URBAN DESIGN COMMISSION APPLICATION

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.

Paid	Receipt #		
Date received			
Received by	RE	CEIVED	
Aldermanic District	6/1	1/2020	
Zoning District	4:28	3 p.m.	
Urban Design District			
Submittal reviewed by			
Legistar #			

1. Project Information

	Add	lress:							
	Title	2:							
2.	Арр	lication Type (check all t	hat	apply) and Requested Date					
	UDC	C meeting date requested							
		New development		Alteration to an existing or	previ	ously-approved development			
		Informational		Initial approval		Final approval			
3.	Pro	ject Type							
		Project in an Urban Design	n Dis	trict	Sig	nage			
		Project in the Downtown C	ore	District (DC), Urban		Comprehensive Design Review (CDR)			
	_	Mixed-Use District (UMX), o	r Mix	ed-Use Center District (MXC)		Signage Variance (i.e. modification of signage height,			
		Campus Institutional Distr	ict (C	CI), or Employment Campus	0 +1	area, and setback)			
	_	District (EC)				Please specify			
	Ц	Planned Development (PD)) + Dla	~ (CDD)		Please specify			
		General Development Specific Implementat	t Pla ion l	n (GDP) Plan (SIP)					
		Planned Multi-Use Site or	Resi	dential Building Complex					
1	۸nr	licant Agent and Pron	artv	Owner Information					
- .	~PF	licant, Agent, and Frope		Owner miormation	Co	2020/			
	App	ot addross			City	//state/7in			
	Jule								
	iele	phone			Email				
	Proj	ect contact person			Co	mpany			
Street address					City	y/State/Zip			
	Tele	phone			Email				
	Pro	perty owner (if not applie	ant)						
	Stre	et address			City	y/State/Zip			
	Tele	phone			Email				

5. Required Submittal Materials

Application Form

- Letter of Intent
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans (Refer to checklist on Page 4 for plan details)
- □ Filing fee
- Electronic Submittal*

Both the paper copies and electronic copies <u>must</u> 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 <u>udcapplications@cityofmadison.com</u>. 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 <u>Janine Glaeser</u> on <u>March 11, 2020</u>.
- 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.

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

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

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:

- <u>Informational Presentation</u>. 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)
- <u>Initial Approval</u>. 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.
- <u>Final Approval</u>. 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

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.

Providing additional

information beyond these

minimums may generate

from the Commission.

a greater level of feedback

1. Informational Presentation

- Locator Map
- □ Letter of Intent (If the project is within an Urban Design District, a summary of <u>how</u> 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.

2. Initial Approval

- Locator Map
- □ Letter of Intent (If the project is within a Urban Design District, a summary of <u>how</u> 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)
- D PD text and Letter of Intent (if applicable)

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)
- D 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

Requirements for All Plan Sheets

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

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

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



April 1, 2020

Ms. Heather Stouder Department of Planning & Community & Economic Development Madison Municipal Building, Suite 017 215 Martin Luther King Jr. Blvd. Madison, WI 53703

Re: Letter of Intent The Continental 414 East Washington Ave. KBA Project # 1972

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational structure:

arlson Black O'Callaghan & Battenberg 22 W. Washington Ave., Suite 705 1adison, WI 53703 ngie.black@carlsonblack.com		Middleton, WI 53562 608-836-3690 Contact: Duane Johnson <u>djohnson@knothebruce.com</u>
ierbicher Associates, Inc. 99 Fourier Dr. 1adison, WI 53717 508) 826-0532 ontact: Dave Glusick	Landscape Design:	Saiki Design 1010 S. Park St Madison, WI 53715 (608) 405-8162 Contact: Ken Saiki
	2 W. Washington Ave., Suite 705 adison, WI 53703 gie.black@carlsonblack.com erbicher Associates, Inc. 99 Fourier Dr. adison, WI 53717 08) 826-0532 ontact: Dave Glusick glu@vierbicher.com	2 W. Washington Ave., Suite 705 adison, WI 53703 gie.black@carlsonblack.com Picture Dr. Landscape 99 Fourier Dr. Design: adison, WI 53717 08) 826-0532 ontact: Dave Glusick glu@vierbicher.com

Introduction:

The site is located on the north side of E. Washington Avenue between N. Hancock Street and N. Franklin Street. It is composed of six parcels, all zoned UMX, totaling 26,156 square feet in lot area There are seven existing structures located on the properties that are proposed for deconstruction to accommodate the proposed development.

This application requests demolition of the existing structures and conditional use approval for a mixeduse development with 3300 square feet of commercial space, 156 apartments and two and one-half levels of underground parking. An application for a Certified Survey Map is being submitted contemporaneously that will combine the underlying parcels into one legal lot.

This is a redevelopment proposal that responds to both the City's Downtown Plan for growth and the undersupply of housing in the City of Madison. Madison is experiencing consistent and steady job growth and a resulting population growth. Although the City has seen much new construction over the Ph 608.836.3690 Fx 608.836.6934 knothebruce.com



Letter of Intent – Land Use 414 East Washington Ave. April 1, 2020 Page 2 of 5

past several years, vacancy rates continue to hover around 3%, signaling a significant undersupply of housing. This undersupply directly leads to rising rents and the increase in housing costs for all City residents.

Downtown Plan

The properties are within the boundaries of the City of Madison Downtown Plan adopted July 2012. The Plan was the product of 4 plus years of work including 125 group meetings with neighborhood and community groups, City Boards and Commissions, business owners and many other interested parties.

The Plan places the site within the Downtown Core which is recommended for the highest intensity of development within the city. One of the Plan's key recommendations is to accommodate future growth within the downtown. The Plan's Parcel Analysis Map identifies the site as an "underutilized site and/or obsolete building" and one of the sites for potential redevelopment to accommodate the City's growth for a 20-year horizon. The parcel analysis considered among other factors; parcel size, existing use, building condition, architectural character and land valuation.

The Downtown Plan also provides guidelines for building height and designates this site as a having a maximum building height of 10 stories, including a 2-story bonus height that is available in the Plan's Additional Height Area H. The additional height was specifically allowed to encourage taller buildings that provide continuity with the Capital Gateway Corridor while also providing the additional design flexibility to address the transition to the adjacent lower density neighborhood.

Existing Structures and Proposed Deconstruction

The site is currently occupied by six 2- and 3-story residences located at 9 N. Hancock St., 8 N. Franklin St., 12 N. Franklin St., 402-408 E. Washington Ave., 410 E. Washington Ave., 410 ½ E. Washington Ave. The site also contains a commercial building located at 414 E. Washington Ave. The residential buildings were constructed between 1866 and 1907 and the commercial property was constructed in 1924.

The residential buildings have been used for student and non-student rentals for many decades, since as early as the 1920's. The properties uniformly exhibit a lack of maintenance and given the decades of disinvestment in the properties, the buildings are in poor condition. In an attempt to maintain economic viability, the buildings original floor plans have changed, and rooms repurposed without consideration for the architectural features of the buildings. Currently many of the "apartments" are single bedrooms with very limited kitchen facilities where residents must share a small single occupant bathroom located off a common hallway. The buildings are energy inefficient, do not meet current building and fire safety codes and have simply outlived their useful life.

The existing buildings are not within a historic district or designated as local or national Landmarks. However, given the age of the structures an architectural and historical study of the existing buildings was commissioned. The report has been delivered to Heather Bailey, City of Madison Preservation Planner and is available on the City's Legistar. The conclusion of that study was that the buildings lack historic significance and architectural integrity.

