 8' 16'

NORTH



1 A106 ROOF PLAN

1/8" = 1'-0"

0' 4' 8' 16'

NORTH

Potter Lawson

Success by Design

Notes:

SLOPED STRUCTURE

TAPERED INSULATION

PRELIMINARY
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Archipelago Village - WHEDA
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2016.36.03

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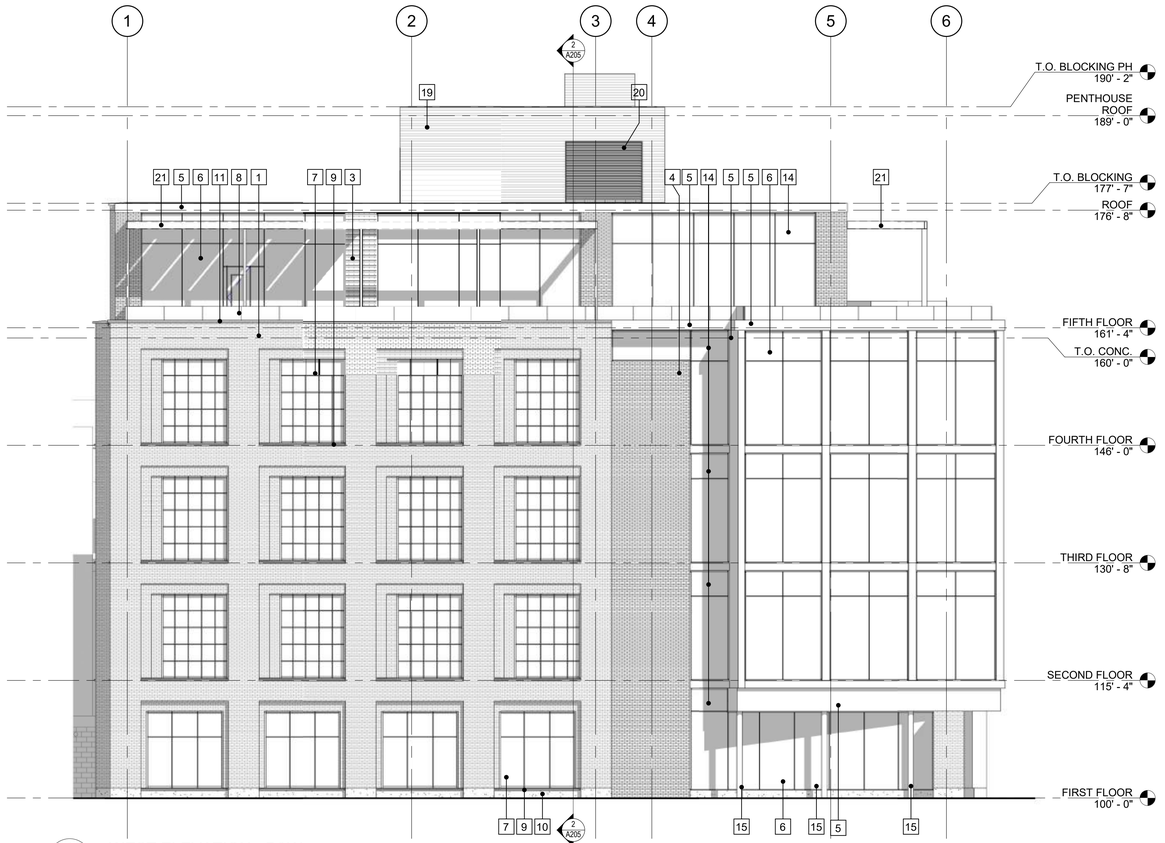
ROOF PLAN

A106

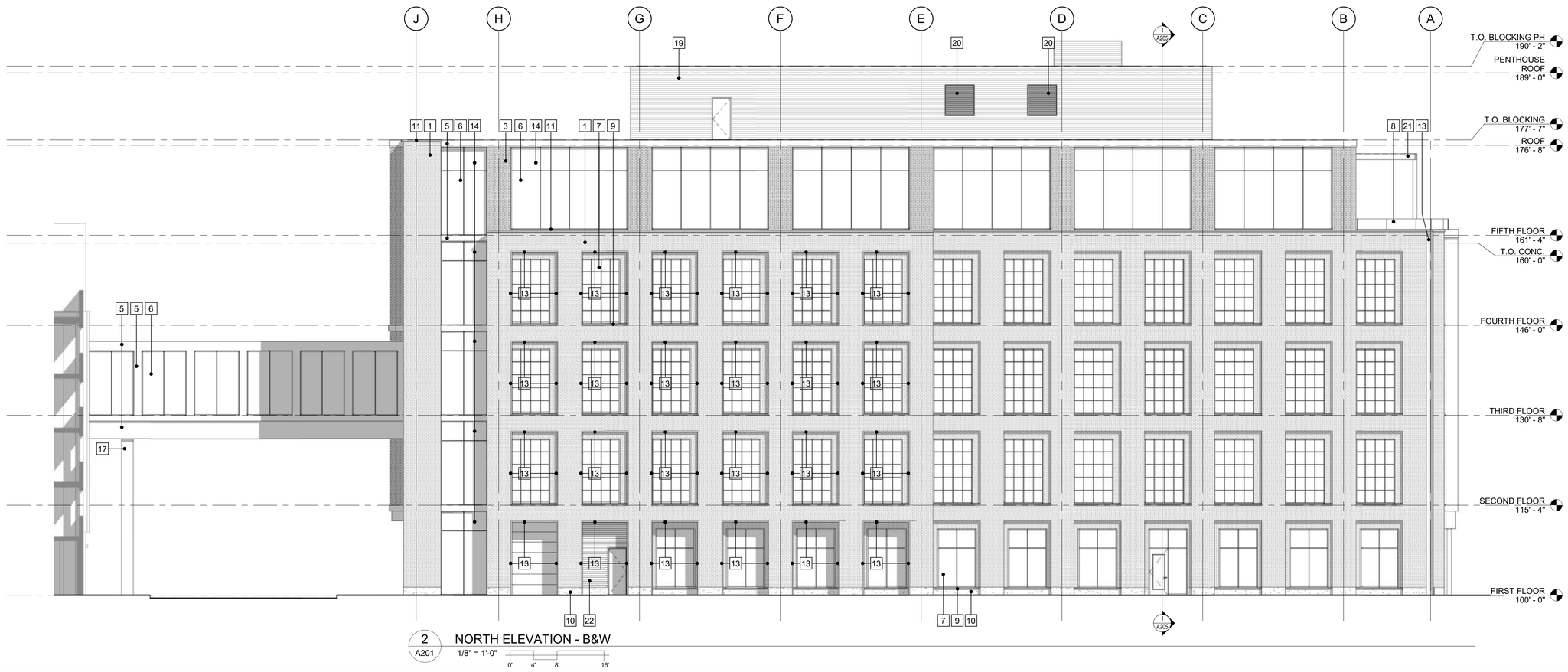
3/11/2020 8:44:48 AM



1 A201 WEST ELEVATION - B&W

1/8" = 1'-0"

0' 4' 8' 16'



2 A201 NORTH ELEVATION - B&W

1/8" = 1'-0"

0' 4' 8' 16'

Notes:

ELEVATION KEY NOTES

1	BRICK VENEER - BRICK 1
2	BRICK VENEER - BRICK 1. BRICK VENEER WRAPS BOTH SIDES OF WALL
3	BRICK VENEER - BRICK 2
4	BRICK VENEER - BRICK 2. EVERY OTHER COURSE PROJECTS 1/2".
5	BLACK ANODIZED ALUMINUM METAL PLATE WALL PANELS
6	SSG ANODIZED ALUMINUM CURTAIN WALL SYSTEM
7	ANODIZED ALUMINUM WINDOW. BASIS OF DESIGN - WAUSAU INVENT RETRO, COVE PROFILE W/ 3 PART SIMULATED DIVIDE (EXTERIOR, BETWEEN GLAZING, INTERIOR)
8	GLASS GUARDRAIL
9	CAST STONE SILL
10	CAST STONE BASE COURSING
11	CAST STONE COPING
12	STONE VENEER PANELS
13	METAL ACCENT, BLACK ANODIZED ALUMINUM
14	SPANDREL GLAZING
15	STEEL COLUMN - GALVANIZED PRIMED AND PAINTED
16	STEEL COLUMN - FIREPROOFED AND WRAPPED W/ ANODIZED ALUMINUM METAL PLATE WALL PANELS
17	STEEL COLUMNS W/ CROSS BRACING FOR BRIDGE SUPPORT. GALVANIZED, PRIMED AND PAINTED
18	STEEL CROSS BRACING FOR WING WALL SUPPORT. GALVANIZED, PRIMED AND PAINTED
19	METAL PANEL #2
20	CONTINUOUS EXTRUDED ALUMINUM LOUVERS
21	ADD ALTERNATE #1 - SHADING CANOPY
22	METAL PANEL #1

