URBAN DESIGN COMMISSION APPLICATION





Pla Ma 21 P.C Ma	ry of Madison anning Division adison Municipal 5 Martin Luther k D. Box 2985 adison, WI 53701 08) 266-4635		FOR OFFICE USE ONLY: Paid Receipt # Date received
if you form please. 1. Pro	e desired meeting ou need an interpret mats or other accomase call the phone no oject Information dress: PALT	ns of this application, including date and the action requested. ter, translator, materials in alternate amodations to access these forms, umber above immediately. OF BLOCK IOL CITY OF	and the second of the second o
2. Ap UD	plication Type (of C meeting date ro New developm	check all that apply) and Requested Da	ate s or previously-approved development
	Informational	☐ Initial approval	▼ Final approval
3. Pro	ject Type		
	Project in an Url	ban Design District	Signage
		owntown Core District (DC), Urban	☐ Comprehensive Design Review (CDR)
	Project in the Su Campus Instituti	ct (UMX), or Mixed-Use Center District (MXC) burban Employment Center District (SEC), ional District (CI), or Employment Campus	Signage Variance (i.e. modification of signage height, area, and setback)
H	District (EC)	(00)	
Ø	and the second s	pment (PD) evelopment Plan (GDP) plementation Plan (SIP)	Other Please specify
	Planned Multi-U	Ise Site or Residential Building Complex	
4. Ap	plicant, Agent, a	nd Property Owner Information	
App	plicant name	MARK BINKOWSKI	Company DIBA URBAN LAND WEREST
Str	eet address	10 E. DOTY ST. #-300	City/State/Zip MADISON, WI 63703
Tele	ephone	608.268.7023	Email MBINKONSKI @ DU.COM
Pro	ject contact pers	on MARK BUKONSKI	Company URBAN LAND INTERESTS
	eet address	10 E. DUTY ST. +300	City/State/Zip MADION, WI 63703
	ephone	608.268.7023	Email MBINKOWSKI Q ULL.COM
Pro	perty owner (if r	not applicant) ULI PROPERTIE	
	eet address	10 €. DOTY ST. # 300	City/State/Zip MADUOD, WI 53703
	ephone	608.268.7023	Email —

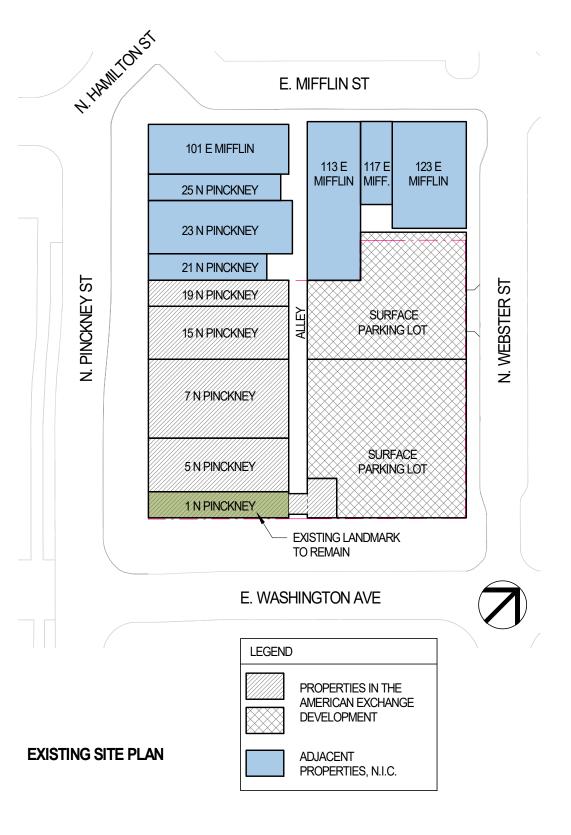
5. Re	quired Submittal Materials			
D	Application Form		1	
D	Letter of Intent			h submittal must include
	 If the project is within an Urban Design District, as development proposal addresses the district criteria i 	summary of how the s required	par	rteen (14) 11" x 17" <u>collated</u> per copies. Landscape and
	 For signage applications, a summary of how the proportent with the applicable CDR or Signage Variance review 	sed signage is consis- w criteria is required.	mu	nting plans (if required) st be <u>full-sized and legible</u> .
Ø	Development Plans (Refer to checklist on Page 4 for plan	details)		ase refrain from using stic covers or spiral binding.
	Filing fee) "	suc covers or spiral billiang.
Z	Electronic Submittal*			
D	Notification to the District Alder			
^`	 Please provide an email to the District Alder notifying as early in the process as possible and provide a copy 	them that you are filing of that email with the s	this UDC	application. Please send this application.
Bot	h the paper copies and electronic copies <u>must</u> be submitted eduled for a UDC meeting. Late materials will not be accepted. A	d prior to the application for a polication for a policat	n deadline orm is requ	before an application will be irred for each UDC appearance.
For	projects also requiring Plan Commission approval, applicants mu sideration prior to obtaining any formal action (initial or final ap	st also have submitted an oproval) from the UDC. Al	accepted a	pplication for Plan Commission st be legible when reduced.
proj not	ectronic copies of all items submitted in hard copy are rec ipiled on a CD or flash drive, or submitted via email to <u>udo</u> iect address, project name, and applicant name. Electronic allowed. Applicants who are unable to provide the materia -4635 for assistance.	capplications@cityofma submittals via file hosti	dison.com	. The email must include the es (such as Dropbox.com) are
6. Ap	olicant Declarations			
1.	Prior to submitting this application, the applicant is re Commission staff. This application was discussed with MAT 15,2020	th JANINE GLA	ESCR	on
2.	The applicant attests that all required materials are included is not provided by the application deadline, the application consideration.	in this submittal and undin will not be placed on a	erstands th	nat if any required information
Name	of applicant MACK BUKOWIK	Relationship to pr	roperty_	owner's rep
Author	rizing signature of property owner	1	_ Date_	duly 29,2020
7. App	lication Filing Fees			
Con	s are required to be paid with the first application for eithe he combined application process involving the Urban Des nmon Council consideration. Make checks payable to City Top \$1,000.	ign Commission in coni	unction w	ith Plan Commission and/or
Plea	se consult the schedule below for the appropriate fee for	your request:		
	Urban Design Districts: \$350 (per §35.24(6) MGO).		roquirod	for the following project
	Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX): \$150 (per §33.24(6)(b) MGO)	applications if part	of the co	mbined application process gn Commission and Plan
	Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)			Core District (DC), Urban Mixed-Use Center District (MXC)
	Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)	Project in the District (SEC) (e Suburl	oan Employment Center
	All other sign requests to the Urban Design Commission, including, but not limited to: appeals	Employment Ca	mpus Dist	rict (EC)
	from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of	 Planned Development Plan (GDP) and/ 	opment (I or Specifi	PD): General Development Implementation Plan (SIP)

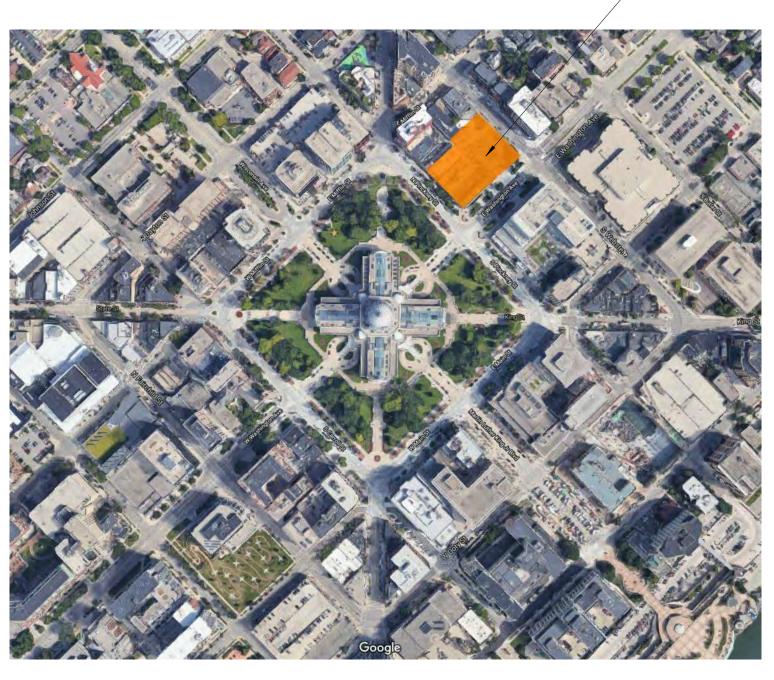
signage height, area, and setback), and additional sign

code approvals: \$300 (per §31.041(3)(d)(2) MGO)

Planned Multi-Use Site or Residential Building Complex







AERIAL MAP: SITE LOCATION

VALERIO DEWALT TRAIN

500 North Dearborn Street Suite 900 Chicago, Illinois 60654

312.260.7300

PROJECT SITE

Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

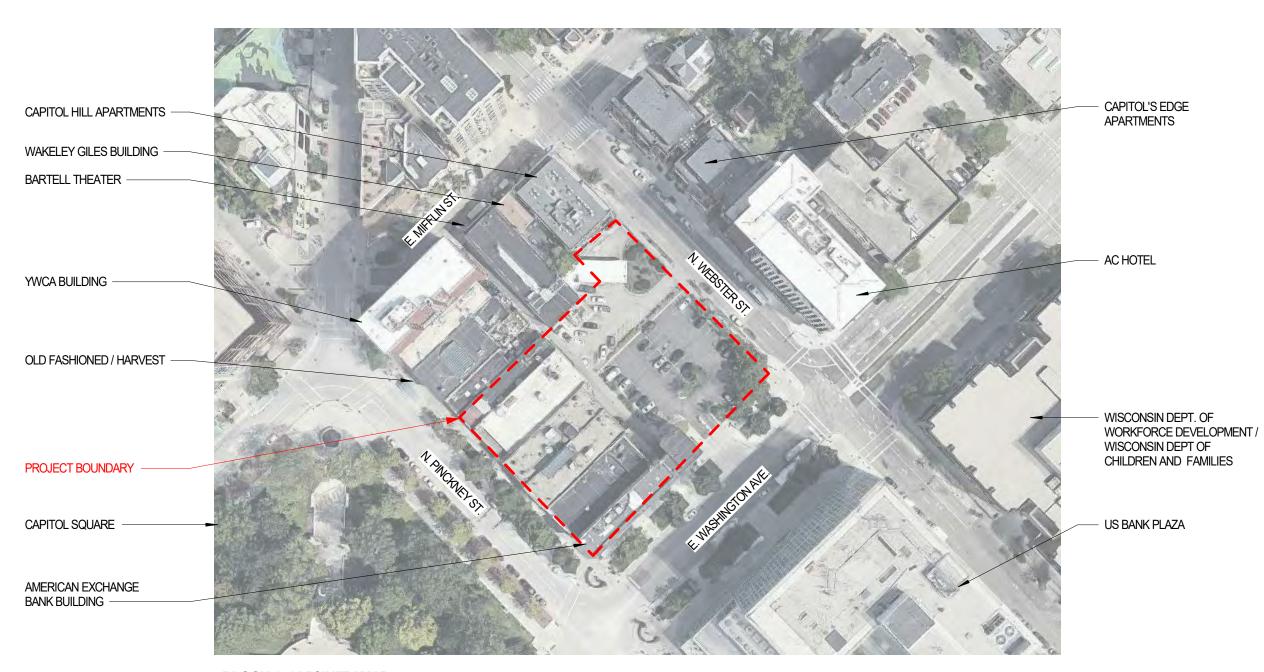
Date

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Sheet Name

LOCATION MAP

Sheet Number



BLOCK 101 VICINITY MAP

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VICINITY MAP

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Zoning Districts TR-C1 Traditional Residential - Consistent District 1 **Commercial and Mixed-Use Districts** LMX Limited Mixed Use District NMX Neighborhood Mixed Use District Traditional Shopping Street District Mixed-Use Center District CC-T Commercial Corridor - Transitional District Commercial Center District

CITY OF MADISON ZONING DISTRICTS

PROJECT SITE ZONING CURRENT: DOWNTOWN CORE DISTRICT (DC) PROPOSED: PLANNED DEVELOPMENT (PD)

URBAN DESIGN DISTRICT 4 BOUNDARY

Urban Land Interests

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Employment Districts TE SE SEC EC SR-C1 Suburban Residential - Consistent District 1 Traditional Employment District SR-C2 Suburban Residential - Consistent District 2 Suburban Employment District SR-C3 Suburban Residential - Consistent District 3 SEC Suburban Employment Center District SR-V1 Suburban Residential - Varied District 1 **Employment Campus District** SR-V2 Suburban Residential - Varied District 2 Industrial - Limited District

Industrial - General District TR-C2 Traditional Residential - Consistent District 2 TR-C3 Traditional Residential - Consistent District 3 TR-C4 Traditional Residential - Consistent District 4 **Downtown and Urban Districts** TR-U1 Traditional Residential - Urban District 1 DC UOR Downtown Core District TR-U2 Traditional Residential - Urban District 2 Urban Office Residential District TR-V1 Traditional Residential - Varied District 1 UMX Urban Mixed Use District
DRI Downtown Residential 1
DR2 Downtown Residential 2 Urban Mixed Use District TR-V2 Traditional Residential - Varied District 2 Traditional Residential - Rustic District TR-P Traditional Residential - Planned District

Special Districts Agricultural District Urban Agricultural District Conservancy District Parks and Recreation District Airport District Campus Institutional District CI PD PD Planned Development District
PMHP Planned Mobile Home Park District

Prepared by the City of Madison Planning Division and Zoning Staff | January 2015

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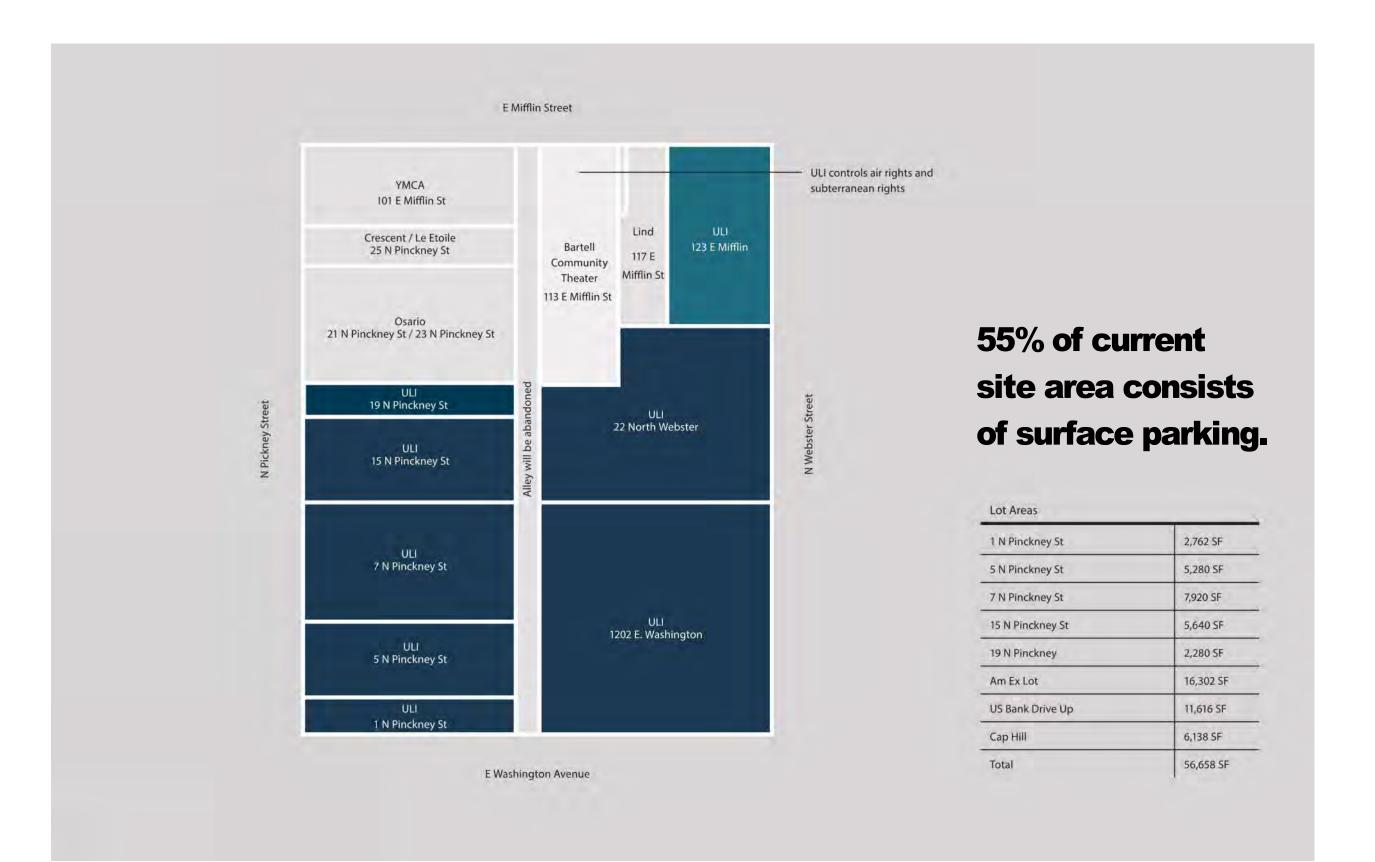
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ZONING MAP

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PROPERTY ASSEMBLAGE

Sheet Number



EXISTING CONDITIONS

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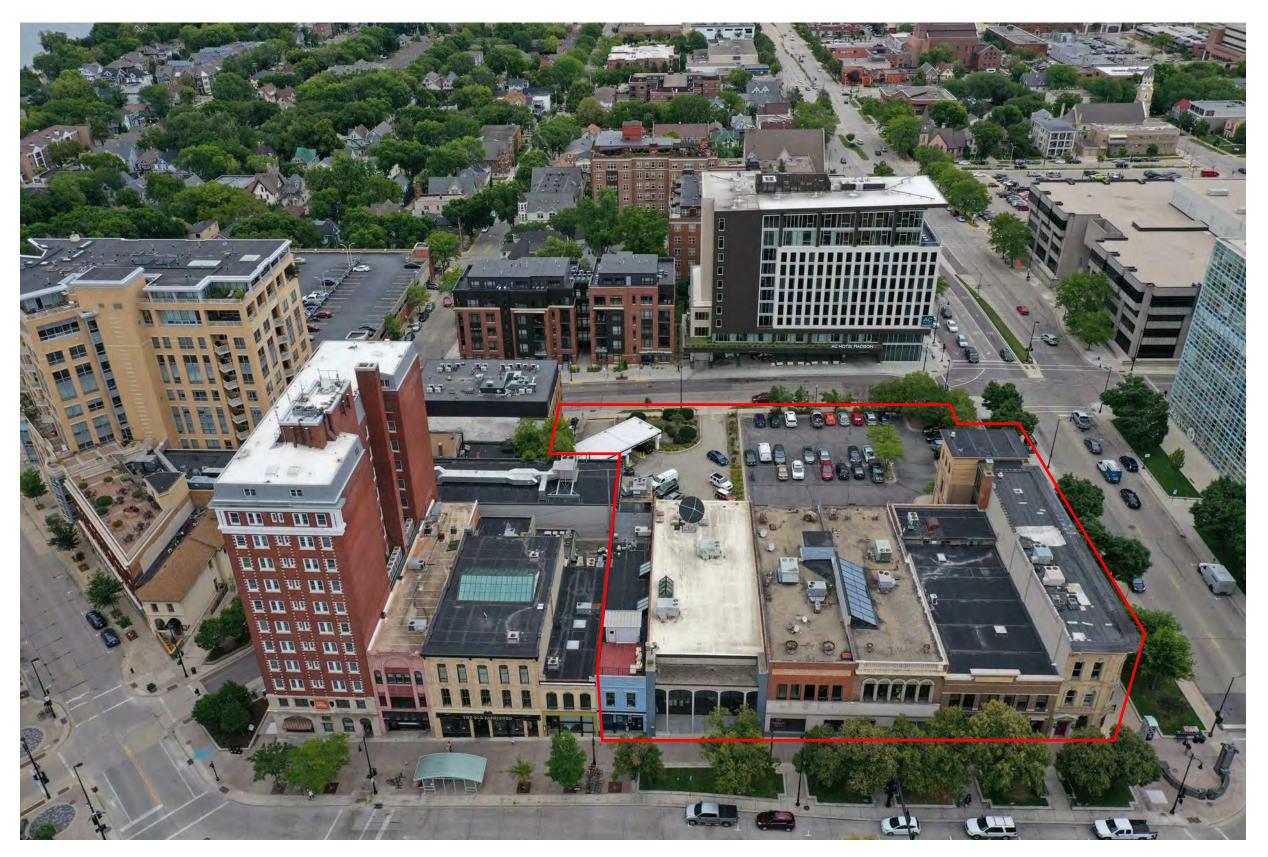
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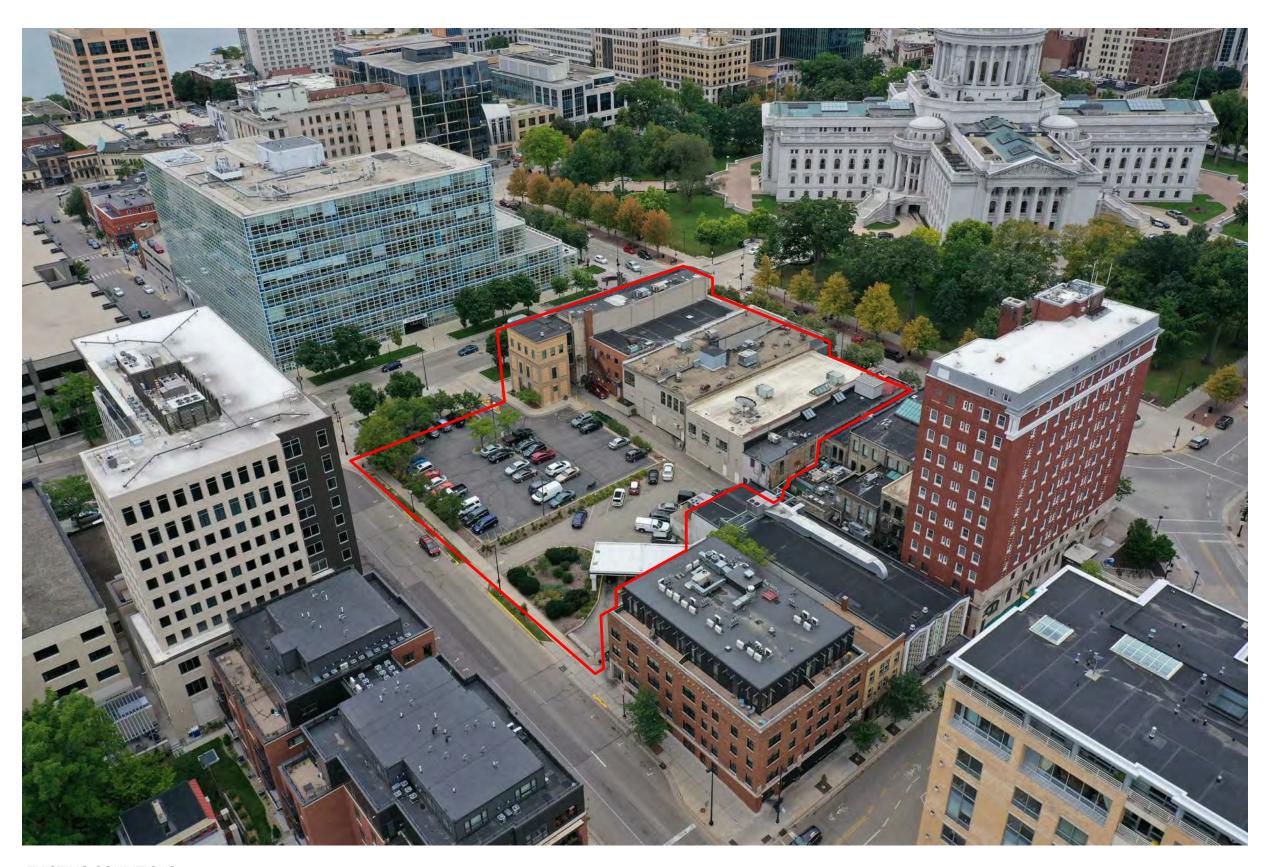
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EXISTING CONDITIONS

Sheet Number



EXISTING CONDITIONS - OUTER LOOP

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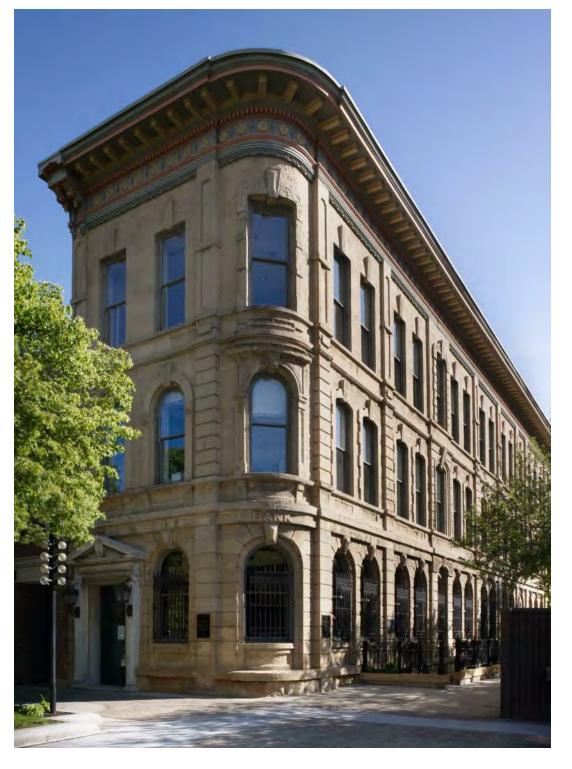
Sheet Name

EXISTING CONDITIONS
- OUTER LOOP

Sheet Number



The historic American Exchange Bank building, originally constructed in 1871, is situated at the most visible corner of the site. The building will be preserved and restored to ensure it will be the focal point of the new development. Urban Land Interests has engaged InSite Consulting Architects, a local historical preservation expert, to guide this process. The crumbling sandstone facade will be preserved while the historic finishes on the first floor maintained and incorporated into the completed project.



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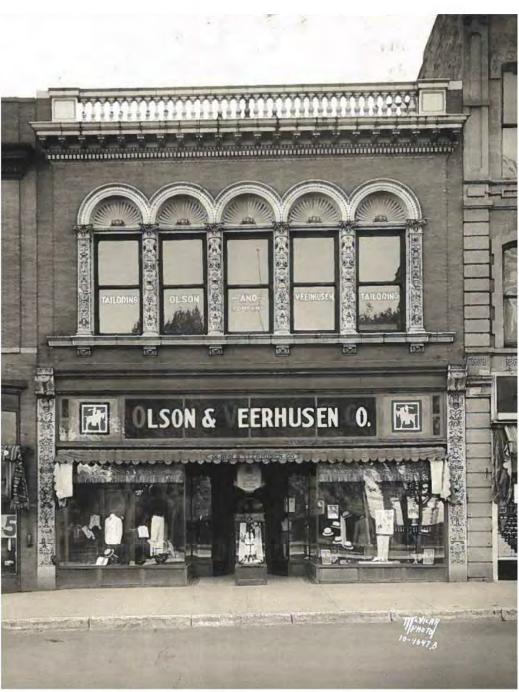
Sheet Name

HISTORIC PRESERVATION -AMERICAN EXCHANGE

Sheet Number



The City of Madison Landmarks Commission recently granted approval of ULI's variance request to allow for the demolition of the locally landmarked Centre7 building. Urban Land Interests intends to preserve the historic second floor windows in a reconstructed facade that more closely recalls the original structure.



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Sheet Name

HISTORIC PRESERVATION -CENTRE 7

Sheet Number

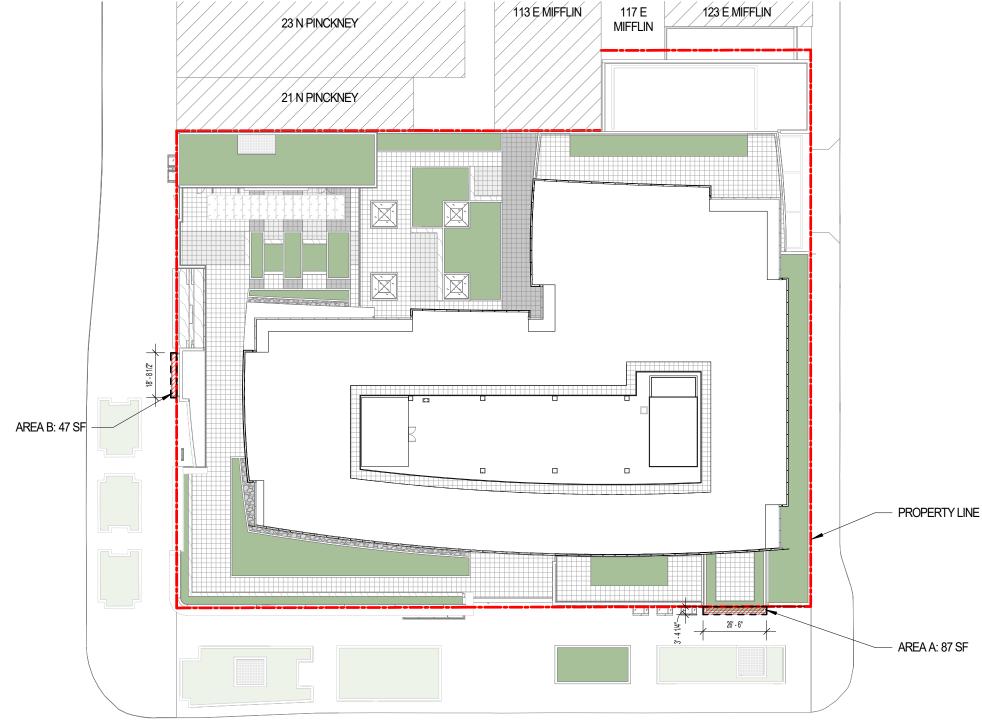
ABOVE GRADE ENCROACHMENT DIAGRAM

SCALE: 1" = 40'-0"



ABOVE GRADE ENCROACHMENT AREA

AREA A: 87 SF AREA B: 47 SF TOTAL AREA: 134 SF



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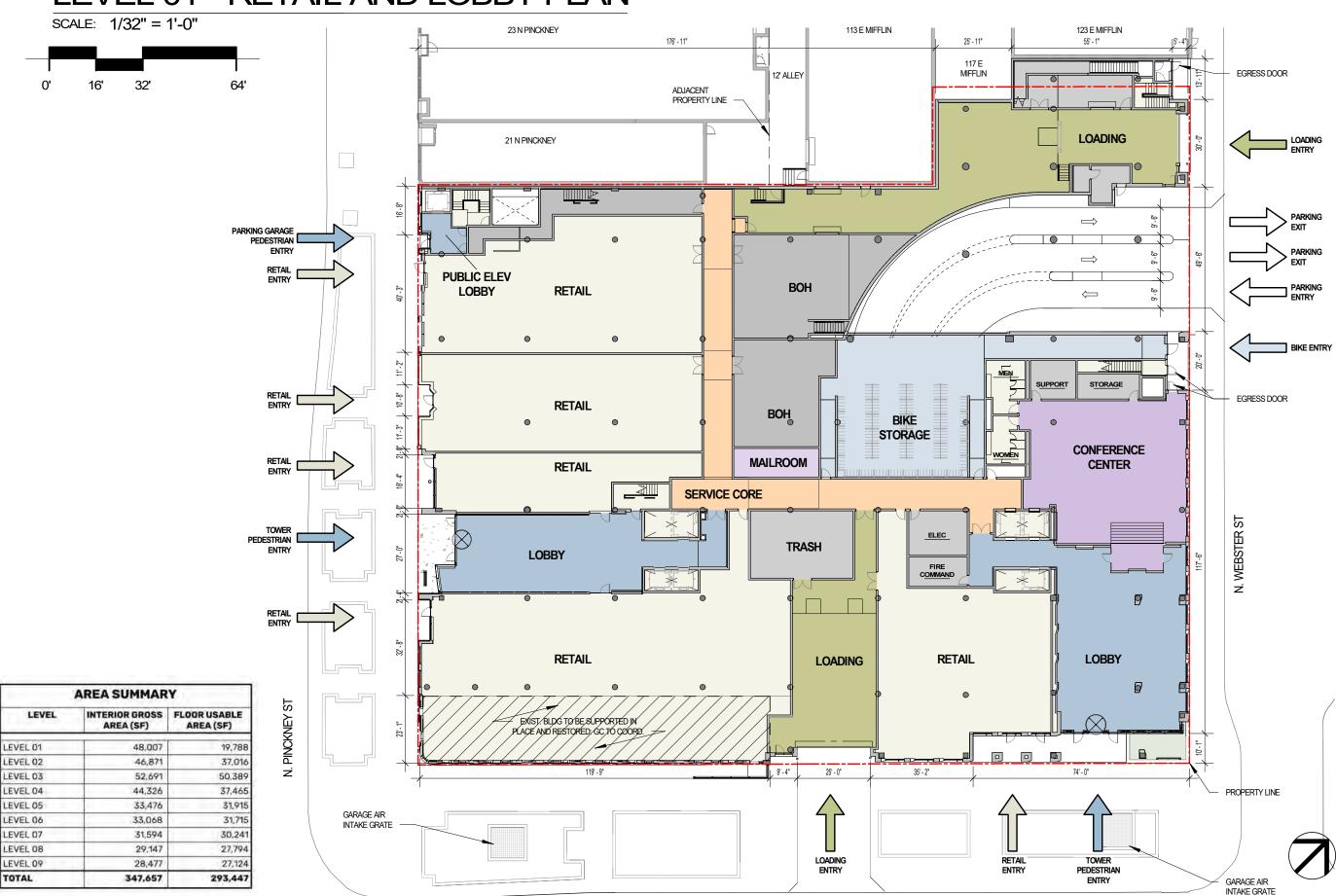
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ABOVE GRADE ENCROACHMENT DIAGRAM