Given that the buildings are not historically or architecturally significant and that the Downtown Plan recommends the properties for redevelopment, and that the proposed redevelopment is consistent with

Letter of Intent – Land Use 414 East Washington Ave. April 1, 2020 Page 3 of 5

the underlying zoning and City plans, it is our opinion that the that the standards for demolition can be met.

Existing Environmental Contamination

The site includes the property at 414 E. Washington which has been operating as a dry cleaning facility since 1942. The current owners, Klinke Cleaners, use the property only as a drop-off and pick-up facility. However, prior operations included the use of a dry cleaning solvent, PCE (perchloroethylene), which has contaminated the soils beneath the site. A PCE impacted groundwater plume has previously been identified as extending from the property and extending to the north and northeast. The site is considered closed by the WDNR but the concentrations of PCE remain above regulatory standards.

Redevelopment of the site will require that the site and groundwater be remediated to meet current environmental regulations. This is an added health benefit to the neighborhood and City.

Project Description:

The proposed development is a 6 and 10 story mixed-use building with 156 apartments, 3300 square feet of commercial space, and two and one-half levels of below grade parking. The apartments are designed to meet the needs of a wide range of downtown residents with a mix of studio, one- and two-bedroom apartments ranging in size from 500 square feet to 1800 square feet. The commercial spaces are designed for neighborhood commercial or restaurant use.

Parking for 147 cars is provided below grade for the residential and commercial tenants. Public parking for patrons and guests is available primarily along E. Washington Avenue as well as N. Hancock and N. Franklin. Adequate parking is provided on-site and the proposed redevelopment will not be requesting residential parking permits.

Vehicular circulation was designed to minimize the traffic impacts resulting from the redevelopment. The traffic pattern takes advantage of the one-way traffic of both N. Hancock (southbound) and N. Franklin St. (northbound) directing all of the traffic to and from E. Washington Avenue. In addition, the project is well located to take advantage of a range of alternative transportation options. Major employment and entertainment destinations are within walking distance of the site and the Capital Square is less than 4 blocks away. East Washington Avenue accommodates 10 weekday Madison Metro route lines and a future BRT (Bus Rapid-Transit) line, and the full range of Metro's routes are available from the Capital Square. Bicycle routes are equally convenient with easy access to the bike route network including the Mifflin Street bicycle boulevard and the Capital City Trail.

The building is U-shaped, creating an interior courtyard and defining and activating the public right-ofway. The streetscapes are activated with commercial frontage, a large entry plaza and lobby, and individual apartment entries. The generous building setbacks allow room for well-designed urban yards adjacent to the public sidewalk.

The building is designed as a collection of three separate building forms. The long side of the building facing East Washington Avenue is a traditionally designed apartment building, 10 stories in height, with a pitched mansard roof. The building is symmetrical, composed of three bays with the outer two bays terminated by a gabled roof dormer. At the street level, the central bay features an expansive entry

Letter of Intent – Land Use 414 East Washington Ave. April 1, 2020 Page 4 of 5

plaza leading to the building's main entry and lobby. The two individual wings of the building facing N. Hancock Street and N. Franklin St. are 6 stories in height and feature flat roofs. The three separate building masses are further varied by brick color, window fenestration and architectural detail to reinforce an urban residential scale appropriate for the location.

The architectural design references the design of traditional urban apartment buildings. The exterior material palette is simple and clean; using brick on the upper levels and a simulated cut limestone at the base of the building. Subtle masonry detailing accentuates the architecture throughout the façade. Although generously sized windows are used on all sides of the building, large glass expanses and curtain walls are avoided in favor of traditional punched window openings.

The building features extensive indoor amenities and the building rooftops are used to provide ample outdoor spaces for residents. At the street level a generous entry lobby leads to a central courtyard with a landscaped terrace. The seventh floor includes a large community room, exercise facility, a swimming pool, and a landscaped roof terrace for small social gatherings and outdoor grilling. The uppermost roof deck provides additional opportunities for social interaction, outdoor seating with views to Lake Mendota, and a pet relief area.

Bonus Height Standards:

There are four standards that must be met to achieve the bonus height as enumerated in the City zoning code section 28.183(6)(a).14. Those standards are summarized below along with a discussion of how the proposed development meets those standards.

- a. <u>The excess height is compatible with the existing or planned character of the surrounding area:</u> The project height is consistent with the planned height of the surroundings. The proposed building's height on the north side of the site matches the 6-story height proposed by the Downtown Height Map for the neighboring properties to the north. The proposed building's 10story height along East Washington is consistent with the downtown height recommendations of 8- plus 2-stories for the adjacent blocks east and west side of the subject site.
- b. <u>The excess height allows for a demonstrated higher quality building:</u>

The proposed design meets the intended goals of Additional Height Area H that encourages taller buildings that provide continuity with the Capital Gateway Corridor while also providing the additional design flexibility to address the transition to the adjacent lower density neighborhood. Rather than having an 8-story building placed across the entire site, the bonus height gave the development team the ability to transition the height from 6 stories on the north side to 10 stories along East Washington Ave. The bonus height also allows for an increase in the building setbacks resulting in well landscaped yards along all three streets. In addition, the bonus height allows for the use of high-quality materials throughout the exterior of the building and an extensive amenity package for residents.

- <u>The scale, height and mass of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the project:</u>
 This standard is not applicable as there are no landmark buildings within or adjacent to the project.
- <u>There are no negative impacts on the priority viewsheds:</u> The viewsheds up and down East Washington Avenue are not negatively impacted as demonstrated by our viewshed studies.

Letter of Intent – Land Use 414 East Washington Ave. April 1, 2020 Page 5 of 5

Site Development Data:				
Densities:				
Gross Lot Area	26,156 sf or .60 acres			
Dwelling Units	156 DU			
Lot Area / D.U.	168 sf / Unit			
Building Height	6 and 10 stories			
Lot Coverage	22,639 sf (86%)			
Usable Open Space	16,167 sf			
Dwelling Unit Mix.				
Efficiency	39			
One Bedroom	73			
One Bedroom + Den	4			
Two Bedroom Apartments	40			
Total Dwelling Units	156			
Vehicle Parking:				
Surface	0 stalls			
Underground	146 stalls			
Total	146 stalls			
Bicycle Parking:				
Garage – Wall Mount	30 stalls			
Garage – Floor Mount	126 stalls			
Surface – Guest	16 Stalls			
Surface Commercial	<u>2 stalls</u>			
Total	174 stalls			

Project Schedule:

It is anticipated that the construction will begin in November 2020 with a final completion in May 2022.

Thank you for your time reviewing our proposal.

Sincerely,

J-M. ffm

Duane Johnson, AIA

402-414 E. Washington Ave.

UDD 4 Guidelines

The relevant requirements and guidelines of UDD 4 are listed below along with a description as to how they are met.