PRELIMINARY
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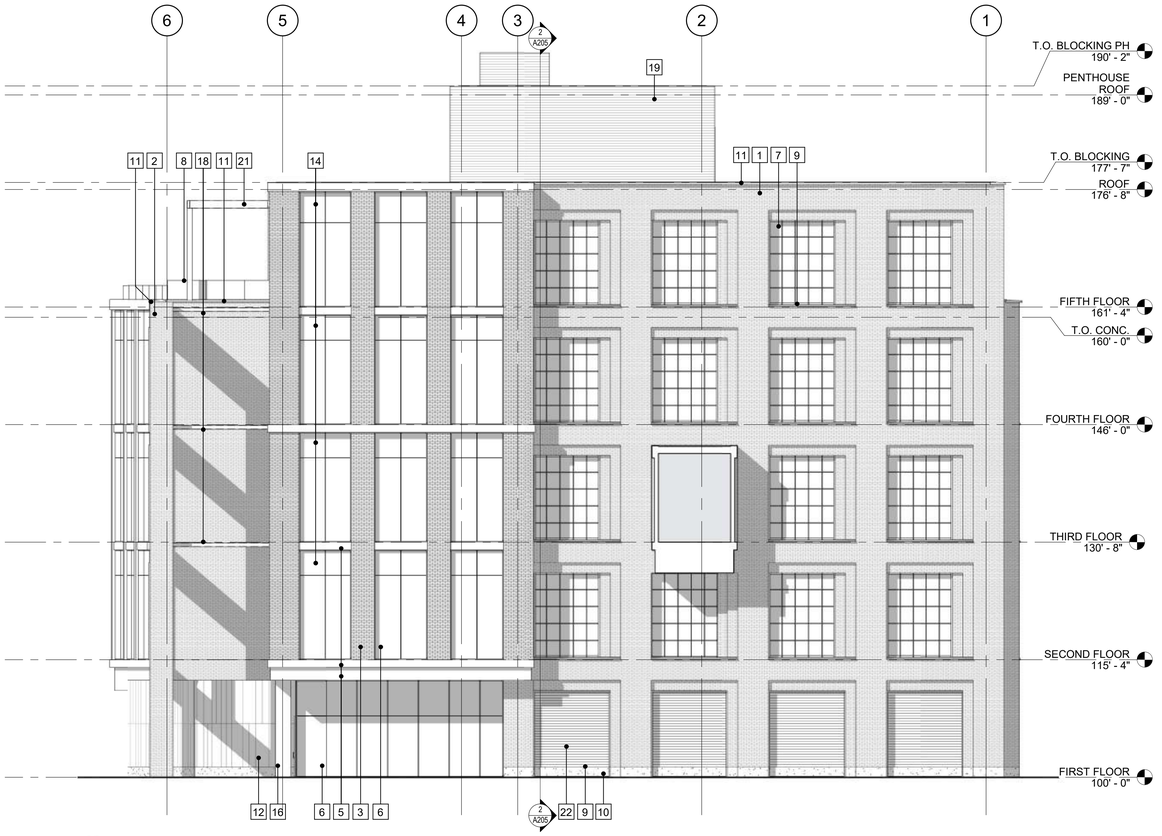
BUILDING ELEVATIONS

A201

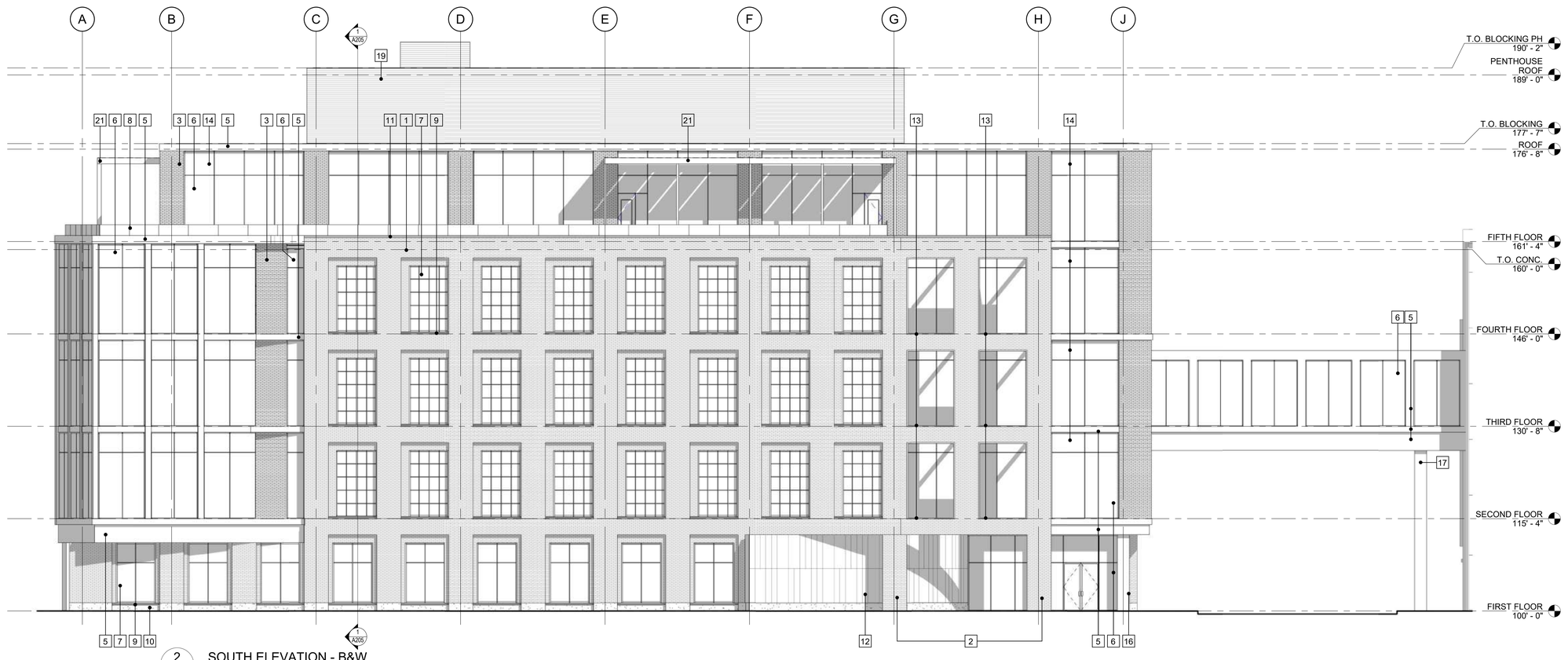
3/11/2020 7:40:16 AM



1 A202 EAST ELEVATION - B&W

1/8" = 1'-0"

0' 4' 8' 16'



2 A202 SOUTH ELEVATION - B&W

1/8" = 1'-0"

0' 4' 8' 16'

Notes:

ELEVATION KEY NOTES

1	BRICK VENEER - BRICK 1
2	BRICK VENEER - BRICK 1. BRICK VENEER WRAPS BOTH SIDES OF WALL
3	BRICK VENEER - BRICK 2
4	BRICK VENEER - BRICK 2. EVERY OTHER COURSE PROJECTS 1/2".
5	BLACK ANODIZED ALUMINUM METAL PLATE WALL PANELS
6	SSG ANODIZED ALUMINUM CURTAIN WALL SYSTEM
7	ANODIZED ALUMINUM WINDOW. BASIS OF DESIGN - WAUSAU INVENT RETRO, COVE PROFILE W/ 3 PART SIMULATED DIVIDE (EXTERIOR, BETWEEN GLAZING, INTERIOR)
8	GLASS GUARDRAIL
9	CAST STONE SILL
10	CAST STONE BASE COURSING
11	CAST STONE COPING
12	STONE VENEER PANELS
13	METAL ACCENT, BLACK ANODIZED ALUMINUM
14	SPANDREL GLAZING
15	STEEL COLUMN - GALVANIZED PRIMED AND PAINTED
16	STEEL COLUMN - FIREPROOFED AND WRAPPED W/ ANODIZED ALUMINUM METAL PLATE WALL PANELS
17	STEEL COLUMNS W/ CROSS BRACING FOR BRIDGE SUPPORT. GALVANIZED, PRIMED AND PAINTED
18	STEEL CROSS BRACING FOR WING WALL SUPPORT. GALVANIZED, PRIMED AND PAINTED
19	METAL PANEL #2
20	CONTINUOUS EXTRUDED ALUMINUM LOUVERS
21	ADD ALTERNATE #1 - SHADING CANOPY
22	METAL PANEL #1

PRELIMINARY
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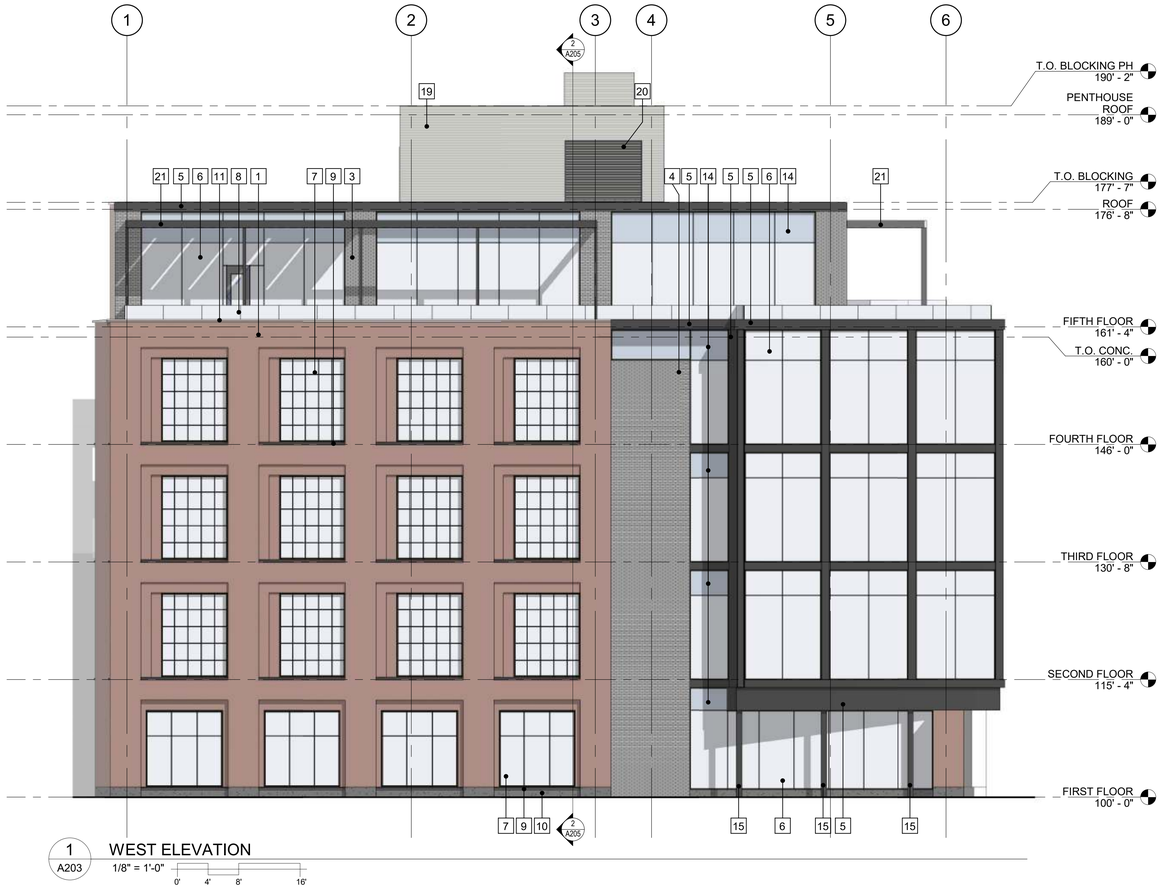
BUILDING ELEVATIONS