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LEVEL 01 - RETAIL AND LOBBY PLAN



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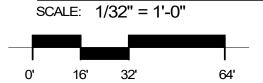
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LEVEL 01 PLAN

Sheet Number

LEVEL 02 - OFFICE PLAN





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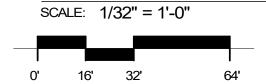
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LEVEL 02 PLAN

Sheet Number

LEVEL 03 - OFFICE PLAN





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LEVEL 03 PLAN

Sheet Number

LEVEL 04 - OFFICE PLAN



E. WASHINGTON AVE

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LEVEL 04 PLAN

Sheet Number

LEVEL 05 - OFFICE PLAN

SCALE: 1/32" = 1'-0"





E. WASHINGTON AVE

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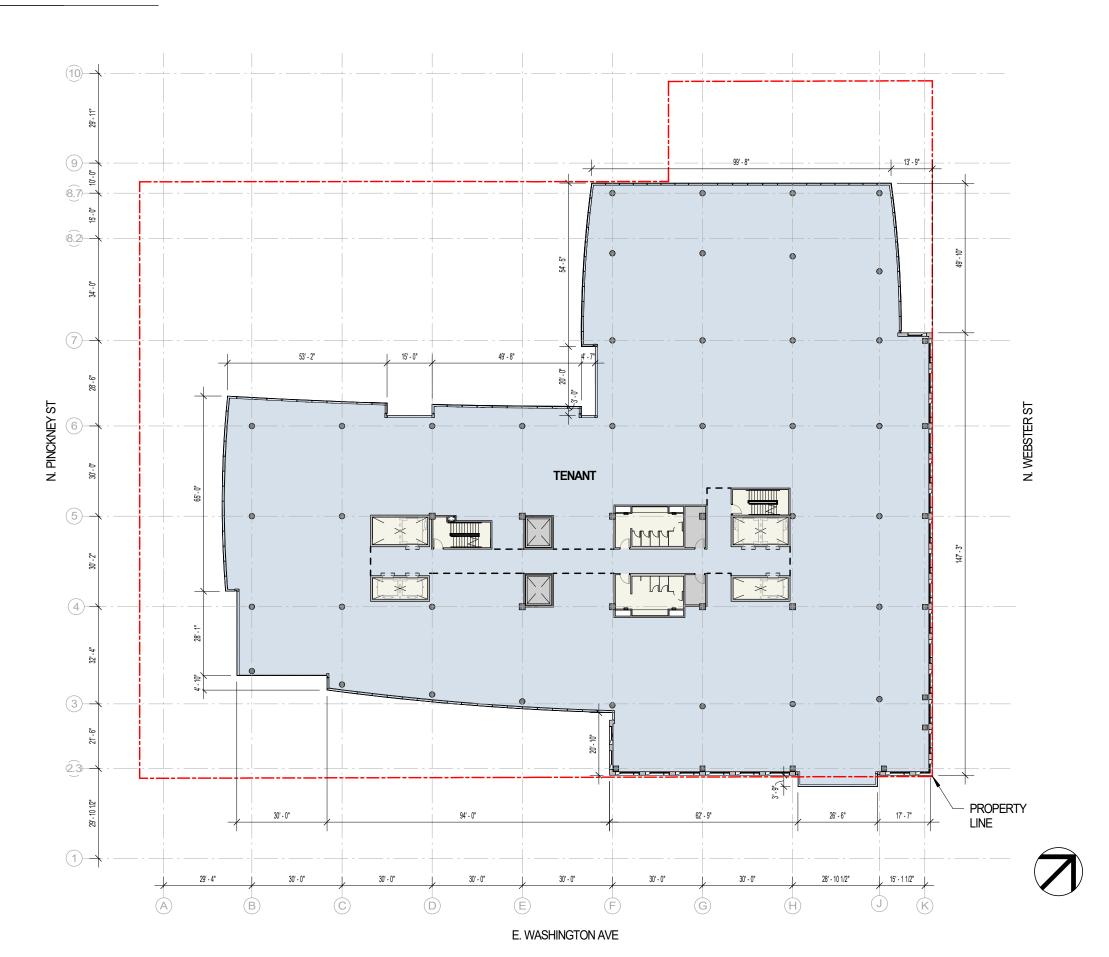
LEVEL 05 PLAN

Sheet Number

LEVEL 06 - OFFICE PLAN

SCALE: 1/32" = 1'-0"





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LEVEL 06 PLAN

Sheet Number

LEVEL 07 - OFFICE PLAN

SCALE: 1/32" = 1'-0"





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LEVEL 07 PLAN

Sheet Number

1-07

LEVEL 08 - OFFICE PLAN

SCALE: 1/32" = 1'-0"





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LEVEL 08 PLAN

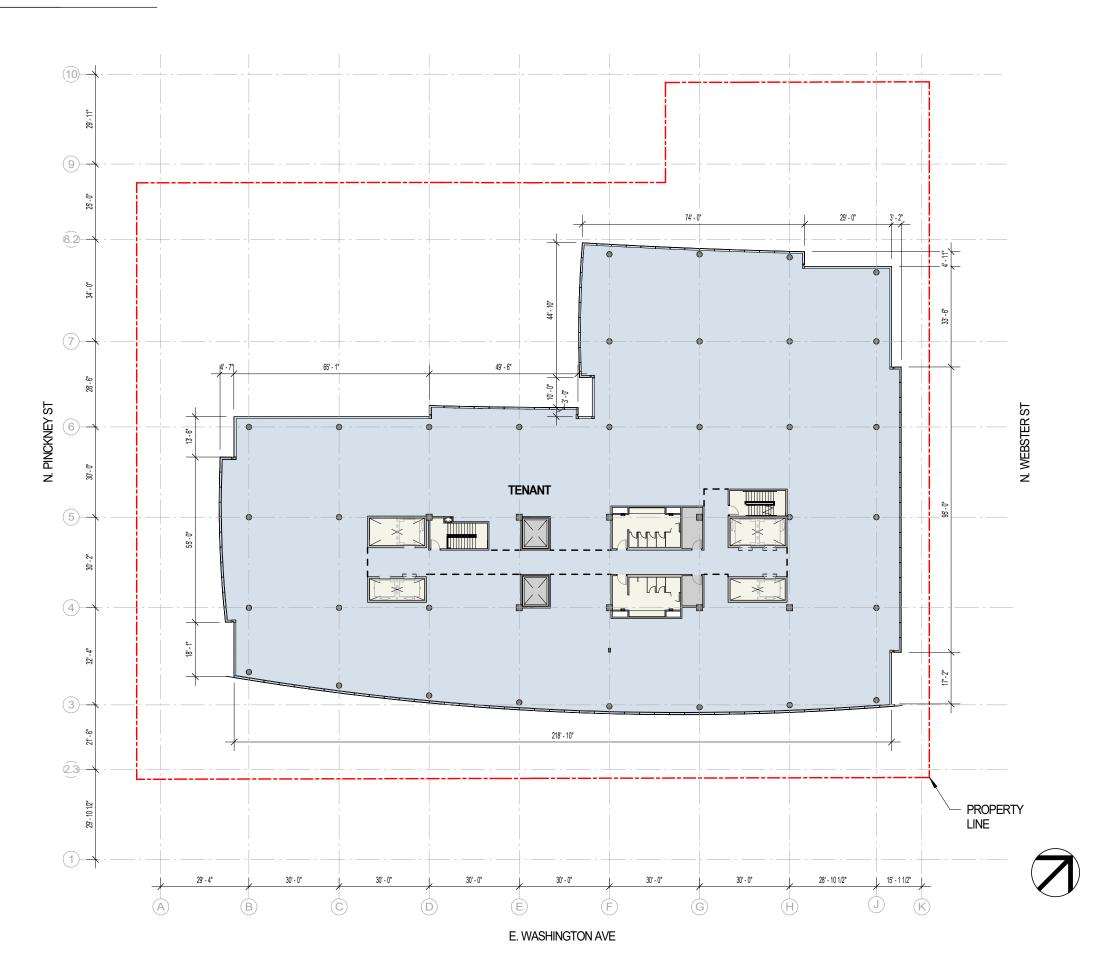
Sheet Number

1-08

LEVEL 09 - OFFICE PLAN

SCALE: 1/32" = 1'-0"





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LEVEL 09 PLAN

Sheet Number

1-09

ROOF PLAN SCALE: 1/32" = 1'-0" 113 E MIFFLIN 117 E MIFFLIN 123 E MIFFLIN 23 N PINCKNEY (10)-64' 0' 16' 32' SCREENED MECHANICAL 21 N PINCKNEY YARD BELOW 9 **GREEN ROOF BELOW GREEN ROOF** TERRACE BELOW AND BELOW **GREEN ROOF BELOW** TOWER ROOF 7 STAIR ACCESS TO ROOF N. PINCKNEY ST ST 141' - 10" Ż 10 **ELEVATOR OVERRUN** 5 **GREEN ROOF** ∞ BELOW SCREENED MECHANICAL YARD **ELEVATOR OVERRUN** (4)-ROOFTOP MECHANICAL TERRACE BELOW AND **EQUIPMENT GREEN ROOF BELOW** THE REPORT OF THE RESIDENCE OF THE RESID 3 TERRACE BELOW 2.3 PROPERTY LINE 1 15' - 1 1/2" 30' - 0" 30' - 0" 30' - 0" 29' - 4" 30' - 0" 28' - 10 1/2" A

(E)

E. WASHINGTON AVE

(G)

(H)

B

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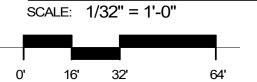
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ROOF PLAN

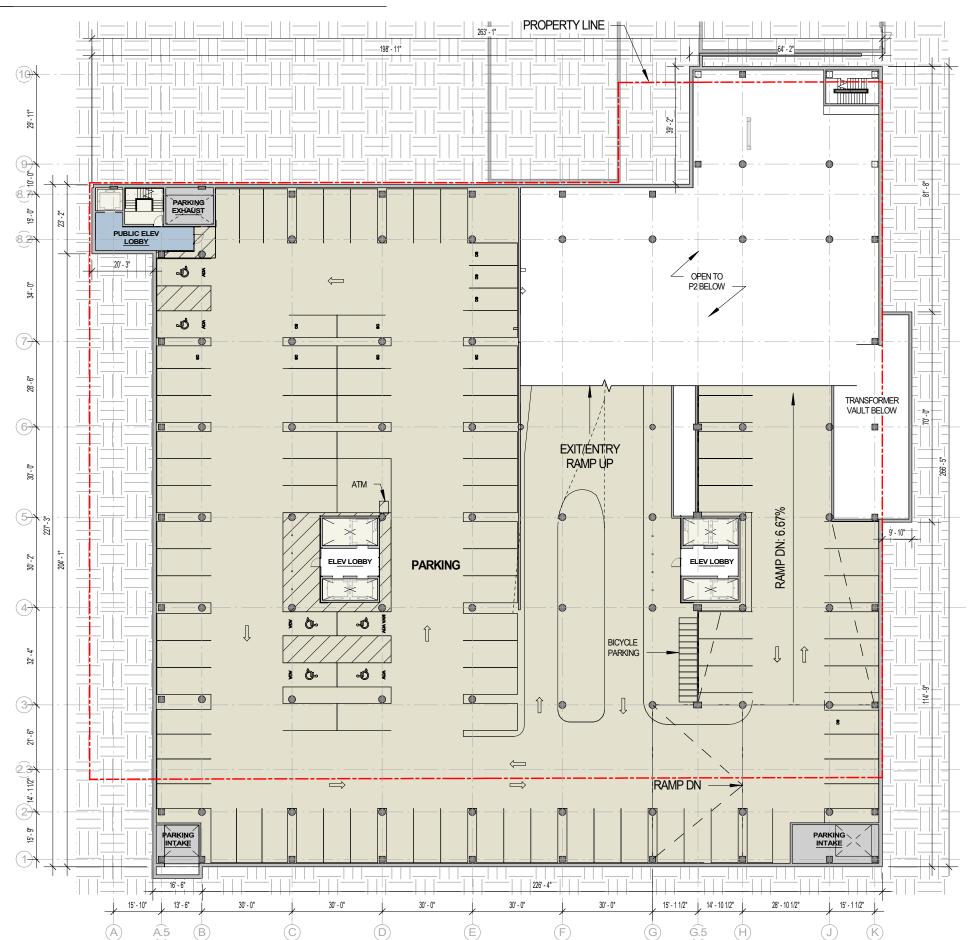
Sheet Number

LEVEL P1 - LOWER LEVEL PARKING PLAN



PARKING STALL COUNTS 2.5 STALLS PER 1,000 SF OFFICE (844 STALLS; ~331,000 SF OFFICE) LEVEL STALLS

LEVEL P1	85
LEVEL P2	144
LEVEL P3	149
LEVEL P4	154
LEVEL P5	154
LEVEL P6	158
TOTAL STALLS	844





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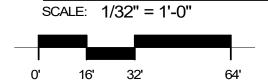
PARKING LEVEL P1

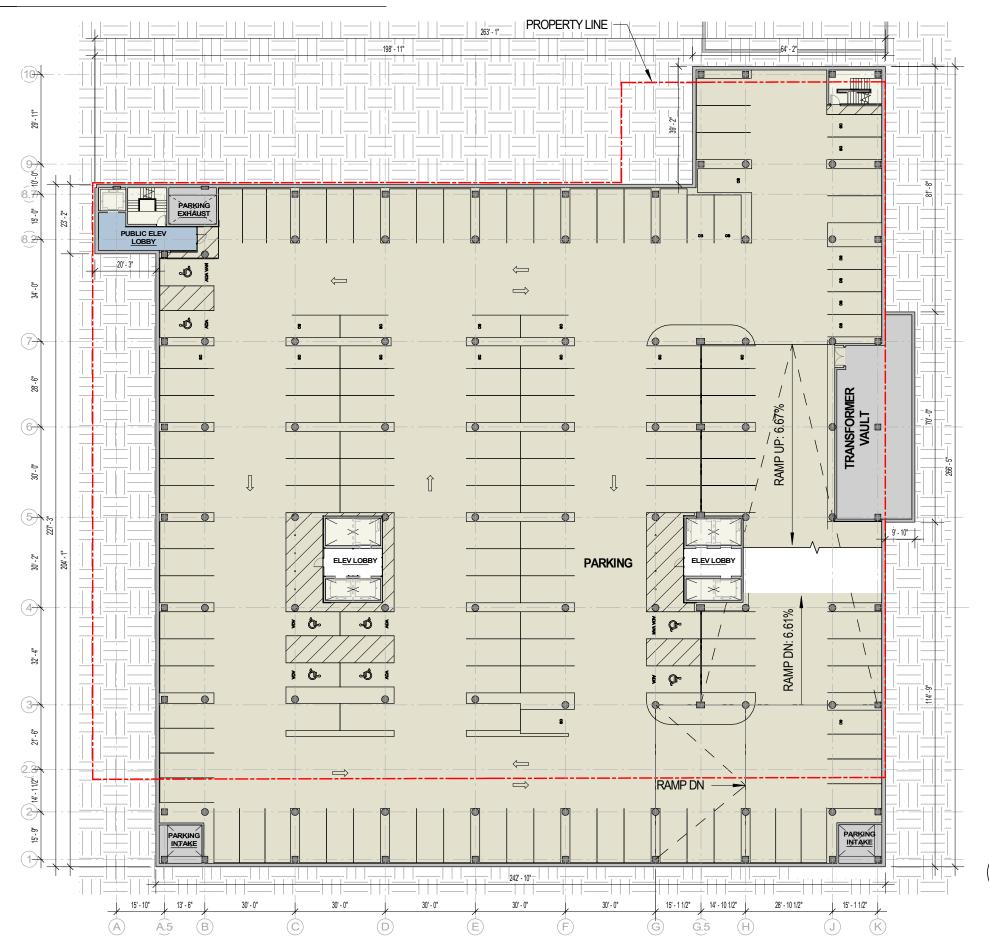
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1-P1



LEVEL P2 - LOWER LEVEL PARKING PLAN





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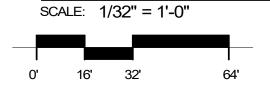
PARKING LEVEL P2

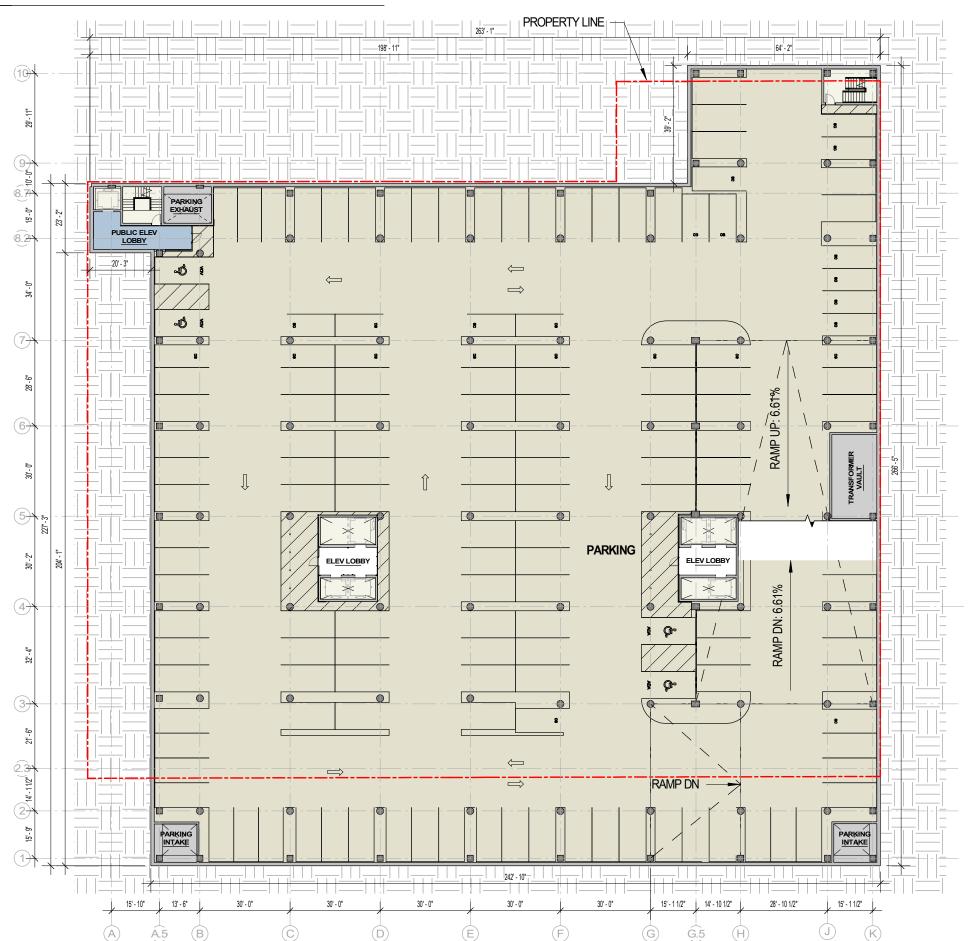
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1-P2



LEVEL P3 - LOWER LEVEL PARKING PLAN





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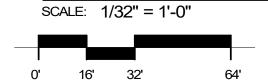
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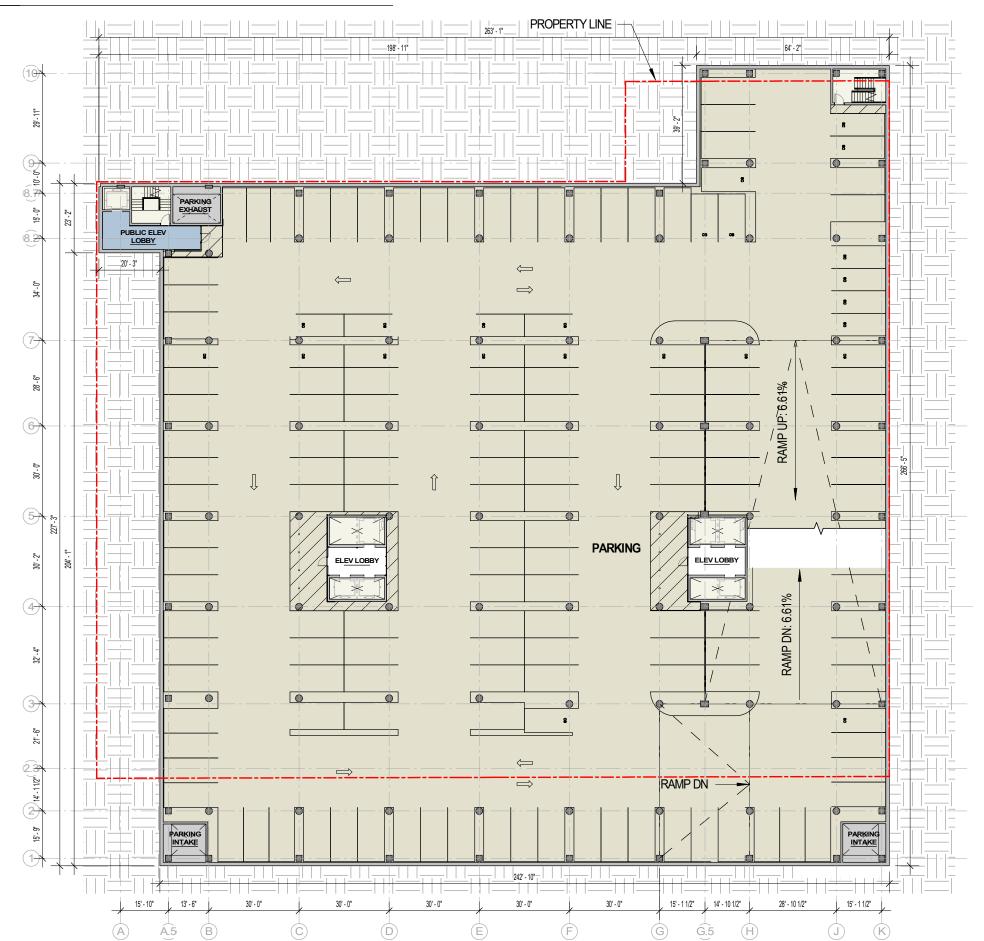
PARKING LEVEL P3

Sheet Number

1-P3

LEVEL P4 - LOWER LEVEL PARKING PLAN







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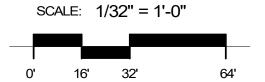
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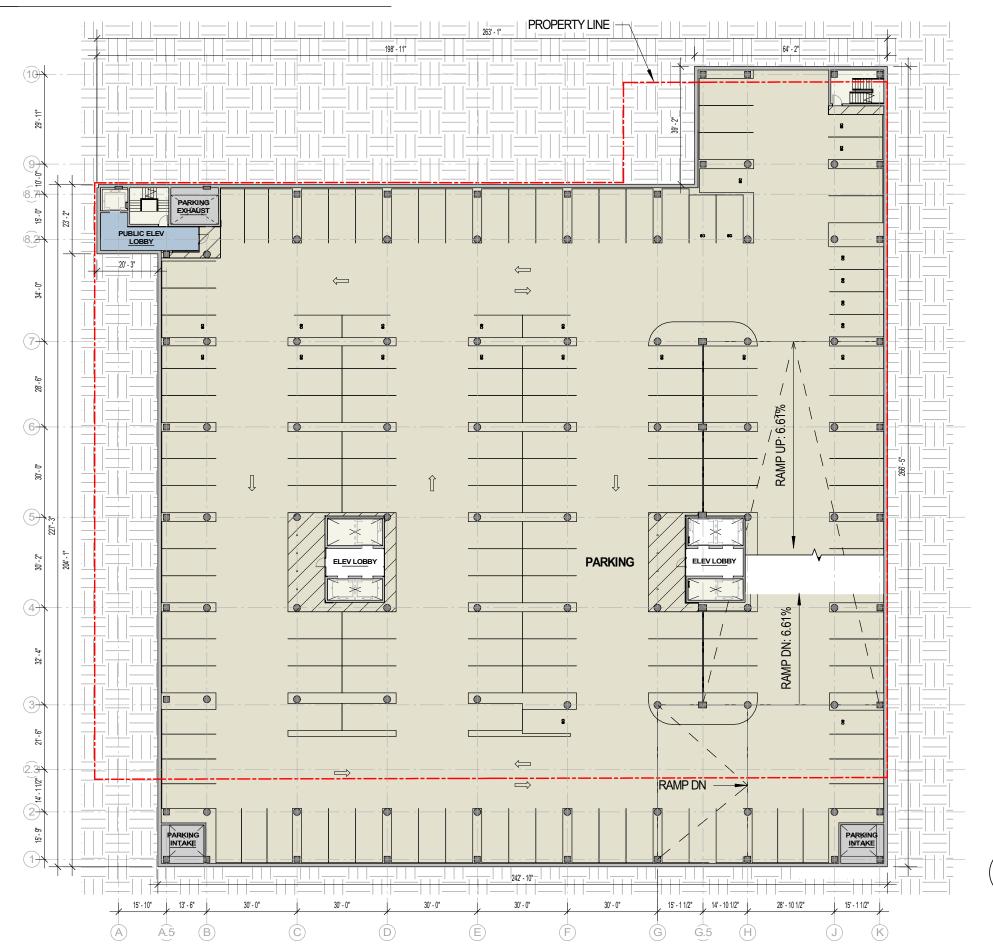
PARKING LEVEL P4

Sheet Number

1-P4

LEVEL P5 - LOWER LEVEL PARKING PLAN







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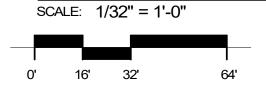
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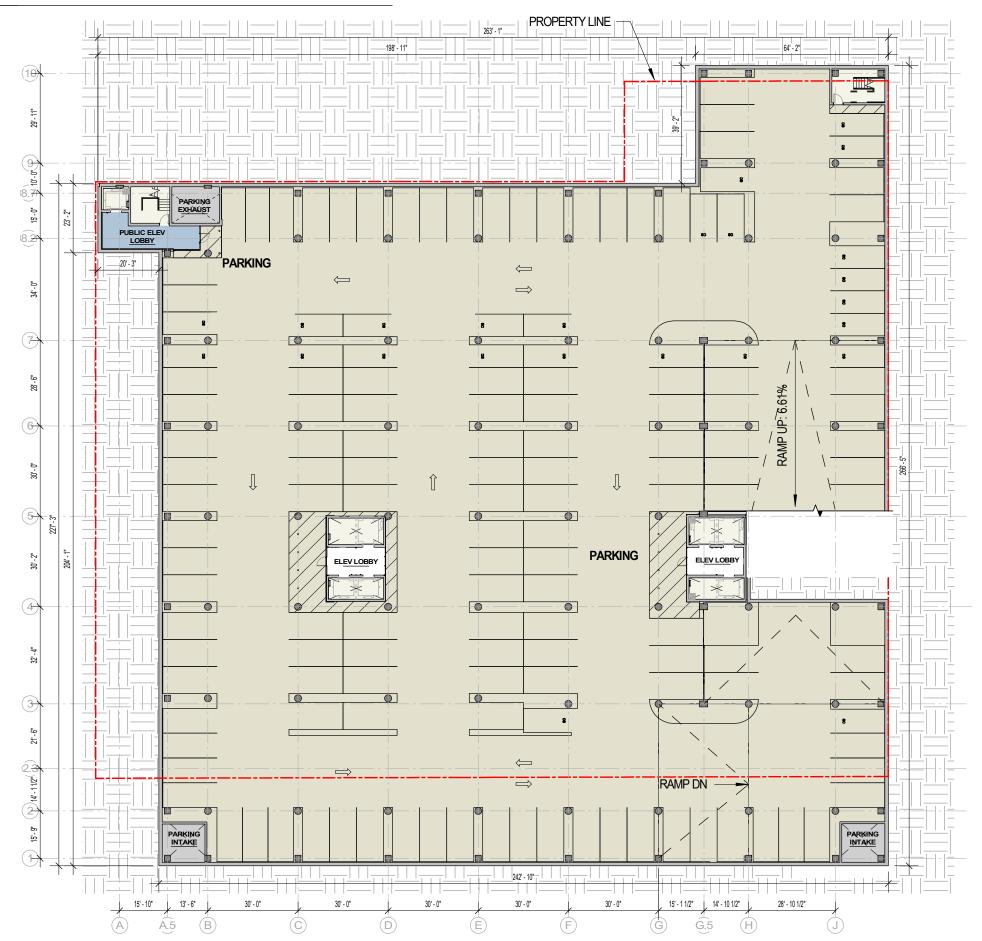
PARKING LEVEL P5

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LEVEL P6 - LOWER LEVEL PARKING PLAN