- 1. Off-Street Parking and Loading Areas: *Not applicable, all parking is enclosed.*
- 2. Signs: Sign design will be addressed with a later submittal.
- 3. Building Design

Requirements:

- Exterior building materials shall be low maintenance and harmonious with those used on other buildings in the area. <u>The building exteriors are brick and cast stone</u> with aluminum windows meeting this requirement.
- Mechanical elements mounted on the roof or on ground pads shall be screened from views from adjacent properties and roadways in a manner consistent with requirements of public utilities. *The mechanicals are screened from view within the roof structure or below grade.*
- Along East Washington Avenue west of First Street, metal shall be used as an exterior building material only as an integral part of a design of exceptional merit. <u>Metal is</u> <u>not being used except at the windows.</u>

Guidelines:

- Structures should be designed to be compatible with the structures that are adjacent to them. <u>The massing and architecture of the buildings has been designed to fit</u> within the context of the existing adjacent structures and the proposed context planned in the Downtown Plan.
- Large unbroken exterior facades should be avoided. <u>The facades are articulated by</u> <u>massing and architectural bays and details.</u>
- All building elevations are of importance and should be carefully designed. When visible from roadways or adjoining properties, roof surfaces should be considered as part of the overall design. The building has been designed as complete four-sided architecture, including the roof forms.
- The architecture of new in-fill buildings, additions to existing buildings and major exterior remodeling should be compatible with that of existing adjacent buildings. <u>The massing and architecture of the buildings has been designed to fit within the context of the existing adjacent structures and the proposed context planned in the Downtown Plan.</u>
- 4. Lighting Requirements:
 - The functions of exterior lighting on private property shall be to illuminate building facades, especially those bearing business identification signs; to illuminate pedestrian walks and spaces; and to illuminate parking and service areas.
 - The choice of equipment, design, quantity, and placement of on-site lighting shall relate to these functions.
 - Lighting shall be adequate, but not excessive.
 - The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.

• Off-street parking area lighting. *Not applicable.*

Guidelines:

- Building Facades. Architectural lighting should be free from glare and of a type to complement the existing development in the district. <u>Appropriate architectural lighting has been selected.</u>
- Building and Grounds Security. Security lighting should provide necessary levels of
 illumination to ensure safety of the property and its residents, while not reflecting
 direct rays of light into adjacent property. <u>Security lighting at the pedestrian and
 vehicular entry doors are recessed from the main façade and ceiling mounted to
 eliminate the direct lighting of adjacent properties.
 </u>

A lighting plan has been included that meets these requirements and guidelines.

5. Landscaping

Requirements:

- Landscaping shall be used for functional as well as decorative purposes, including framing desirable views, screening unattractive features and views along the roadway, screening different uses from each other, and complementing the architecture of the building.
- In new developments the quality of existing vegetation shall be assessed and integrated into the site planning and landscape design when appropriate. <u>Not applicable.</u>

Guidelines:

- Landscape plans should include a selection of plants which will provide interest and color during the entire year.
- Plant materials should be hardy to this region and should be of sufficient size to have immediate visual impact. Canopy trees should be at least 3-inch caliper when planted.
- Plant materials should be well-maintained, especially during the year following their installation. Any dead plant should be replaced during the next planting season.
- All planting beds should be edged and properly mulched.

An intensive and finely-designed landscape plan has been prepared which meets these requirements and guidelines.





1st Level Sconce Fixture

Bracket Lantern Sconce

Crenshaw Custom

Ordering & Product Questions

Project: Wake Forest University, Farrell Hall Location: Winston-Salem NC Architect: Robert A. M. Stern Architects Lighting Design: Fisher Marantz Stone



Upper Level Accent Fixtures

WAC LIGHTING

CUBE ARCHITECTURAL DC-WS05-U

Ultra Narrow Beam LED Wall Mounts

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Responsible Lighting®

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Precise engineering using the latest energy efficient LED technology with a built-in ultra narrow beam precision optics. An appealing cubical profile perfect for accent lighting.

FEATURES

- High performance facade LED wall mount light
- Can be mounted upwards or downwards
- Solid aluminum construction
- 80,000 hour rated life
- 5 year warranty

SPECIFICATIONS

Input:	120V - 277VAC 50/60Hz
Dimming:	0 - 10V Dimming: 100% - 20%
	ELV 100% - 10% (120V only)
Standards:	IP65 rated, UL & cUL wet location listed
Operating Temp:	-40°C to 40°C

PHOTOMETRY

Reads 0.2 footcandle at 15 feet distance



ORDERING NUMBER

Distribution		Dian	neter	Watt	Bea	am	Colo	r Temp	CRI	Lumens	CBCP	Light Direction	Finis	h	
Single	DC-WS	05	5″	11W	U	6°	827 830 835 840	2700K 3000K 3500K 4000K	85 85 85 85	125 145 150 155	1182 1363 1411 1462	B Towards the wall	BK WT BZ GH	Black White Bronze Graphite	

DC-WS05-U____B-____

Example: DC-WS05-U830B-WT

waclighting.com Phone (800) 526.2588 Fax (800) 526.2585 Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050 Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122 Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2018







Specifications

Luminaire

Height:	8-1/2" (21.59 cm)
Width:	17'' (43.18 cm)
Depth:	10-3/16" (25.9 cm)
Weight:	20 lbs (9.1 kg)



Optional Back Box (PBBW)





Optional Back Box (BBW)

Height:	4″ (10.2 cm)	
Width:	5-1/2" (14.0 cm)	
Depth:	1-1/2" (3.8 cm)	
		For 3/4'





Above Garage Door Fixture

Catalog Number

Notes

Туре

4 Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

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

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL





Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED					
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen packageP2 3,000 Lumen packageP3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT1 277² 120² 347 ² 208² 480 ² 240²	Shipped included (blank) Surface mounting bracket Shipped separately BBW Surface-mounted back box ³ PBBW Premium surface-mounted back box ^{3,4}

Options		_		Finish (req	uired)
NLTAIR2 PIR NLTAIR2 PIRH PE PER PER5 PER7 PIR PIR1FC3V PIRH PIRH1FC3V SF DF DS DMG E7WH	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights ^{5,6} nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ^{5,6} Photoelectric cell, button type ⁷ NEMA twist-lock receptade only (controls ordered separate) ⁸ Five-wire receptade only (controls ordered separate) ⁸ Seven-wire receptade only (controls ordered separate) ⁸ Motion/Ambient Light Sensor, 8-15' mounting height ^{5,6} Motion/ambient sensor, 8-15' mounting height ^{5,6} Motion/ambient light sensor, 15-30' mounting height ^{5,6} Motion/ambient sensor, 15-30' mounting height ^{5,6} Single fuse (120, 277, 347V) ² Double fuse (208, 240, 480V) ² Dual switching ⁹ 0-10V dimming extend out back of housing for external control (control ordered separate) ¹⁰	E7WC E7WHR E20WH E20WC E23WHR LCE RCE Shipped RBPW VG WG	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) ^{11,12} Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) ^{11,13} Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS ¹¹ Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS ^{11,12} Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{11,12,14} Left side conduit entry ¹⁵ Right side conduit entry ¹⁵ separately Retrofit back plate ³ Vandal guard ¹⁵	DDBXD DBLXD DNAXD DWHXD DSSXD DDBTXD DBLBXD DNATXD DWHGXD DSSTXD	Dark bronze Black Natural aluminum White Sandstone Textured dark bronze Textured dark bronze Textured black Textured natural aluminum Textured white Textured sandstone

Accessories Ordered and shipped separately. WSTVCPBBW DDBXD U Premium Surface - mounted back box WSBBW DDBTXD U Surface - mounted back box RBPW DDBXD II Retrofit back plate

NOTES

3

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- -,. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. 2

 - Also available as a separate accessory; see accessories information.
- Top conduit entry standard. 4
- 5 Not available with VG or WG. See PER Table. 6 Reference Motion Sensor table.
- 7 Need to specify 120, 208, 240 or 277 voltage.

- 8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Not available with Emergency options, PE or PER options.
- 10 DMG option not available with standalone or networked sensors/ controls.
- 11 Not available with 347/480V.
- 12 Battery pack rated for -20° to 40°C.
- 13 Comes with PBBW.
- 14 Warranty period is 3-years.
- 15 Not available with BBW.
- 16 Must order with fixture; not an accessory.

Emergency Battery Operation

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 - 700.16 The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions. The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines 8' and 12' Mounting Height





WST LED P2 40K VF MVOLT E20WH



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com © 2011-2019 Acuity Brands Lighting, Inc. All rights reserved.