A202

3/11/2020 8:03:56 AM



1 A203 WEST ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'

2 A203 NORTH ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'

Potter Lawson

Success by Design

Notes:

ELEVATION KEY NOTES

1	BRICK VENEER - BRICK 1
2	BRICK VENEER - BRICK 1. BRICK VENEER WRAPS BOTH SIDES OF WALL
3	BRICK VENEER - BRICK 2
4	BRICK VENEER - BRICK 2. EVERY OTHER COURSE PROJECTS 1/2".
5	BLACK ANODIZED ALUMINUM METAL PLATE WALL PANELS
6	SSG ANODIZED ALUMINUM CURTAIN WALL SYSTEM
7	ANODIZED ALUMINUM WINDOW. BASIS OF DESIGN - WAUSAU INVENT RETRO, COVE PROFILE W/ 3 PART SIMULATED DIVIDE (EXTERIOR, BETWEEN GLAZING, INTERIOR)
8	GLASS GUARDRAIL
9	CAST STONE SILL
10	CAST STONE BASE COURSING
11	CAST STONE COPING
12	STONE VENEER PANELS
13	METAL ACCENT, BLACK ANODIZED ALUMINUM
14	SPANDREL GLAZING
15	STEEL COLUMN - GALVANIZED PRIMED AND PAINTED
16	STEEL COLUMN - FIREPROOFED AND WRAPPED W/ ANODIZED ALUMINUM METAL PLATE WALL PANELS
17	STEEL COLUMNS W/ CROSS BRACING FOR BRIDGE SUPPORT. GALVANIZED, PRIMED AND PAINTED
18	STEEL CROSS BRACING FOR WING WALL SUPPORT. GALVANIZED, PRIMED AND PAINTED
19	METAL PANEL #2
20	CONTINUOUS EXTRUDED ALUMINUM LOUVERS
21	ADD ALTERNATE #1 - SHADING CANOPY
22	METAL PANEL #1

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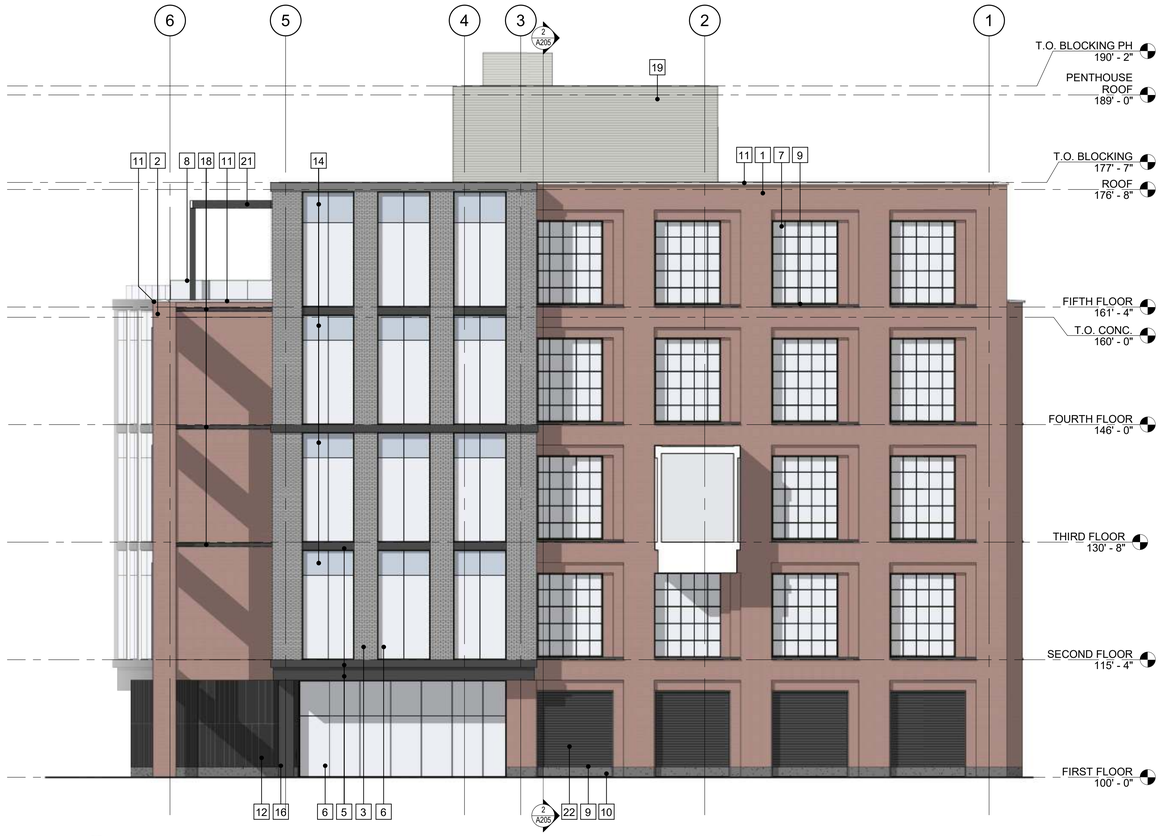
BUILDING ELEVATIONS

A203

3/11/2020 8:05:10 AM



1 A204 EAST ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'

2 A204 SOUTH ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'

Notes:

ELEVATION KEY NOTES

1 BRICK VENEER - BRICK 1
2 BRICK VENEER - BRICK 1. BRICK VENEER WRAPS BOTH SIDES OF WALL
3 BRICK VENEER - BRICK 2
4 BRICK VENEER - BRICK 2. EVERY OTHER COURSE PROJECTS 1/2".
5 BLACK ANODIZED ALUMINUM METAL PLATE WALL PANELS
6 SSG ANODIZED ALUMINUM CURTAIN WALL SYSTEM
7 ANODIZED ALUMINUM WINDOW. BASIS OF DESIGN - WAUSAU INVENT RETRO, COVE PROFILE W/ 3 PART SIMULATED DIVIDE (EXTERIOR, BETWEEN GLAZING, INTERIOR)
8 GLASS GUARDRAIL
9 CAST STONE SILL
10 CAST STONE BASE COURSING
11 CAST STONE COPING
12 STONE VENEER PANELS
13 METAL ACCENT, BLACK ANODIZED ALUMINUM
14 SPANDREL GLAZING
15 STEEL COLUMN - GALVANIZED PRIMED AND PAINTED
16 STEEL COLUMN - FIREPROOFED AND WRAPPED W/ ANODIZED ALUMINUM METAL PLATE WALL PANELS
17 STEEL COLUMNS W/ CROSS BRACING FOR BRIDGE SUPPORT. GALVANIZED, PRIMED AND PAINTED
18 STEEL CROSS BRACING FOR WING WALL SUPPORT. GALVANIZED, PRIMED AND PAINTED
19 METAL PANEL #2
20 CONTINUOUS EXTRUDED ALUMINUM LOUVERS
21 ADD ALTERNATE #1 - SHADING CANOPY
22 METAL PANEL #1

PRELIMINARY
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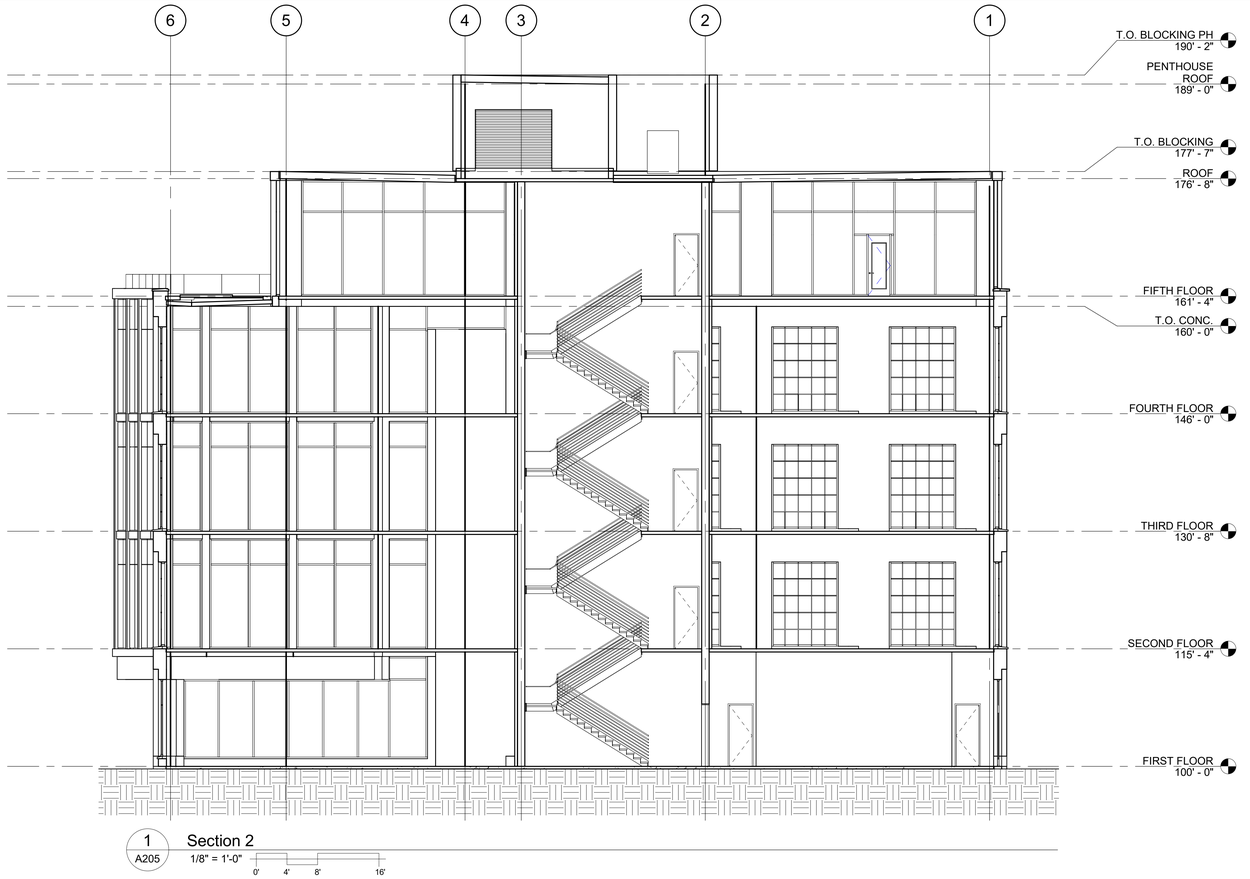
03/11/2020	LAND USE APPLICATION	