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PARKING LEVEL P6

Sheet Number

1-P6

EXTERIOR MATERIAL LEGEND

MARK	R MATERIAL LEGEND DESCRIPTION	MANUF.	PRODUCT NAME/ NO	. COLOR/ FINISH	COMMENTS
LATINGS	2.2.20.00000	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	111111111111111111111111111111111111111	2012 200,000,000,000	Constitute.
W-01	ALUM CURTAIN WALL - 4 SIDED SSG	KAWNEER	CLEARWALL		AT TOWER
W-02	ALUM CURTAIN WALL - 2 SIDED SSG	KAWNEER	1600 SERIES 2		AT TOWER
W-03	ALUM CURTAIN WALL W/ SPIDER FITTINGS	SADEV	CUSTOM		AT E. WASH LOBBY
W-04					NOT USED
W-05	ALUM CURTAIN WALL W/ GLASS MULLIONS	OLD CASTLE	CUSTOM		AT PINCKNEY LOBBY
W-06	Carried and London III, American III, Americ	4120 00 10 100	4.65(5.1)		NOT USED
F-01	ALUM THERMALLY BROKEN WINDOW SYSTEM	KAWNEER	NXT-3800 SERIES	CLEAR ANODIZED	ANODIZED
F-02	ALUM THERMALLY BROKEN WINDOW SYSTEM	KAWNEER	NXT-3800 SERIES	DARK GRAY	TBD/MICA PAINT FINISH
SF-03	ALUM THERMALLY BROKEN WINDOW SYSTEM	KAWNEER	NXT-3800 SERIES	MEDIUM BRONZE	ANODIZED
F-04				CONTRACTOR CONTRACTOR	NOT USED
F-05	ALUM THERMALLY BROKEN WINDOW SYSTEM	KAWNEER	NXT-3800 SERIES	CHAMPAGNE	ANODIZED
F-06	ALUM THERMALLY BROKEN WINDOW SYSTEM	KAWNEER	NXT-3800 SERIES	LIGHT BRONZE	ANODIZED
F-07	ALUM THERMALLY BROKEN WINDOW SYSTEM W/ EXTRUDED MULLION CAPS	KAWNEER	NXT-3800 SERIES	MEDIUM BRONZE	ANODIZED
Uds	100 000 000 000 000 000 000 000 000 000				reasons -
L-01	LOW IRON GLAZING	VINCESCO	Transaction a	nanca:	NOT USED
L-02	STANDARD GLASS	VIRACON	RADIANT LOW-E	VRE1-59	
L-02X	STANDARD GLASS SPANDREL	VIRACON	RADIANT LOW-E	TO MATCH GL-02	
L-03	BLUE TINTED GLASS	VIRACON	TOM-E	VE6-42	
6L-03X	BLUE TINTED GLASS SPANDREL	VIRACON	LOW-E	TO MATCH GL-03	
L-04	REEDED ART GLASS	TBD			AT RECONSTRUCTED CENTRE 7 FACADE
NET PLEYA					
TL-01	COMPOSITE METAL PANEL			LIGHT BRONZE / MICA PAINT FINISH	COMPANION BUILDING ENTRY
ITL-02	COMPOSITE METAL PANEL			TBD/ MICA PAINT FINISH	WEBSTER EGRESS PAVILLION
TL-03	COMPOSITE METAL PANEL			MICA FINISH TO MATCH CW-01	METAL TRIM AND SOFFITS AT TOWER
TL-04	BRAKE METAL			TBD/ MICA PAINT FINISH	MATCH ADJACENT
4TL-05	SOFFIT PANEL			TBD/ MICA PAINT FINISH	MATCH ADJACENT
1TL-06	PLATE ALUMINUM			BRUSHED ALUMINUM	AT STEP BUILDING WINDOW SURROUNDS
1TL-07	METAL TRIM			MICA FINISH TO MATCH SF-03	AT FOUR STORY ENTRANCE
1TL-08	METAL TRIM			CHAMPAGNE	MISC TRIM AT SF-05
4TL-09	COLUMN ENGLOSURE			BRUSHED ALUMINUM	
ATL-10	PERFORATED CORRUGATED METAL EQUIPMENT SCREEN	CENTRIA	BR5-36	TBD/ MICA PAINT FINISH	
ATL-17	METAL TRIM FRAMING			CHAMPAGNE	MISC TRIM AT SF-05
ATL-12	METAL TRIM FRAMING			LIGHT BRONZE	CORNICE AT COMPANION BUILDING
MTL-13	METAL TRIM FRAMING			TBD/ MICA PAINT FINISH	CORNICE AT E. WASHINGTON LOADING DOCK
MTL-14	METAL TRIM FRAMING			CLEAR ANODIZED	TRIM @ PINCKNEY ENTRY
AASONEY	The Line Hall I spacetive	_	_		THE PROPERTY OF THE PROPERTY O
T-01	STONE PANEL			INDIANA LIMESTONE	HONED FINISH
T-02	STONE PANEL	VETTER STONE		GLACIER BUFF	TAPESTRY FINISH
T-03A	STONE PANEL	EARTHWORKS		EW GOLD	HONED FINISH
				F380.753	
T-03B	STONE PANEL	EARTHWORKS		EW GOLD	SANDBLASTED FINISH
	Total Co. S. A. Albanda, and a const	TBD		NATURAL RED	FLAT AND CONVEX PROFILE AS NOTED
	TERRACOTTA PANEL	TOD			
TB-01	STONE BASE			MASON GRANITE BEIGE	FLAMED FINISH
TB-01	PRODUCTION OF CONTRACT CONTRAC	STONE DESIGN		MASON GRANITE BEIGE WILLHOITE SUEDE	FLAMED FINISH POLISHED FINISH
TB-01 TB-02	STONE BASE	STONE DESIGN COLDSPRING			
TB-01 TB-02 TB-03	STONE BASE STONE BASE	STONE DESIGN		WILLHOITE SUEDE	POLISHED FINISH
TB-01 TB-02 TB-03 TB-04	STONE BASE STONE BASE	STONE DESIGN COLDSPRING		WILLHOITE SUEDE MESABI BLACK	POLISHED FINISH FLAMED FINISH
TB-01 TB-02 TB-03 TB-04 TB-10	STONE BASE STONE BASE STONE BASE	STONE DESIGN COLDSPRING COLDSPRING		WILLHOITE SUEDE MESABI BLACK LAC DU BONNET	POLISHED FINISH POLISHED FINISH
TB-01 TB-02 TB-03 TB-04 TB-10	STONE BASE STONE BASE STONE BASE STONE BASE STONE BASE	STONE DESIGN COLDSPRING COLDSPRING POLYCOR		WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH
TB-01 TB-02 TB-03 TB-04 TB-10 TB-11 TB-12	STONE BASE STONE BASE STONE BASE STONE BASE STONE BASE STONE BASE	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA		WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH
TB-01 TB-02 TB-03 TB-04 TB-10 TB-11 TB-12 FR-01	STONE BASE	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING		WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE
TB-01 TB-02 TB-03 TB-04 TB-10 TB-11 TB-12 RR-01	STONE BASE BRICK	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING YANKEE HILL	SIGNA GITA BBIGA	WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK G1 - SMOOTH	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE NOT USED
STB-01 STB-02 STB-03 STB-04 STB-10 STB-11 STB-12 SR-01 SR-02 SR-03	STONE BASE BRICK BRICK	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING YANKEE HILL GLEN GERY	SIQUX CITY BRICK	WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK G1 - SMOOTH GREY - VELOUR	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE NOT USED AT WEBSTER LOADING DOCK
TB-01 TB-02 TB-03 TB-04 TB-10 TB-11 TB-12 IR-01 IR-02 IR-03 IR-04	STONE BASE BRICK BRICK	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING YANKEE HILL	SIQUX CITY BRICK	WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK G1 - SMOOTH	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE NOT USED AT WEBSTER LOADING DOCK AT EAST WASHINGTON LOADING DOCK
TB-01 TB-02 TB-03 TB-04 TB-10 TB-11 TB-12 R-01 R-02 R-03 R-04 MU-01	STONE BASE BRICK BRICK BRICK CONCRETE MASONRY UNIT	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING YANKEE HILL GLEN GERY	SIQUX CITY BRICK	WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK G1 - SMOOTH GREY - VELOUR	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE NOT USED AT WEBSTER LOADING DOCK
TB-01 TB-02 TB-03 TB-04 TB-10 TB-11 TB-12 TR-01 TR-02 TR-03 TR-04	STONE BASE BRICK BRICK CONCRETE MASONRY UNIT	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING YANKEE HILL GLEN GERY	SIQUX CITY BRICK	WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK G1 - SMOOTH GREY - VELOUR	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE NOT USED AT WEBSTER LOADING DOCK AT EAST WASHINGTON LOADING DOCK
TB-01 TB-02 TB-03 TB-04 TB-10 TB-11 TB-12 R-01 R-02 R-03 R-04 MU-01	STONE BASE BRICK BRICK BRICK CONCRETE MASONRY UNIT	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING YANKEE HILL GLEN GERY	SIQUX CITY BRICK	WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK G1 - SMOOTH GREY - VELOUR	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE NOT USED AT WEBSTER LOADING DOCK AT EAST WASHINGTON LOADING DOCK
TB-01 TB-02 TB-03 TB-04 TB-10 TB-11 TB-12 TR-01 TR-02 TR-03 TR-04 TR-03 TR-04 TR-04 TR-04 TR-05 TR-04 TR-05 TR-04 TR-06 TR-06 TR-07	STONE BASE BRICK BRICK BRICK CONCRETE MASONRY UNIT CONCRETE COLUMN CONCRETE PLANTER	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING YANKEE HILL GLEN GERY	SIQUX CITY BRICK	WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK G1 - SMDOTH GREY - VELOUR FL TAN - SMOOTH	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE NOT USED AT WEBSTER LOADING DOCK AT EAST WASHINGTON LOADING DOCK
STB-01 STB-02 STB-03 STB-04 STB-10 STB-11 STB-12 STB-12 STB-01 STB-02 STB-03 STB-04 STB-03 STB-04 STB-03 STB-04 STB-04 STB-04 STB-04 STB-05 STB-04 STB-05 ST	STONE BASE BRICK BRICK BRICK CONCRETE MASONRY UNIT CONCRETE COLUMN CONCRETE PLANTER PRECAST CONCRETE SILL	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING YANKEE HILL GLEN GERY	SIQUX CITY BRICK	WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK G1 - SMOOTH GREY - VELOUR FL TAN - SMOOTH COLOR TO MATCH BR-01	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE NOT USED AT WEBSTER LOADING DOCK AT EAST WASHINGTON LOADING DOCK
STB-01 STB-02 STB-03 STB-04 STB-10 STB-11 STB-12 STB-12 STB-01 STB-12 STB-03 STB-04 STB-02 STB-03 STB-04 ST	STONE BASE BRICK BRICK BRICK CONCRETE MASONRY UNIT CONCRETE PLANTER PRECAST CONCRETE SILL PRECAST CONCRETE SILL	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING YANKEE HILL GLEN GERY	SIQUX CITY BRICK	WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK G1 - SMOOTH GREY - VELOUR FL TAN - SMOOTH COLOR TO MATCH BR-01 NOT USED	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE NOT USED AT WEBSTER LOADING DOCK AT EAST WASHINGTON LOADING DOCK
ATB-01 ATB-02 ATB-03 ATB-04 ATB-10 ATB-10 ATB-11 ATB-12 ATB-12 ATB-12 ATB-13 ATB-12 AT	STONE BASE BRICK BRICK BRICK CONCRETE MASONRY UNIT CONCRETE COLUMN CONCRETE PLANTER PRECAST CONCRETE SILL	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING YANKEE HILL GLEN GERY	SIQUX CITY BRICK	WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK G1 - SMOOTH GREY - VELOUR FL TAN - SMOOTH COLOR TO MATCH BR-01	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE NOT USED AT WEBSTER LOADING DOCK AT EAST WASHINGTON LOADING DOCK
ATB-01 ATB-02 ATB-03 ATB-04 ATB-10 ATB-10 ATB-11 ATB-12 ATB-12 ATB-12 ATB-13 ATB-12 AT	STONE BASE BRICK BRICK BRICK CONCRETE MASONRY UNIT CONCRETE PLANTER PRECAST CONCRETE SILL PRECAST CONCRETE SILL	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING YANKEE HILL GLEN GERY	SIQUX CITY BRICK	WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK G1 - SMOOTH GREY - VELOUR FL TAN - SMOOTH COLOR TO MATCH BR-01 NOT USED	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE NOT USED AT WEBSTER LOADING DOCK AT EAST WASHINGTON LOADING DOCK
ST-04 STB-01 STB-02 STB-03 STB-04 STB-10 STB-10 STB-11 STB-12 SR-01 SR-02 SR-03 SR-04 CMU-01 CONC-01 SSL-01 SSL-02 SSL-03 SSL-03 SSL-03 SSL-03 SSL-03 SSL-03	STONE BASE BRICK BRICK BRICK CONCRETE MASONRY UNIT CONCRETE PLANTER PRECAST CONCRETE SILL PRECAST CONCRETE SILL	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING YANKEE HILL GLEN GERY	SIQUX CITY BRICK	WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK G1 - SMOOTH GREY - VELOUR FL TAN - SMOOTH COLOR TO MATCH BR-01 NOT USED	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE NOT USED AT WEBSTER LOADING DOCK AT EAST WASHINGTON LOADING DOCK
ATB-01 ATB-02 ATB-03 ATB-04 ATB-10 ATB-10 ATB-11 ATB-12 ATB-02 ATB-02 ATB-03 ATB-03 ATB-04 ATB-03 ATB-04 ATB-04 ATB-04 ATB-04 ATB-05 ATB-05 ATB-06 ATB-06 ATB-06 ATB-06 ATB-07	STONE BASE BRICK BRICK BRICK CONCRETE MASONRY UNIT CONCRETE COLUMN CONCRETE PLANTER PRECAST CONCRETE SILL PRECAST CONCRETE SILL PRECAST CONCRETE SILL	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING YANKEE HILL GLEN GERY	SIQUX CITY BRICK	WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK G1 - SMOOTH GREY - VELOUR FL TAN - SMOOTH COLOR TO MATCH BR-01 NOT USED	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE NOT USED AT WEBSTER LOADING DOCK AT EAST WASHINGTON LOADING DOCK
STB-01 STB-02 STB-03 STB-04 STB-10 STB-10 STB-11 STB-12 STB-12 STB-01 STB-12 STB-01 STB-12 STB-01 STB-12 STB-02 STB-03 STB-04 ST	STONE BASE BRICK BRICK BRICK CONCRETE MASONRY UNIT CONCRETE COLUMN CONCRETE PLANTER PRECAST CONCRETE SILL PRECAST CONCRETE SILL CABLE RAIL	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING YANKEE HILL GLEN GERY	SIQUX CITY BRICK	WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK G1 - SMOOTH GREY - VELOUR FL TAN - SMOOTH COLOR TO MATCH BR-01 NOT USED	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE NOT USED AT WEBSTER LOADING DOCK AT EAST WASHINGTON LOADING DOCK
STB-01 STB-02 STB-03 STB-04 STB-10 STB-11 STB-12 STB-01 STB-12 STB-01 STB-02 STB-03 STB-04 CMU-01 CONC-01 CONC-01 SL-02 SL-03 SL-04 SL-04	STONE BASE BRICK BRICK BRICK CONCRETE MASONRY UNIT CONCRETE COLUMN CONCRETE PLANTER PRECAST CONCRETE SILL PRECAST CONCRETE SILL CABLE RAIL	STONE DESIGN COLDSPRING COLDSPRING POLYCOR DAKOTA COLDSPRING YANKEE HILL GLEN GERY	SIQUX CITY BRICK	WILLHOITE SUEDE MESABI BLACK LAC DU BONNET PICASSO MAHOGANY MESABI BLACK G1 - SMOOTH GREY - VELOUR FL TAN - SMOOTH COLOR TO MATCH BR-01 NOT USED	POLISHED FINISH FLAMED FINISH POLISHED FINISH ANTIQUE FINISH POLISHED FINISH FLAMED FINISH AT 4 STORY FACADE NOT USED AT WEBSTER LOADING DOCK AT EAST WASHINGTON LOADING DOCK

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Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

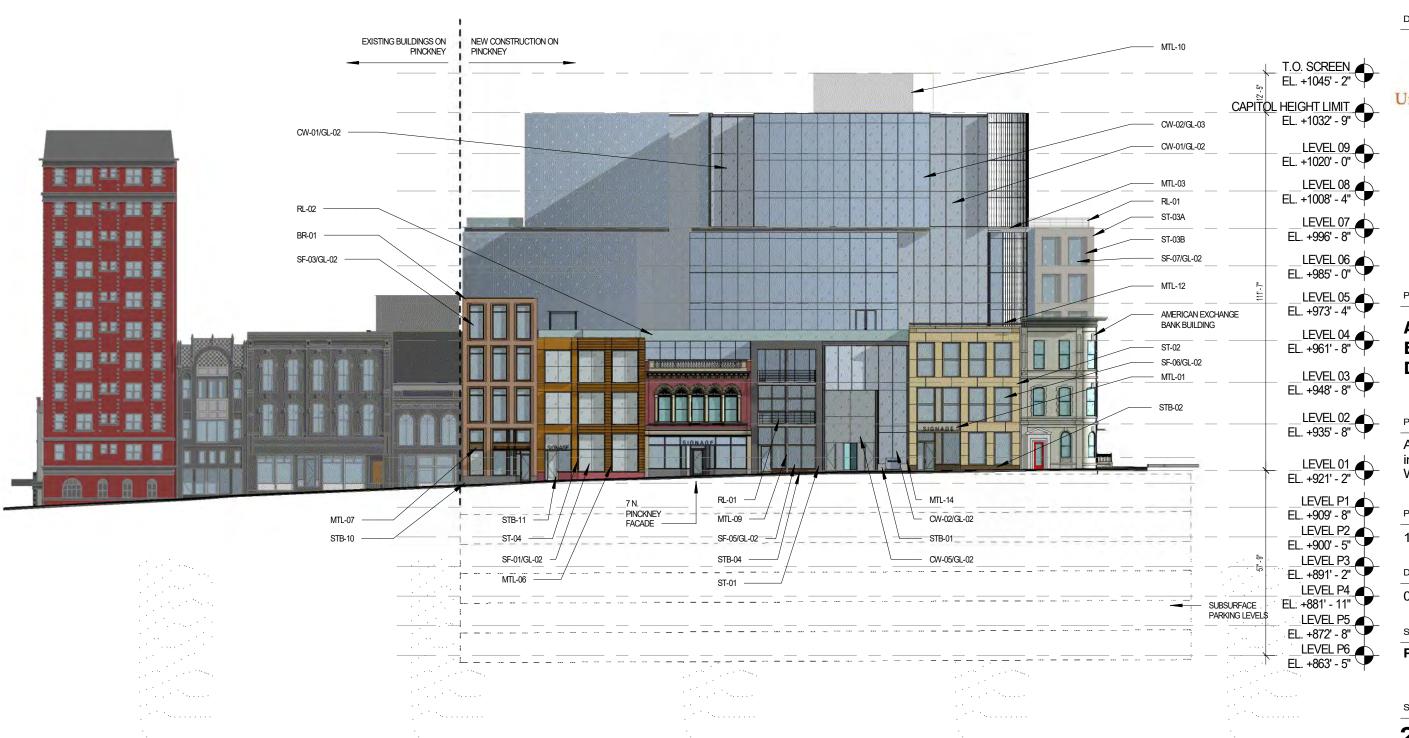
Sheet Name

EXTERIOR MATERIAL LEGEND

Sheet Number

N. PINCKNEY STREET - COLOR ELEVATION





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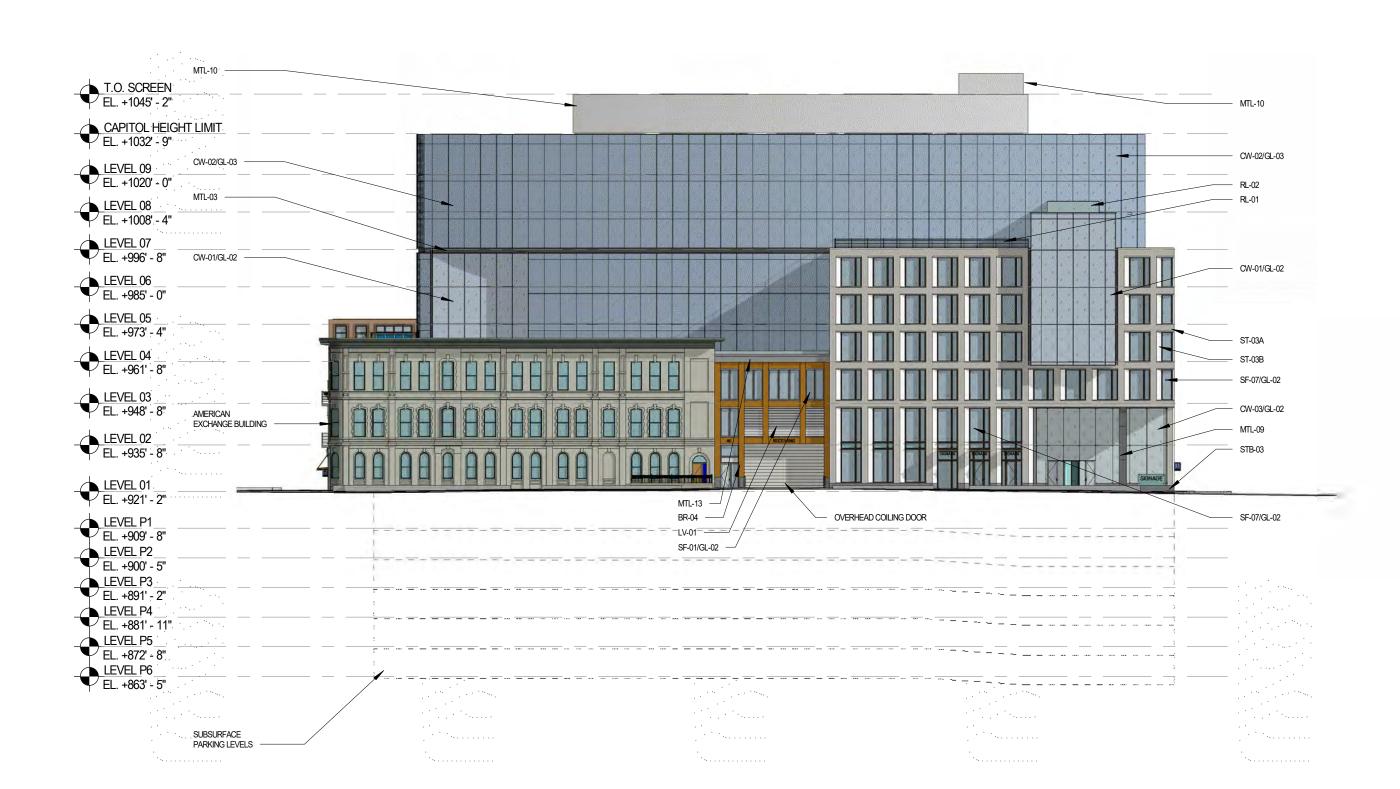
Sheet Name

PINCKNEY ELEVATION

Sheet Number

E. WASHINGTON AVENUE - COLOR ELEVATION





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WASHINGTON ELEVATION

Sheet Number

N. WEBSTER STREET - COLOR ELEVATION





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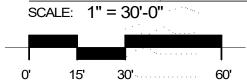
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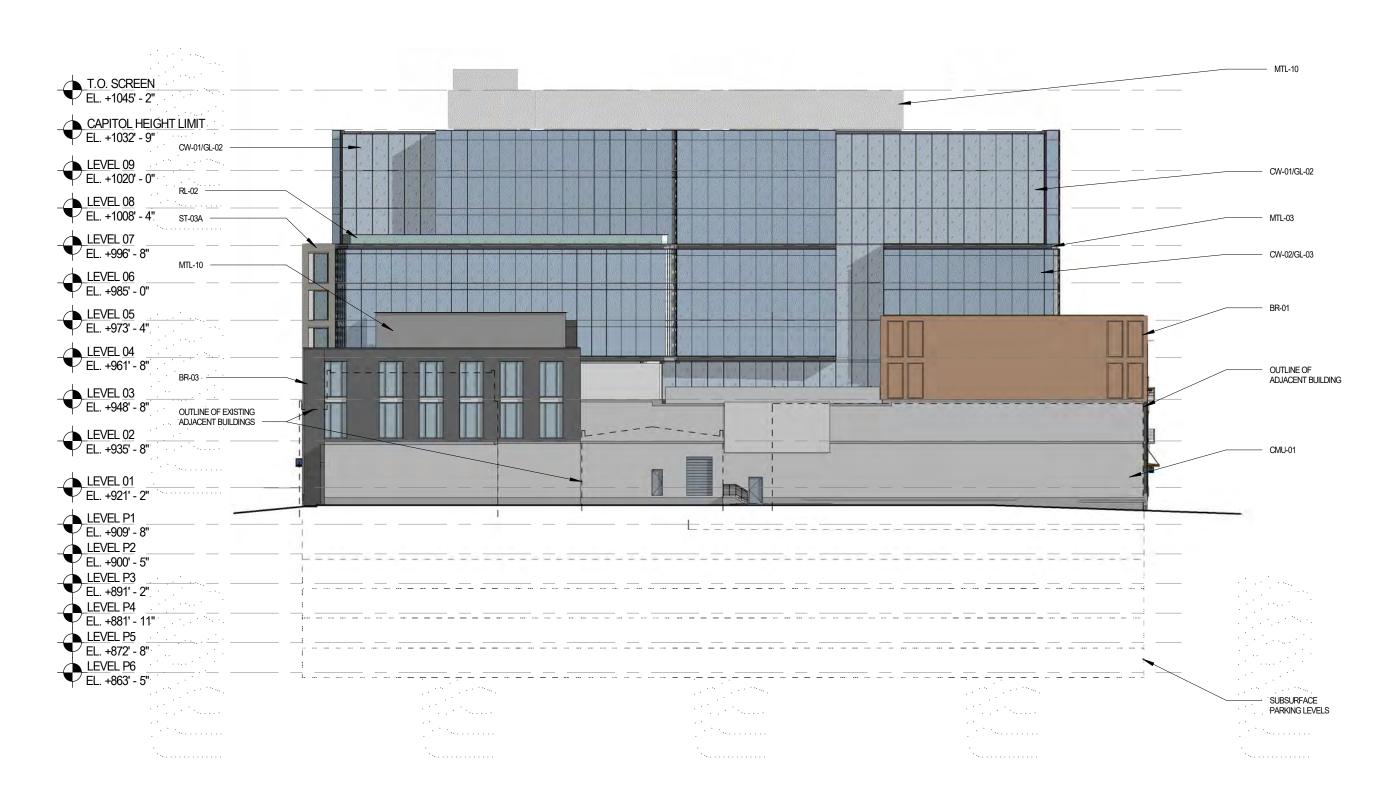
Sheet Name

WEBSTER ELEVATION

Sheet Number

NORTH FACADE - COLOR ELEVATION





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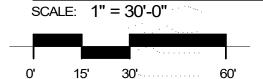
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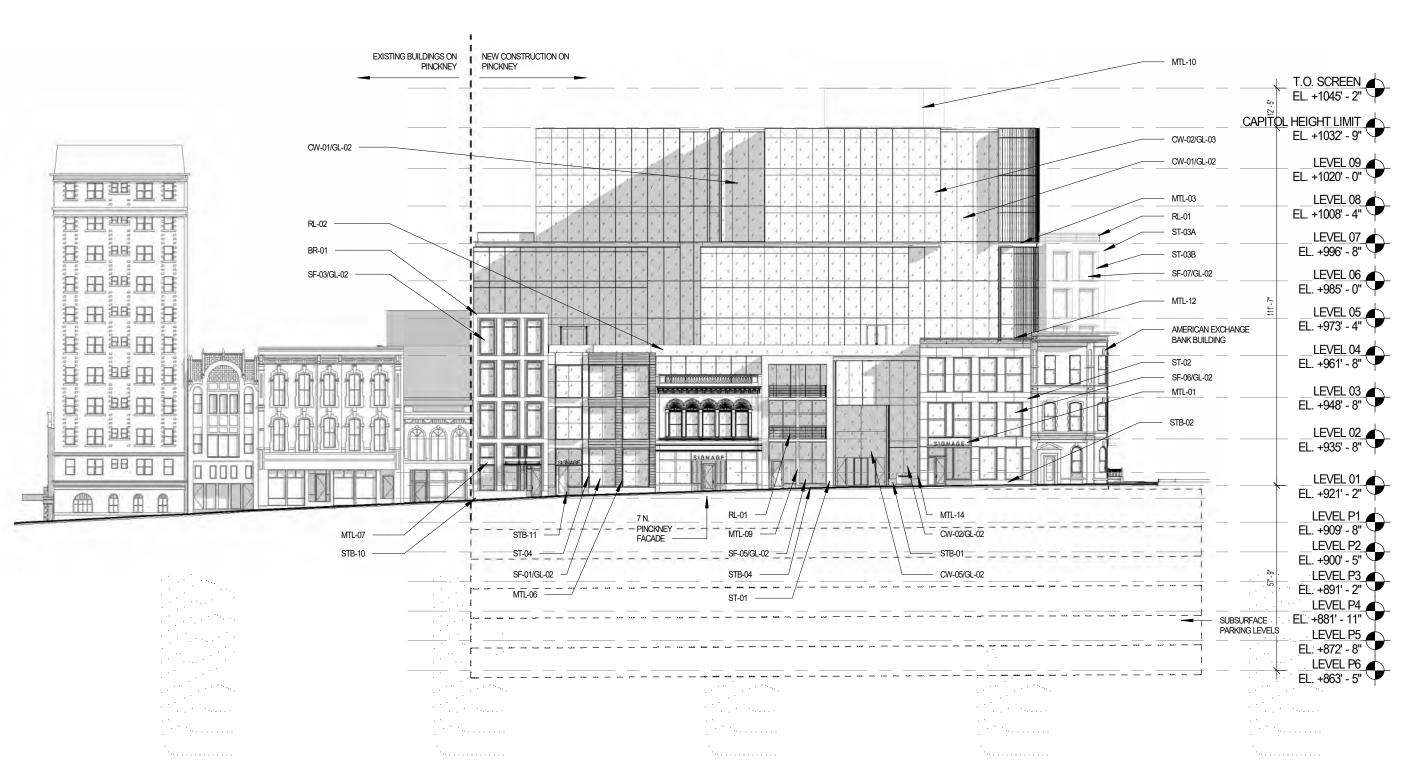
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NORTH ELEVATION

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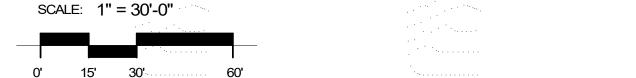
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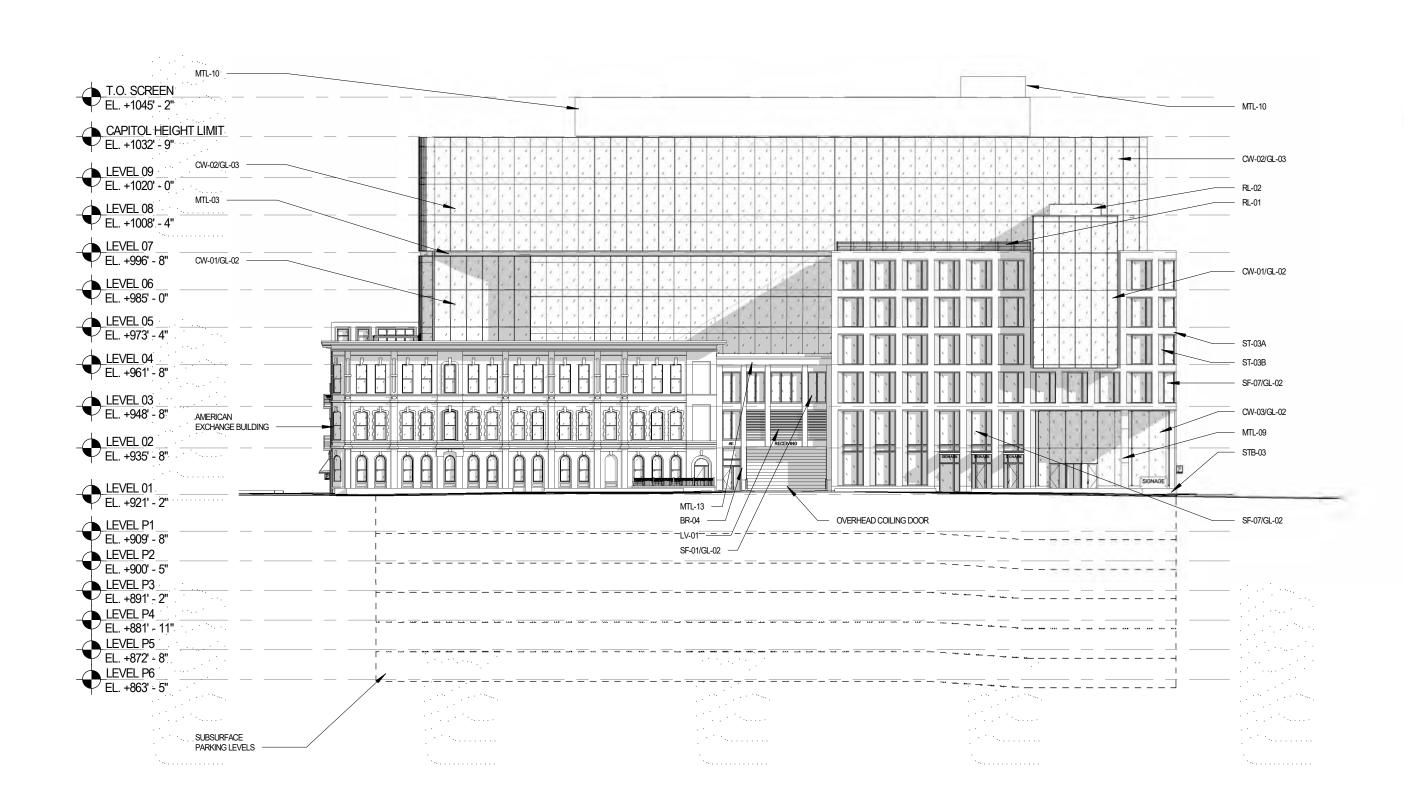
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E. WASHINGTON AVENUE - ELEVATION





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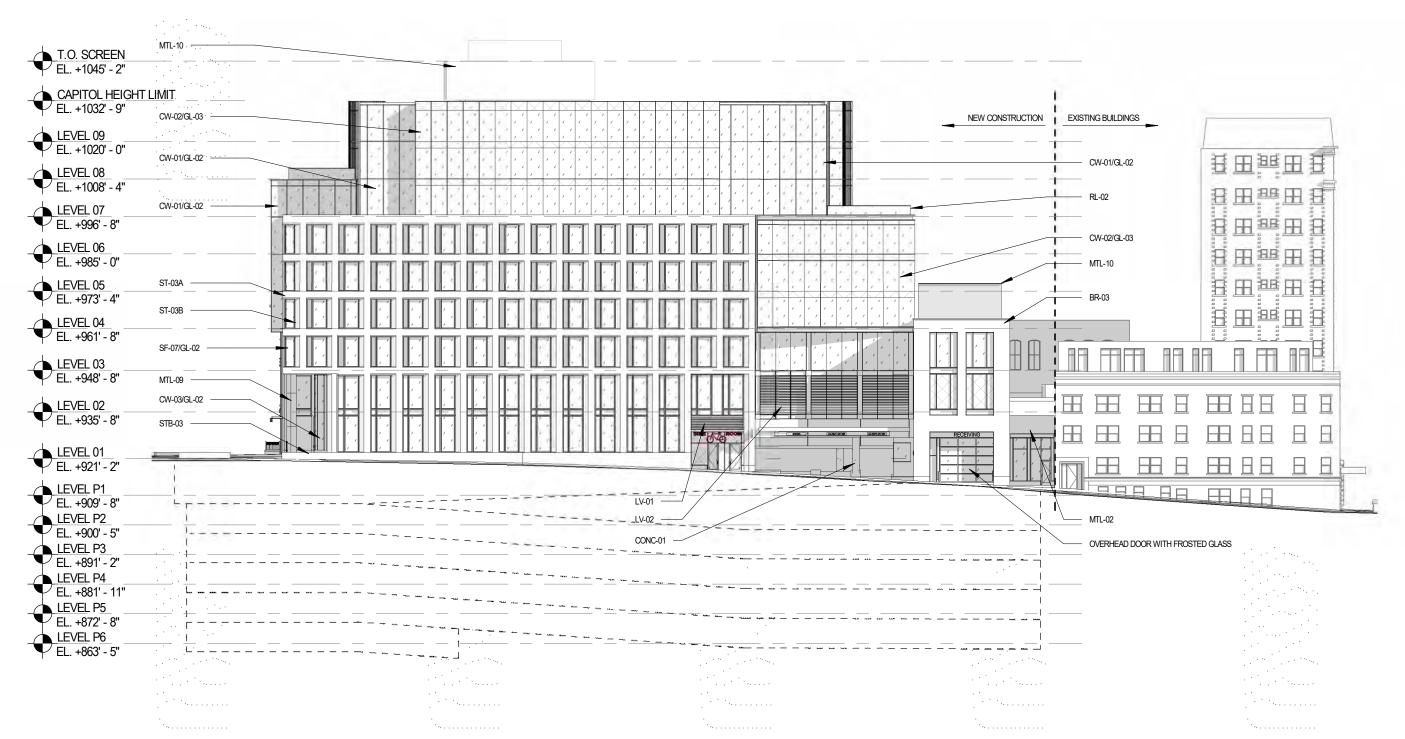
Sheet Name