WST-LED Rev. 09/06/19

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40 $^\circ C$ (32-104'F).

Amt	Lumen Multiplier			
0°C	32°F	1.03		
10°C	50°F	1.02		
20°C	68°F	1.01		
25°C	77°F	1.00		
30°C	86°F	0.99		
40°C	104°F	0.98		

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Electrica	al Load

		Current (A)								
Performance package	System Watts	120	208	240	277	347	480			
54	11	0.1	0.06	0.05	0.04					
r i	14					0.04	0.03			
P1 DS	14	0.12	0.07	0.06	0.06					
D 2	25	0.21	0.13	0.11	0.1					
P2	30					0.09	0.06			
P2 DS	25	0.21	0.13	0.11	0.1					
02	50	0.42	0.24	0.21	0.19					
P3	56					0.16	0.12			
P3 DS	52	0.43	0.26	0.23	0.21					

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time						
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min						
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min						

*for use with site wide Dusk to Dawn control

PER Table

Control	PER		PER5 (5 wire)	PER7 (7 wire)						
Control	(3 wire)		Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7				
Photocontrol Only (On/Off)	\checkmark		Wired to dimming leads on driver		Wired to dimming leads on driver	Wires Capped inside fixture				
ROAM	\odot	\checkmark	Wired to dimming leads on driver	A	Wired to dimming leads on driver	Wires Capped inside fixture				
ROAM with Motion	\odot	▲	Wired to dimming leads on driver	A	Wired to dimming leads on driver	Wires Capped inside fixture				
Futureproof*	\odot	▲	Wired to dimming leads on driver	\checkmark	Wired to dimming leads on driver	Wires Capped inside fixture				
Futureproof* with Motion	\odot	▲	Wired to dimming leads on driver	\checkmark	Wired to dimming leads on driver	Wires Capped inside fixture				



*Futureproof means: Ability to change controls in the future.

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.

Performance System Dist.		Dist.	27K (2700K, 70 CRI)			30K (3000K, 70 CRI)			40K (4000K, 70 CRI)				50K (5000K, 70 CRI)									
Раскаде	(MVOLT ¹)	Туре	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW
D1	1014	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
P1 12W	VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138	
C0	2511	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
PZ	25W	VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
D2	D2 50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
13	50W	VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').





Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium[®] (DLC) Premium qualified product. Not all versions of this product may be DLC Premium 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:

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.







Plaza	Level	Fixtures

Approved:

FCSL560 IP65 rated exterior die-cast aluminum step light for masonry applications. Corrosion resistant construction, this fixture provides illumination for damp, dry or wet areas.

SPECIFICATIONS

PHYSICAL										
lengths/dimensions [LxDxH]	fixture: 6.25" Sq x 3" D									
weight	1.5 lbs									
housing	marine grade, corrosion resistant, heavy gauge aluminum faceplate									
lens	opal, tempered, glass lens	with precision formed se	mi-specular aluminum refl	ector.						
mounting	mounts directly to standar	rd junction box; concrete p	oour, masonry applications							
ingress protection	IP65 : dry, damp or wet loc	cations with extruded silic	one gasket to seal out con	taminants						
finish	six stage chemical iron ph	osphate substrate pre-tre	atment process for a UV st	table, super durable standa	ard polyester powder coat					
PERFORMANCE										
color temperature	2700K	3000K	3500K	4000K						
lumen output	1045 lm			1						
lifetime	> 70,000 hours / L70 or b	> 70,000 hours / L70 or better								
color consistency	Step 3 McAdams Ellipse /	standard: CRI ≥ 85 opti	onal: 90CRI							
temperature	operating: -13°F to 104°F (operating: -13°F to 104°F (-25°C to 40°C) start up: -13°F to 104°F (-25°C to 40°C) storage: -40°F to 176°F (-40°C to 80°C)								
junction temperature	73°C @ T ^A 25°C									
warranty	5 year limited warranty (re	efer to website for details)								
NON-LED										
CFL	socket: PL: four pin plug-ir	n type compact fluorescer	nt lamp holder (lamp by oth	ners)						
ballast	ballast: fluorescent electro	onic, UL listed ballast stan	dard							
ELECTRICAL										
input voltage	Universal 120–277V AC									
power supply	integral Class II, electronic	c high-power factor > 94%	6@120V							
certifications	ETL / cETL Listed, CEC Titl	le 24 JA8 compliant (90CF	RI only), ADA compliant							
standards	UL1598/CSA C22.2 No. 25	50.0; UL 8750/CSA C22.2	No. 250.13/IES LM-79/LM	-80						
power consumption	15W @ 120V - 277V									
dimming interface	standard: 0-10V (10%)									

Expanded Disclaimer: Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting and Solid State Luminaires reserves the right to change lab test details or specifications without notice. FOW Series fixtures are engineered and produced in our Illinois manufacturing facility.



FCSL560



Ordering Information

ORDERING INFORMATION

FCSL560												
SERIES	VOLTA	GE	SOUF	RCE/TEMPEF	RATURE/LED LUMENS	CRI		FINS	H	OPT	ONS & ACCESSORIES	
FCSL560	UNV	120V-277V	LED	27K	1045 Lumens (15W)	CRI85	85 CRI	BK	Black	LD	LD Dimming 0-10V (integral)	
				ЗК		CR85 Standard		BZ	Bronze	LED	Dimming Standard	
				35K		CRI90	90 CRI*	CC	Custom Color	BBU	Battery Backup, Remote	
		4K				SL	Sllver					
			consult factory for non-LED sources					WH	White	* consult factory for lead time		

FCSL560



Dimensions

PRODUCT DI	MENSIONS - S	TANDARD PRODUCT	MOUNTING - j-box sold by others					
width	6.25" W		back box width	6.3 W	back box mounts inside			
height	6.25" H	_ 3in 	back box height	6.3" H	brick masonry: faceplate			
depth	3" D		back box depth	3" D	front of surface - see			
I	6.25 in		back box	installation instructions for proper mounting directions				
<u>_</u>	6.2	5 in	housing	Ţ				

FCSL560



Photometry 201

OPTICAL DISTRIBUTION

lumen output	1047 Lm @ 4000K
power consumption	15W

Illuminance at a Distance							
	Center Beam fc	Beam Wid	lth				
1.78	0.29 fc 🔺	3.0 ft	3.0 ft				
3.3R	0.08 fc	5.8 ft	5.8 ft				
5.0 R	0.03 fc	8.7 ft	8.8 ft				
6.7 R	0.02 fc	11.7 ft	11.8 ft				
8.3R	0.01 fc	14.5 ft	14.6 ft				
10.0 R	0.01 fc	17.4 ft	17.6 ft				
 Vert. Spread: 82.1° Horiz. Spread: 82.7° 							

Polar Candela Distribution 180° 170° 160° 150° 140° 570 475 130° 380 120° 285 110° 190 100° 95 CD: 0 90° 95 80° 190 70° 285 60° 380 475 50° 570 VA: 0° 10° 20° 30° - 22.5° H - 45° H - 67.5° H 409 ■ - 0° H ■ - 90° H

itl illuminations testing labroatory : Report #1280





Specifications

Height:

Weight

(max):

8" Round

(20.3 cm)

(101.6 cm)

27 lbs

(12.25 kg)

40″

KBR8 LED LED Specification Bollard

н

D

Plaza Level Fixtures

Catalog Number
Notes
Type

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

Introduction

The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Orderi	ng Inform	ation			EXAM	PLE: KBR8 LED 10	5C 700 40K SYM I	VOLT DDBXD
KBR8 LED								
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
KBR8 LED	Asymmetric 12C 12 LEDs ¹ Symmetric 16C 16 LEDs ²	350 350 mA 450 450 mA ³⁴ 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength ^{3,4}	ASY Asymmetric ¹ SYM Symmetric ²	MVOLT ⁵ 120 ⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ⁴	Shipped installed PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup 6	Shipped installedSFSingle fuse (120, 277, 347V) 47DFDouble fuse (208, 240V) 47H2424" overall heightH3030" overall heightH3636" overall heightH3636" overall heightH3636" overall heightH3636" overall heightH3636" overall heightH37460 overall heightH38460 overall heightH39400 overall height<	DWHXD White DNAXD Natural alurninum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural alurninum DWHGXD Textured white

Accessories Ordered and shipped separately

MRAB U Anchor bolts for KBR8 LED ⁸

NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.