BUILDING ELEVATIONS

A204

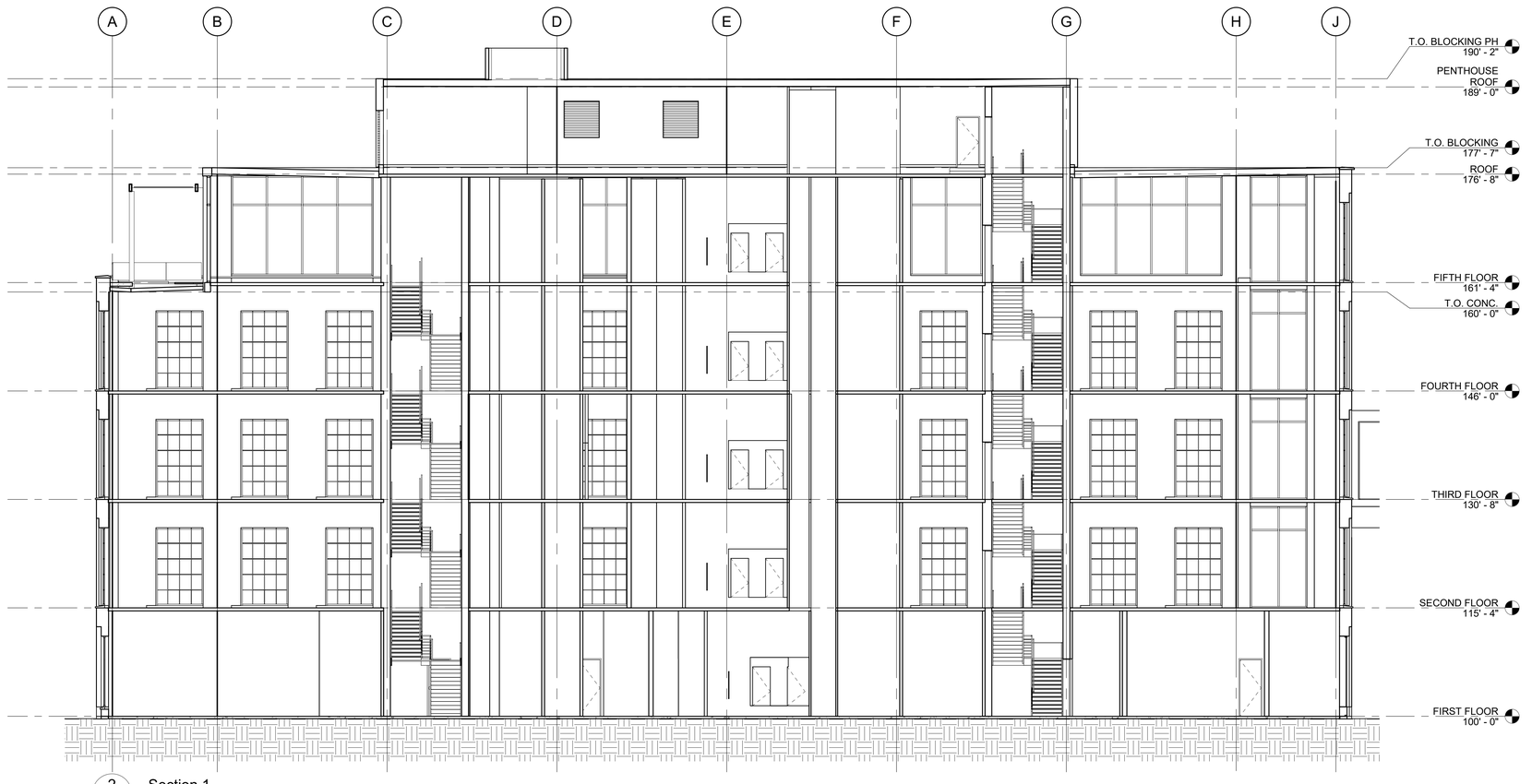
3/11/2020 8:06:57 AM



1 A205 Section 2

1/8" = 1'-0"

0' 4' 8' 16'



2 A205 Section 1

1/8" = 1'-0"

0' 4' 8' 16'

Potter Lawson

Success by Design

Notes:

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BUILDING SECTIONS

A205

3/11/2020 8:48:08 AM

South Aerial - Phase 1

East Aerial - Phase 1

South Aerial - Phase 2

East Aerial - Phase 2

South Aerial - Phase 3

East Aerial - Phase 3

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Notes:

PHASE 1
PHASE 2
PHASE 3

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Archipelago Village - WHEDA Office Building

Wisconsin Housing and Economic Development Authority

908 E. Main St.
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2016.36.03

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03/11/2020	LAND USE APPLICATION

BUILDING PHASE DIAGRAMS

A206

3/11/2020 8:08:25 AM

West Perspective

North-East Elevation Perspective

North-West Elevation Perspective

South-West Elevation Perspective

Sout-East Elevation Perspective

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Notes:

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Archipelago Village - WHEDA
Office Building

Wisconsin Housing and Economic
Development Authority

908 E. Main St.
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2016.36.03

DATE	ISSUANCE/REVISIONS
03/11/2020	LAND USE APPLICATION

BUILDING PERSPECTIVES

A207

3/11/2020 8:15:06 AM

North-East Perspective

South-East Perspective

Potter Lawson
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Notes:

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2016.36.03

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03/11/2020	LAND USE APPLICATION	

BUILDING PERSPECTIVES

A208

3/11/2020 8:18:56 AM

SITE LIGHTING FIXTURE SCHEDULE

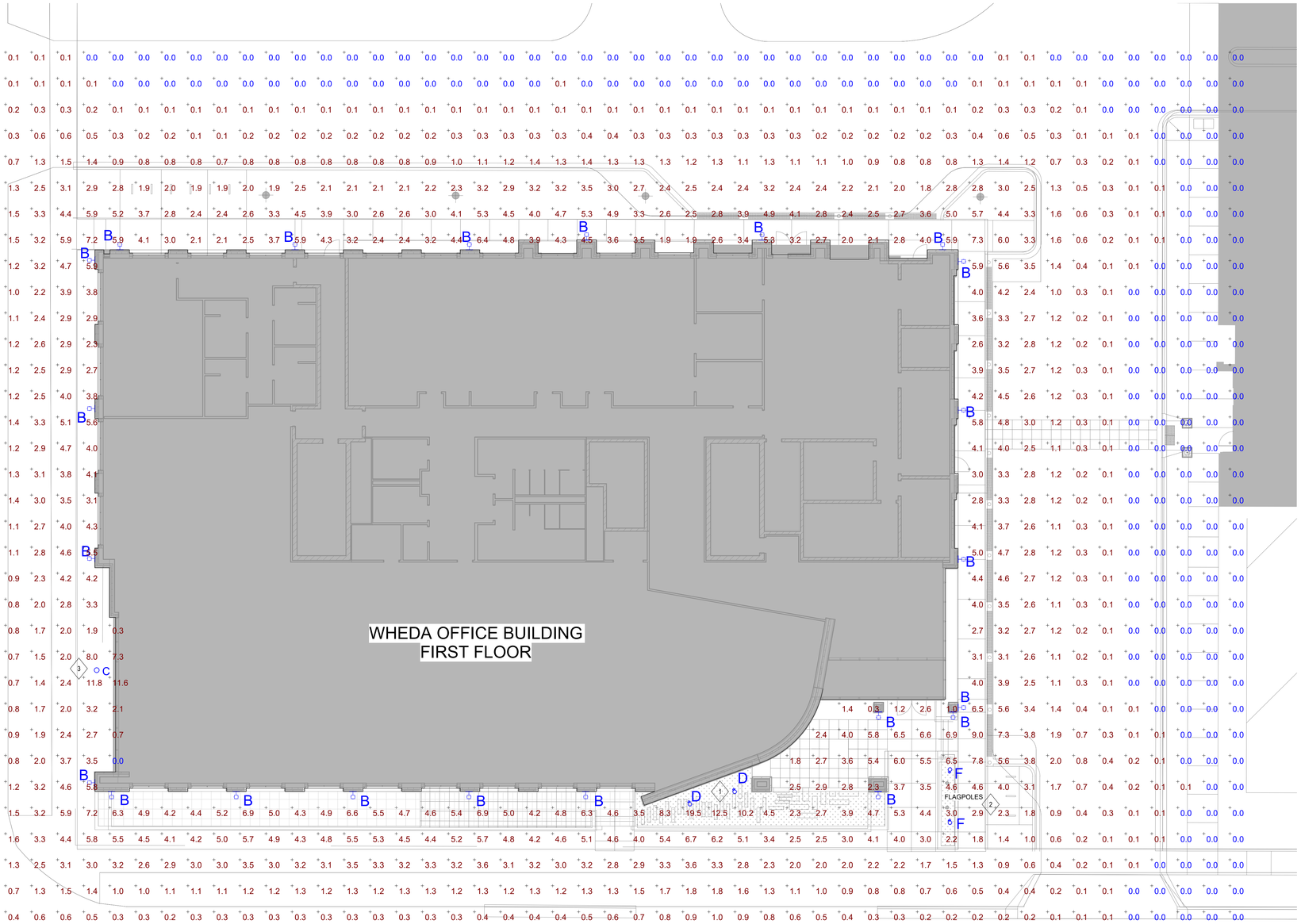
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	MOUNTING	VOLTAGE	WATTS	LAMP TYPE	REMARKS
B	WALL FIXTURE	ARCHITECTURAL ARE LIGHTING	CY1-25-4K7-I-3-R	WALL @9'-0"	277 V	26	LED	
C	RECESSED ROUND SOFFIT DOWNLIGHT	GOTHAM ARCHITECTURAL LIGHTING	EVO6SH 40/10 DFF SMO MVOLT	CEILING	277 V	12	LED	CLEAR SPECULAR LENS
D	AREA FLOOD LIGHT	LITHONIA LIGHTING	OFL2 LED P2 40K MVOLT	GROUND	277 V	114	LED	
F	FLAGPOLE FLOOD LIGHT	LITHONIA LIGHTING	OFL2 LED P3 40K MVOLT	GROUND	277 V	114	LED	