WASHINGTON ELEVATION

Sheet Number

N. WEBSTER STREET - ELEVATION





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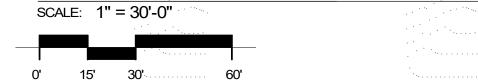
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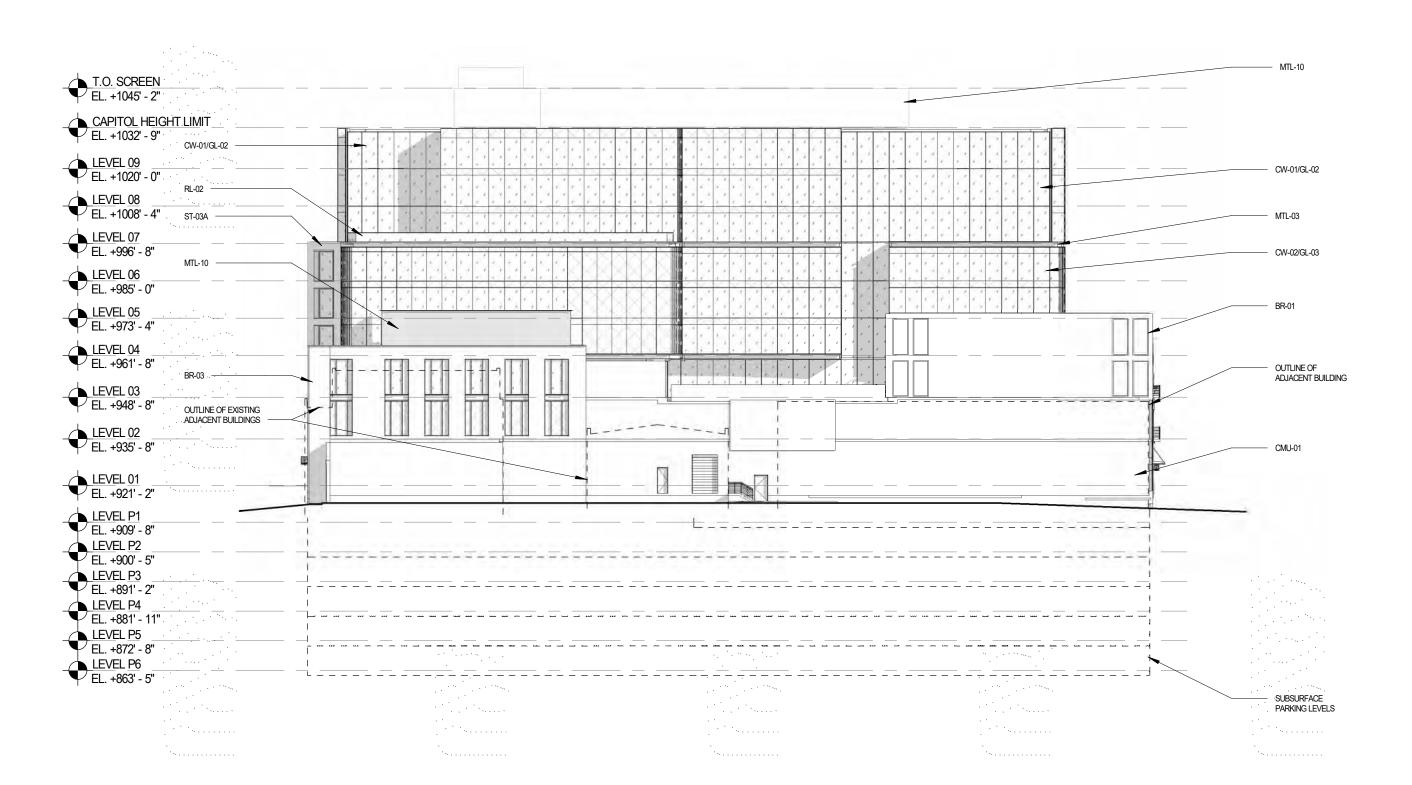
Sheet Name

WEBSTER ELEVATION

Sheet Number

NORTH FACADE - ELEVATION





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Date

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Sheet Name

NORTH ELEVATION

Sheet Number

EXISTING AMERICAN EXCHANGE BUILDING, TO REMAIN IN PLACE

MTL-12: LIGHT BRONZE METAL CORNICE

ST-02: GLACIER BLUFF STONE PANEL WITH TAPESTRY FINISH

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

MTL-01: LIGHT BRONZE MICA FINISH METAL PANEL SYSTEM

SF-06: LIGHT BRONZE ANODIZED STOREFRONT SYSTEM

STB-02:WILLHOITE SUEDE STONE BASE WITH POLISHED FINISH

ST-02: STONE PANELS SF-06: STOREFRONT

> MTL-12: METAL CORNICE

MTL-01: METAL TRIM



3 N. PINCKNEY - RETAIL

1 N. PINCKNEY - RETAIL

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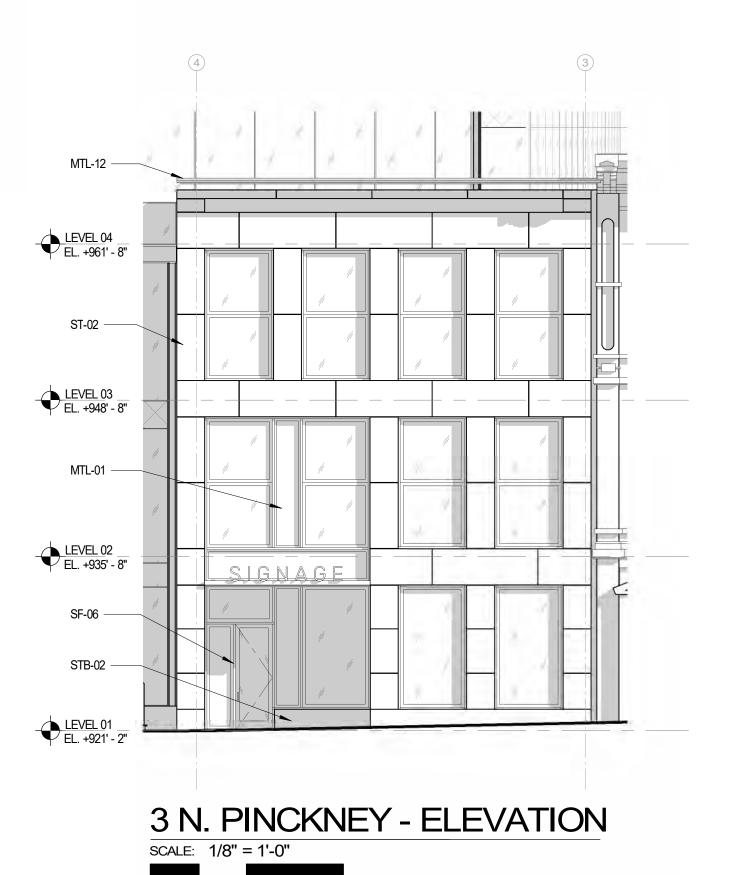
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3 N. PINCKNEY

Sheet Number

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16'

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Project Number

18038.00

Date

09/16/20

Sheet Name

3 N. PINCKNEY

Sheet Number

2-20.2





5 N. PINCKNEY - TOWER LOBBY

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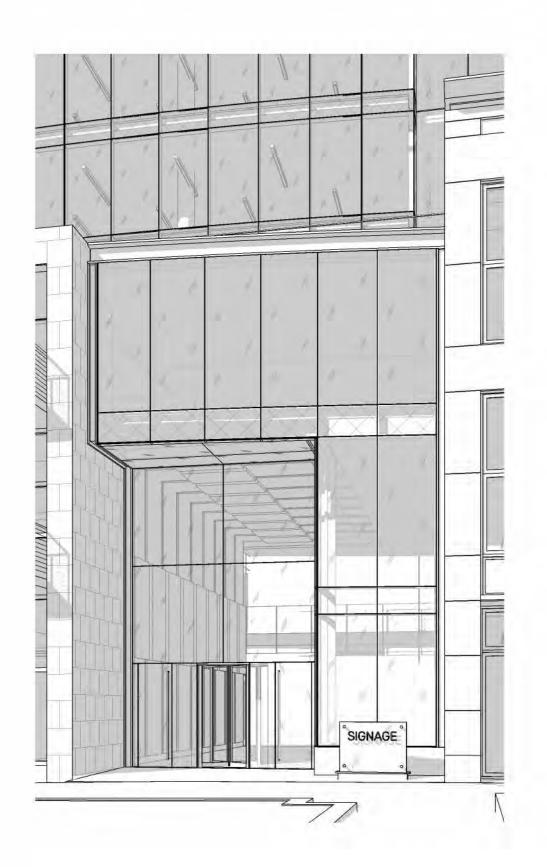
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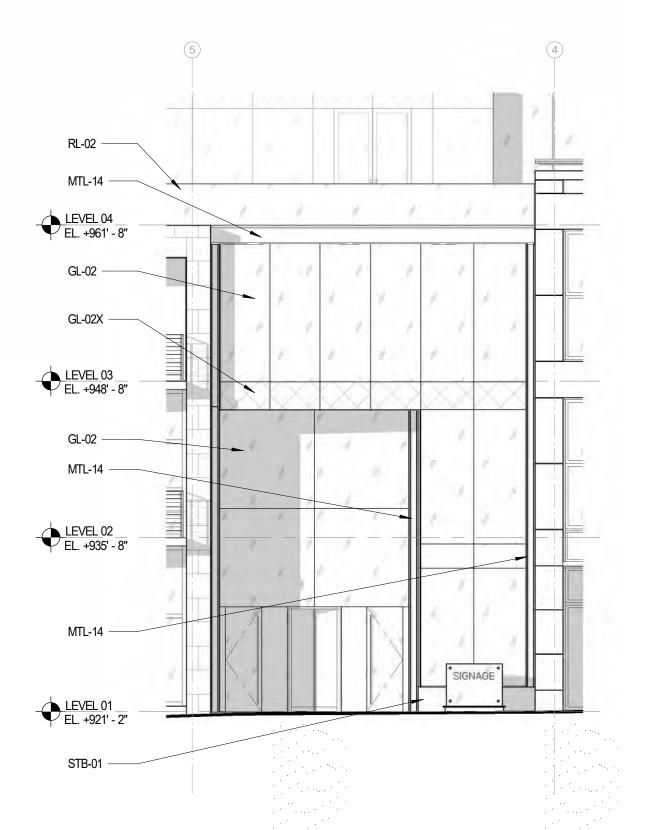
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5 N. PINCKNEY

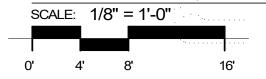
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5 N. PINCKNEY - ELEVATION



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Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

5 N. PINCKNEY

Sheet Number

2-21.2





500 North Dearborn Street Suite 900 Chicago, Illinois 60654

312.260.7300

Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number 18038.00

Date

09/16/20

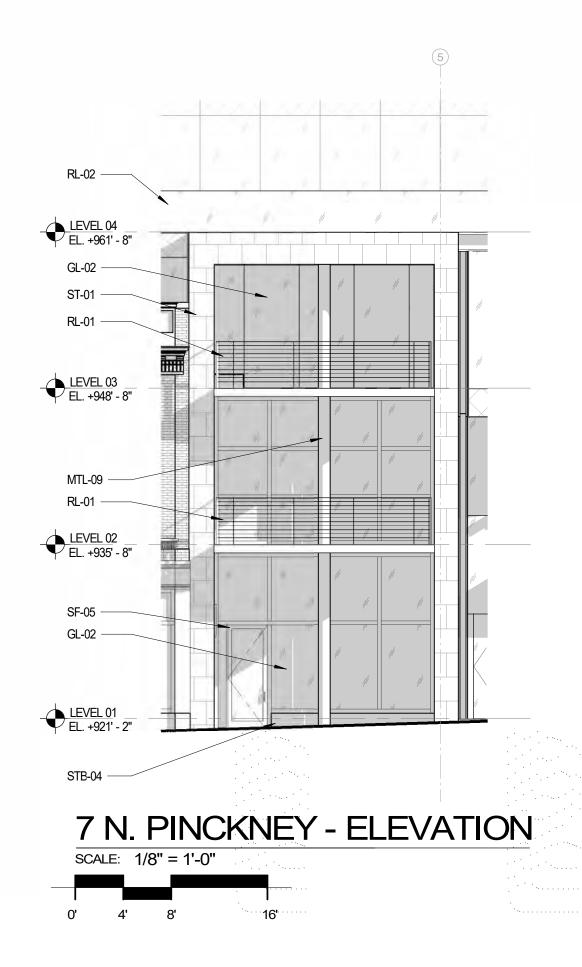
Sheet Name

7 N. PINCKNEY

Sheet Number

2-22.1





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312.260.7300

Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

7 N. PINCKNEY

Sheet Number

2-22.2

RL-02: ALUMINUM AND GLASS RAILING SYSTEM BEYOND



RELOCATED AND RESTORED 7 N. PINCKNEY 2ND FLOOR FACADE

TERRACOTTA TO MATCH RELOCATED TERRACOTTA ABOVE

GL-04: REEDED "ART" GLASS

SF-02: DARK GRAY STOREFRONT SYSTEM

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

STB-12: MASABI BLACK STONE BASE WITH FLAMED FINISH



11 N. PINCKNEY - RETAIL

VALERIO DEWALT TRAIN

500 North Dearborn Street Suite 900 Chicago, Illinois 60654

312.260.7300

Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

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18038.00

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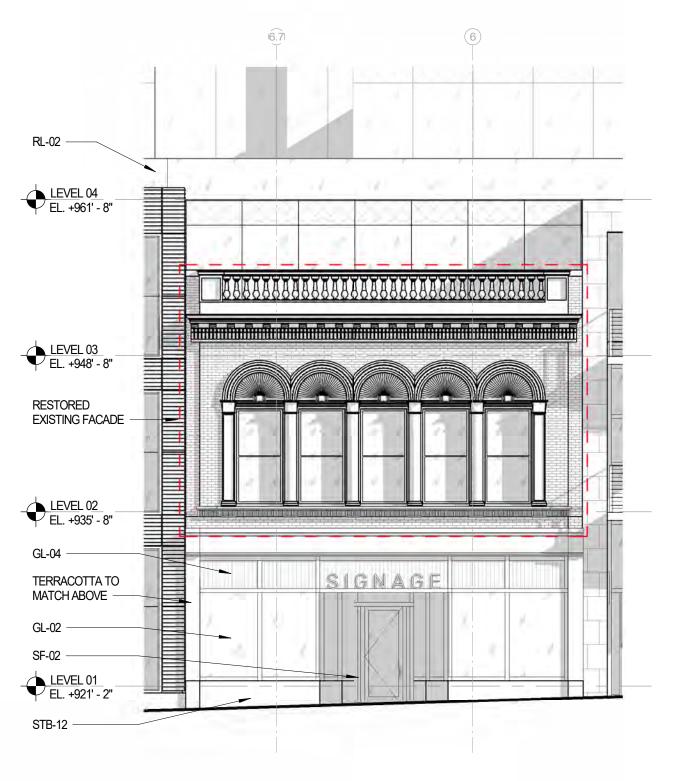
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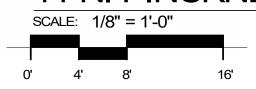
Sheet Number

2-23.1





11 N. PINCKNEY - ELEVATION



VALERIO DEWALT TRAIN

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312.260.7300

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AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

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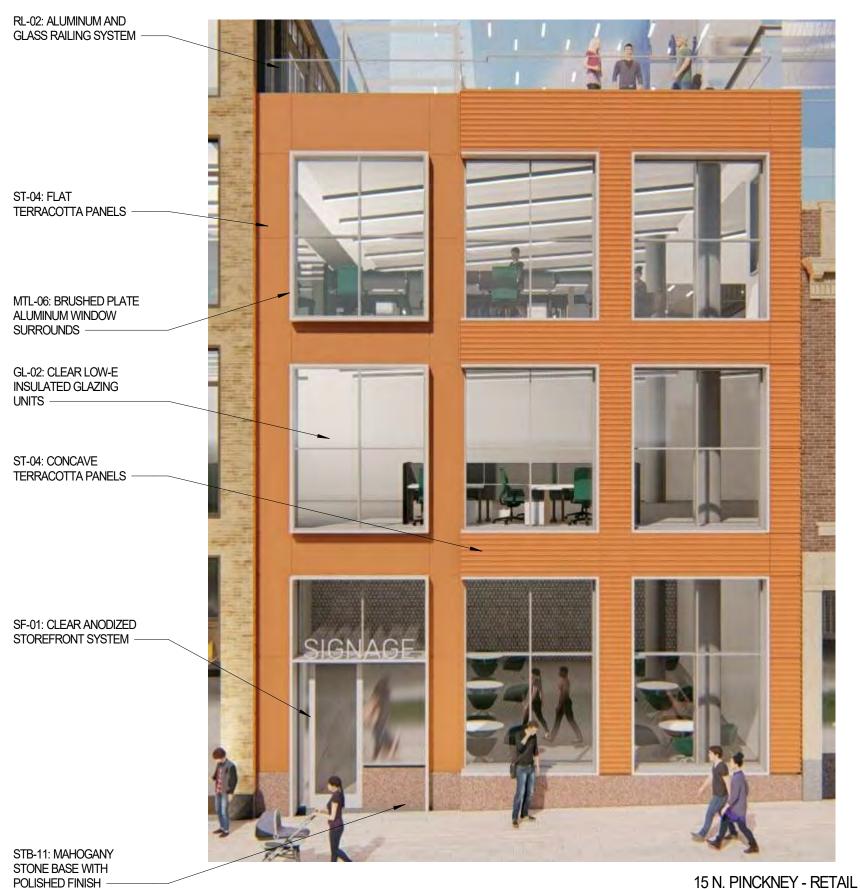
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11 N. PINCKNEY

Sheet Number

2-23.2





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312.260.7300

Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

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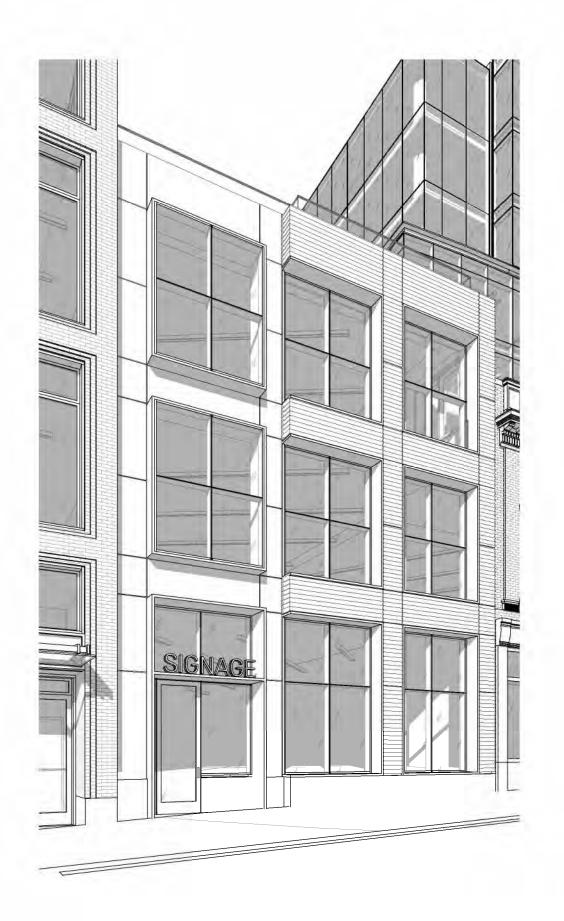
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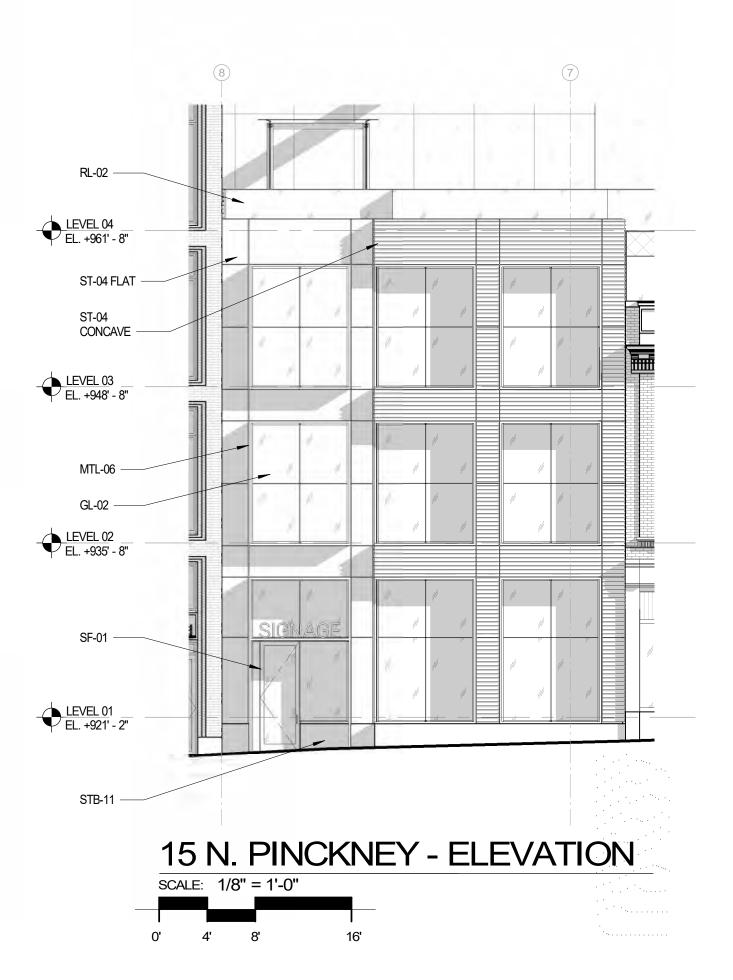
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15 N. PINCKNEY

Sheet Number

2-24.1





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Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

15 N. PINCKNEY

Sheet Number

2-24.2





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Developer



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Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

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18038.00

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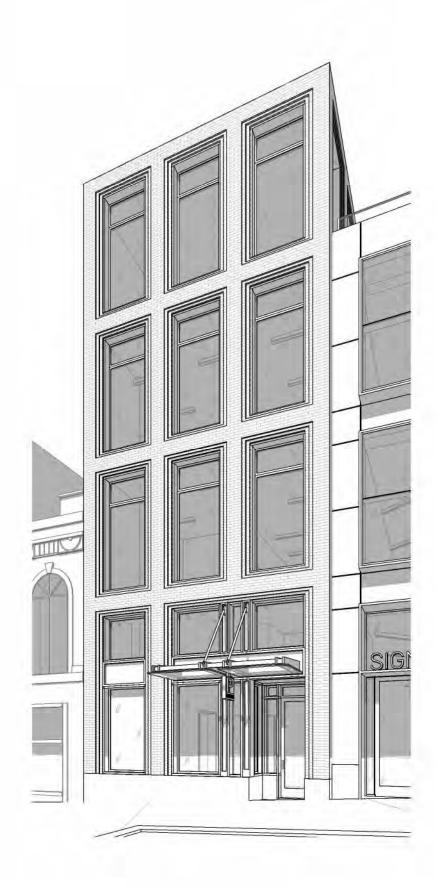
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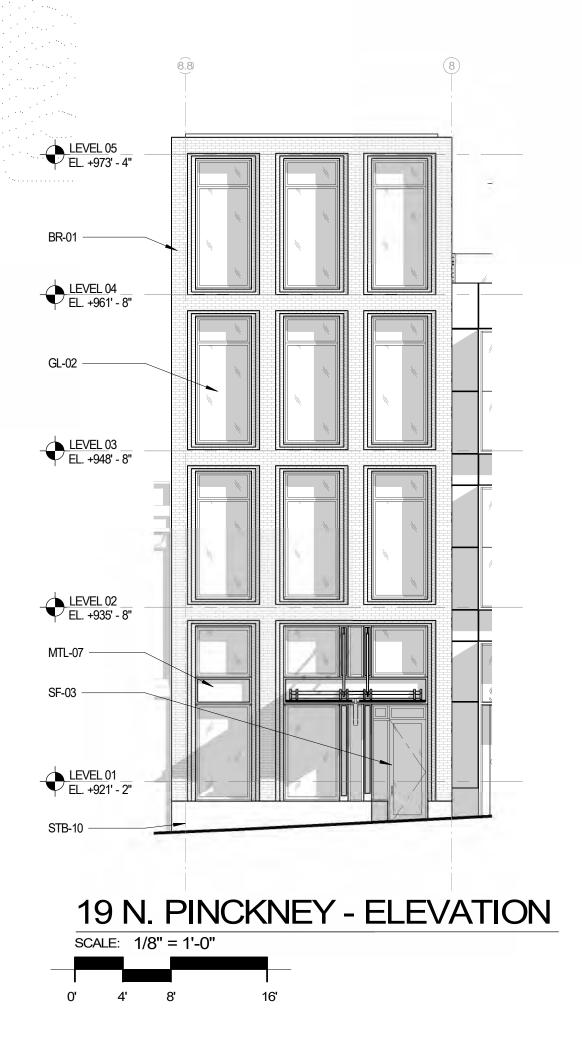
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19 N. PINCKNEY

Sheet Number

2-25.1





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Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

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09/16/20

Sheet Name

19 N. PINCKNEY

Sheet Number

2-25.2



RL-02: ALUMINUM AND GLASS RAILING SYSTEM BEYOND PARAPET

MTL-13: MICA FINISH METAL TRIM CORNICE

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS ABOVE LOADING DOCK

BR-04: "FL TAN - SMOOTH" FACE BRICK

LV-01: ALUMINUM LOUVER SYSTEM, FINISH TO MATCH SF-01

GL-02: FROSTED AT LOADING DOCK —

SF-01: CLEAR ANODIZED STOREFRONT SYSTEM -

OVERHEAD COILING DOOR, PAINT TO MATCH BR-04

STB-10: PICASSO STONE BASE WITH ANTIQUE FINISH —



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312.260.7300

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AMERICAN EXCHANGE DEVELOPMENT

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18038.00

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09/16/20

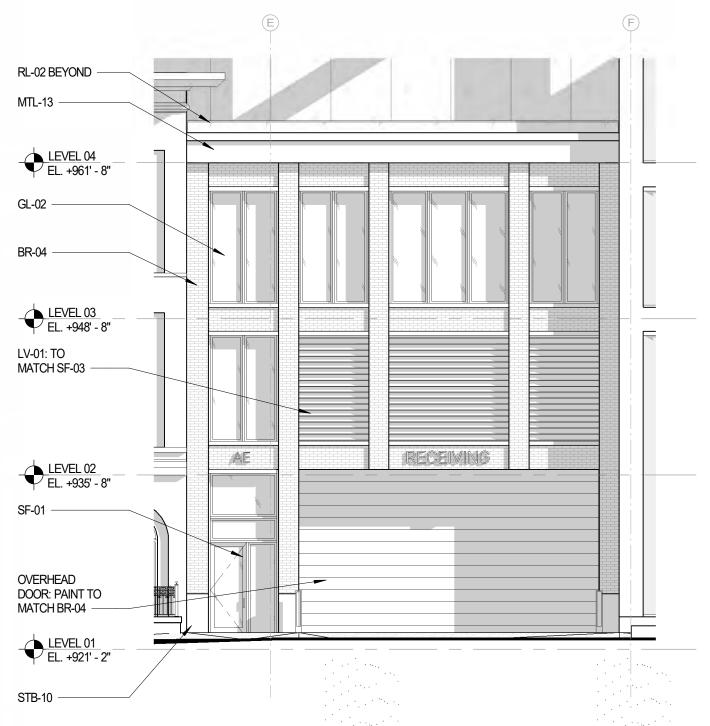
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E. WASHINGTON LOADING DOCK

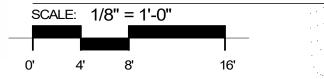
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2-26.1





E WASHINGTON LOADING - ELEVATION



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312.260.7300

Developer



Project Name

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Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

E. WASHINGTON LOADING DOCK

Sheet Number

2-26.2





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312.260.7300

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Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

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Sheet Name

E. WASHINGTON RETAIL/LOBBY

Sheet Number

2-27.1



GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

ST-03A: "EW-GOLD" STONE FACADE WITH HONED FINISH

WITH SANDBLASTED FINISH

MTL-09: BRUSHED ALUMINUM

ST-03B: "EW-GOLD" STONE FACADE





SCALE: 3/32" = 1'-0"

16'

VALERIO DEWALT TRAIN

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312.260.7300

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Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

E. WASHINGTON RETAIL/LOBBY

Sheet Number

2-27.2



 SF-07: MEDIUM BRONZE ANODIZED STOREFRONT SYSTEM WITH EXTRUDED MULLION CAPS

STB-03: MASABI BLACK STONE BASE WITH FLAMED FINISH — GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

ST-03A: "EW-GOLD" STONE FACADE WITH HONED FINISH

ST-03B: "EW-GOLD" STONE FACADE WITH SANDBLASTED FINISH



NORTH WEBSTER FACADE

VALERIO DEWALT TRAIN

500 North Dearborn Street Suite 900 Chicago, Illinois 60654

312.260.7300

Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

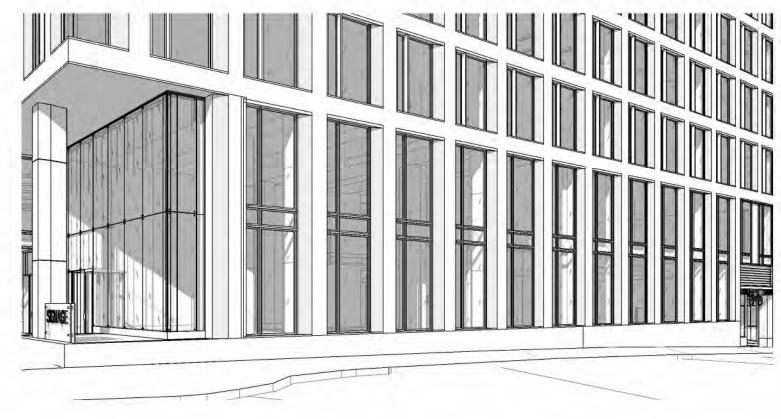
09/16/20

Sheet Name

WEBSTER FACADE

Sheet Number

2-28.1



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Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

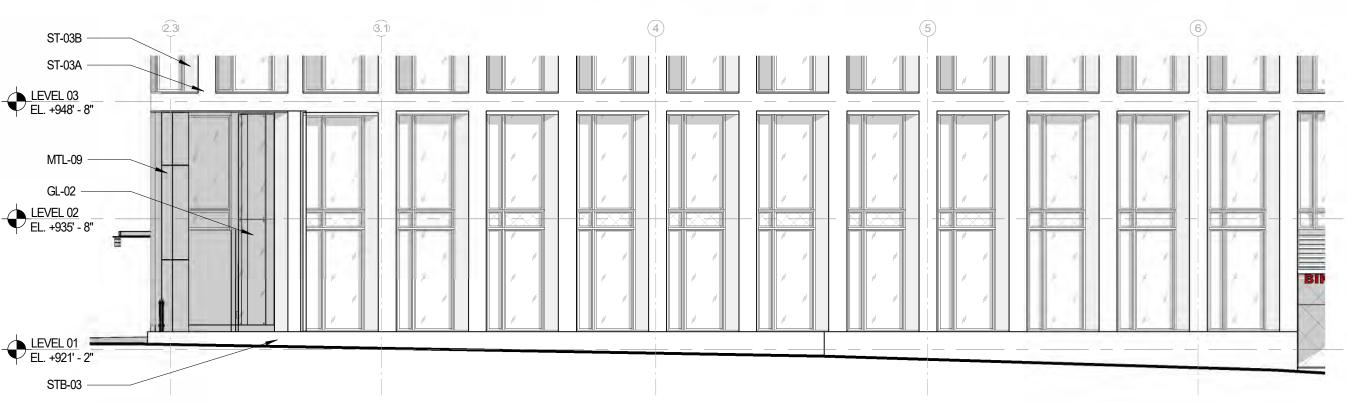
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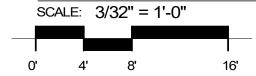
WEBSTER FACADE