Performance Data

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. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light	Drive	Drive	Drive	Drive	System		3000					4000					5000	K			Limite	d Wavele	ngth A	mbe	
Engines	Current	Watts	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G			
	350	16	641	40	1	1	1	809	51	1	1	1	870	54	1	1	1								
Asymmetric	530	22	947	43	1	1	1	1,191	54	1	1	1	1,282	58	1	1	1								
(12 LEDs)	700	31	1,214	40	1	1	1	1,527	51	1	1	1	1,646	55	1	1	1								
	Amber 450	16																324	20	0	1	0			
	350	20	888	44	1	0	0	1,116	56	1	0	0	1,203	60	1	0	0								
Symmetric	530	28	1,254	45	1	0	0	1,598	57	1	0	1	1,719	61	1	0	1								
4 Engines (16 LEDs)	700	39	1,608	41	1	0	1	2,022	52	1	0	1	2,180	56	2	0	1								
	Amber 450	20																374	19	0	0	0			

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 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	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

Electrical Load 120 240 277 347 208 0.114 350 16W 0.158 0.118 0.109 0.105 0.118 530 22W 0.217 0.146 0.136 0.128 12C 700 31W 0 296 0 185 0.168 0 153 0 139 Amber 450 16W 0.161 0.120 0.115 0.110 0.106 0.121 350 20W 0.197 0.137 0.128 0.114 530 28W 0.282 0.178 0.162 0.148 0.135 16C 700 39W 0.385 0.231 0.207 0.185 0.163 Amber 450 20W 0.199 0.139 0.130 0.123 0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KBR8 Bollard homepage.

Isofootcandle plots for the KB LED Bollards. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

CONSTRUCTION

One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three $\frac{1}{2}$ " x 11" anchor bolts with double nuts and washers and 3 $\frac{3}{4}$ " bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without any uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

WARRANTY

Five-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 $^{\circ}\mathrm{C}.$

Specifications subject to change without notice.





Site Aerial E. Washington Ave. Madison, WI





Site Development Data:

Zoning: UMX - URBAN MIXED- USE DISTRICT

Densities: Lot Area Dwelling Units

Lot Area / D.U. Density Commercial

Lot Coverage

Building Height

Usable Open Space 23,061 S.F. (88%)

Dwelling Unit Mix: Efficiency One Bedroom 73

Two bedroom Total Dwelling Units 156

One Bedroom + Den 4

Vehicle Parking Stalls: Underground Garage 146 <u>Surface</u> Total

Parking Ratio 0.94 stalls/unit

Bicycle Parking: Garage - wall mount 30 Garage - floor mount 126 Surface - Guest

16 Surface - Commercial 7 Total 174

260 units/Acre

Conditional Use 26,329 S.F./.6 acres 156 units 168 S.F./unit

3,359 S.F. Approx.

16,167 S.F. (82 S.F./bedroom)

6 and 10 stories







GRAPHIC SCALE I INCH = 20 FT (24X36 SHEET)

BIKE RACKS:



INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK



INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

	ςίτε ρι ανι
C-1.3	FIRE DEPARTMENT ACCESS
C-1.5	
C-1.5	
C-1.5	OSABEL OI EIN SI ACE
C-0 I	NOTES AND LEGENDS
C-10	
C-2.0	DEMOLITION PLAN
C-3.0	GRADING PLAN
C-4.0	UTILITY PLAN
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE SCHEDULES
ARCHITECTURAL	
A-1.P2	UNDERGROUND PARKING LEVEL 2
A-I.PI	UNDERGROUND PARKING LEVEL I
A-1.0	FRANKLIN ST LEVEL FLOOR PLAN
A-I.I	FIRST FLOOR PLAN
A-1.2	SECOND - SIXTH FLOOR PLAN
A-1.7	SEVENTH FLOOR PLAN
A-1.8	EIGHTH FLOOR PLAN
A-1.9	NINTH FLOOR PLAN
A-1.10	TENTH FLOOR PLAN
A-1.11	MECH. PENTHOUSE FLOOR PLAN
A-1.12	ROOF PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	ELEVATIONS
A-2.4	ELEVATIONS
A-2.5	COLORED ELEVATIONS
A-2.6	COLORED ELEVATIONS
A-2.7	COLORED ELEVATIONS
A-2.8	
A-3.1	
A-3.2	
A-3.3	
A-3.4	
A-3.5	
A-3.0 A 3.7	
A-3./	
A-3.0	
Δ310	
Δ_3	
Δ_3 2	
A_3 3	
A-3 14	SHADOW STUDY
A-3.15	BUILDING SETBACK DIAGRAM
A-3.16	8 STORY ILLUSTRATION

GENERAL NOTES:

I. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

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

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: https://www.cityofmadison.com/business/pw/specs.cfm

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART I STANDARDS FOR PRUNING.

10. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



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PROJECT TITLE THE CONTINENTAL

414 E Washington Ave
SHEET TITLE
Site Plan

SHEET NUMBER

C-I.





FIRE DEPARTMENT ACCESS PLAN GRAPHIC SCALE I INCH = 20 FT (24X36 SHEET)



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PROJECT TITLE CONTINENTAL

414 E Washington Ave SHEET TITLE Fire Department Access Plan

SHEET NUMBER

C-1.3 PROJECT NO. 1972 © Knothe & Bruce Architects, LLC







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PROJECT TITLE CONTINENTAL

LOT COVERAGE

ZONING: UMX MAXIMUM LOT COVERAGE: 90% LOT AREA: 26,329 S.F. PROPOSED COVERAGE: 23,061 S.F. / 88%



414 E Washington Ave SHEET TITLE Lot Coverage

SHEET NUMBER

C-1.4 PROJECT NO.

1972 © Knothe & Bruce Architects, LLC





GRAPHIC SCALE USABLE OPEN SPACE I INCH = 20 FT (24X36 SHEET)



USABLE OPEN SPACE		
ZONING: UMX		$\begin{array}{cccccccccccccccccccccccccccccccccccc$
REQUIRED OPEN SPACE: 10 S.F. / B	EDROOM	
BEDROOMS: 196		
10 SF X 196 = 1,960 S.F. OPEN SPAC	e required)
OPEN SPACE PROVIDED:		
BALCONIES: 60 S.F. X 156 S.F. =	9,360 S.F.	
ROOF DECKS/TERRACE	6,371 S.F.	
SURFACE	436 S.F.	
TOTAL	16,167 S.F.	