GENERAL NOTES:

1. "B" FIXTURES MOUNTED AT 9'-0" ABOVE FINISHED FLOOR.

PLAN NOTES:

1. GROUND MOUNTED FLOOD LIGHTING FOR MONUMENT SIGN.
2. GROUND MOUNTED FLOOD LIGHTING FOR FLAG POLE.
3. RECESSED DOWNLIGHT MOUNTED IN SOFFIT.



2 ES-1 WHEDA SITE LIGHTING PHOTOMETRIC PLAN
1" = 10'-0"

Globalcom TECHNOLOGIES
Voice ● Data ● Video ● Security
(608) 663-8616 ● 14 Marsh Court Madison WI 53718

Westphal & COMPANY INC
electrical construction
4 MARSH COURT
MADISON, WI 53718
TELEPHONE: (608) 222-0105

WHEDA
901 E Main St
Madison, Wisconsin

Rev.	Revision Description	Date

Drawn/Designed By: WESTPHAL & COMPANY INC.
Job No. 2040010
Scale: 1" = 10'-0"
Cost Code:
Date: 03/09/20

SITE LIGHTING SUBMITTAL

Sheet: ES-1

3/10/2020 4:03:53 PM

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SITE LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	MOUNTING	VOLTAGE	WATTS	LAMP TYPE	REMARKS
B	WALL FIXTURE	ARCHITECTURAL ARE LIGHTING	CY1-25-4K7-I-3-R	WALL @9'-0"	277 V	26	LED	
C	RECESSED ROUND SOFFIT DOWNLIGHT	GOTHAM ARCHITECTURAL LIGHTING	EVOSSH 40/10 DFF SMO MVOLT	CEILING	277 V	12	LED	CLEAR SPECULAR LENS
D	AREA FLOOD LIGHT	LITHONIA LIGHTING	OFL2 LED P2 40K MVOLT	GROUND	277 V	114	LED	
F	FLAGPOLE FLOOD LIGHT	LITHONIA LIGHTING	OFL2 LED P3 40K MVOLT	GROUND	277 V	114	LED	

GENERAL NOTES:

1. "B" FIXTURES MOUNTED AT 9'-0" ABOVE FINISHED FLOOR.

1 ES-2 WHEDA FIFTH FLOOR PATIO LIGHTING PHOTOMETRIC PLAN

1" = 10'-0"

Globalcom TECHNOLOGIES
Voice ● Data ● Video ● Security
(608) 663-8616 ● 14 Marsh Court Madison WI 53718

Westphal & COMPANY INC
electrical construction
14 MARSH COURT
MADISON, WI 53718
TELEPHONE: (608) 222-0105

WHEDA
901 E Main St
Madison, Wisconsin

Rev.	Revision Description	Date

Drawn/Designed By: WESTPHAL & COMPANY INC.
Job No. 2040010
Scale: 1" = 10'-0"
Cost Code:
GRAPHIC SCALE 0 5 10 15 20
Date: 03/10/20

SITE LIGHTING SUBMITTAL

Sheet: ES-2

3/10/2020 4:03:53 PM

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Cypher™ – CY1 Accent Scale

TYPE B

FEATURES

- Integral Battery Backup Option
- 360° Light Distribution
- RGBW or Static White Luminous Front Option
- IES Type I, II, III & IV Distributions
- Wall Graze, Spot and Pencil Distributions
- Multiple Fascia Options and Finishes
- 0-10V dimming
- IP-66 Housing & Optical System
- 120-277V
- 3000K, 4000K & 5000K CCT
- 10kA Surface Protection
- Fascia Forms F, E and T are ADA compliant for use in low mounting height applications (80 inches or less)
- IDA approved, downlight only, 3000K and warmer CCTs

Downlight only, 3000K and warmer CCTs

ORDERING CODE

1	2	3	4	5	6	7	8	9	10	11	12
Series-Output	CCT/CRI	Model	Main Distribution	Secondary Distribution	Voltage	Housing Finish	Fascia Form	Luminous Front	Fascia Panel	Control Options	Options

SERIES-OUTPUT (Base)

CY1-15	15w, 1500 nominal lumens
CY1-25	25w, 2500 nominal lumens

CCT-CRI

27K8	2700K, 80CRI
3K7	3000K, 70CRI
3K8	3000K, 80CRI
4K7	4000K, 70CRI
4K8	4000K, 80CRI
5K7	5000K, 70CRI

MODEL (Light Engine)

1	DownLight Only
2	50/50 Down/Up, **Down/Up distributions must match**
3	90/10 Down/Up
4	25/25/25/25 Split, **Down/Up/ Side distributions must match**
5	70/10/10/10 Split, **Top/Side distributions must match**

Contact factory for custom distributions, See Distribution Matrix on page 2 for restrictions.

MAIN DISTRIBUTION (Down)

1	IES Type I
2	IES Type II
3	IES Type III
4	IES Type IV
SP	15° Spot/Column
WG	60° Wall Graze
1D	Type 1 Diffused
2D	Type 2 Diffused
3D	Type 3 Diffused
4D	Type 4 Diffused

SECONDARY DISTRIBUTION (Up, Sides)

1	IES Type I
2	IES Type II
3	IES Type III
4	IES Type IV
SP	15° Spot/Column
WG	60° Wall Graze
PB*	Pencil Beam
1D	Type 1 Diffused
2D	Type 2 Diffused
3D	Type 3 Diffused
4D	Type 4 Diffused

** PB distribution is available for 90/10 and 70/10/10/10 models only. Not all combinations are recommended. See Distribution Matrix on page 2 for restrictions.*

VOLTAGE

UNV	120-277V

BASE HOUSING FINISH

Standard Colors

AGN	Antique Green
BL	Black
BLT	Matte Black
CRT	Corten
DB	Dark Bronze
DGN	Dark Green
GT	Graphite
LG	Light Grey
MAL	Matte Aluminum
MDB	Metallic Bronze
MG	Medium Grey
TT	Titanium
VBU	Verde Blue
WDB	Weathered Bronze
WH	Arctic White

Premium Colors

SFM	Seafoam
SHK	Shamrock
SPP	Salt and Pepper
WCP	Weathered Copper
RAL	Provide a RAL 4 digit color number
CUSTOM COLOR	Please provide color chip for matching

FASCIA FORM

F	Flat
R	Radius/Curved
T	Triangle/Wedge
E	Rounded Edge
C	Circle/Curved
CB	Cylinder Balanced
CT	Cylinder Tall
CBM	Custom Building Material Mount Ghost Fascia

LUMINOUS FRONT

BLANK	Standard None
RGBW	RGBW Luminous Front
LFSW	Static White Luminous Front

RGBW and LFSW luminous fronts are only available with open, four square and perforated fascia panels

FASCIA PANEL

FPP	Full Panel Painted
FPS	Full Panel Stainless Steel
FPC	Full Panel Copper
OPP	Open Panel Painted
OPS	Open Panel Stainless Steel
OPC	Open Panel Copper
4PP	4-Square Panel Painted
4PS	4-Square Panel Stainless Steel
4PC	4-Square Panel Copper
PPP	Perforated Panel Painted
PPS	Perforated Panel Stainless Steel
PPC	Perforated Panel Copper

Flat and Radius Fascia forms only. Painted panels by default match base housing finish/color. Consult factory for custom panel finishes.

CONTROL OPTIONS

PCU	Universal Button Photocell (120-277V)

OPTIONS

EM	Battery Backup Unit -20°C
SF	Single Fuse (120, 277)
DF	Double Fuse (208, 240)

Battery Backup not available with Triangle and Rounded Edge Fascia Forms.