Sheet Number

2-28.2



WEBSTER FACADE - ELEVATION





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Developer

Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

Wisconsin

Project Number

18038.00

09/16/20

Sheet Name

Date

A Portion of Block 101 in the City of Madison,



SF-07: MEDIUM BRONZE ANODIZED STOREFRONT SYSTEM WITH EXTRUDED MULLION CAPS

LV-01: ALUMINUM LOUVER SYSTEM, FINISH TO MATCH SF-07

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

STB-03: MASABI BLACK STONE BASE WITH FLAMED FINISH



LV-02: ANODIZED ALUMINUM LOUVER

MTL-14: CLEAR ANODIZED ALUMINUM METAL TRIM

MTL-14: CLEAR ANODIZED ALUMINUM METAL TRIM

SYSTEM

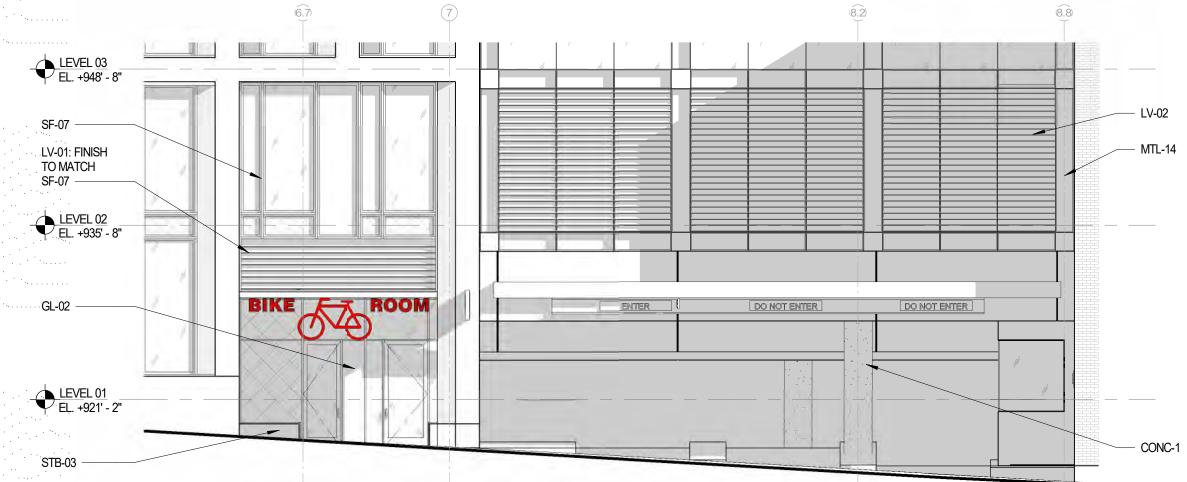
ENTRANCE

CONC-1: EXPOSED
CONCRETE COLUMN
Sheet Number

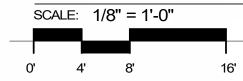
2-29.1

N WEBSTER PARKING





WEBSTER PARKING/BIKE ENTRY - ELEVATION



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Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

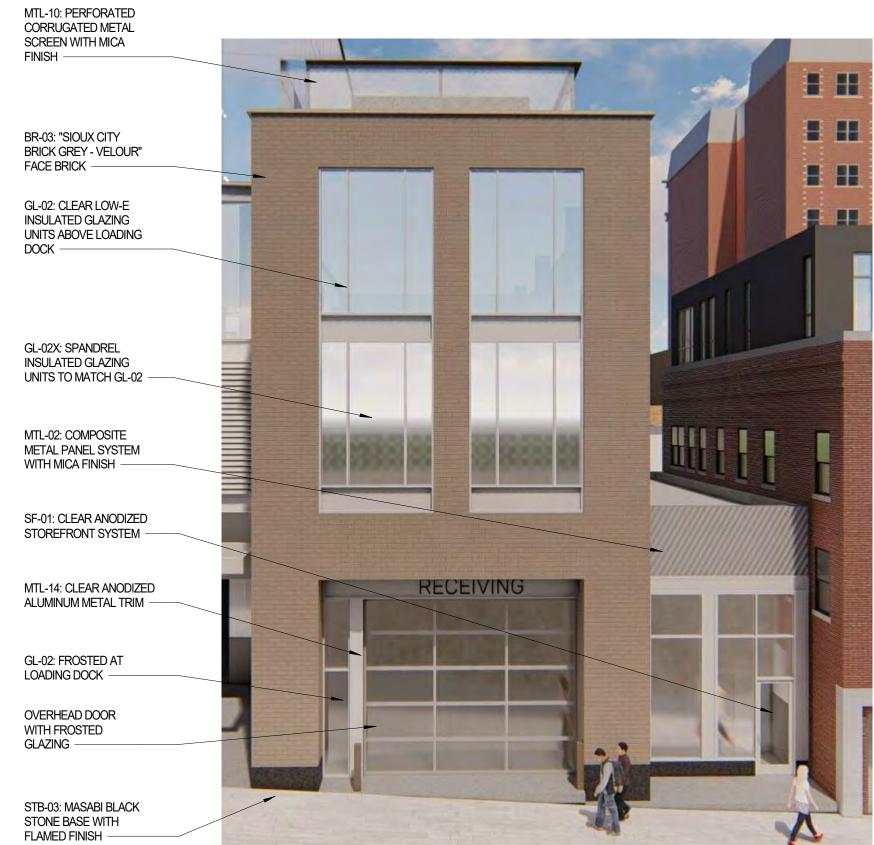
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N WEBSTER PARKING ENTRANCE

Sheet Number

2-29.2





NORTH WEBSTER LOADING DOCK AND EGRESS PAVILION

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AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

N. WEBSTER LOADING DOCK

Sheet Number

2-30.1





16'

0'

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AMERICAN EXCHANGE DEVELOPMENT

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18038.00

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09/16/20

Sheet Name

N. WEBSTER LOADING DOCK

Sheet Number

2-30.2



CW-01/GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

CW-02/GL-03: BLUE-TINTED LOW-E INSULATED GLAZING UNITS —

CW-02/GL-03X BLUE-TINTED SPANDREL INSULATED GLAZING UNITS —

MTL-03: METAL PANEL
PROFILE AND SOFFIT SYSTEM,
FINISH TO MATCH CW-01



PARTIAL TOWER FACADE

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312.260.7300

Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

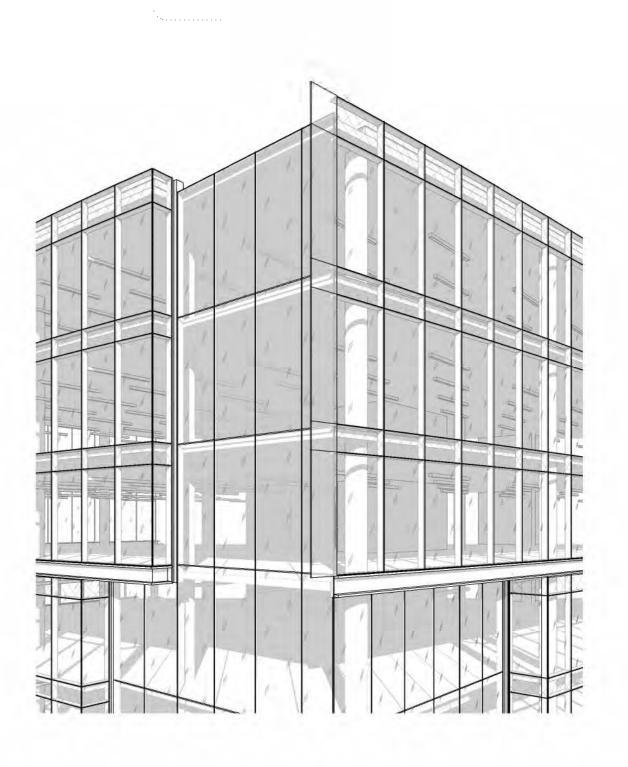
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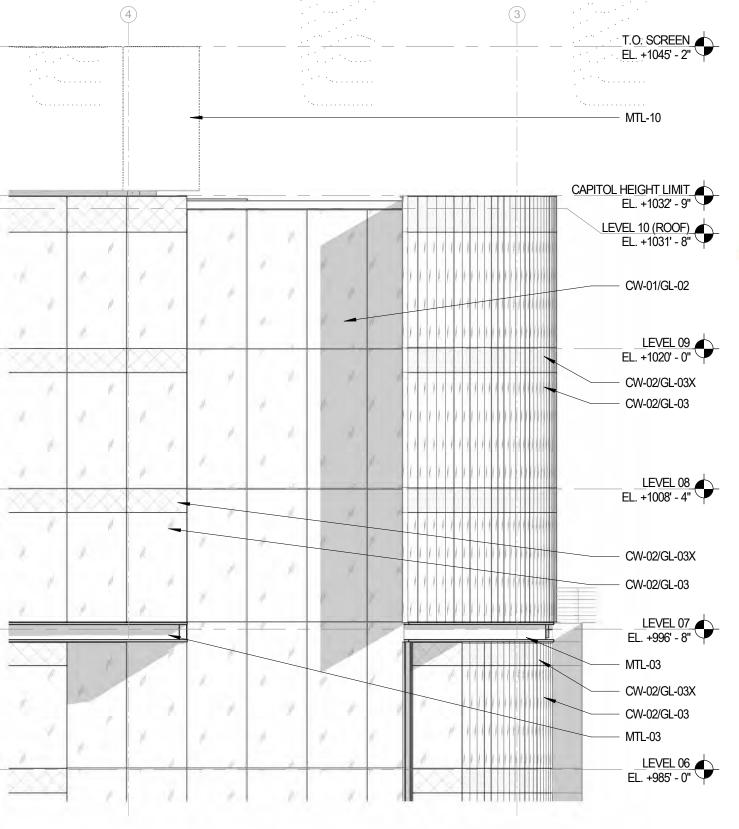
Sheet Name

PARTIAL TOWER FACADE

Sheet Number

2-31.1





TOWER - PARTIAL ELEVATION

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

0' 4' 8' 16'

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Urban Land Interests

Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

PARTIAL TOWER FACADE

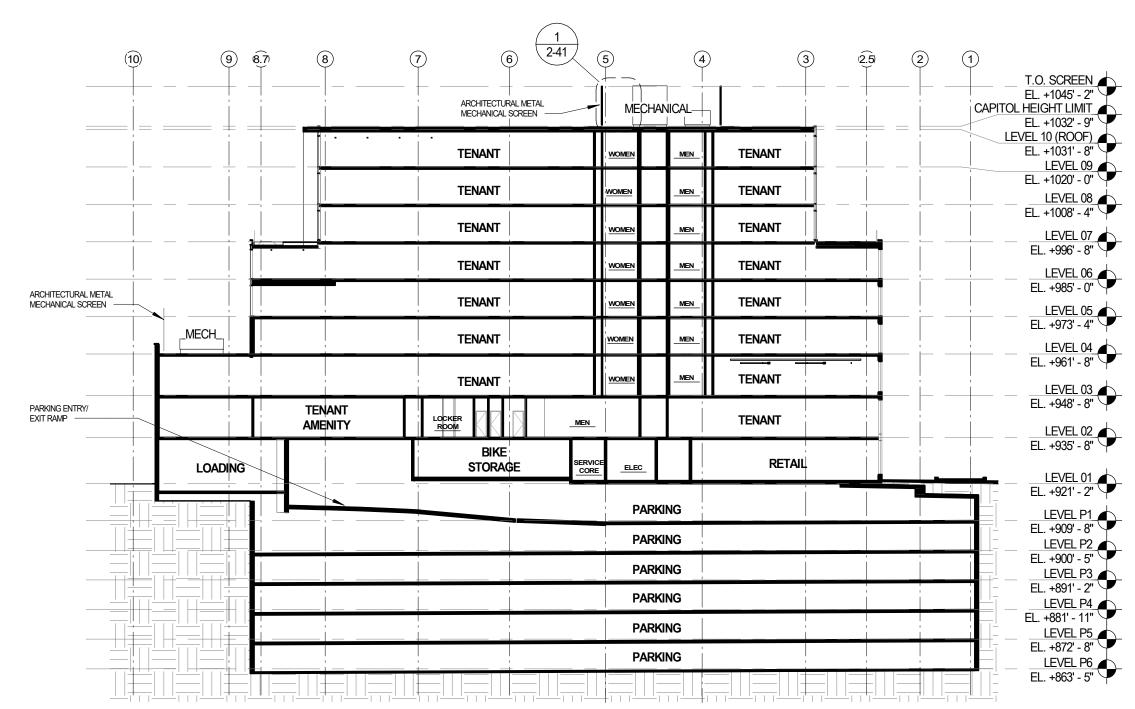
Sheet Number

2-31.2

BUILDING SECTION

SCALE: 1'' = 30'-0''





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Project Name

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Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

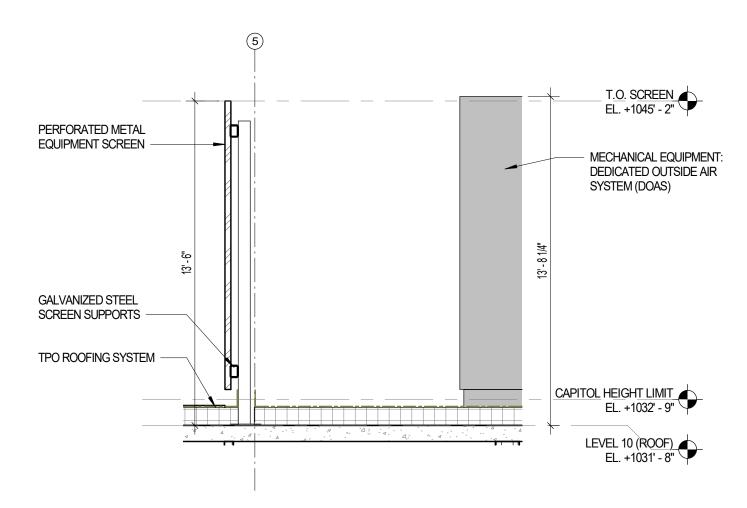
BUILDING SECTION

Sheet Number

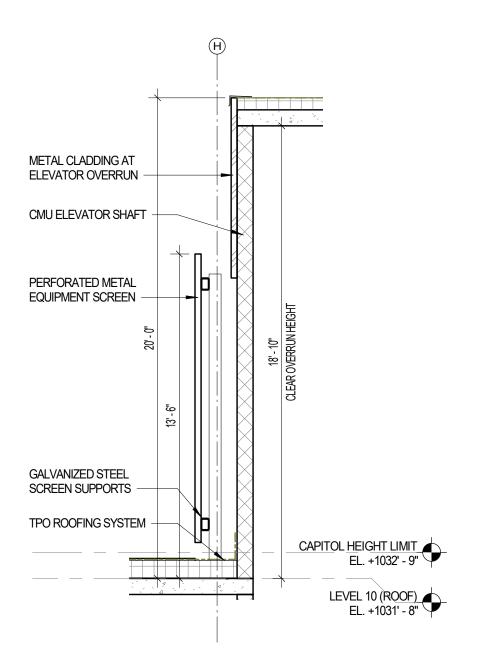
MECHANICAL SCREEN DETAILS

SCALE: 1/4'' = 1'-0''





SECTION AT MECHANICAL SCREEN



SECTION AT ELEVATOR OVERRUN

500 North Dearborn Street Suite 900 Chicago, Illinois 60654

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Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

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Sheet Name

MECHANICAL SCREEN DETAILS

Sheet Number



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Project Address

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Project Number

18038.00

Date

09/16/20

Sheet Name

RENDERING - VIEW ACROSS N. PINCKNEY

Sheet Number



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312.260.7300

Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

RENDERING -PINCKNEY FACADE

Sheet Number



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Project Name

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Project Number

18038.00

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09/16/20

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RENDERING -PINCKNEY FACADE

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Project Number

18038.00

Date

09/16/20

Sheet Name

RENDERING - VIEW FROM N. PINCKNEY

Sheet Number



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Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

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A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

RENDERING - VIEW ACROSS E. WASHINGTON

Sheet Number



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Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

RENDERING - VIEW FROM EAST WASHINGTON

Sheet Number



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Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

RENDERING - VIEW FROM E. WASHINGTON & N. WEBSTER Sneet Number



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Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

RENDERING - VIEW OF WASHINGTON AVE LOBBY

Sheet Number



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Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

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Sheet Name

RENDERING - VIEW FROM N. WEBSTER

Sheet Number



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Project Name

AMERICAN EXCHANGE DEVELOPMENT

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Project Number

18038.00

Date

09/16/20

Sheet Name

RENDERING - VIEW FROM N. WEBSTER

Sheet Number



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312.260.7300

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AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

RENDERING - VIEW OF PARKING ENTRY

Sheet Number



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312.260.7300

Developer



Project Name

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Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

RENDERING - VIEW ACROSS PINCKNEY

Sheet Number



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Developer



Project Name

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Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

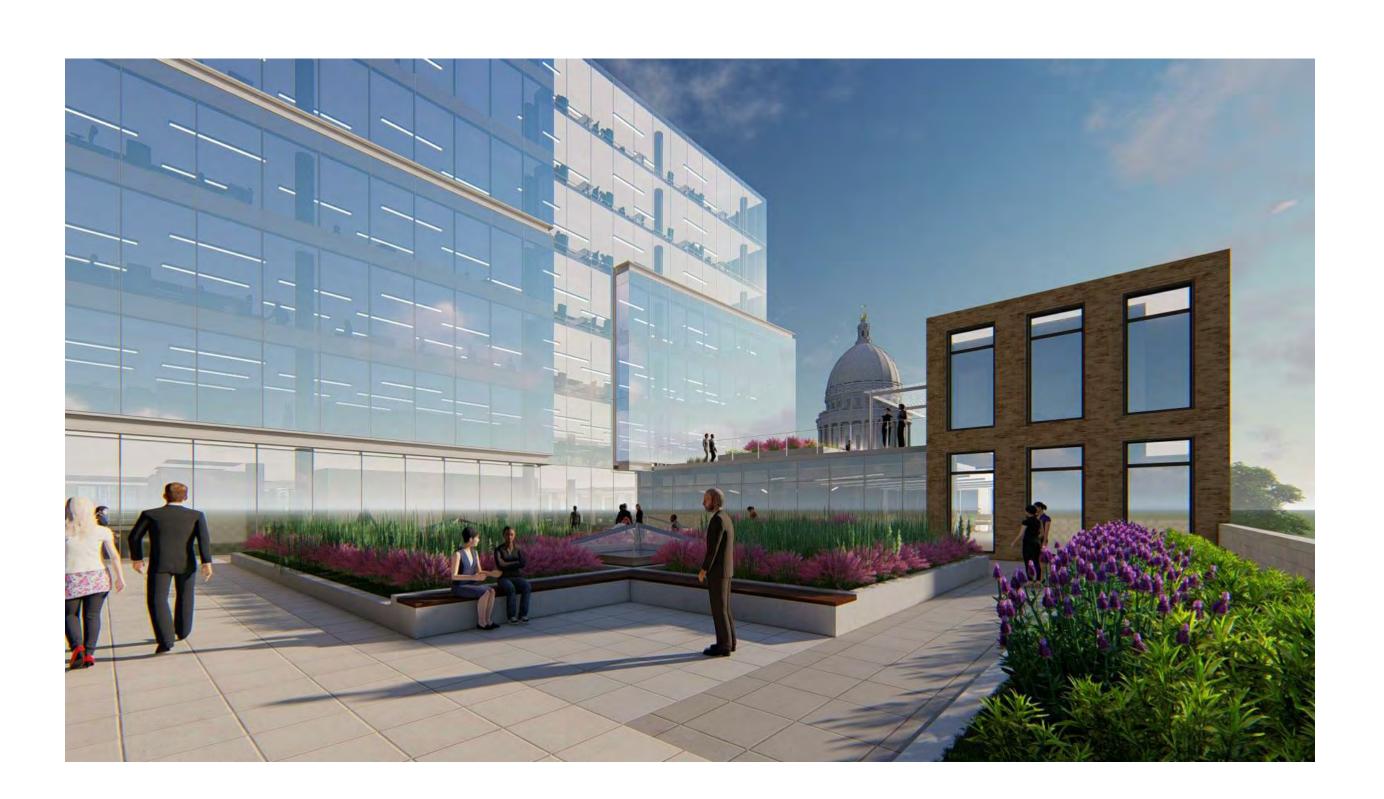
Date

09/16/20

Sheet Name

RENDERING - VIEW FROM PINCKNEY AND WASHINGTON

Sheet Number



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Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

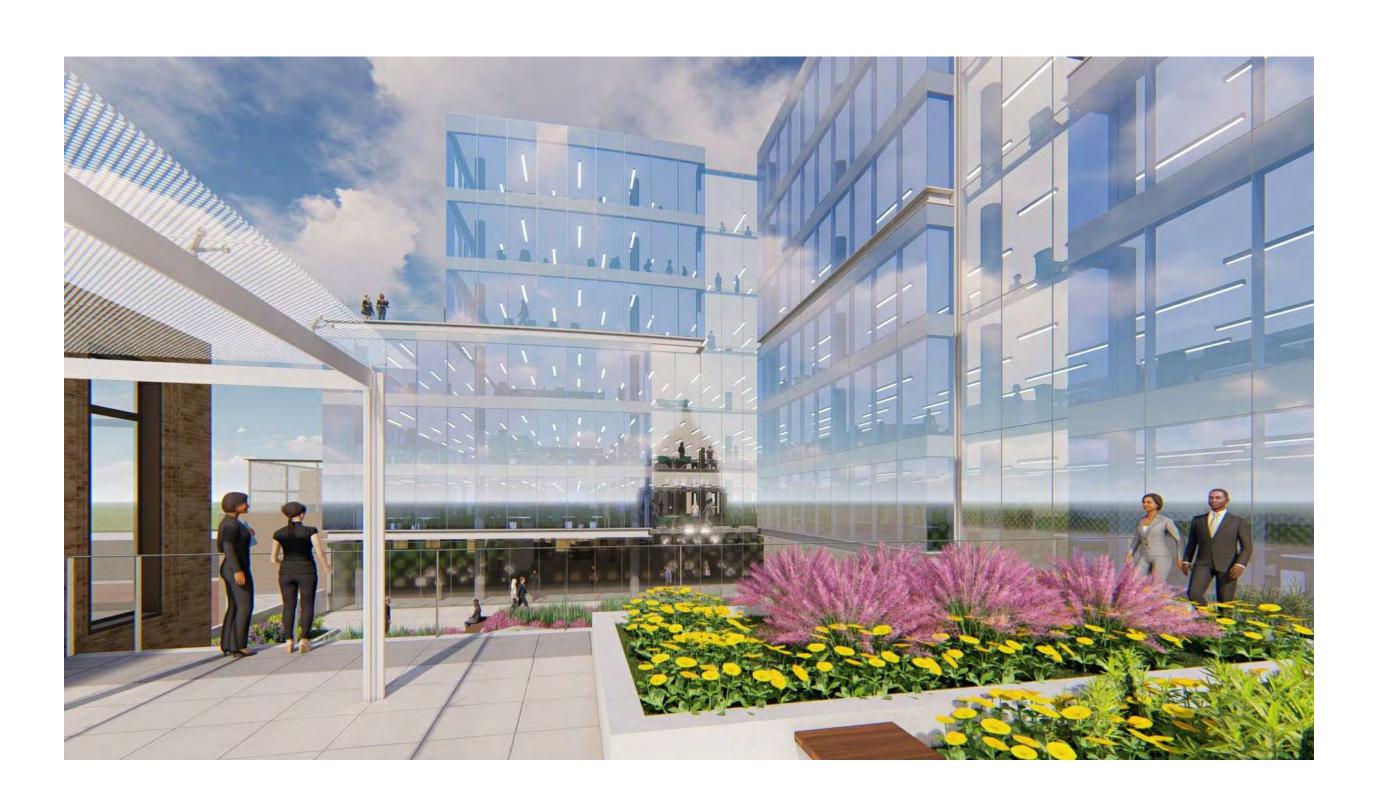
Project Number
18038.00

Date 09/16/20

Sheet Name

RENDERING - VIEW OF INTERIOR COURTYARD

Sheet Number



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312.260.7300

Developer



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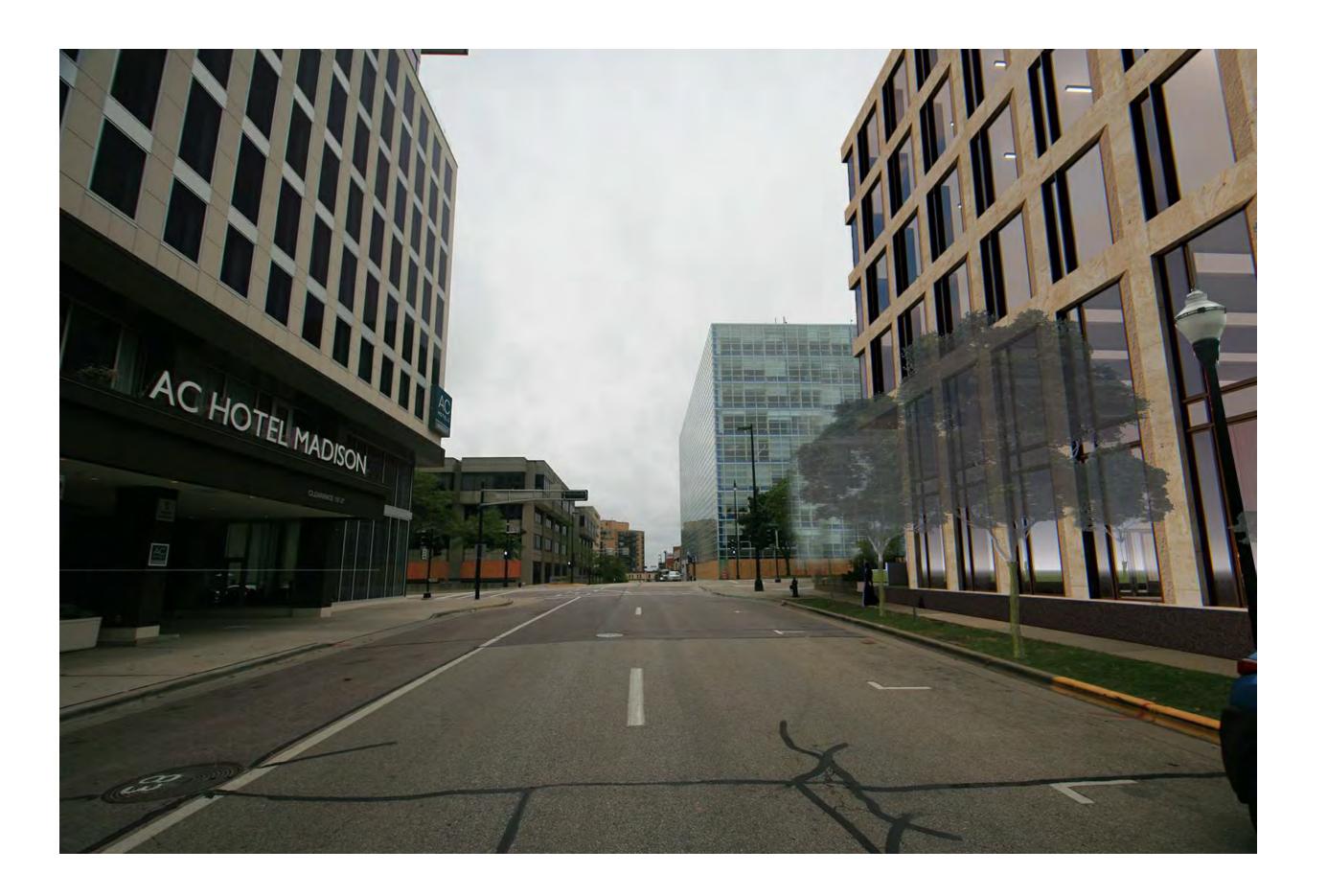
Project Number
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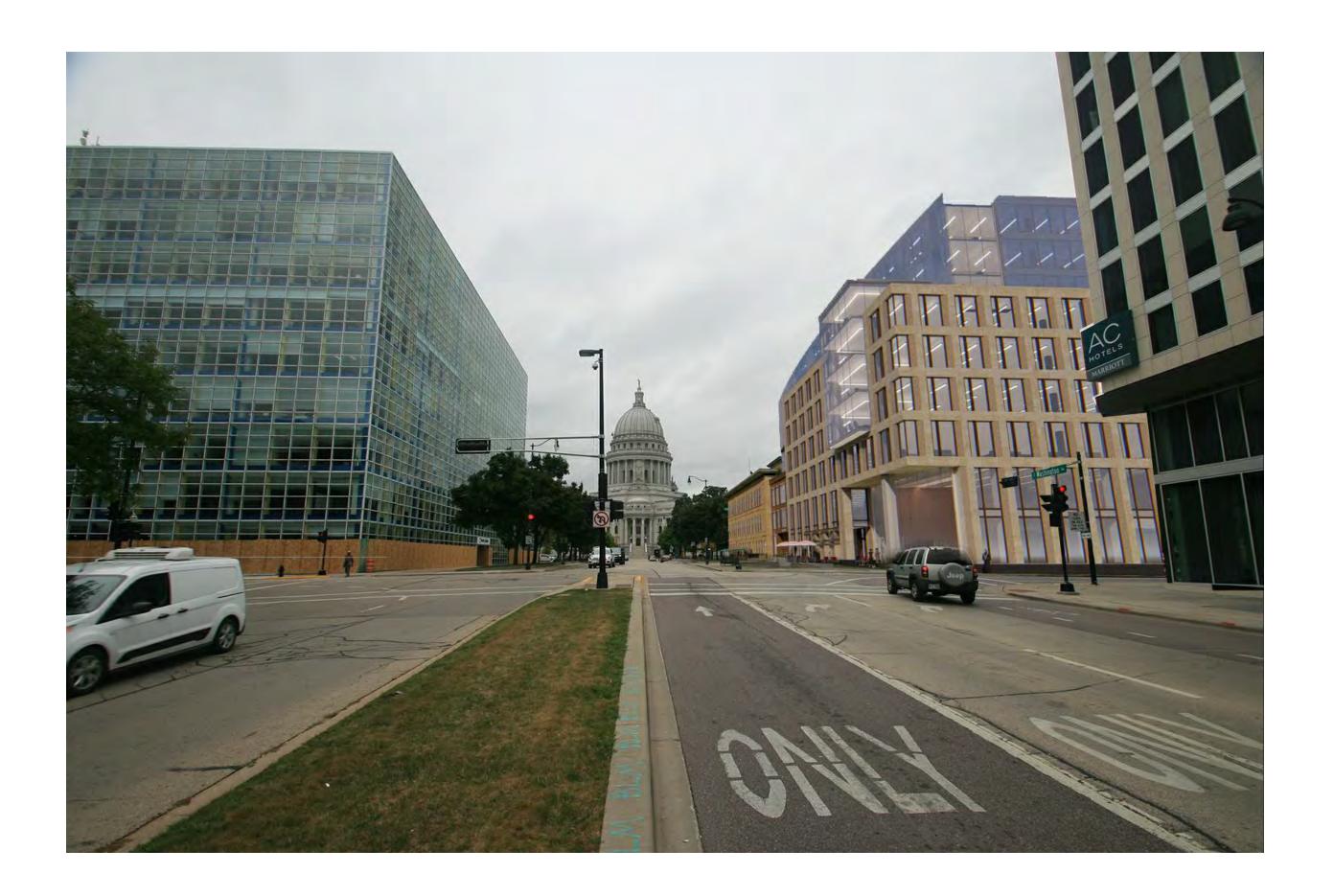
Date

09/16/20

Sheet Name

PHOTO-MATCHED VIEW - WEBSTER LOOKING SOUTHEAST

Sheet Number



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312.260.7300

Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

PHOTO-MATCHED VIEW - WASHINGTON LOOKING S. WEST

Sheet Number



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312.260.7300

Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101 in the City of Madison, Wisconsin

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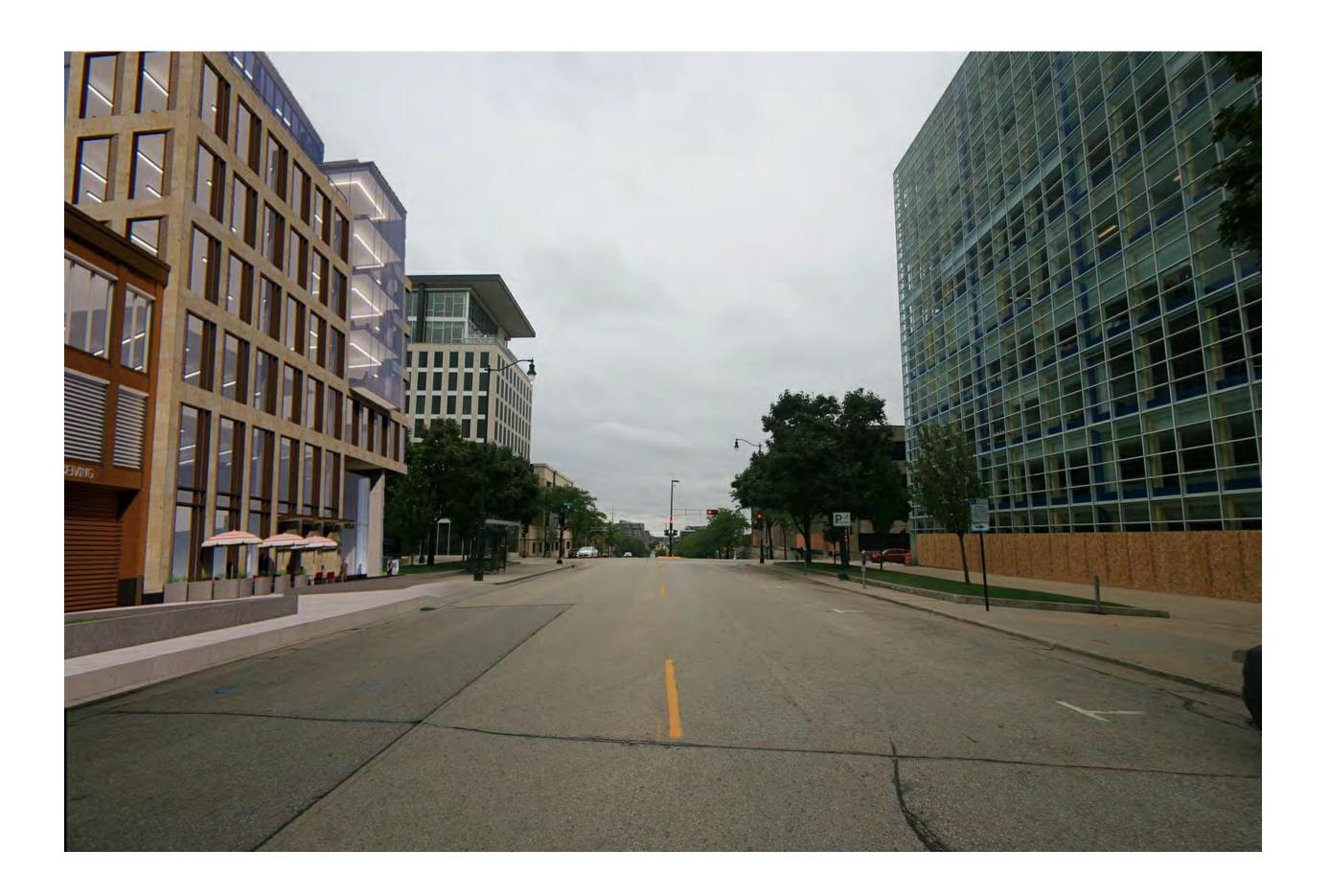
Date

09/16/20

Sheet Name

PHOTO-MATCHED VIEW - WEBSTER LOOKING N.WEST

Sheet Number



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312.260.7300

Developer



Project Name

AMERICAN EXCHANGE DEVELOPMENT

Project Address

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Project Number

18038.00

Date

09/16/20

Sheet Name

PHOTO-MATCHED VIEW - WASHINGTON LOOKING N.EAST

Sheet Number













DESCRIPTION

Part of Lot Three (3), and all of Lots Four (4) through Nine (9), Block One Hundred One (101), Original Plat of Madison, as recorded in Volume A of Plats, Pages 3, as Document Number 102, Dane County Registry, in the City of Madison, Dane County, Wisconsin, also part of an existing twelve foot (12') wide alley located in said Block 101, located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the southerly most corner of said Block 101, said point also being the southerly most corner of said Lot 8; thence N43°50'58"W, along the southwesterly line of said Block 101, 198.55 feet to the northwesterly line of said Lot 9; thence N46°05'16"E, along the northwesterly line of said Lot 9, 120.12 feet to the southwesterly line of an existing twelve foot (12') wide alley; thence N46°19'21"E, 12.00 feet to the northeasterly line of said alley, said point also being the southeasterly line of said Lot 3; thence N46°01'16"E along the southeasterly line of said Lot 3, 43.93 feet to a point that is 87.80 feet southwesterly of the northeasterly corner of said Lot 3; thence N43°53'18"W, 42.92 feet; thence N46°09'03"E, 87.81 feet to the northeasterly line of said Block 101 said point being 42.72 feet, more or less, northwesterly from the northeasterly corner of said Lot3; thence S43°51'57"E along the northeasterly line of said Block 101, 241.06 feet to the southeasterly corner of said Block 101 said corner also being the southeasterly corner of said Lot 5; thence S46°01'12"W along the southeasterly line of said Block 101, 263.90 feet to the point of beginning. Said parcel contains 56,113 square feet or 1.288 acres, more or less.