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PROJECT TITLE **THE** CONTINENTAL

414 E Washington Ave sheet title Usable Open Space

SHEET NUMBER

C-1.5 PROJECT NO. 1972 © Knothe & Bruce Architects, LLC

<u>GEI</u>	NERAL NOTES:	<u>U</u>	TILITY NOTES:
1.	INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.	1.	SANITARY & ST STORM SEWER
2.	THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL	2.	CONTRACTOR S ANY CONFLICTS
З	MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.	3.	CONTRACTOR S VALVES, AND C
0.	UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.	4.	CONTRACTOR S PLUGGING, ABA
4.	THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.	5.	FOR ALL SEWER CROSSES BELOV
5.	THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.	6.	IF DEWATERING PERMIT SHALL
6.	EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.	7.	A COPY OF THI BE ON-SITE DU DEPARTMENT O
7.	CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES, CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE	8.	STORM BUILDING SPS 384.30(3)(
	EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE	9.	PRIVATE WATER IN TABLE 384.3
8.	PLANS. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA	10.	PRIVATE SANITA APPROVED EQU SPS 384.30(2)(
0	THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.	11.	A MEANS TO LO SERVICES/MAIN PER SPS 382.1
9. 10.	THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY	12.	EXTERIOR WATE 382.40(8)(b.).
	MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.	13.	NO PERSON MA DEPARTMENT O
11.	RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.	14.	SITE CONTRACT FROM THE BUIL PROPOSED SAN
12.	CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.	15.	CONTRACTOR S TO INSTALLING DISCREPANCY E
13.	INSTALL WATER MAIN AT ADEQUATE DEPTH (MIN 6.5' OF COVER) TO AVOID CONFLICT WITH PROPOSED SANITARY SEWER AND STORM SEWER PER DNR STANDARDS EXCEPT WHERE NOTED ON THE PLANS, MAINTAIN MINIMUM 1.5' CLEAR SEPARATION IF WATER CROSSES	16.	PROPOSED UTIL PLUMBING DRAV CONSTRUCTION
1 4	BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.	17.	CONTRACTOR S AND REPLACEM ENGINEER IF TH
14.	LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.	18.	ALL WATER MAI GROUND ELEVA
15.	INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.	19.	IT IS THE CONT TEST PRIOR TO CONTRACTOR N
16.	DIMENSIONS RELATING TO CURB ARE TO FACE OF CURB.		CONNECTION. EXPENSE, AT T
17. 18.	CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADES SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY. CROSS-SLOPE OF SIDEWALKS SHALL BE 2% UNLESS OTHERWISE NOTED.	20.	CLEAN OUT ALL CONSTRUCTION.
19.	LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.	DEN	OLITION/EROSIO
20.	LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.	1.	CONTRACTOR S DIRT/DUST/DEE
21.	ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION.	2.	COORDINATE EX HAVING JURISDI
22.	RAMPS SHALL BE 8.33% MAX SLOPE. ADJUST ALL EXISTING MANHOLE AND VALVE RIMS TO FINAL GRADE.	3.	ALL SAWCUTTIN EXISTING ELEVA ALL SAWCUT LO CONDITIONS, JO PROPOSED IMPF
<u>SIT</u>	E CONSTRUCTION NOTES:	4.	CONTRACTOR S AND SAFETY MI
1.	CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.	5.	ROADWAY. COORDINATE TR
2.	CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.	6.	THEIR ENTIRETY
3.	CURB FACE HEIGHT ON SITE SHALL BE 6 INCHES.	7	THROUGHOUT C
4.	CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.	<i>,</i> .	INCLUDING BASI
5.	CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.	8.	CONTRACTOR S
6.	ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.	9.	THE LOCATION THE BEST AVAI AND THE ENGIN OTHER THAN TH SHOWN MAY BE
		10.	ANY DAMAGE T

STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. ER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.

SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF CTS.

SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER) CURB STOPS), IF NECESSARY.

SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.

WER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN LOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.

NG OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL LL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.

THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.

DING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF (3)(c).

TER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED 34.30—7 OF SPS 384.30(4)(d).

NITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF (2)(c).

D LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER AINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED 32.10(11)(h) AND SPS 382.40(8)(k).

ATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS

MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.

ACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF SANITARY AND WATER LATERALS.

SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR NG ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF Y EXISTS WITHIN THESE PLANS.

JTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE RAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S ON REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.

SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED CEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.

MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED VATION TO TOP OF MAIN.

ONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR THE POINT OF CONNECTION.

ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF

SION CONTROL NOTES:

SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DEBRIS.

EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES ISDICTION.

TING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF MPROVEMENTS.

SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC

TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN ETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.

LE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN CONSTRUCTION.

OLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ENGINEER AND OWNER PRIOR TO DEMOLITION.

SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.

ON OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM VAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER IGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.

TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL STORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

SURVEY	LEGEND

BENCHMARK

- × FOUND CHISELED "X" ◎ FOUND 1" Ø IRON PIPE
- \otimes FOUND 2" Ø IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- SET NAIL

TOPOGRAPHIC SYMBOL LEGEND • EXISTING BOLLARD **D** EXISTING MAILBOXES

- *EXISTING MONITORING WELL*
- 🖸 EXISTING POST
- EXISTING SIGN
- EXISTING PARKING METER
- EXISTING CURB INLET EXISTING ROOF DRAIN
- (The second seco
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY CLEANOUT **S** EXISTING SANITARY MANHOLE
- *EXISTING FIRE HYDRANT*
- EXISTING WATER MAIN VALVE
- S EXISTING CURB STOP
- 🤍 EXISTING WATER MANHOLE
- 🖂 EXISTING GAS VALVE
- 💿 EXISTING GAS METER
- ↑ EXISTING DOWN GUY EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC METER
- CALCERTING LIGHT POLE
- C EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- Image: Existing telephone pedestal
 💮 EXISTING UNIDENTIFIED MANHOLE
- Section Strate S
- BEXISTING DECIDUOUS TREE

<u>topogr</u>	<u>aphic linework lec</u>
—— <i>UTV</i> —— <i>UTV</i> ——	EXISTING UNDERGROUNL
— F0 — F0 —	EXISTING FIBER OPTIC L
o	EXISTING WOOD FENCE
—— G —— G ——	EXISTING GAS LINE
UE UE	EXISTING UNDERGROUNL
ОНИ ОНИ	EXISTING OVERHEAD GE
SAN SAN	EXISTING SANITARY SEV
SAN 6 SAN 6	EXISTING 6" SANITARY
	EXISTING 8" SANITARY
<u> </u>	EXISTING STORM SEWER
ST 12 ST 12	EXISTING 12" STORM SE
ST 15 ST 15	EXISTING 15" STORM SE
ST 18 ST 18	EXISTING 18" STORM SE
WMWM	EXISTING WATER SERVIC
—— WM 6 —— WM 6 ——	EXISTING 6" WATER MA
WM 12 WM 12	EXISTING 12" WATER MA
WM 16 WM 16	EXISTING 16" WATER MA
— — <i>820</i> — —	EXISTING MAJOR CONTO
<i>818</i>	EXISTING MINOR CONTO