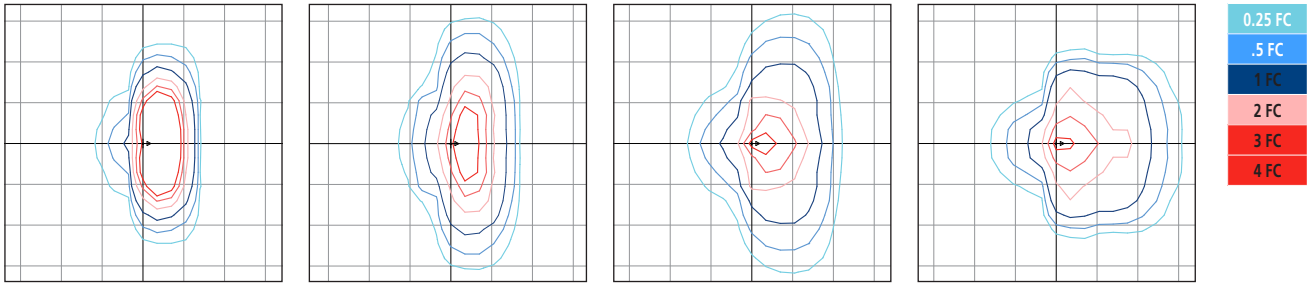
ARCHITECTURAL AREA LIGHTING
17760 Rowland Street | City of Industry | CA 91748
P 626.968.5666 | F 626.369.2695 | www.aal.net

JOB
TYPE
NOTES

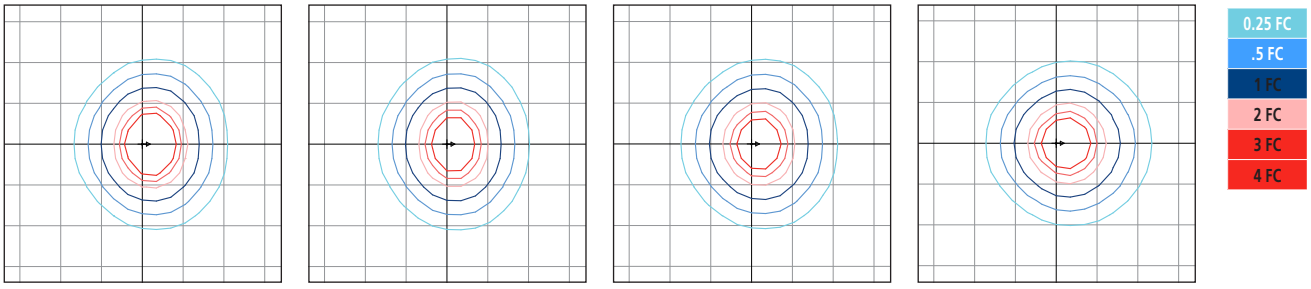
LUMINAIRE PERFORMANCE

Downlight only			Configuration													
			Bright White (5000K)					Neutral White (4000K)					Warm White (3000K)				
Nominal Output (Lm)	Average System Wattage	Distribution	Delivered Lumens	Efficacy (Lm/W)	BUG Rating			Delivered Lumens	Efficacy (Lm/W)	BUG Rating			Delivered Lumens	Efficacy (Lm/W)	BUG Rating		
					B	U	G			B	U	G			B	U	G
			5000K 70 CRI					4000K 70 CRI					3000K 70 CRI				
1,500	17	Type 1	1923	113	0	0	0	1928	113	0	0	0	1825	107	0	0	0
		Type 2	1726	102	0	0	0	1730	102	0	0	0	1638	96	0	0	0
		Type 3	1750	100	0	0	1	1755	103	0	0	1	1661	98	0	0	1
		Type 4	1757	103	0	0	0	1762	104	0	0	0	1668	98	0	0	0
		Wall Graze	1971	114	1	0	0	1976	116	1	0	0	1871	110	1	0	0
		Spot/Column	1792	103	2	0	0	1797	106	2	0	0	1701	100	2	0	0
		Type 1 Diffused	1629	96	1	0	0	1634	96	1	0	0	1547	91	1	0	0
		Type 2 Diffused	1573	93	1	0	1	1577	93	1	0	0	1493	88	1	0	0
		Type 3 Diffused	1425	84	1	0	0	1429	84	1	0	0	1353	80	1	0	0
		Type 4 Diffused	1602	94	1	0	1	1607	95	1	0	0	1521	89	1	0	0
			5000K 70 CRI					4000K 70 CRI					3000K 70 CRI				
2,500	26	Type 1	2517	96	0	0	0	2524	97	0	0	0	2390	92	0	0	0
		Type 2	2233	85	1	0	1	2239	86	1	0	1	2120	82	1	0	1
		Type 3	2229	85	1	0	1	2236	85	1	0	1	2117	80	1	0	1
		Type 4	2319	88	1	0	1	2325	89	1	0	1	2201	85	1	0	1
		Wall Graze	2744	104	2	0	0	2752	106	2	0	0	2605	100	2	0	0
		Spot/Column	2471	94	2	0	0	2478	95	2	0	0	2346	90	2	0	0
		Type 1 Diffused	2344	89	1	0	1	2350	90	1	0	1	2225	86	1	0	1
		Type 2 Diffused	2062	79	1	0	1	2068	80	1	0	1	1958	75	1	0	1
		Type 3 Diffused	2050	78	1	0	1	2056	79	1	0	1	1946	75	1	0	1
		Type 4 Diffused	2123	80	1	0	1	2129	82	1	0	1	2016	78	1	0	1

ISOLINE TEMPLATES 10' Mounting Height, 10' Grid Spacing



CY1-25-1-1 CY1-25-1-2 CY1-25-1-3 CY1-25-1-4



CY1-25-1-1D CY1-25-1-2D CY1-25-1-3D CY1-25-1-4D

ELECTRICAL CHARACTERISTICS

Lumen Package	System Wattage (W)	Line Voltage		Input				Min. Power Factor	Max THD (%)	Dimming Range	Source/Sink Current (mA)		Abosolute voltage range on 0-10v (+) Purple	
		VAC	Hz	120	277	347	480				Min.	Max.	Min.	Max.
1,500	17	120	50/60	0.1	0.1	0.0	0.0	>0.9	20	10% to 100%	0 mA	1 mA	0V	10V
2,500	26			0.2	0.1	0.1	0.1							

TM-21 LIFETIME CALCULATION (500mA)

Lumen Package	Ambient Environment °C	Projected Lumen Maintenance (Khrs)					Reported L70
		15	25	50	60 (TM-21)	100	
2,500	**25**	98%	97%	94%	92%	87%	>60Khrs.
	40	95%	93%	89%	87%	80%	

JOB .....
TYPE .....
NOTES .....

SPECIFICATIONS

HOUSING

- Main housing shroud shall be of fabricated 5052-H32 aluminum alloy
- Housing mounting interface shall have a stamped silicone gasket.
- Luminaire housing shall be free of any visible heat fins, hardware or fasteners.
- Bracketry and hardware shall be stainless steel.

OPTICAL ARRAY

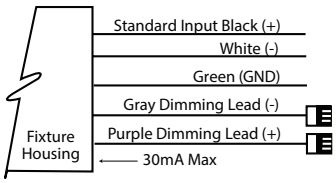
- LEDs shall be mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features.
- Optical lenses shall be clear injection molded PMMA acrylic.
- Optical array shall be recessed in order to shield each LED optic across the length of the aperture.
- Optical array shall be sealed for IP66 rating.
- Secondary lens is impact resistant 5/32" tempered glass.

ELECTRICAL

- Drivers shall be in direct contact with the die-cast aluminum housing across the entire surface area of the widest face for maximum thermal transfer.
- "Thermal Shield", primary side, thermister provides protection for the sustainable life of LED module and electronic components.
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaires shall have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J. Surge protection device shall be wired in series.
- Drivers shall be U.L recognized.
- Drivers shall not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV.
- Integral battery backup provides emergency path of egress lighting for the required 90 minutes for -20°C ambient environments.

SPECIFICATIONS

- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array shall have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Luminaires not configured with a control system shall be provided with 0-10 purple and gray dimming leads.



CONTROLS

- Button photocontrol for dusk to dawn energy savings
- PC12 for 120V, PC20 for 208V, PC24 for 240V, PC27 for 277V
- Photocell is factory installed inside the housing with a fully gasketed sensor on the side wall. For multiple fixture mountings, one fixture is supplied with a photocell to operate the others.

BLUETOOTH®

- RGBW option includes integral Bluetooth module, built into driver, that permits the adjustment of luminous front color when paired with Hubbell Remote App via cellular/ tablet device.
- Bluetooth Low Energy (BLE) or Bluetooth Smart compatible for both iOS (iOS8 and forward) and Android (Gingerbread and forward) handheld software applications. Compatible with phones and tablets.
- Free Bluetooth Apps are available for Apple iOS and Google Android mobile devices and are downloadable via the internet at Apple App Store or Google Play.

MOUNTING AND INSTALLATION

- JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box
- Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates.
- Fixture attaches by two Allen-head hidden fasteners for tamper resistance.
- Optional mounting arrangements utilize a die-cast mounting adaptor to allow for surface conduit and through branch wiring.

SERVICING

- Housing shall be able to hang freely in an open service position for inspection of internal wire connections. Once in service position, the housing shall be able to be removed for service by lifting the assembly up off the rear mounting plate and disconnecting the wiring plugs.
- Driver assembly shall be mounted to a prewired internal tray with quick disconnects for removal.

FINISH

- Luminaire finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- Luminaire finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

- Luminaire shall be listed with UL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250.
- IP66 rated assembly
- IDA approved, 3000K and warmer CCTs only.
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org.
- ANSI C136.31-2010 4G Vibration tested and compliant.
- Complies with "Americans with Disabilities Act" or "ADA" on select versions for low mounting height applications (fixtures extend maximum of 4 inches from wall for mounting heights of 80 inches or less).

WARRANTY / TERMS AND CONDITIONS OF SALE

Download:
Five year limited warranty (for more information visit: http:// www.hubbelllighting.com/resources/warranty/

gotham® | EVO®

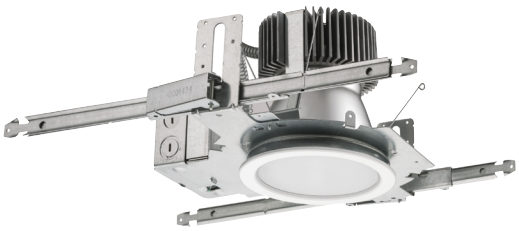
Multiple Layers of Light

Luminaire Type: C

Catalog Number:

66 IP RATED

General Illumination Shower Downlight 6"



OVERVIEW

Feature Set

- Wipe down flush or regressed lens
- NSF2 Splash/Non-food Zone
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- IP66 rated room-side, Fixtures are wet location, covered ceiling
- Anti-microbial paint finish, optional
- Non-conductive dead-front trim
- Suitable for steam room application

Distribution

medium wide
1.0 S:MH

Superior Performance (Flush, Clear Lens)

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000
Delivered	219	437	656	857	1274	1729	2187	2624	3062	3499
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0
Efficacy	64.4	70.5	80.0	89.3	86.7	87.8	88.5	88.9	90.6	89.7

*Lumen output for 80CRI - 3500K

COMPLIMENTARY PRODUCTS

Coordinated Apertures | Multiple Layers of Light

General Illumination Layer | EVO

High Center Beam Layer | Incito

EVO + Incito — Multiple Layers of Light

Core

Healthcare

Special Applications

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com

ORDERING INFORMATION

A+ Capable options indicated by this color background.