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

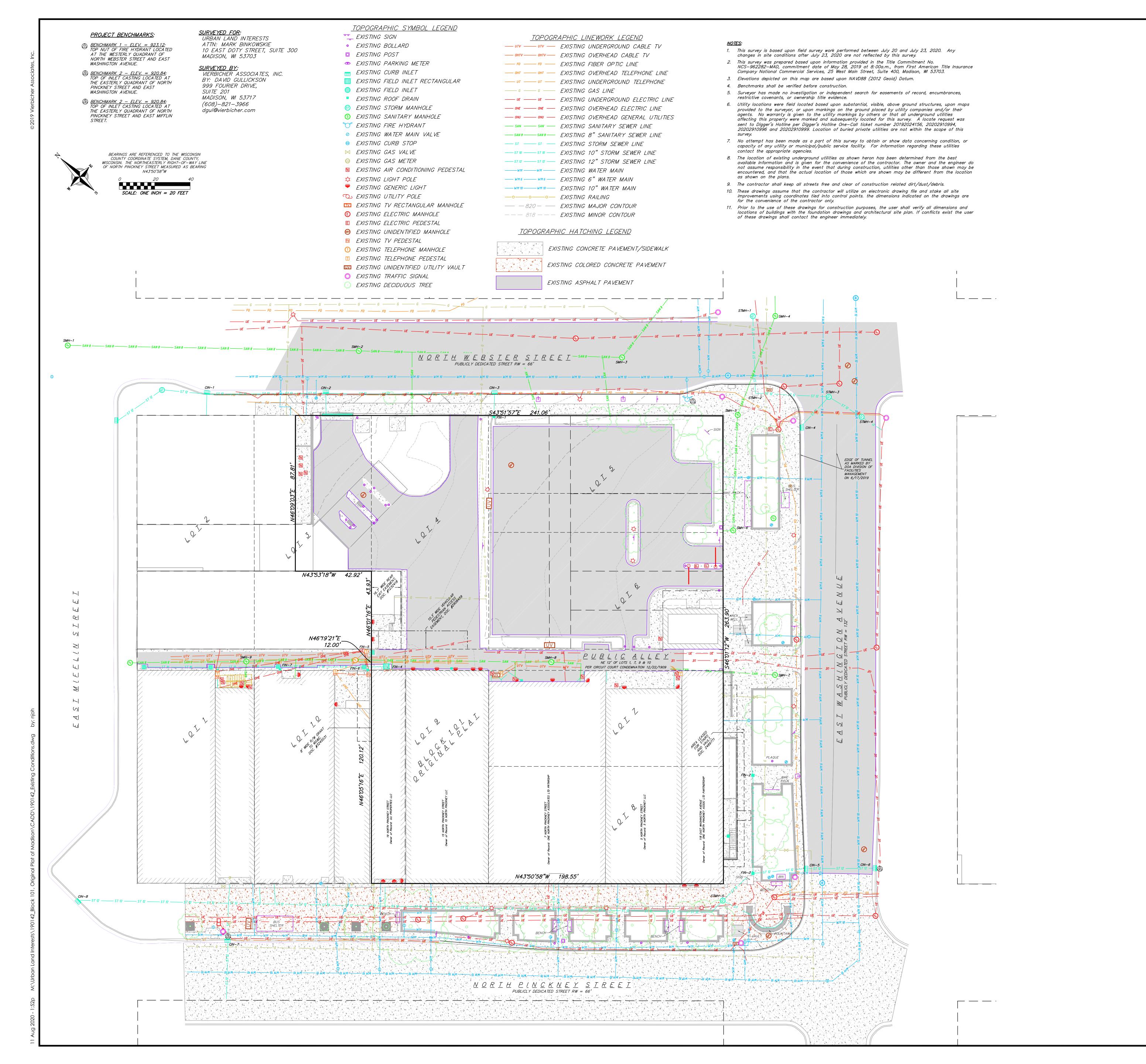
Project Address:	Block 101, Original Plat of Madison (1 N Pinckney St)		
Contact Name & Phone #: Justin Zampardi, 608-821-3970			

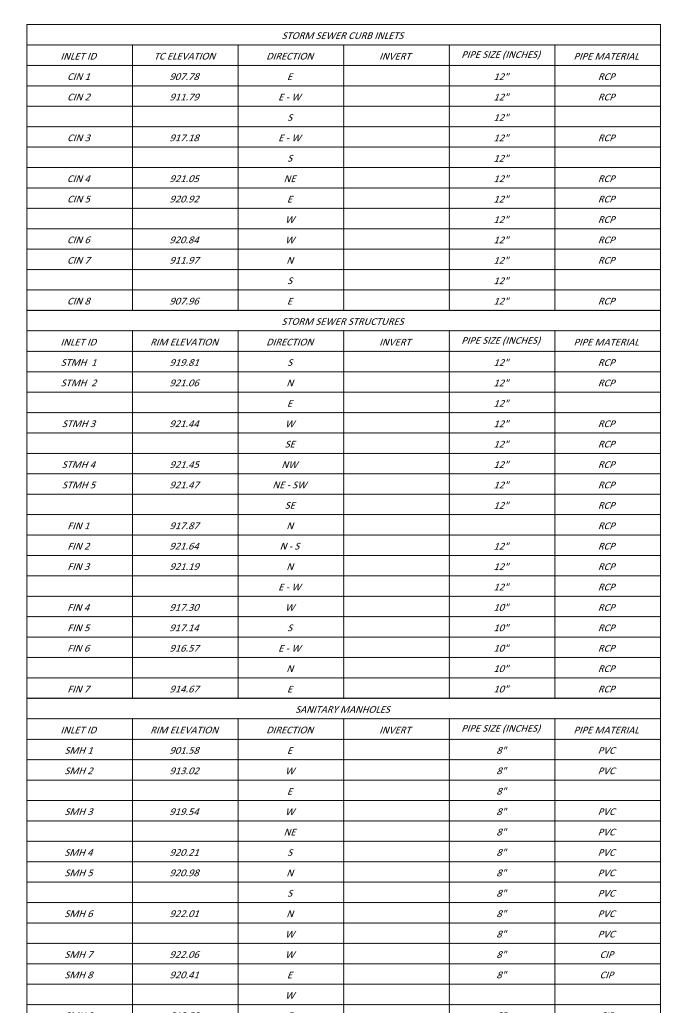
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

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

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

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







THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE

1-800-242-8511

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1" = 20' (30X42)

JULY 29, 2020

DGUL

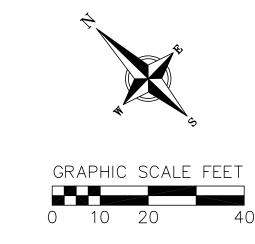
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PROJECT NO.

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DEMOLITION PLAN LEGEND

CURB AND GUTTER REMOVAL

ASPHALT REMOVAL

CONCRETE REMOVAL

BUILDING REMOVAL

TREE REMOVAL

TREE REMOVAL

VALUE OF THE PROVAL

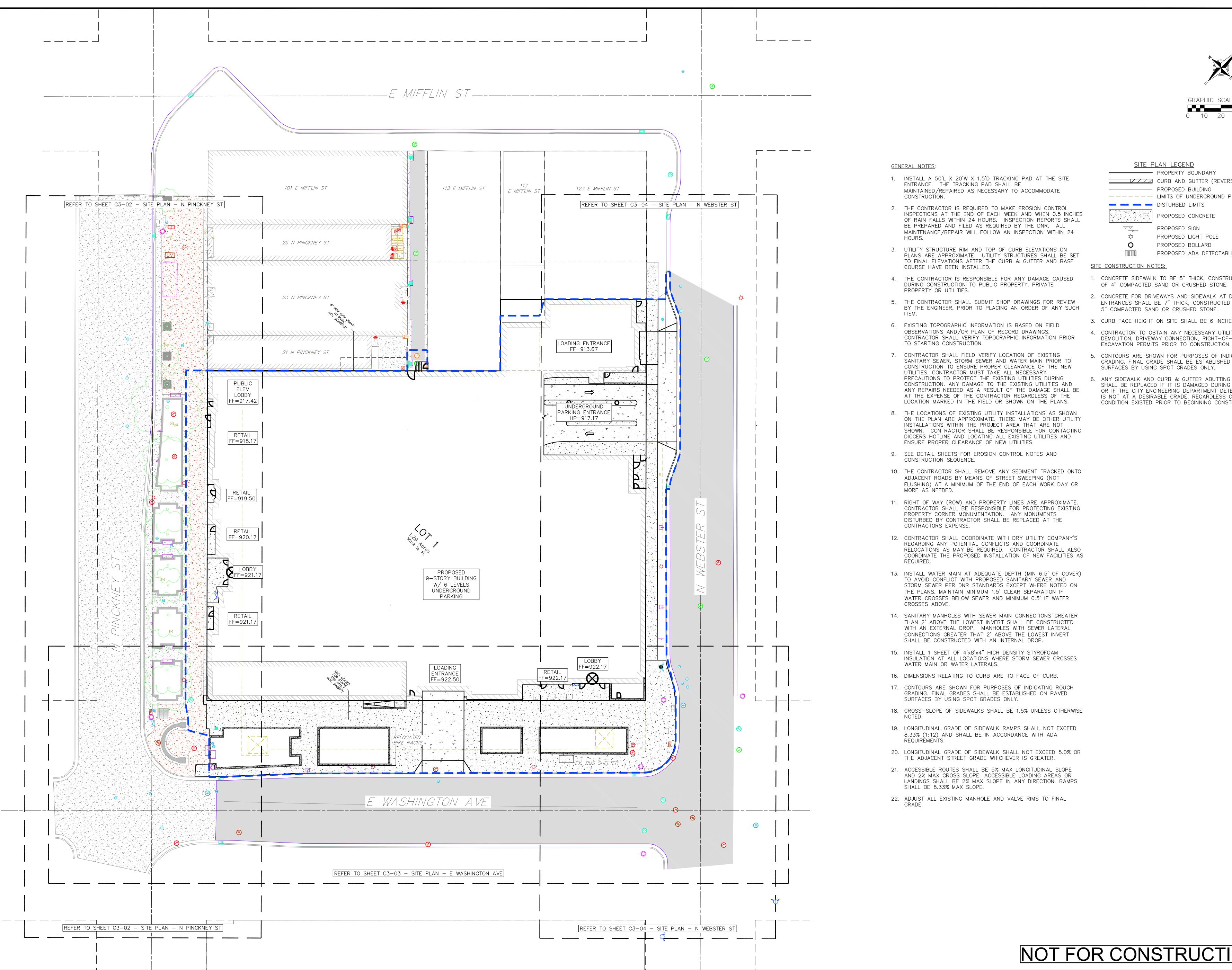
DEMOLITION/EROSION CONTROL NOTES:

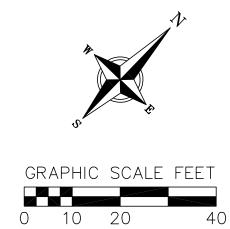
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- 2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- 3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- 4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- 5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
- 6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- 7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR
- 8. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
- 9. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
- 10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

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SITE PLAN LEGEND

PROPERTY BOUNDARY CURB AND GUTTER (REVERSE CURB HATCHED) --- PROPOSED BUILDING

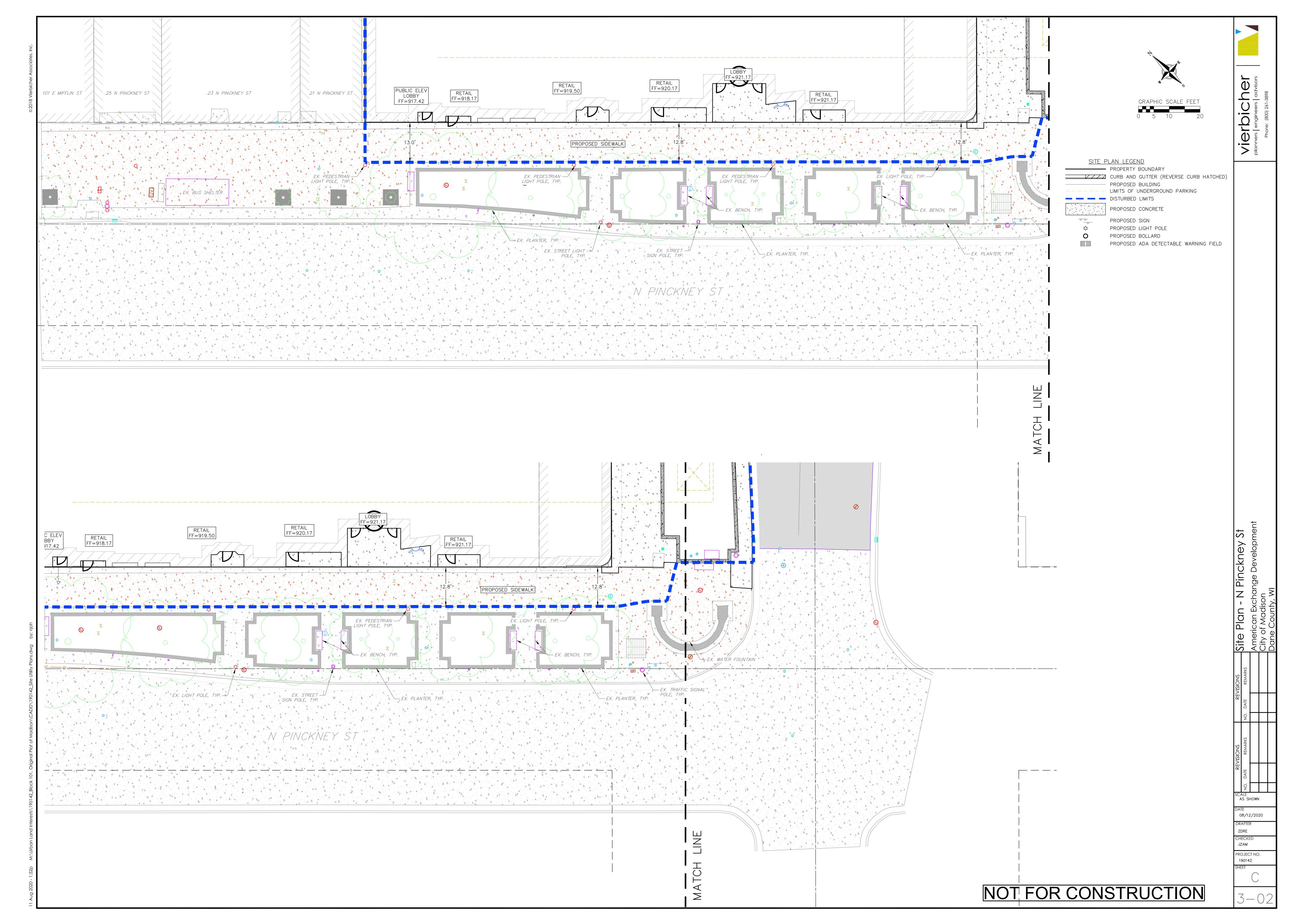
---- LIMITS OF UNDERGROUND PARKING DISTURBED LIMITS

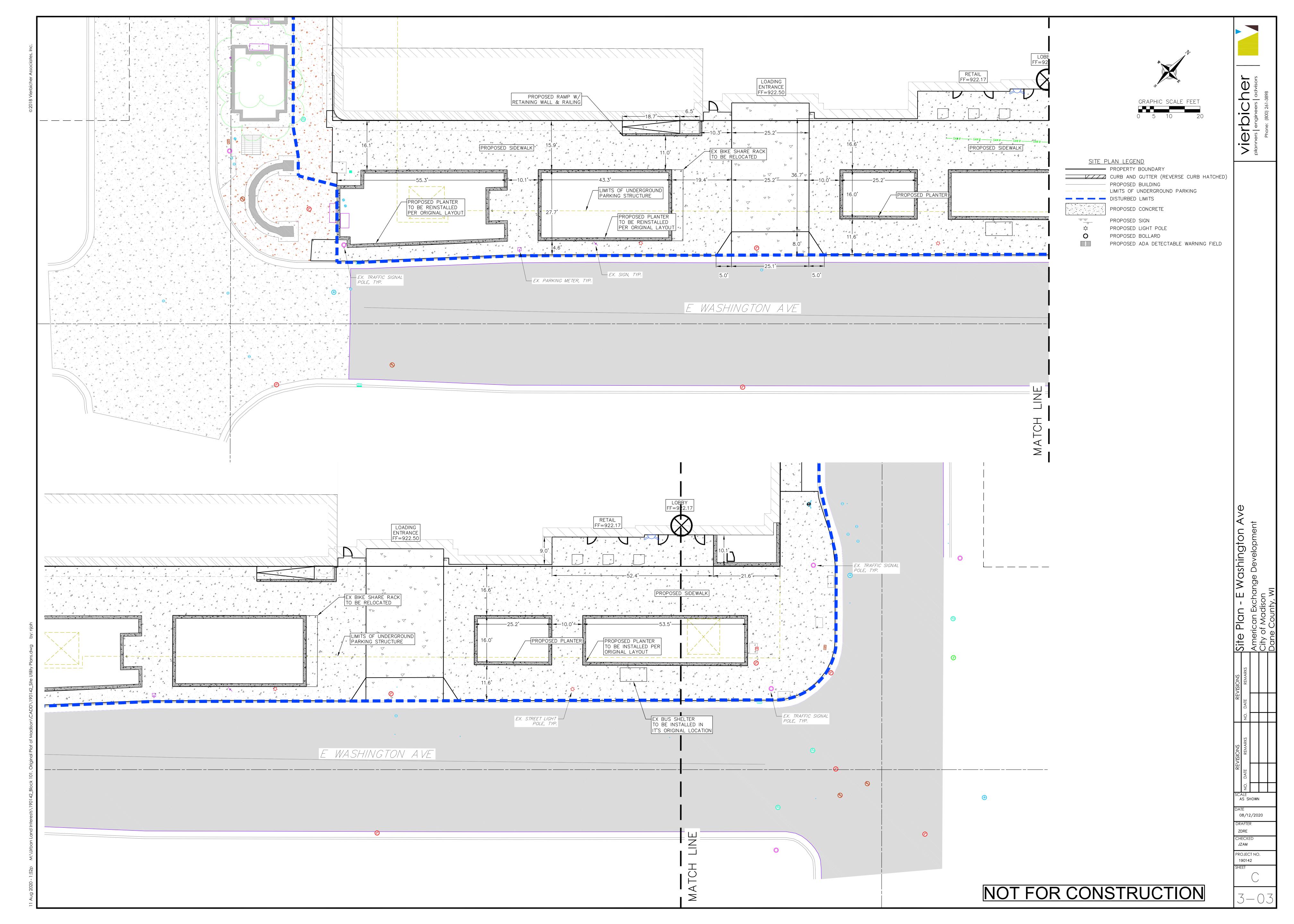
PROPOSED SIGN

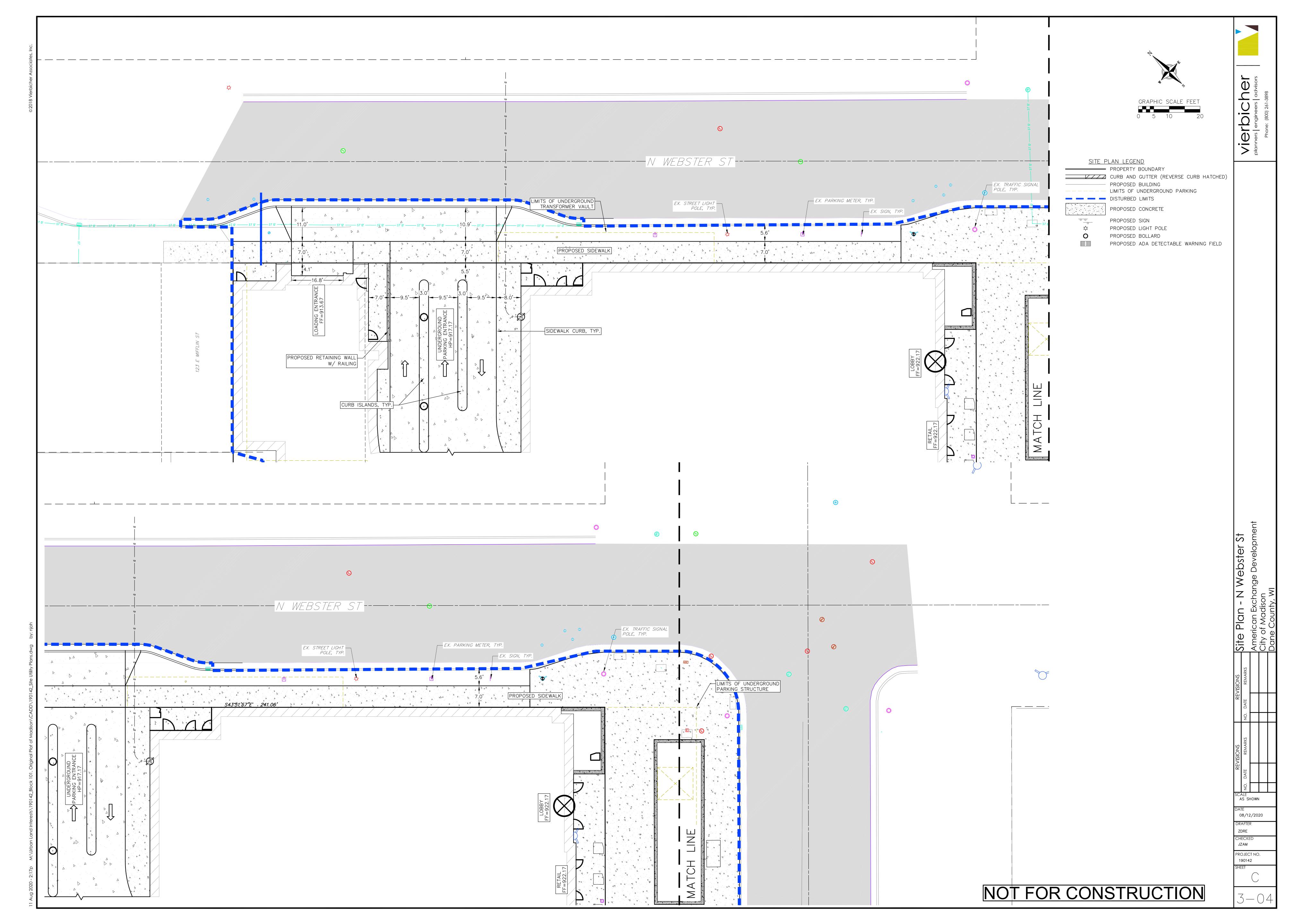
PROPOSED LIGHT POLE PROPOSED BOLLARD PROPOSED ADA DETECTABLE WARNING FIELD

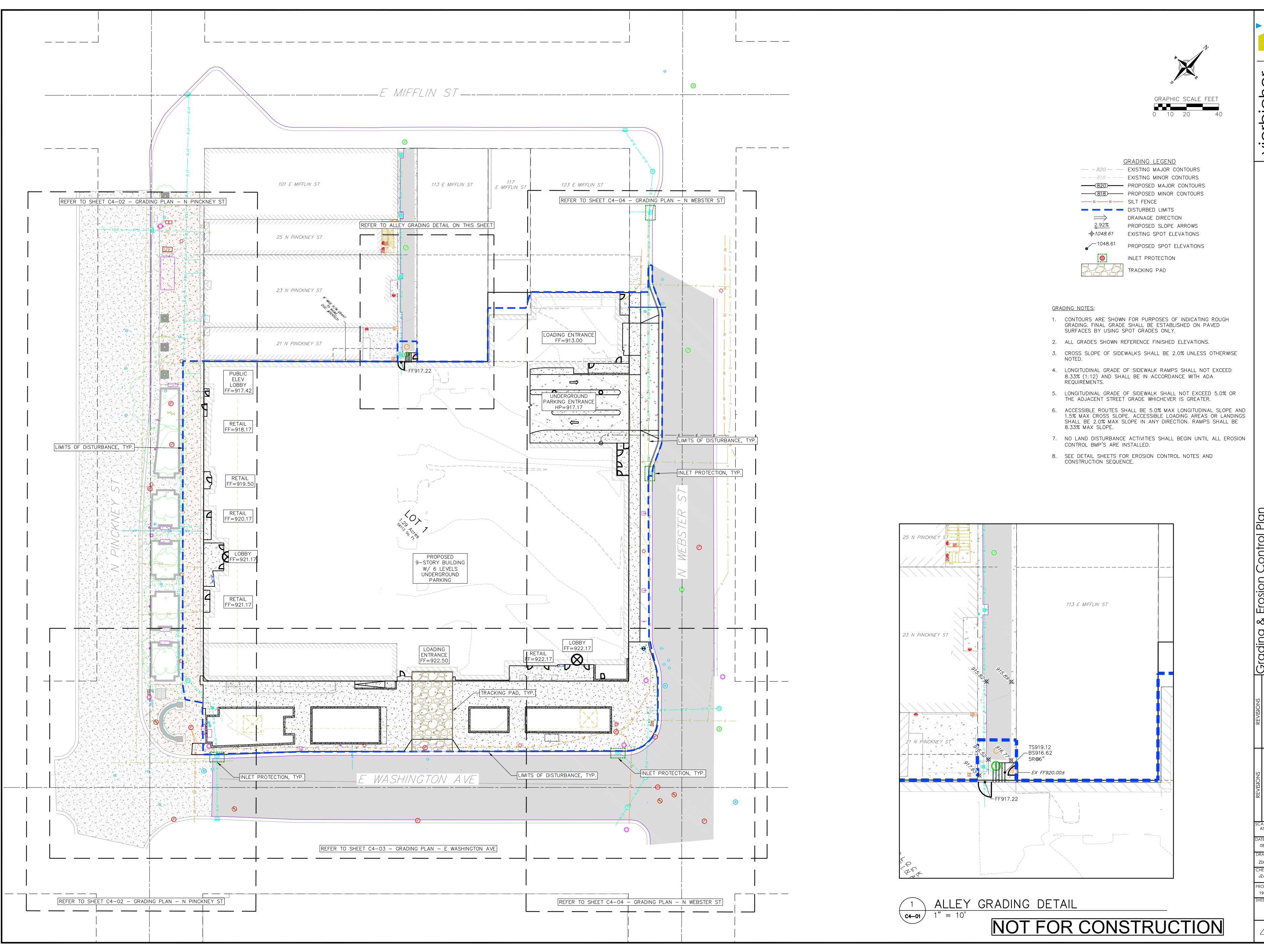
- 1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
- 2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF
- 3. CURB FACE HEIGHT ON SITE SHALL BE 6 INCHES.
- 4. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND
- 5. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- 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.