TOPOGRAPHIC HATCHING LEGEND

DETECTABLE WARNING PAVER CONCRETE PAVEMENT OR CONCRETE SIDEWALK ASPHALT PAVEMENT CONRETE WALL

GRA VEL









PLANT SCHEDULE

DECIDUOUS TREES	<u>CODE</u>	BOTANICAL / COMMON NAME	<u>CONT</u>	SIZE	QTY
	GP	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo	B & B	2.5"Cal	2
ORNAMENTAL TREES	<u>CODE</u>	BOTANICAL / COMMON NAME	<u>CONT</u>	SIZE	<u>QTY</u>
•	SIS	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	B & B	1.5"Cal	3
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY
from a	Amh	Aronia melanocarpa `Low Scape Hedger` / Low Scape Hedger Chokeberry	3 gal	18" HT (MIN.)	11
\bigcirc	Amm	Aronia melanocarpa `UCONNAM165` TM / Low Scape Mound Chokeberry	3 gal	12" HT (MIN.)	23
\bigcirc	Fbc	Fothergilla gardenii `Beaver Creek` / Dwarf Witchalder	3 gal	18" HT. (MIN.)	25
$\left(\begin{array}{c} + \end{array}\right)$	Hpl	Hydrangea paniculata `Little Quick Fire` / Little Quick Fire Hydrangea	3 gal	18" HT (MIN.)	4
\bigcirc	Нqр	Hydrangea quercifolia `Pee Wee` / Pee Wee Oakleaf Hydrangea	3 gal	18" HT (MIN.)	6
$\begin{array}{c} \\ \hline \end{array}$	Pot	Physocarpus opulifolius `Tiny Wine` / Tiny Wine Ninebark	3 gal	18" HT (MIN.)	21
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	<u>QTY</u>
	Bgm	Buxus x `Green Mound` / Green Mound Boxwood	5 gal	18" HT (MIN.)	6
	Tbj	Thuja occidentalis `Bail John` / Technito Arborvitae	B & B	4` HT. (MIN.)	4
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	<u>SIZE</u>	SIZE	<u>QTY</u>
\odot	asb	Allium tanguticum `Summer Beauty` / Summer Beauty Allium	1 gal		115
(+)	abi	Amsonia tabernaemontana `Blue Ice` / Blue Ice Blue Star	1 gal		21
£ 1 3	cjt	Coreopsis x `Jethro Tull` / Jethro Tull Tickseed	1 gal		38
\bigcirc	epm	Echinacea x `Pixie Meadowbrite` / Pixie Meadowbrite Purple Coneflower	1 gal		16
ર્દ્રસ્	gbc	Geranium x cantabrigiense `Biokovo Carmina` / Carmine Biokovo Geranium	1 gal		11
\odot	hso	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1 gal		32
(+)	ls	Liriope spicata / Creeping Lily Turf	3 1/4"		21
$\mathbf{\hat{\cdot}}$	pls	Perovskia atriplicifolia `Little Spire` TM / Little Spire Russian Sage	1 gal		18
\bigoplus	saj	Sedum x `Autumn Joy` / Autumn Joy Sedum	1 gal		17
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	<u>QTY</u>
₹ <u>`</u> }	phm	Panicum virgatum `Heavy Metal` / Blue Switch Grass	1 gal		11
	pnw	Panicum virgatum `North Wind` / Northwind Switch Grass	1 gal		2
۲	sa	Sesleria autumnalis / Autumn Moor Grass	1 gal		46
MULLE	sht	Sporobolus heterolepis `Tara` / Prairie Dropseed	5 gal		87

Plant Schedule

SCALE: NO SCALE

Landscape Worksheet

ISSUED Issued for Land Use Submittal — April 1, 2020

PROJECT TITLE THE CONTINENTAL

414 E Washington Ave

sheet TITLE Plant Schedule and Landscape Worksheet

SHEET NUMBER

PROJECT NO. 1972 ©Knothe & Bruce Architects, LLC

KEY PLAN

ISSUED Reissued for Land Use - June 10, 2020

PROJECT TITLE THE CONTINENTAL

414 E Washington Ave SHEET TITLE UNDERGROUND PARKING LEVEL 2

SHEET NUMBER





ISSUED Reissued for Land Use - June 10, 2020

PROJECT TITLE THE CONTINENTAL

414 E Washington Ave SHEET TITLE UNDERGROUND PARKING LEVEL







ISSUED Reissued for Land Use - June 10, 2020

PROJECT TITLE THE CONTINENTAL

414 E Washington Ave SHEET TITLE FRANKLIN ST. LEVEL FLOOR PLAN







ISSUED Reissued for Land Use - June 10, 2020

PROJECT TITLE THE CONTINENTAL

414 E Washington Ave SHEET TITLE FIRST FLOOR PLAN





1 SECOND THROUGH SIXTH FLOOR PLAN A-1.2 1/8" = 1'-0"



KEY PLAN

ISSUED Reissued for Land Use - June 10, 2020

PROJECT TITLE THE CONTINENTAL

414 E Washington Ave SHEET TITLE SECOND FLOOR PLAN









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PROJECT TITLE THE CONTINENTAL

414 E Washington Ave SHEET TITLE SEVENTH FLOOR PLAN

A-1.7 PROJECT NUMBER 1972 © Knothe & Bruce Architects, LLC









PROJECT TITLE THE CONTINENTAL

414 E Washington Ave SHEET TITLE EIGHTH FLOOR PLAN





1 NINTH FLOOR PLAN A-1.9 1/8" = 1'-0"



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PROJECT TITLE THE CONTINENTAL

414 E Washington Ave SHEET TITLE NINTH FLOOR PLAN





1 **TENTH FLOOR PLAN** A-1.10 1/8" = 1'-0"





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PROJECT TITLE THE CONTINENTAL

414 E Washington Ave SHEET TITLE TENTH FLOOR PLAN





1 A-1.11 MECHANICAL PENTHOUSE FLOOR PLAN





KEY PLAN

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PROJECT TITLE THE CONTINENTAL

414 E Washington Ave SHEET TITLE MECHANICAL PENTHOUSE FLOOR PLAN









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PROJECT TITLE THE CONTINENTAL

414 E Washington Ave SHEET TITLE ROOF PLAN























3 Typical Unit Studio



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PROJECT TITLE THE CONTINENTAL

414 E Washington Ave SHEET TITLE Typical Unit Туре







 	 	TOP OF ROOF
		124'-11 1/2" 🔍
		ROOF TRUSS BEARING
	 	109'-0"
	 	<u>TENTH FLOOR</u>
		30-0
	 	NINTH FLOOR
		01 +
	 	EIGHTH FLOOR 77'-0"
		SEVENTH FLOOR 65'-8"
		<u>SIXTH FLOOR</u> 54'-4"
		44'-0"
		FOURTH FLOOR
		55-6 🖵
		<u>THIRD FLOOR</u> 23'-4"
		13'-0"
		EXHAUST VENT
		ł
		$= \underbrace{\text{ENTRY}}_{-4'-0"}$
		GROUND FLOOR -11'-0"
 	 	PARKING LEVEL 1 -22'-8"

MASONRY - (#1)

WINDOWS STOREFRONT RAILINGS



PARKING LEVEL 2 -33'-0"



KEY PLAN

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PROJECT TITLE THE CONTINENTAL

EXTERIOR MATERIAL SCHEDULE

MANUFACTURER

BUILDING ELEMENT

BRICK VENEER - (#1) BRICK VENEER - (#2) - ARRISCRAFT RENAISSANCE STONE OR CORDOVA STONE BUFF

STANDING SEAM METAL ROOF

METAL DOORS/FRAMES STONE SILLS & BANDS SOFFITS & FASCIA

SUMMIT CLOUD CERAMICS ARRISCRAFT (TBD) N/A

FIBERGLASS OR ALUMINIUM EDWARDS

COLOR FAWN SMOOTH KANSAS GOLD SANDRIFT

SLATE

CAMEO BLACK (TBD) COLOR TO MATCH STONE VENEER (TBD) BLACK

Elevations - Exterior Material Schedule

N/A

N/A

N/A

414 E Washington Ave SHEET TITLE EXTERIOR ELEVATIONS





 		D FLOOR -11'-0"
		BUILDING
		BRICK VENEEF
		MASONRY - (#
 	 PARKING	LEVEL 1 OR CORDOV
		-22-0 STANDING SE

PARKING LEVEL 2 -33'-0"