Luminaire Type: C

Catalog Number:

EXAMPLE: EV06SH 35/20 DFF SOL MVOLT EZ10

Series	Color Temperature	Nominal Lumen Values	Lens Setting	Lens	Voltage
EV06SH	**27/** 2700 K **30/** 3000 K **35/** 3500 K **40/** 4000 K **50/** 5000 K	**02** 250 lumens **05** 500 lumens **07** 750 lumens **10** 1000 lumens **15** 1500 lumens **20** 2000 lumens **25** 2500 lumens **30** 3000 lumens **35** 3500 lumens **40** 4000 lumens	**DFR** Regressed lensed trim, white flange **DFF** Flush lensed trim, white flange **DFRAMF** Regressed lensed trim with anti-microbial finish, white flange **DFFAMF** Flush lensed trim with anti-microbial finish, white flange	**SOL** Textured Lens **SMO** Smooth Clear Lens	**MVOLT** **120** **277**

Driver[1]	Control Interface	Options
EZ10 eldoLED 0-10V ECOdrive. Linear dimming to 10% min. **EZ1** eldoLED 0-10V ECOdrive. Linear dimming to 1% min. **EZB** eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%. **EDAB** eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.	**NLT[2]** nLight dimming pack controls **NLTER[2,4]** nLight dimming pack controls emergency circuit	**SF** Single fuse. Specify 120V or 277V. **ELR[3]** Emergency battery pack, 10W, with remote test switch. **E10WCPR[3]** Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch **BGTD** Bodine generator transfer device. Specify 120V or 277V. **90CRI** High CRI (90+). Specify 120V or 277V. **CP** Chicago Plenum. Specify 120V or 277V.

ACCESSORIES — order as separate catalog numbers (shipped separately)

SCA6	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA8 10D. Refer to TECH-190.
CTA4-8 YK	Ceiling thickness adapter for 8,000lm and below (extends mounting frame to accommodate ceiling thickness up to 5"). Adds ~4" to fixture height.
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.

ORDERING NOTES

1. Refer to TECH-240 for compatible dimmers.
2. Specify voltage.
3. Not available with CP option.
4. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.

SPECIFICATIONS

Optical Assembly
Fully serviceable and upgradeable lensed LED light engine suitable for field maintenance or service from below the ceiling.

Unitized optics shall have mechanical attachment of the light engine to the lower reflector for complete optical alignment.

Electrical
The luminaire shall operate from a 50 or 60 Hz ±3 Hz AC line over a voltage ranging from 120 VAC to 277 VAC. The fluctuations of line voltage shall have no visible effect on the luminous output.

The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output.

Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages.

Input wires shall be 18AWG, 300V minimum, solid copper.

Controls
Luminaire shall be equipped with interface for nLight wired network with integral power supply as per specification.

Dimming
The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 10%, 100 – 1.0% or 100 – 0.1% of rated lumen output with a smooth shut off function to step to 0%.

eldoLED LED drivers shall conform to IEEE P1789 standards. Alternatively, manufacturers must demonstrate conformance with product literature and testing which demonstrates this performance. Systems that do not meet IEEE P1789 will not be considered.

Driver is inaudible in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

Construction
Luminaire housing shall be constructed of 16-gauge galvanized steel and have preinstalled telescopic mounting bars with maximum 32" and minimum 15" extension and 4" vertical adjustment.

Luminaires shall be suitable for installation in ceilings up to 1½" thick. (specify ceiling thickness adapter to extend frame to accommodate ceiling thickness up to 5").

Tool-less adjustments shall be possible after installation.

The assembly and manufacturing process for the luminaire shall be designed to assure all internal components are adequately supported to withstand mechanical shock and vibration.

25°C ambient temperature standard (1/2" clearance on all sides from non-combustible materials in non-IC applications, unless marked spacing noted otherwise). For use in insulated ceilings, a 3" clearance on all sides from insulation is required (unless marked spacing noted otherwise).

Listings
Fixtures are CSA certified to meet US and Canadian standards: All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, wet location covered ceiling.

Photometrics
LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours.

Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 6,000 hours and operate within a tolerance of <2.5 MacAdam ellipse as defined by a point at the intersection of the CCT line and the black body locus line in CIE chromaticity space.

Warranty
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note:
Actual performance may differ as a result of end user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.

A+ Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

DFF SMO - Flush Clear										
Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000
Delivered	219	437	656	857	1274	1729	2187	2624	3062	3499
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0
Efficacy	64.4	70.5	80.0	89.3	86.7	87.8	88.5	88.9	90.6	89.7

*Lumen output for 80CRI - 3500K

DFF SOL - Flush Textured										
Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000
Delivered	214	428	642	839	1247	1693	2141	2569	2997	3426
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0
Efficacy	62.9	69.0	78.3	87.4	84.8	85.9	86.7	87.1	88.7	87.8

*Lumen output for 80CRI - 3500K

DFF SOL - Flush Textured										
Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000
Delivered	168	336	505	659	980	1330	1682	2018	2355	2691
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0
Efficacy	49.4	54.2	61.6	68.6	66.7	67.5	68.1	68.4	69.7	69.0

*Lumen output for 80CRI - 3500K

DFR SOL - Regressed Textured										
Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000
Delivered	162	325	487	636	946	1283	1623	1948	2272	2597
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0
Efficacy	47.6	52.4	59.4	66.3	64.4	65.1	65.7	66.0	67.2	66.6

*Lumen output for 80CRI - 3500K

EVO - eldoLED Driver Default Dimming Curve			
Nomenclature	Min Dimming	Driver Dim Curve	Control Dim Curve
EZ10	10%	Linear	Linear/Logarithmic
EZ1	1%	Linear	Linear/Logarithmic
EXA1	1%	Linear	Linear/Logarithmic
EZB	<1%	Logarithmic	Linear
EDAB	<1%	Logarithmic	Linear
EXAB	<1%	Logarithmic	Linear
EDXB	<1%	Square	Linear

Lumen Output Multiplier		
CRI	CCT	Multplier
80	2700K	0.96
	300K	1.00
	3500K	1.00
	4000K	1.01
	5000K	1.07
90	2700K	0.80
	300K	0.83
	3500K	0.85
	4000K	0.87
	5000K	0.91

Driver		Control Provided (note: 347V/UVOLT versions provided with 347 option selected)			
Nomenclature	Description	NLT	NLTER	NLTAIR2	NLTAIRER2
GZ10	0-10V driver dims to 10%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
GZ1	0-10V driver dims to 1%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ10	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ1	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZB	eldoLED 0-10V SOLOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2

How to Estimate Delivered Lumens in Emergency Mode

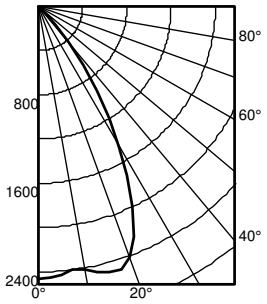
Delivered Lumens = 1.25 x P x LPW

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

Photometry

EV06SH 35/25 AR MWD LS 80CRI INPUT WATTS: 24.7W, DELIVERED LUMENS: 2536.7LM, LPW = 102.7, 1.03 S/MH, TEST NO: LTL27783P2461



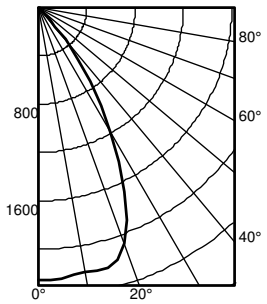
	Ave	Lumens
0	2469	
5	2432	231
15	2487	698
25	2002	901
35	932	573
45	135	124
55	4	7
65	1	1
75	1	1
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	1830.5	72.2
0° - 40°	2403.3	94.7
0° - 60°	2534.3	99.9
0° - 90°	2536.7	100.0
90° - 180°	0.0	0.0
0° - 180°	2536.7	*100.0
	*Efficiency	

pf	80%			20%			50%		
pc									
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	87	95	90	87	92	88	85
4	90	84	80	89	84	80	87	82	79
5	84	78	74	83	78	74	81	77	73
6	79	73	69	78	73	69	77	72	68
7	74	68	64	74	68	64	72	67	63
8	70	64	60	69	64	60	68	63	59
9	66	60	56	65	60	56	64	59	56
10	62	56	52	62	56	52	61	56	52

		50% beam - 54.4°		10% beam - 77.9°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	81.6	5.7	40.8	8.9	8.2
10.0	43.9	7.7	21.9	12.1	4.4
12.0	27.4	9.8	13.7	15.3	2.7
14.0	18.7	11.8	9.3	18.6	1.9
16.0	13.5	13.9	6.8	21.8	1.4

EV06SH 35/25 DFF SMO 80CRI INPUT WATTS: 24.7W, DELIVERED LUMENS: 2186.6LM, LPW = 88.5, 1 S/MH, TEST NO: LTL29886P477



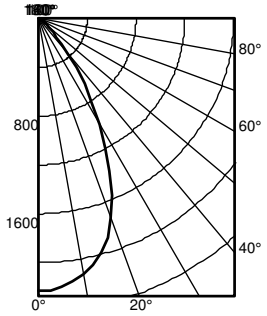
	Ave	Lumens
0	2259	
5	2249	213
15	2231	622
25	1677	756
35	745	462
45	121	109
55	14	14
65	6	6
75	3	3
85	0	1
90	0	