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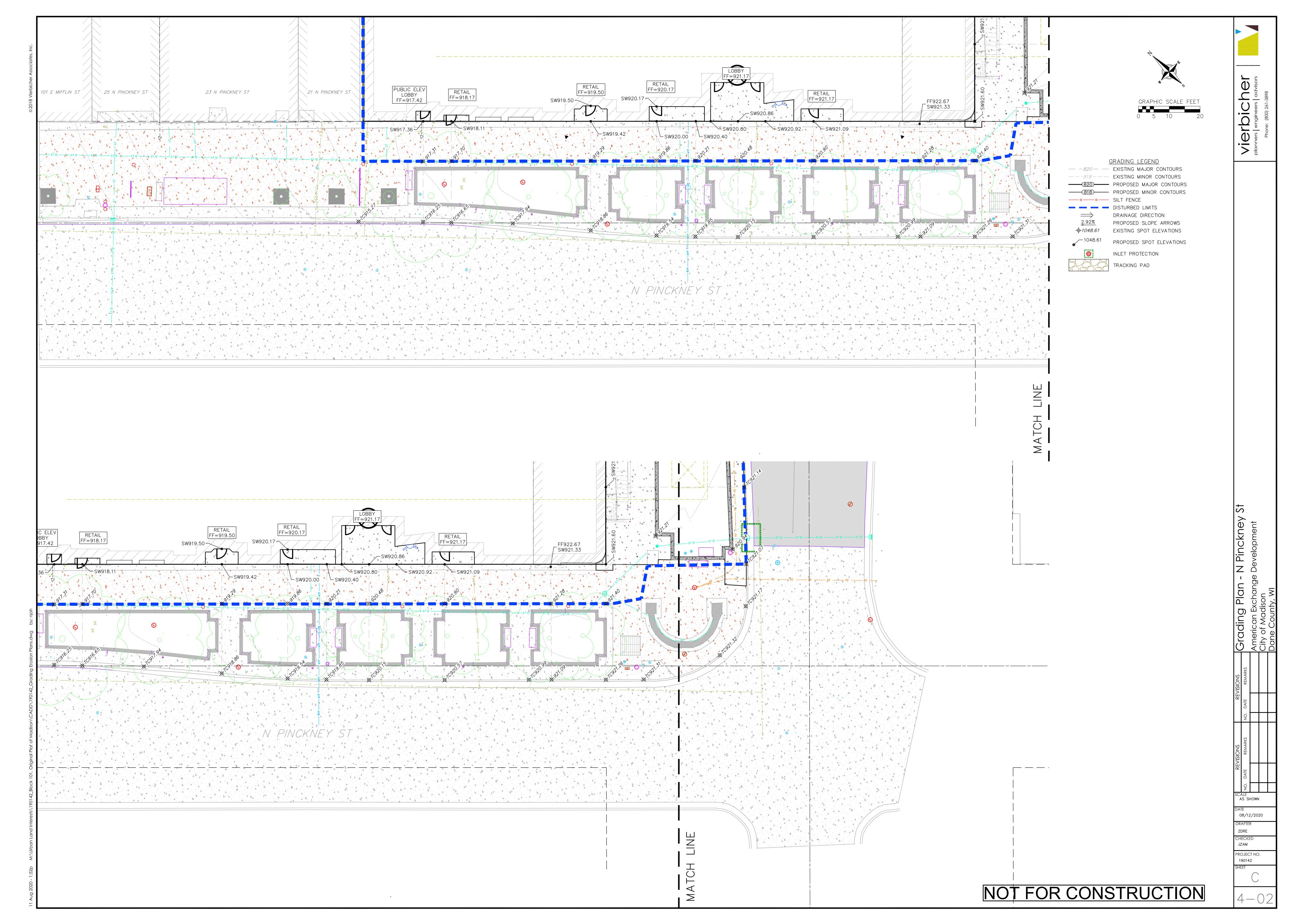


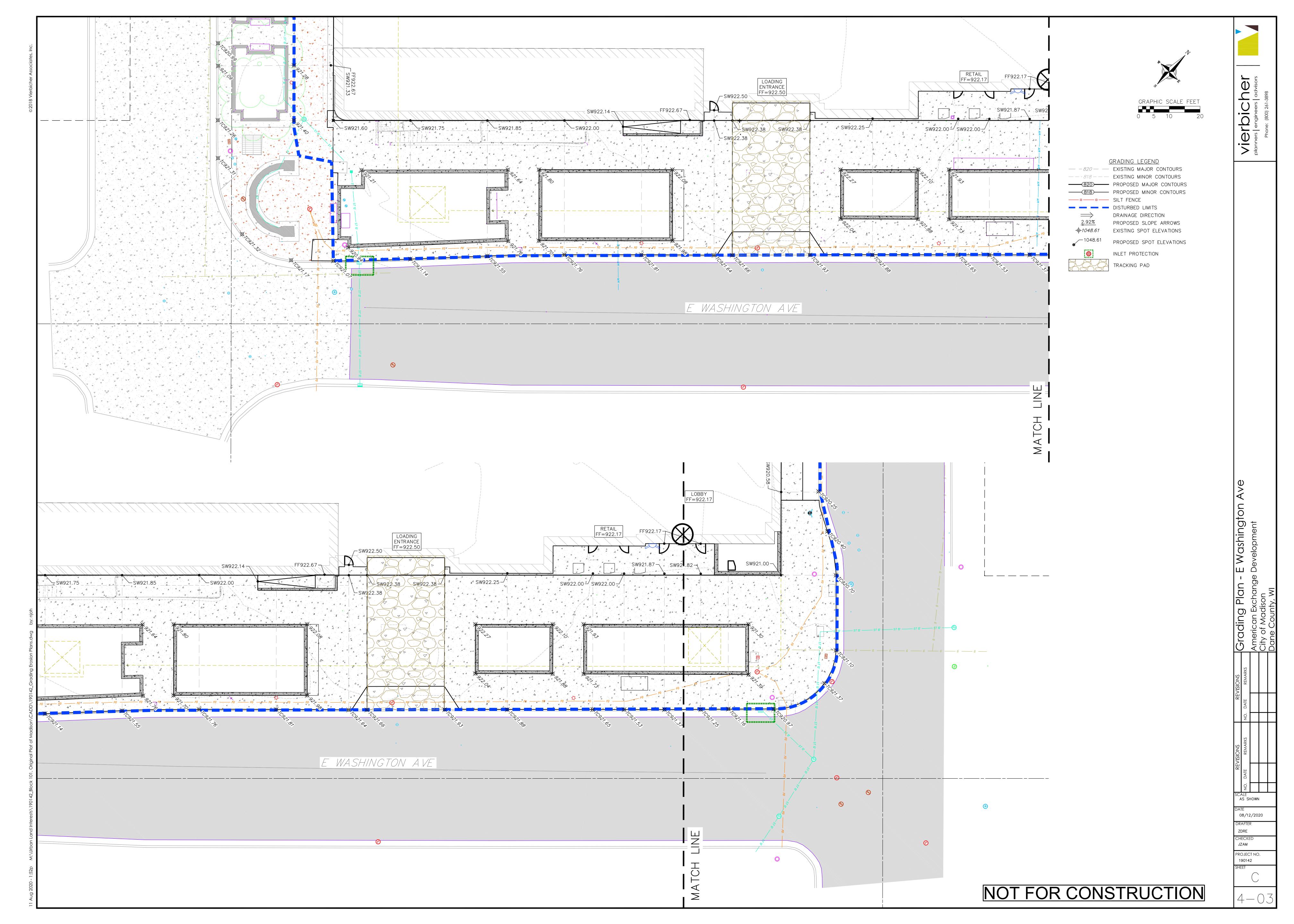


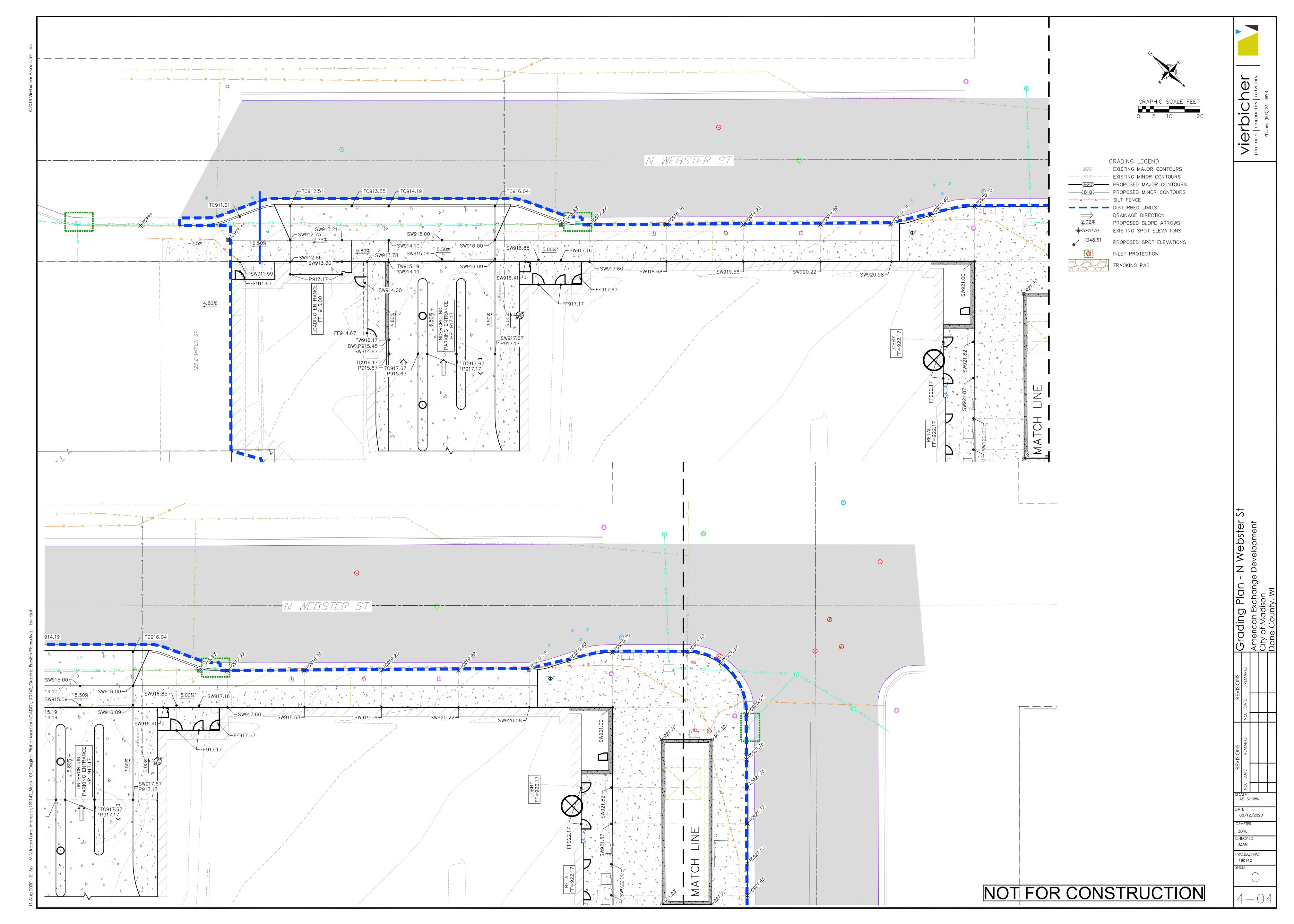


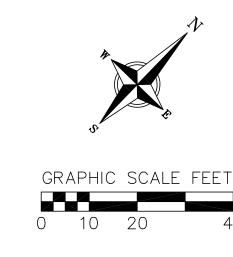
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PROPOSED UTILITY LEGEND

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

ABBREVIATIONS

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

UTILITY NOTES:

CONSTRUCTION.

- 1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- 2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- 3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- 4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- 6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- 7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL
- PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- 8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON—SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- 9. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- 10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- 11. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- 12. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- 13. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30—3 OF SPS 384.30(2)(c).
- 14. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- 15. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
- 16. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- 17. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- 18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- 19. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- 20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF
- 21. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER
- 22. 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.
- 23. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- 24. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE 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.
- 25. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

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City of Madison
Dane County, WI

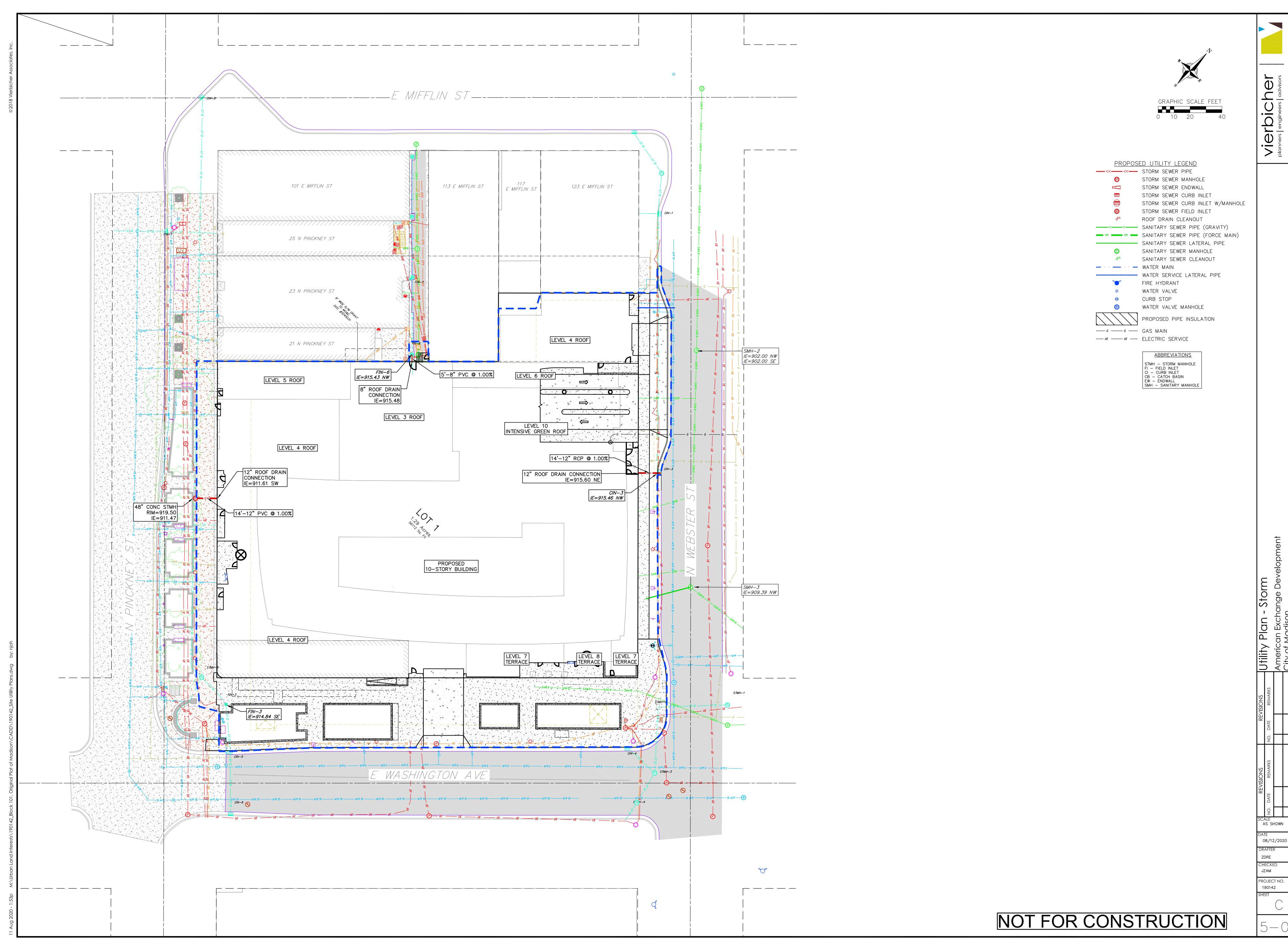
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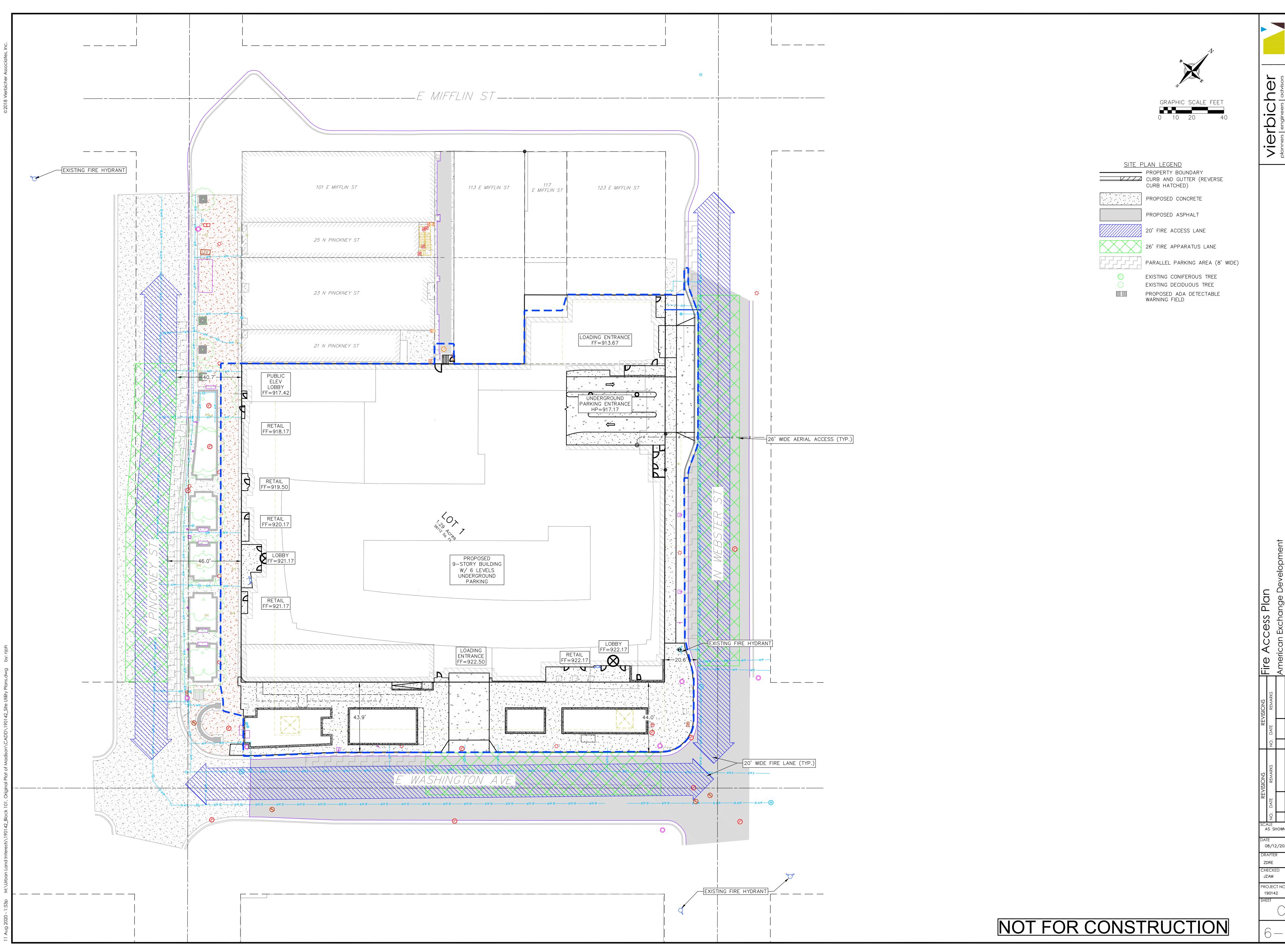
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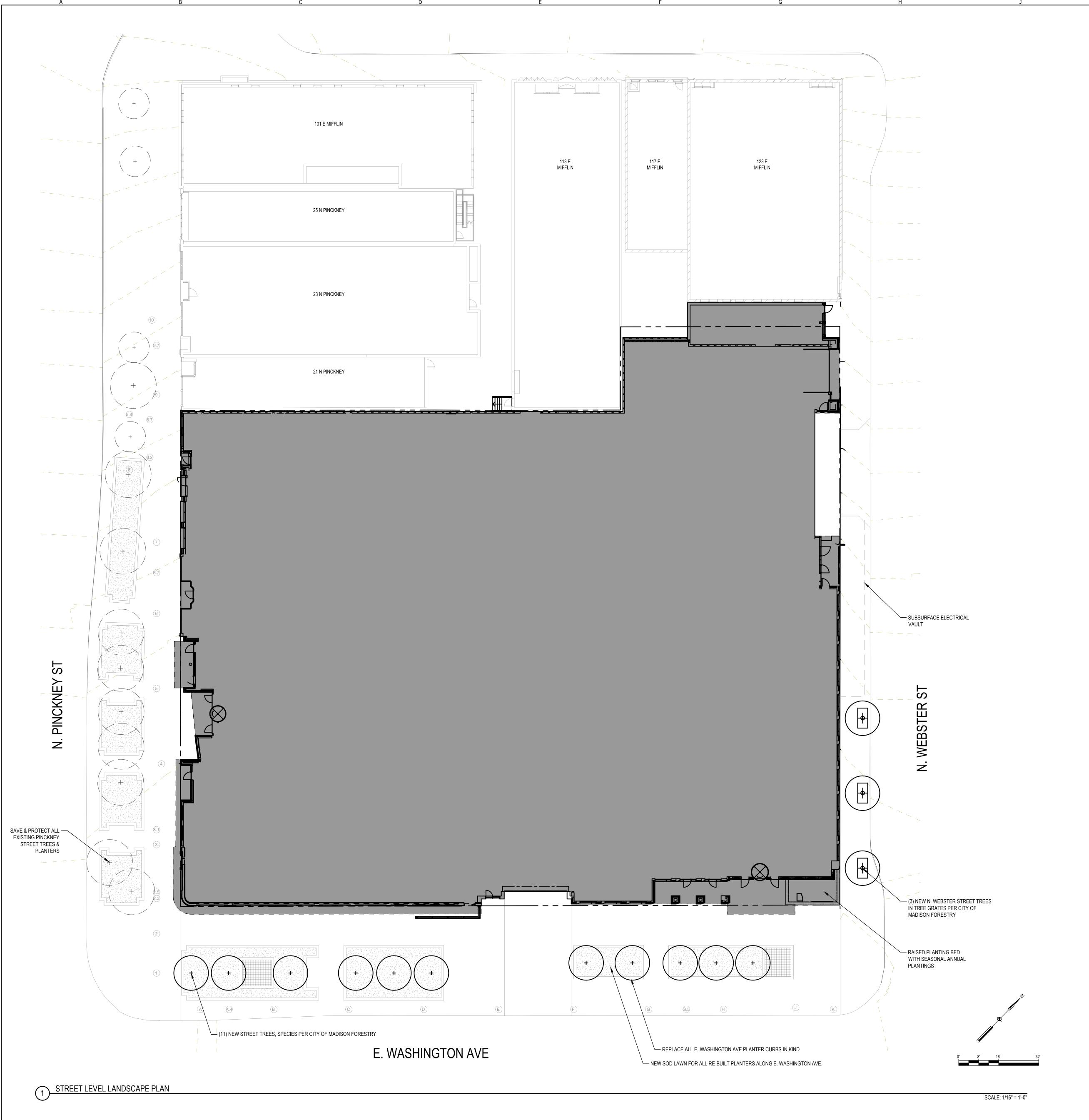
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PROJECT NO. 190142







Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area:	55,255	SF
Building Footprints	55,255	SF
Development Area Minus Building Footprints	0	SF
Five (5) acres:	217,800	SF
First five (5) developed acres:	0	point
Remainder of developed area over 5 acres:	-217,800.00	SF
Remainder of developed area over 5 acres:	-2,178.00	points
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AMERICAN EXCHANGE DEVELOPMENT

Project Address

Madison, WI

Project Number

18038.00

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VALERIO DEWALT RAIN

500 North Dearborn Street Suite 900 Chicago, Illinois 60654

312.260.7300

OSEPH VALERIO

JOSEPH VALERIO DAVID JENNERJAHN TOM DALY LUKE PRIFOGLE PETER WOJTOWICZ

Consultant

SMITHGROUP

44 EAST MIFFLIN STREET SUITE 500 MADISON, WI 53703 608.251.1177 www.smithgroup.com

Consultant Project Number

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 ISSUED FOR PRICING
 03.06.2020

 2
 ISSUED FOR UDC / LAND USE
 09.16.2020

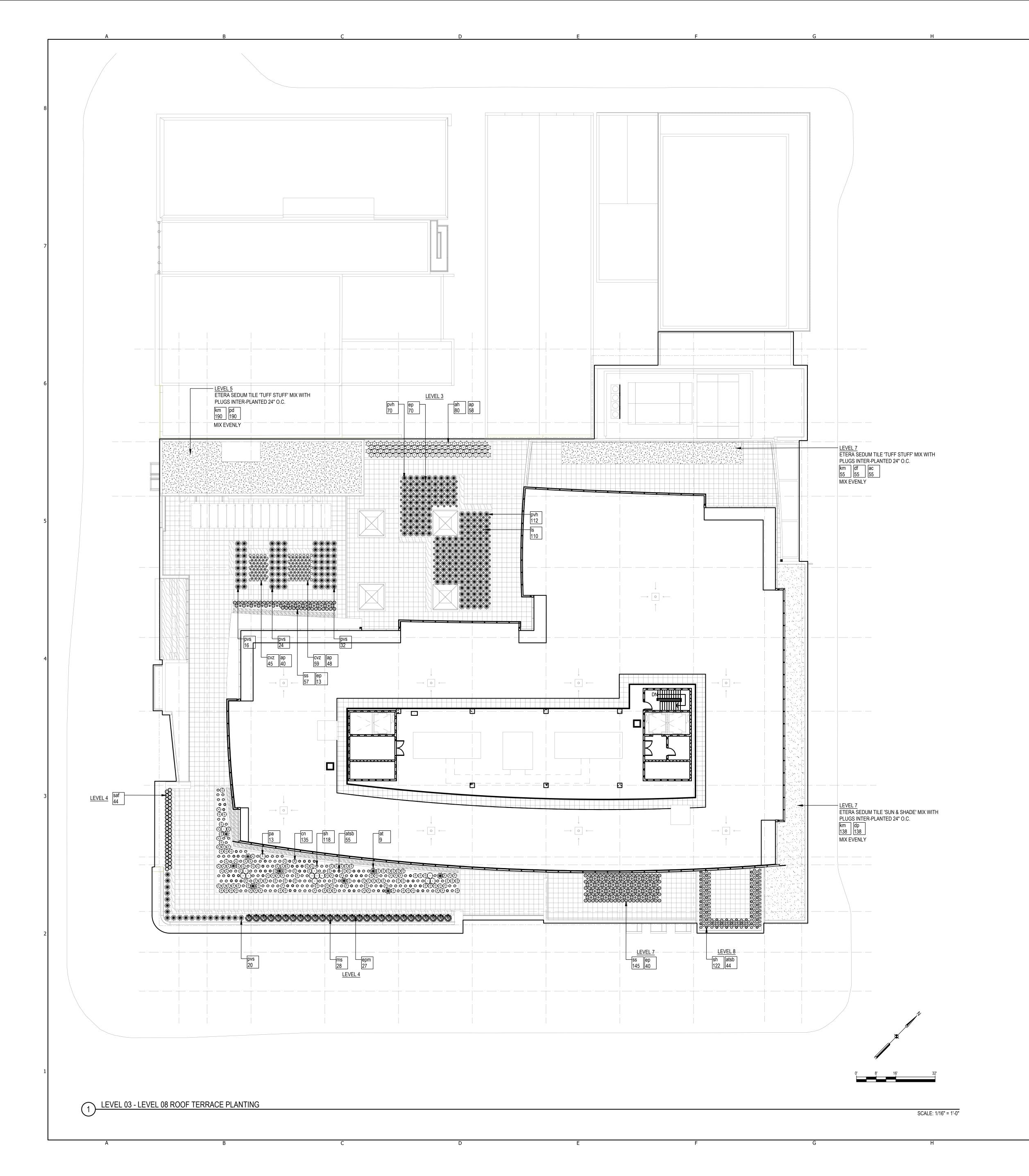
Preliminary Documents
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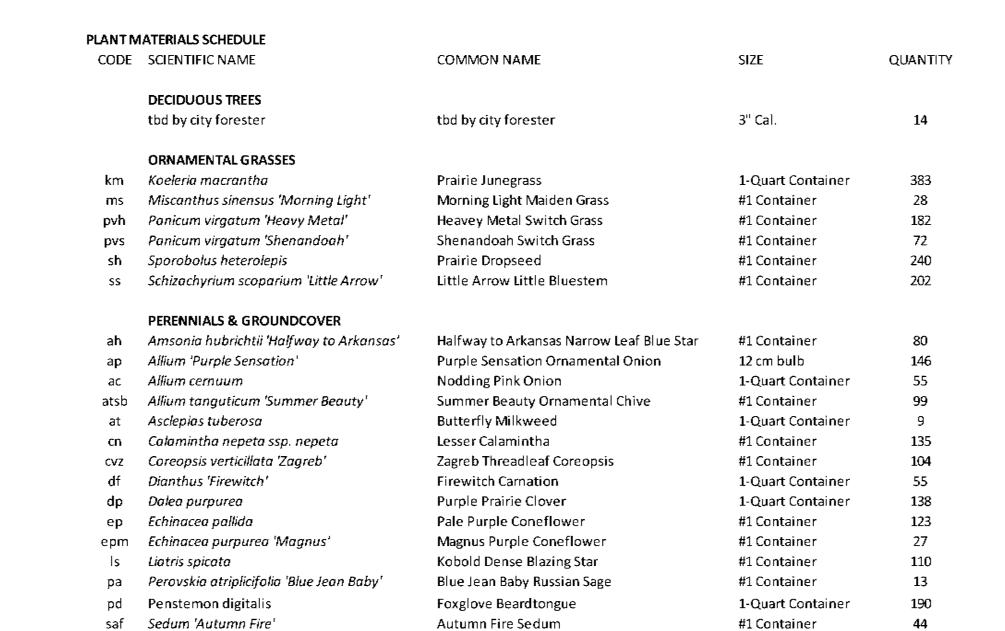
Sheet Name

LANDSCAPE PLAN

Sheet Number

LP-00
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Project Address

Madison, WI

Project Number

18038.00

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VALERIO DE WALT NA PRAIN

500 North Dearborn Street Suite 900 Chicago, Illinois 60654

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JOSEPH VALERIO DAVID JENNERJAHN TOM DALY

LUKE PRIFOGLE PETER WOJTOWICZ

Project Team

Consultant

SMITHGROUP

44 EAST MIFFLIN STREET SUITE 500 MADISON, WI 53703 608.251.1177 www.smithgroup.com

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Preliminary Documents

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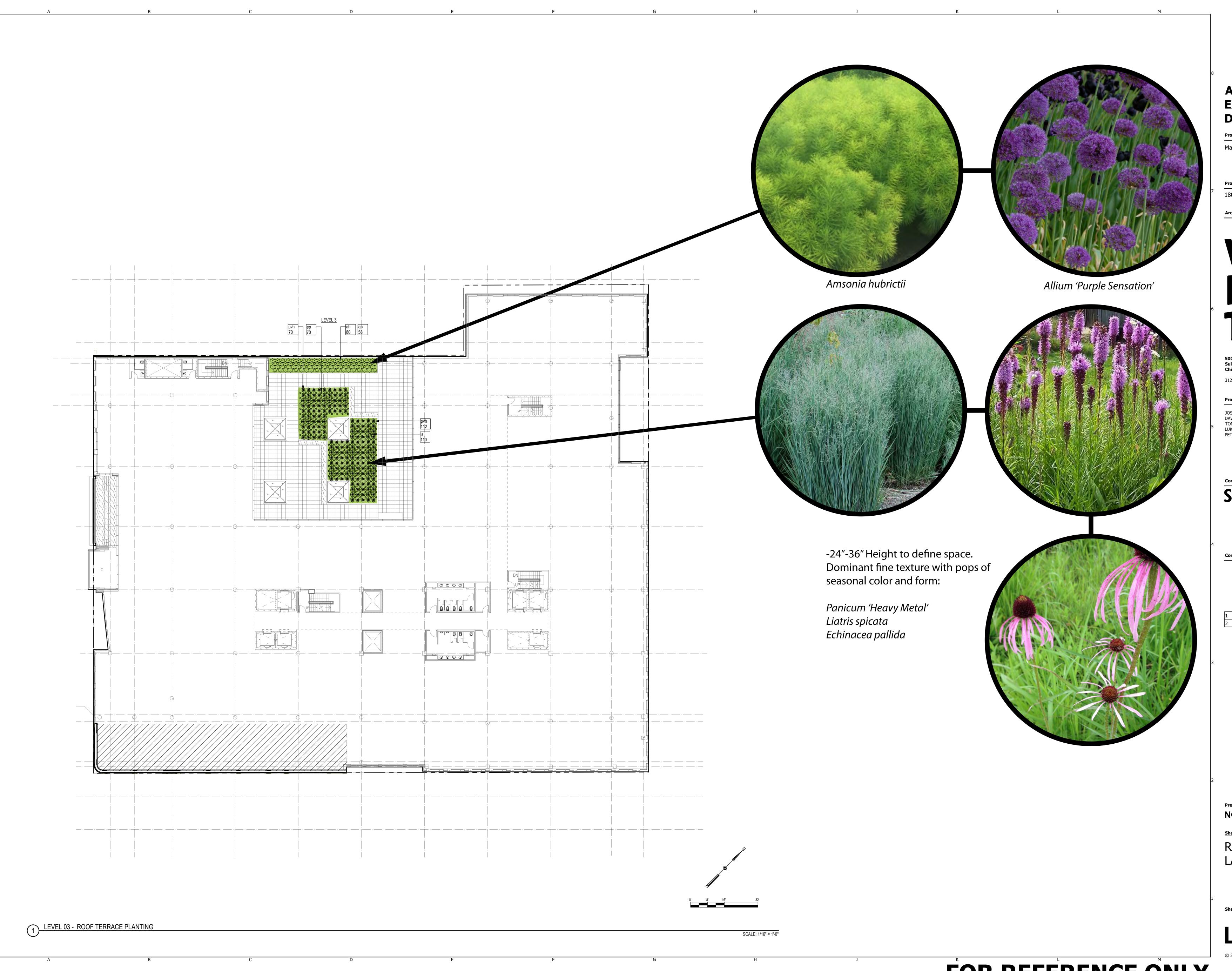
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ROOF TERRACES LANDSCAPE PLAN

Sheet Numbe

LP-01-08

FOR REFERENCE ONLY



Madison, WI

500 North Dearborn Street Suite 900 Chicago, Illinois 60654

JOSEPH VALERIO DAVID JENNERJAHN TOM DALY LUKE PRIFOGLE PETER WOJTOWICZ

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44 EAST MIFFLIN STREET SUITE 500 MADISON, WI 53703 608.251.1177 www.smithgroup.com

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ROOF TERRACES LANDSCAPE PLAN