EXTERIOR MATERIAL SCHEDULE							
BUILDING ELEMENT	MANUFACTURER	COLOR					
BRICK VENEER - (#1)	SUMMIT	FAWN SMOOTH					
BRICK VENEER - (#2)	CLOUD CERAMICS	KANSAS GOLD					
MASONRY - (#1) - ARRISCRAFT RENAISSANCE STONE OR CORDOVA STONE BUFF	ARRISCRAFT	SANDRIFT					
STANDING SEAM METAL ROOF	(TBD)	SLATE					
WINDOWS	N/A	CAMEO					
STOREFRONT	FIBERGLASS OR ALUMINIUM	BLACK					
METAL DOORS/FRAMES	N/A	(TBD)					
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER					
SOFFITS & FASCIA	N/A	(TBD)					
RAILINGS	N/A	BLACK					

Elevations - Exterior Material Schedule



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PROJECT TITLE THE CONTINENTAL

414 E Washington Ave SHEET TITLE EXTERIOR ELEVATIONS



METAL ROOF							
ACCENT LIGHTING FIXTURE							
CAST STONE ———							
BRICK VENEER #1							
ALUMINIUM RAILINGS							
 CAST STONE							
MASONRY #1							
EXTERIOR N	ATERIAL SC MANUFACTURER	COLOR	 				
X VENEER - (#1) X VENEER - (#2) DNRY - (#1) RISCRAFT RENAISSANCE STONE CORDOVA STONE BUFF	SUMMIT CLOUD CERAMICS ARRISCRAFT	FAWN SMOOTH KANSAS GOLD SANDRIFT					
IDING SEAM METAL ROOF	(TBD)	SLATE	 	 	 	 	
EFRONT L DOORS/FRAMES E SILLS & BANDS TS & FASCIA	N/A FIBERGLASS OR ALUMINIUM N/A EDWARDS N/A	CAMEO BLACK (TBD) COLOR TO MATCH STONE VENEER (TBD)	 	 	 	 	







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PROJECT TITLE THE CONTINENTAL

414 E Washington Ave SHEET TITLE EXTERIOR ELEVATIONS











- METAL ROOF

TOP OF ROOF PEAK 124'-11 1/2"



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PROJECT TITLE THE CONTINENTAL

EXTERIOR MATERIAL SCHEDULE							
BUILDING ELEMENT	MANUFACTURER	COLOR					
BRICK VENEER - (#1)	SUMMIT	FAWN SMOOTH					
BRICK VENEER - (#2)	CLOUD CERAMICS	KANSAS GOLD					
MASONRY - (#1) - ARRISCRAFT RENAISSANCE STONE OR CORDOVA STONE BUFF	ARRISCRAFT	SANDRIFT					
STANDING SEAM METAL ROOF	(TBD)	SLATE					
WINDOWS	N/A	САМЕО					
STOREFRONT	FIBERGLASS OR ALUMINIUM	BLACK					
METAL DOORS/FRAMES	N/A	(TBD)					
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER					
SOFFITS & FASCIA	N/A	(TBD)					
RAILINGS	N/A	BLACK					

Elevations - Exterior Material Schedule

414 E Washington Ave SHEET TITLE EXTERIOR ELEVATIONS





Elevatior 1/8" = 1'-0"

STONE SILLS & BAND SOFFITS & FASCIA RAILINGS



6 ELEMENT	• •	MANUFACTURER	COLO	ÖR	
R - (#1)		SUMMIT	FAWN SMOOTH		
R - (#2)		CLOUD CERAMICS	KANSAS GOLD		
1) RENAISSANCE STONE A STONE BUFF	· .	ARRISCRAFT	SANDRIFT		
AM METAL ROOF	· ·	(TBD)	SLATE		· · · · · · · · · · · · · · · · · · ·
		N/A	CAMEO		
		FIBERGLASS OR ALUMINIUM	BLACK		
S/FRAMES		N/A	(TBD)		
& BANDS	• •	EDWARDS	COLOR TO MATCH	STONE V	'ENEER
SCIA		N/A	(TBD)		
	• .	N/A	BLACK		
tions - Ext	er	ior Material S	Schedule		
"				•	



ELEVATIONS -COLORED

















		KANSAS GOLD	
	ARRISCRAFT	SANDRIFT	
NCE STONE JFF			
ROOF	(TBD)	SLATE	
	N/A	САМЕО	
	FIBERGLASS OR ALUMINIUM	BLACK	
	N/A	(TBD)	
	EDWARDS	COLOR TO MATCH STONE VENEER	
	N/A	(TBD)	
	N/A	BLACK	
			- · · · ·



CONTINENTAL

414 E Washington Ave SHEET TITLE EXTERIOR

ELEVATIONS -COLORED













414 E Washington Ave SHEET TITLE EXTERIOR **ELEVATIONS -**COLORED

SHEET NUMBER A-2.7 project number 1972 © Knothe & Bruce Architects, LLC





EMENT	MANUFACTURER	COLOR	
L)	SUMMIT	FAWN SMOOTH	
2)	CLOUD CERAMICS	KANSAS GOLD	
AISSANCE STONE ONE BUFF	ARRISCRAFT	SANDRIFT	
1ETAL ROOF	(TBD)	SLATE	
	N/A	САМЕО	
	FIBERGLASS OR ALUMINIUM	BLACK	· · · · ·
MES	N/A	(TBD)	
DS	EDWARDS	COLOR TO MATCH STO	NE VENEER
	N/A	(TBD)	
	N/A	BLACK	
ons - Ext	erior Material	Schedule	

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kn	nthe hruce
A R knothebruc	C H I T E C T S e.com 608.836.3690
7601 Unive	rsity Ave. 🛚 Suite 201 🖷 Middleton, WI 53562
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PROJ	ECT TITLE
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414	E Washington
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A-3.1 - VIEW 1 E. WASHINGTON AVE.

A.1 - VIEW 1 TON AVE. June 10, 2020



A-3.2 - VIEW 2 E. WASHINGTON AVE.

June 10, 2020

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HAIL MARY Ports Grill

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A-3.3 - VIEW 3 E. WASHINGTON AVE.

June 10, 2020



A-3.4 - VIEW 4 E. WASHINGTON AVE.

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June 10, 2020

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A-3.5 - VIEW 5 E. WASHINGTON AVE.

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A-3.6 - VIEW 6 E. WASHINGTON AVE. June 10, 2020

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A-3.8 - VIEW 8 E. WASHINGTON AVE.

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A-3.9 - LONG VIEW 1 E. WASHINGTON AVE. June 10, 2020







A-3.11 - HEIGHT ILLUSTRATION 1 E. WASHINGTON AVE. June 10, 2020 knothe bruce

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A-3.12 - Height Illustration 2 E. WASHINGTON AVE. June 10, 2020 knothe bruce

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9





8+2

June 10, 2020

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WINTER SOLSTICE







SUMMER SOLSTICE



9:00 AM



12:00 PM



3:00 PM

SPRING / FALL EQUINOX



9:00 AM



12:00 PM



3:00 PM

9:00 AM

12:00 PM

3:00 PM







Non-Required Building Setback

Required Building Setback

A-3.15 - Building Setbacks E. Washington Ave. Madison, Wl May 05, 2020





A-3.16 - 8 STORY ILLUSTRATION E. WASHINGTON AVE. knothe • bruce

March 11, 2020

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E. WASHINGTON AVE.

May 6, 2020

knothe bruce


E. WASHINGTON AVE.

May 6, 2020

knothe • bruce



E. WASHINGTON AVE.

May 6, 2020

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