Zone	Lumens	% Lamp
0° - 30°	1590.7	72.7
0° - 40°	2053.0	93.9
0° - 60°	2176.1	99.5
0° - 90°	2186.6	100.0
90° - 180°	0.0	0.0
0° - 180°	2186.6	*100.0
	*Efficiency	

pf	80%			20%			50%		
pc									
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	87	95	90	87	92	88	85
4	90	85	80	89	84	80	87	82	79
5	84	79	74	83	78	74	82	77	73
6	79	73	69	78	73	69	77	72	68
7	74	68	64	74	68	64	72	67	64
8	70	64	60	70	64	60	68	63	60
9	66	60	56	66	60	56	65	60	56
10	63	57	53	62	57	53	61	56	53

		50% beam - 52.4°		10% beam - 76.8°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	74.7	5.4	37.3	8.7	7.5
10.0	40.2	7.4	20.1	11.9	4.0
12.0	25.0	9.3	12.5	15.1	2.5
14.0	17.1	11.3	8.5	18.2	1.7
16.0	12.4	13.3	6.2	21.4	1.2

EV06SH 35/25 DFF SOL 80CRI INPUT WATTS: 24.7W, DELIVERED LUMENS: 2140.5LM, LPW = 86.6, 0.9 S/MH, TEST NO: LTL29885P477



	Ave	Lumens
0	2235	
5	2207	208
15	1991	552
25	1380	626
35	652	411
45	212	173
55	82	76
65	50	50
75	31	33
85	8	10
90	0	

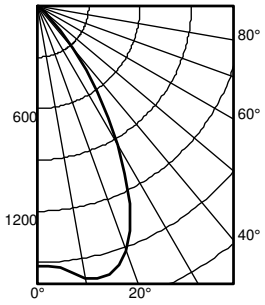
Zone	Lumens	% Lamp
0° - 30°	1386.4	64.8
0° - 40°	1797.0	84.0
0° - 60°	2046.6	95.6
0° - 90°	2138.9	99.9
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.7	0.0
90° - 180°	1.6	0.1
0° - 180°	2140.5	*100.0
	*Efficiency	

pf	80%			20%			50%		
pc									
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	110	107	104	107	105	103	103	101	99
2	101	96	93	99	95	92	96	92	89
3	93	88	83	92	87	83	89	85	81
4	87	81	76	85	80	75	83	78	74
5	81	74	70	80	74	69	78	73	69
6	75	69	64	74	68	64	73	68	64
7	71	64	60	70	64	59	69	63	59
8	66	60	56	66	60	55	65	59	55
9	62	56	52	62	56	52	61	55	52
10	59	53	49	59	53	49	58	52	49

		50% beam - 47.8°		10% beam - 76.7°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	73.9	4.9	36.9	8.7	7.4
10.0	39.7	6.6	19.9	11.9	4.0
12.0	24.8	8.4	12.4	15.0	2.5
14.0	16.9	10.2	8.5	18.2	1.7
16.0	12.3	12.0	6.1	21.4	1.2

Photometry

EV06SH 35/25 DFR SM0 80CRI INPUT WATTS: 24.7W, DELIVERED LUMENS: 1682LM, LPW = 68, 1.08 S/MH, TEST NO: LTL29888P477



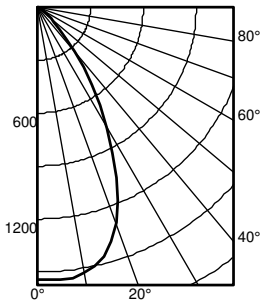
	Ave	Lumens
0	1524	
5	1538	150
15	1624	453
25	1278	574
35	614	382
45	117	103
55	11	11
65	5	5
75	2	3
85	1	1
90	0	

Zone	Lumens	% Lamp
0° - 30°	1176.6	69.9
0° - 40°	1558.9	92.7
0° - 60°	1673.7	99.5
0° - 90°	1682.1	100.0
90° - 180°	0.0	0.0
0° - 180°	1682.1	*100.0
*Efficiency		

pf	80%			70%			50%		
pc	50%	30%	10%	50%	30%	10%	50%	30%	10%
pw									
0	119	119	119	116	116	116	111	111	111
1	111	108	106	108	106	104	104	103	101
2	103	99	95	101	97	94	98	95	92
3	96	91	87	94	90	86	92	88	85
4	89	84	79	88	83	79	86	82	78
5	83	78	73	83	77	73	81	76	72
6	78	72	68	77	72	68	76	71	67
7	73	67	63	73	67	63	71	66	62
8	69	63	59	68	63	59	67	62	58
9	65	59	55	64	59	55	63	58	55
10	61	55	51	61	55	51	60	55	51

Mounting Height	Inital FC Center Beam	50% beam - 55.3° Diameter	50% beam - 55.3° FC	10% beam - 79.5° Diameter	10% beam - 79.5° FC
8.0	50.4	5.8	25.2	9.2	5.0
10.0	27.1	7.9	13.5	12.5	2.7
12.0	16.9	10.0	8.4	15.8	1.7
14.0	11.5	12.1	5.8	19.1	1.2
16.0	8.4	14.2	4.2	22.5	0.8

EV06SH 35/25 DFR S0L 80CRI INPUT WATTS: 24.7W, DELIVERED LUMENS: 1623.2LM, LPW = 66.7, 0.97 S/MH, TEST NO: LTL29887P477



	Ave	Lumens
0	1546	
5	1549	147
15	1460	405
25	1061	481
35	538	337
45	177	144
55	60	57
65	34	33
75	16	16
85	2	2
90	0	

Zone	Lumens	% Lamp
0° - 30°	1033.2	63.7
0° - 40°	1369.7	84.4
0° - 60°	1570.9	96.8
0° - 90°	1623.2	100.0
90° - 180°	0.0	0.0
0° - 180°	1623.2	*100.0
*Efficiency		

pf	80%			70%			50%		
pc	50%	30%	10%	50%	30%	10%	50%	30%	10%
pw									
0	119	119	119	116	116	116	111	111	111
1	110	107	105	108	105	103	104	102	100
2	101	97	93	99	95	92	96	93	90
3	94	88	84	92	87	83	89	85	82
4	87	81	76	86	80	76	83	78	75
5	81	74	70	80	74	69	78	73	69
6	75	69	64	74	68	64	73	67	63
7	70	64	59	70	64	59	68	63	59
8	66	60	55	65	59	55	64	59	55
9	62	56	52	62	56	51	61	55	51
10	59	52	48	58	52	48	57	52	48

Mounting Height	Inital FC Center Beam	50% beam - 50.6° Diameter	50% beam - 50.6° FC	10% beam - 79.3° Diameter	10% beam - 79.3° FC
8.0	51.1	5.2	25.6	9.1	5.1
10.0	27.5	7.1	13.7	12.4	2.7
12.0	17.1	9.0	8.6	15.7	1.7
14.0	11.7	10.9	5.8	19.1	1.2
16.0	8.5	12.8	4.2	22.4	0.8

OFL Size 2
LED Flood Luminaire

Catalog Number

Notes

Type D & F

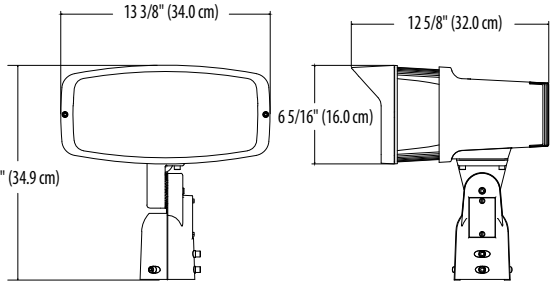
Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The The OFL Size 2 Floodlight delivers up to 16,900 lumens, with a robust design and several mounting options making it perfect for light commercial applications. It's the ideal long-life replacement for 250-400W metal halide floods, with typical energy savings up to 62% and expected service life of over 50,000 hours.

Specifications

EPA:	0.7 ft² *(.06 m²)*
Depth:	12.6" *(32 cm)*
Width:	13.37" *(34 cm)*
Height:	13.75" *(35 cm)*
Weight:	18 lbs *(8.1 kg)*



Ordering Information

EXAMPLE: OFL2 LED P2 40K MVOLT IS DDBXD

OFL2 LED					
Series	**Performance Package**	**Color Temperature**	**Voltage**	**Mounting**	**Finish** *(required)*
OFL2 LED	P2 E P3[1] F	40K 4000K 50K[1] 5000K	MVOLT[2] 347	IS Slipfitter YK[1] Yoke	DDBXD Dark bronze

Accessories

Ordered and shipped separately.

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" OD tenons; mates with 1/2" threaded knuckle (specify finish)
FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" OD tenons; mates with yoke mount (specify finish)

NOTES

1. P3 50K not available with YK.
2. MVOLT driver operates on any line voltage from 120-277V (50/60Hz).

FEATURES & SPECIFICATIONS

INTENDED USE
The traditional and robust design of the OFL2 LED floodlight with energy efficient LEDs, is suitable for replacing up to 400W Metal Halide. It is ideal for landscape, signage, and accent lighting in heavy commercial and residential applications.

CONSTRUCTION
Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.7 ft²) for optimized wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering.

ELECTRICAL
Light engine(s) consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life (50,000 hrs).

INSTALLATION
Integral slipfitter or yoke facilitates quick and easy installation to a variety of mounting accessories.

LISTINGS
UL certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		40K		50K	
			°H	°V	°H	°V	Lumens	LPW	Lumens	LPW
P2	114W	WFL	106	106	71	72	12,281	108	12,154	107
P3	151W	WFL	106	106	71	72	16,902	112	16,261	107

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.06
10°C	50°F	1.03
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **OFL Flood Size 2** platform based on 9000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000
Lumen Maintenance Factor	1	0.96	0.94

Electrical Load

		Current (A)				
Light Engines	System Watts	120V	208V	240V	277V	347V
1	114W	0.97	0.56	0.49	0.42	0.34
2	151W	1.29	0.75	0.65	0.57	0.45

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's OFL Series Flood Size 2 homepage.

Mounting, Options and Accessories

YK- Yoke Mount

IS- Slipfitter Mount
H= 2-1/2" (6.3 cm)
ID= 2-3/8" (6.0 cm)
OD= 3-1/2" (8.8 cm)