LP-03



500 North Dearborn Street Suite 900 Chicago, Illinois 60654

JOSEPH VALERIO DAVID JENNERJAHN TOM DALY LUKE PRIFOGLE PETER WOJTOWICZ

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44 EAST MIFFLIN STREET SUITE 500 MADISON, WI 53703 608.251.1177

www.smithgroup.com **Consultant Project Number**

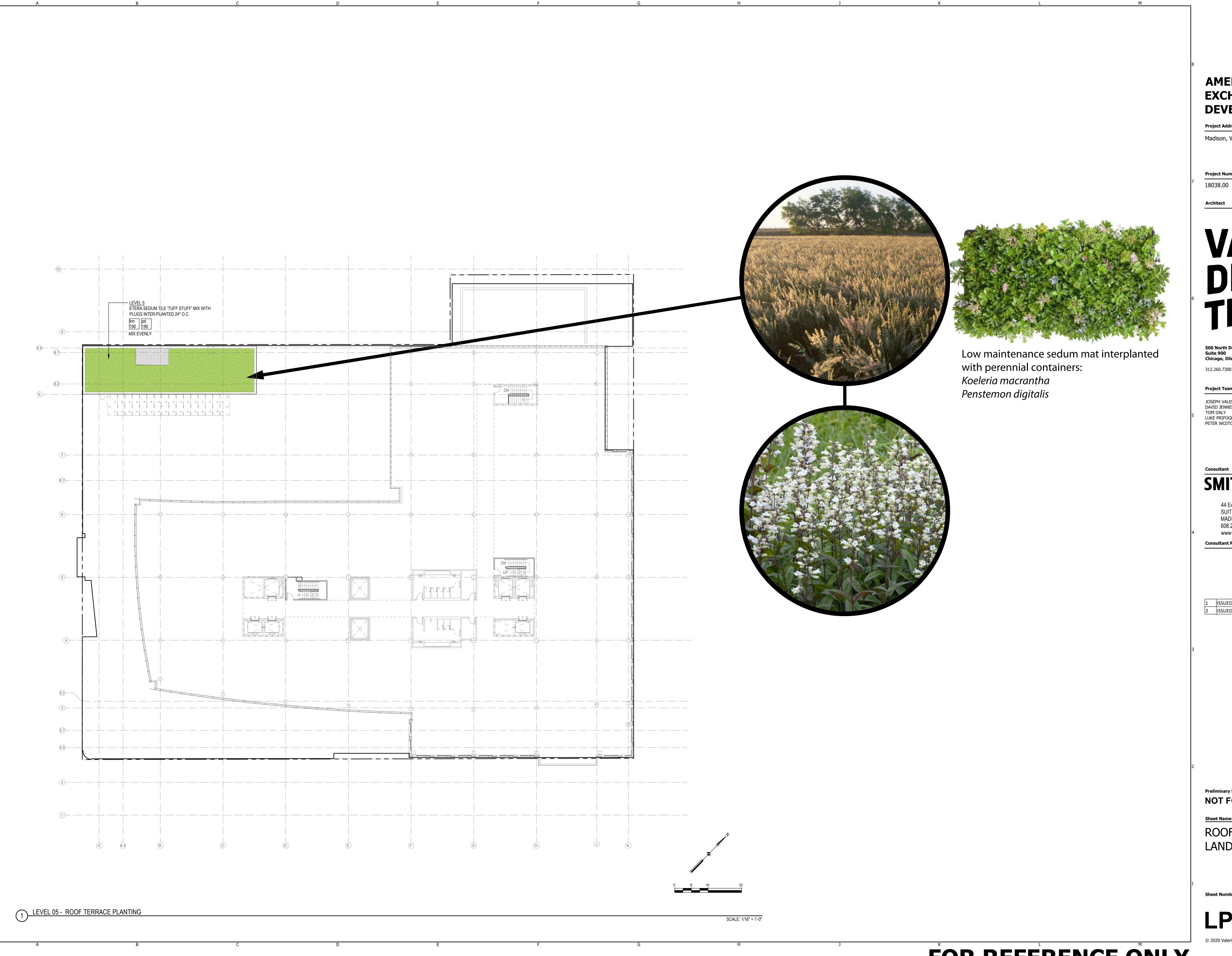
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ROOF TERRACES LANDSCAPE PLAN

LP-04

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312.260.7300

JOSEPH VALERIO DAVID JENNERJAHN TOM DALY LUKE PRIFOGLE PETER WOJTOWICZ

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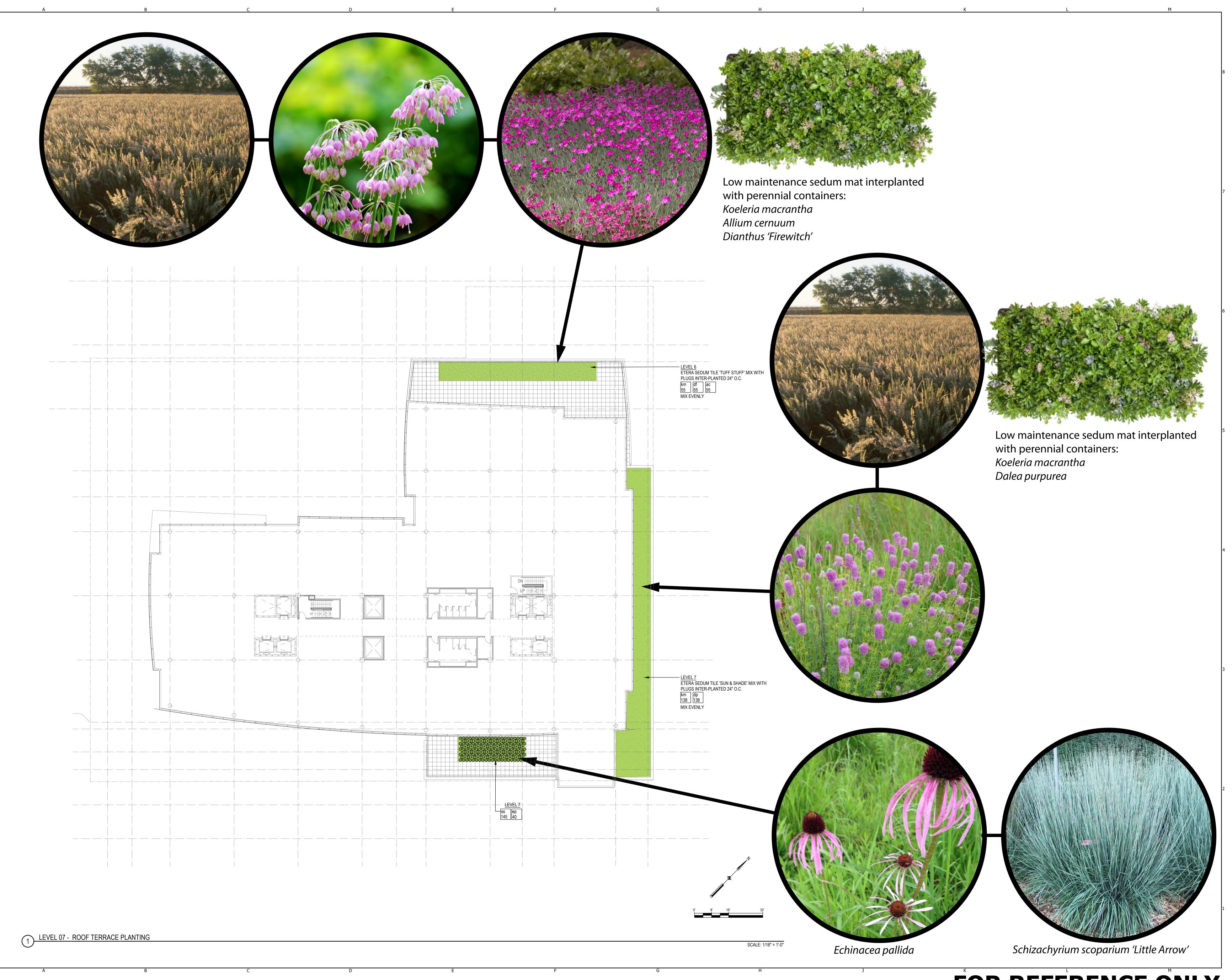
Consultant Project Number

1 ISSUED FOR PRICING 03.06.2020 2 ISSUED FOR UDC / LAND USE

NOT FOR CONSTRUCTION

ROOF TERRACES LANDSCAPE PLAN

LP-05



Project Address

Madison, WI

Project Number

18038.00

Architect

VALERIO DEWALT TRAIN

500 North Dearborn Street Suite 900 Chicago, Illinois 60654

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 1
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 03.06.2020

 2
 ISSUED FOR UDC / LAND USE
 09.16.2020

Preliminary Documents

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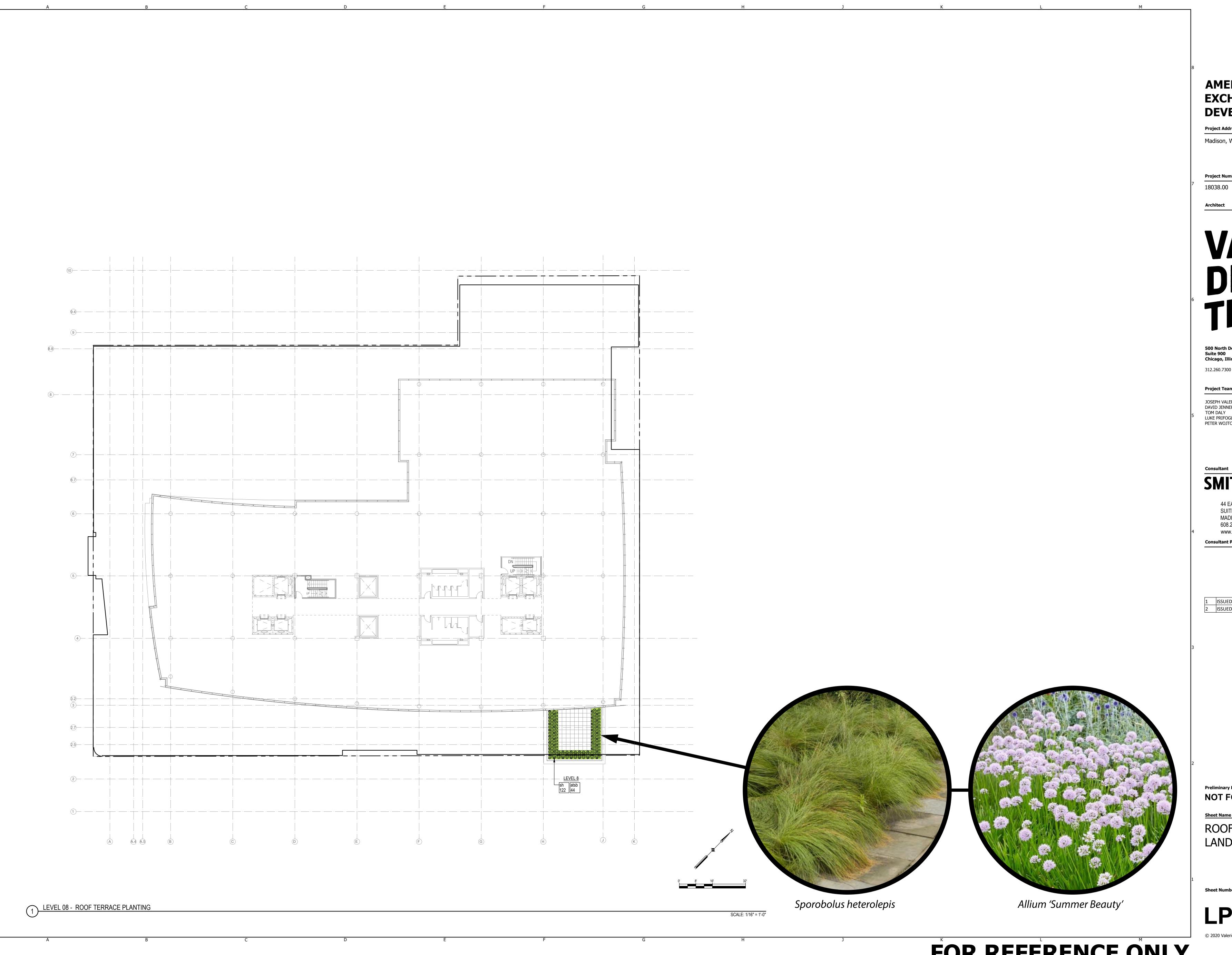
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ROOF TERRACES LANDSCAPE PLAN

Sheet Number

LP-07
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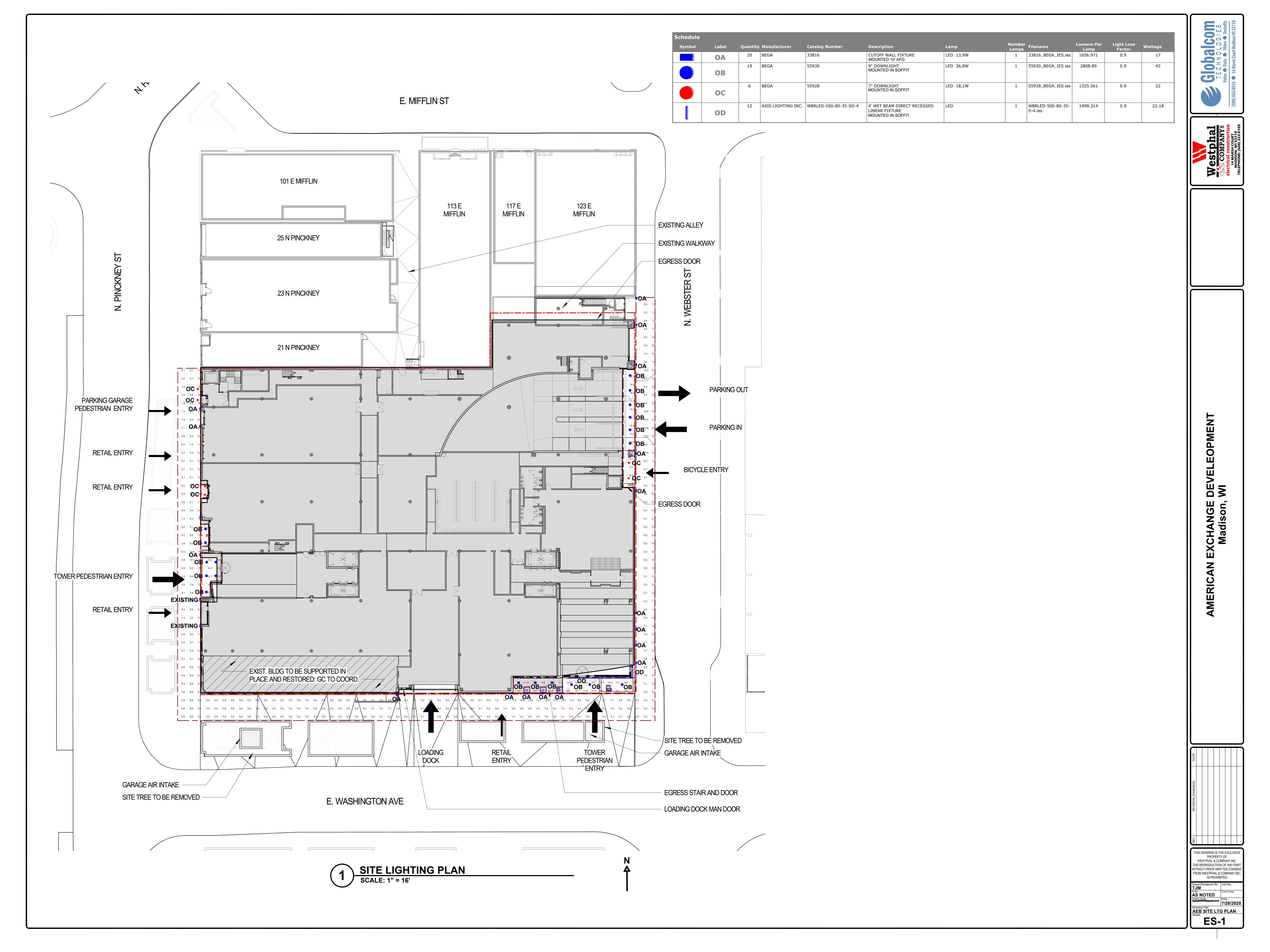
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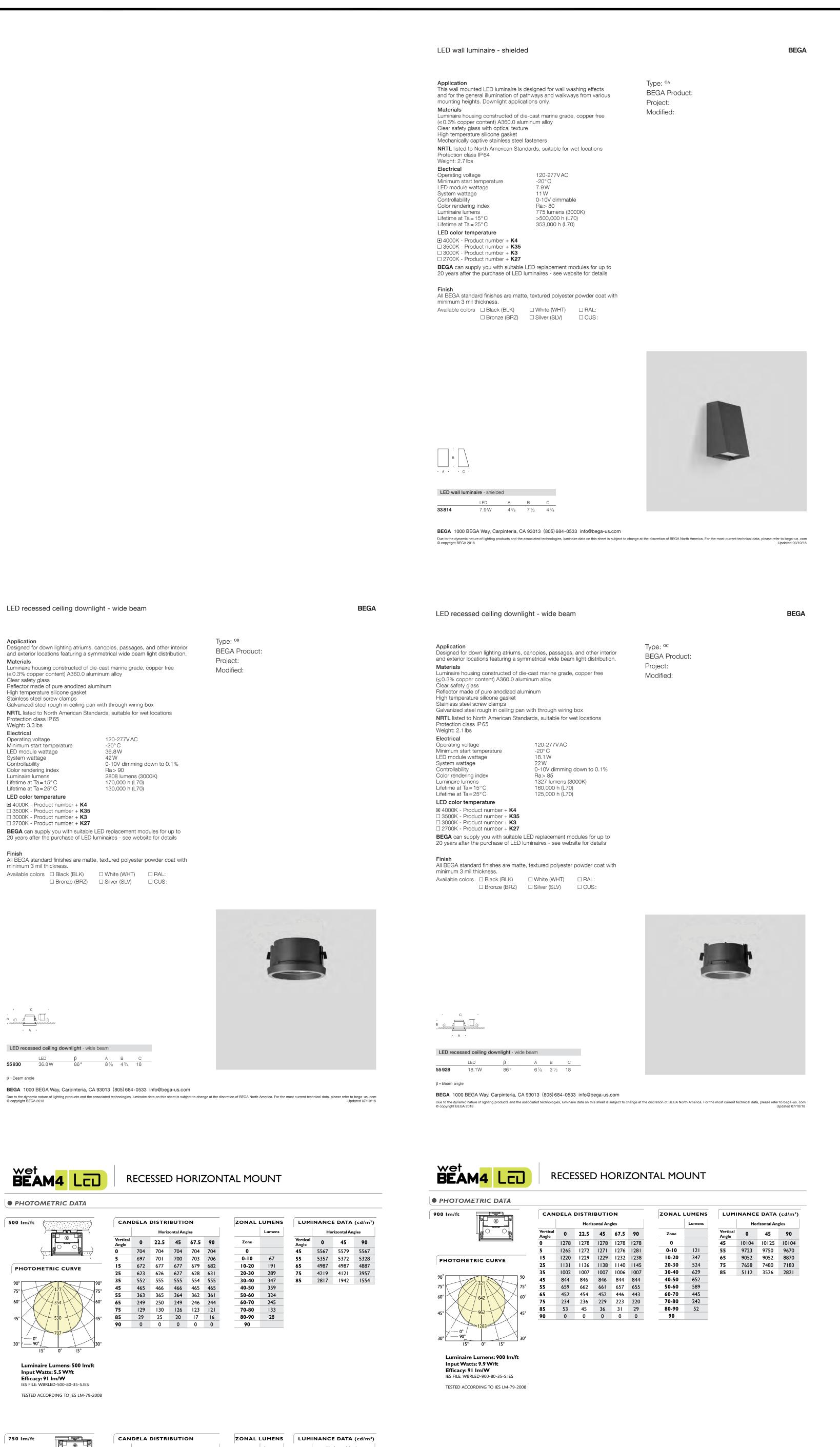
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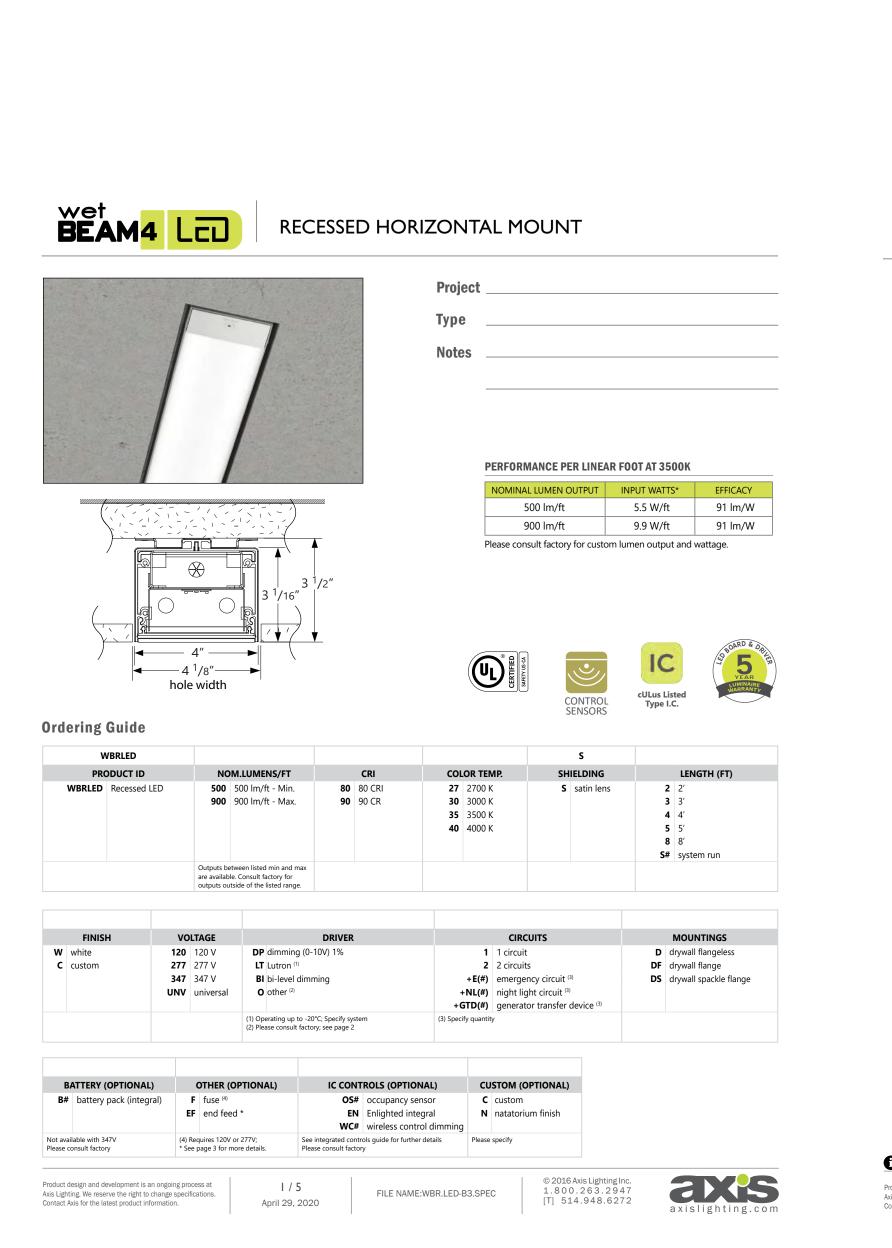
ROOF TERRACES LANDSCAPE PLAN

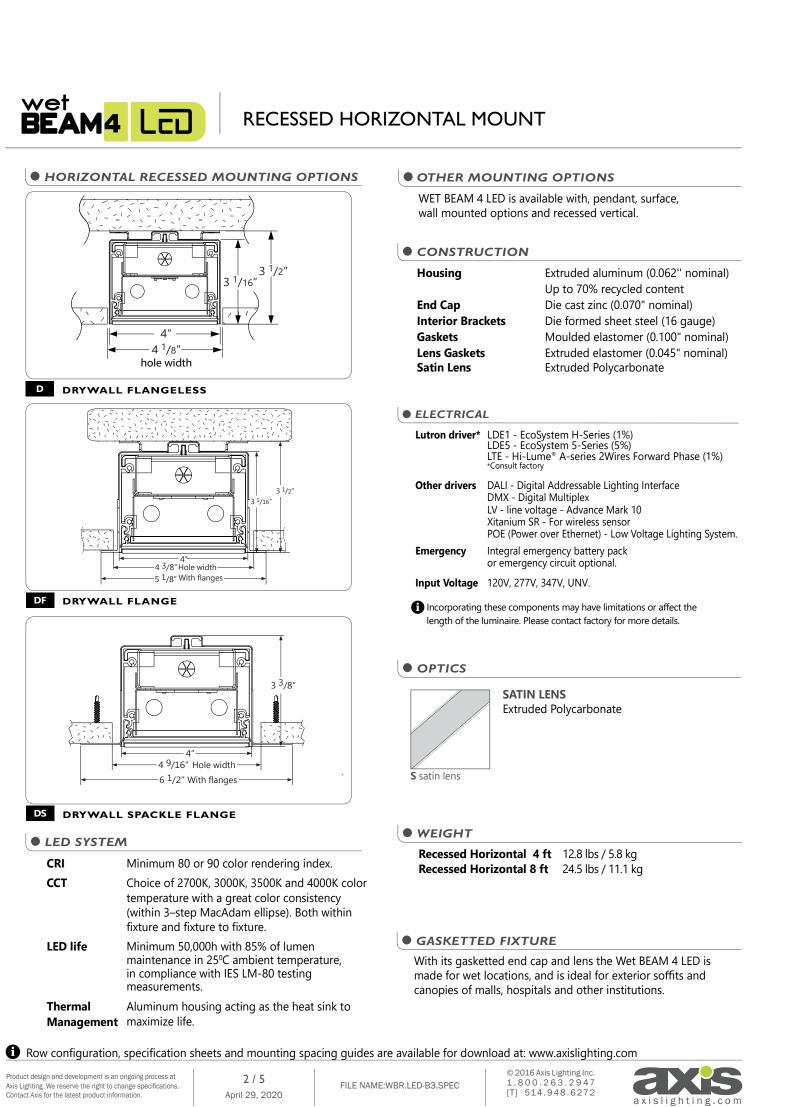
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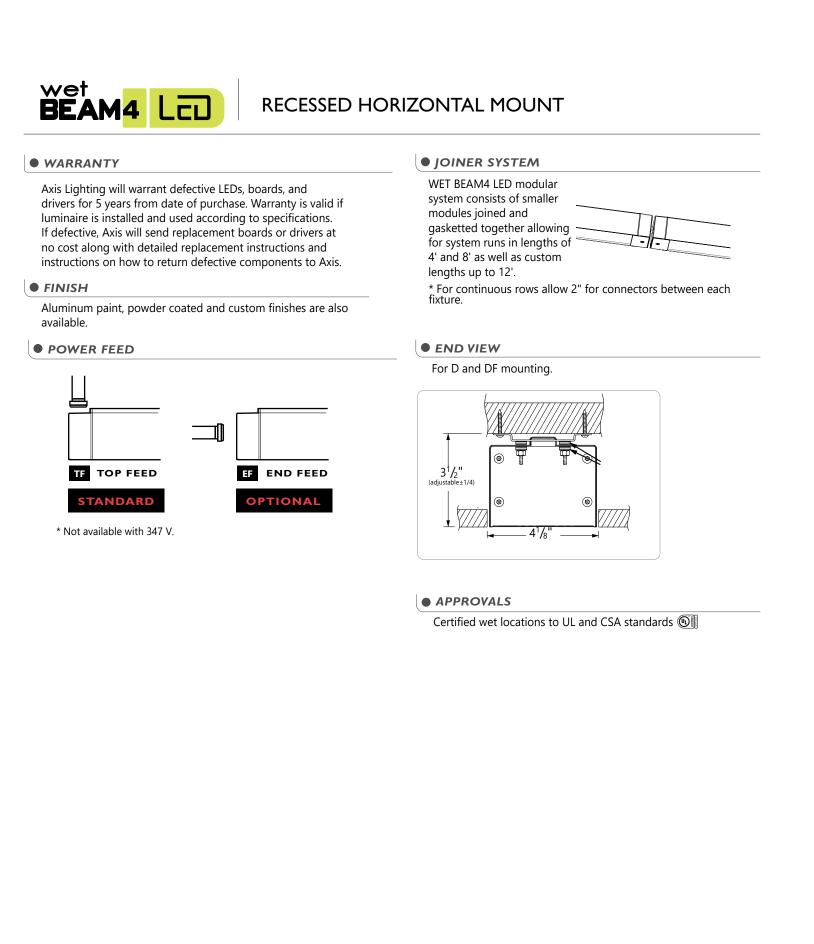
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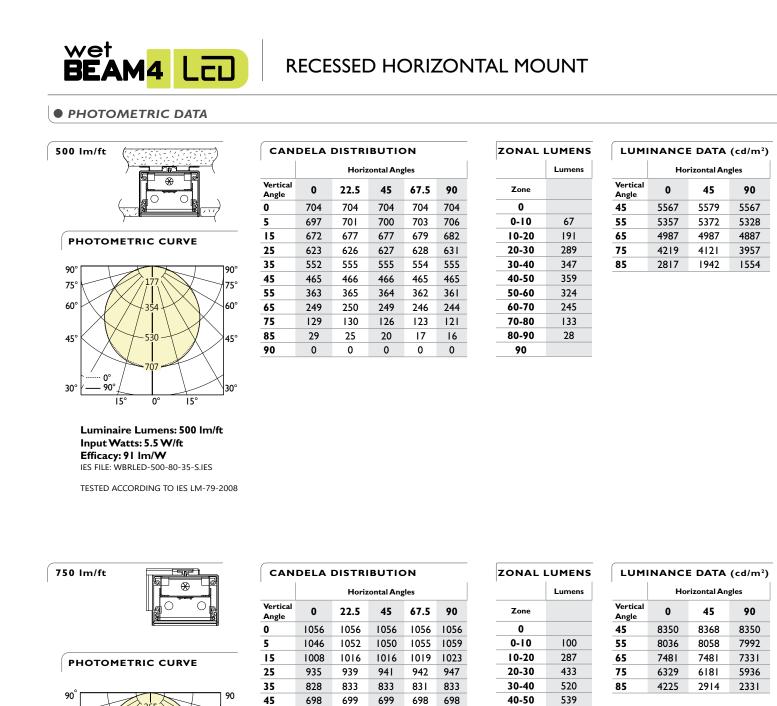








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LED recessed ceiling downlight - wide beam

(≤0.3% copper content) A360.0 aluminum alloy

Reflector made of pure anodized aluminum

High temperature silicone gasket

Stainless steel screw clamps

Minimum start temperature LED module wattage

Clear safety glass

Protection class IP65

Weight: 3.3 lbs

Operating voltage

System wattage

Color rendering index

Lifetime at Ta = 15° C

Lifetime at Ta = 25° C

LED color temperature

minimum 3 mil thickness.

 β = Beam angle

■ 4000K - Product number + K4

□ 3000K - Product number + **K3**

□ 2700K - Product number + **K27**

□ 3500K - Product number + **K35**

Controllability

Electrical

Designed for down lighting atriums, canopies, passages, and other interior

and exterior locations featuring a symmetrical wide beam light distribution.

Luminaire housing constructed of die-cast marine grade, copper free

Galvanized steel rough in ceiling pan with through wiring box

NRTL listed to North American Standards, suitable for wet locations

BEGA can supply you with suitable LED replacement modules for up to

20 years after the purchase of LED luminaires - see website for details

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:

LED recessed ceiling downlight · wide beam

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

All BEGA standard finishes are matte, textured polyester powder coat with

☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

-20° C 36.8 W

0-10V dimming down to 0.1%

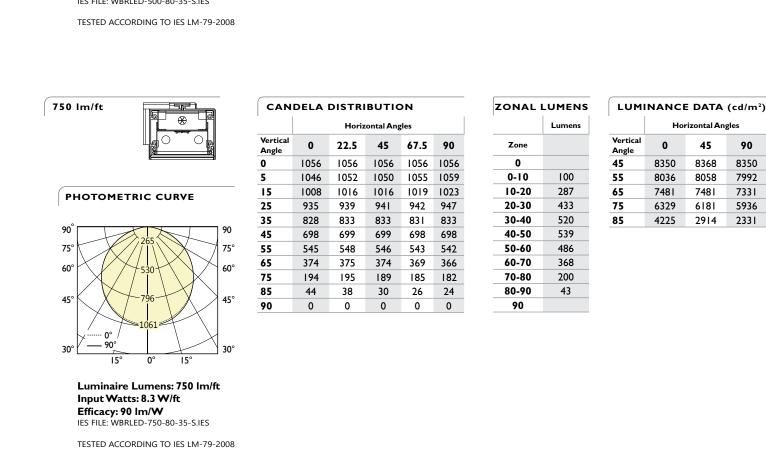
2808 lumens (3000K)

130,000 h (L70)

Туре: ов

Project:

Modified:







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Date: 7/28/2020 AEB SITE LTG PLAN **ES-2**