URBAN DESIGN COMMISSION APPLICATION

UDC

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

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

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.

1. Project Information

Address: 3005 University Avenue, Madison, WI 53705

Title: 3005 University Ave. Redevelopment

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

UDC meeting date requested 02/09/2022

☐ New development ☐ Alteration to an existing or previously-approved development

☐ Informational ☑ Initial approval ☑ Final approval

3. Project Type

☑ Project in an Urban Design District

☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

☐ Planned Development (PD)

- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)

☐ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Signage Variance (i.e. modification of signage height, area, and setback)

☐ Signage Exception

Other

☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name John Flad — Company Flad Development & Investment Corp.

Street address 3330 University Ave Ste 206 — City/State/Zip Madison, WI 53705

Telephone (608) 833-8100 — Email JFlad@flad-development.com

Project contact person Kevin Burow — Company Knothe & Bruce Architects, LLC

Street address 7601 University Ave. — City/State/Zip Middleton, WI 53562

Telephone 608-836-3690 — Email kburow@knothebruce.com

Property owner (if not applicant) LEONARD W. SCHMOCK AND JANET N. SCHMOCK REVOCABLE TRUST

Street address 3005 UNIVERSITY AVE. — City/State/Zip MADISON, WI. 53705

Telephone (608) 235-8150 — Email TOMSCHMOCK@GMAIL.COM

5. Required Submittal Materials

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

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

- ☐ **Electronic Submittal***
- ☐ **Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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

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

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

6. Applicant Declarations

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

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

Name of applicant John Flad Relationship to property CONTRACTUAL OWNER

Authorizing signature of property owner _____ - trustee Date 11/24/21

7. Application Filing Fees

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

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

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

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

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

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

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

January 10, 2022
Revised: February 3, 2022

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703

RE: Letter of Intent

3005 University Ave., Madison, WI
Land Use and Urban Design Commission Submittal
KBA Project# 1838

Ms. Heather Stouder,

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

Owner:	Flad Development 3330 University Ave. Unit 206 Madison, WI 53705 608-833-8100 Contact: John Flad JFlad@flad-development.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 Contact: Justin Zampardi jzam@vierbicher.com	Landscape Design:	The Bruce Company 2830 Parmenter St. Middleton, WI 53562 (608) 836-7041 Contact: Rich Strohmenger RStrohmenger@brucecompany.com

Introduction:

This mixed-use development involves the redevelopment of 3005 University Ave., located at the corner of University Ave and Schmitt Place. The site is currently occupied by an existing, single-story restaurant with surface parking lot. The site is zoned CC-T (Commercial Corridor-Transitional District) and is located within the Rocky Bluff Neighborhood. This proposed development is also within the Urban Design District #6. The existing CC-T zoning will remain for the proposed redevelopment.

The Comprehensive Plan calls for Community Mixed Use in a 2 to 6 story building with up to 130 housing units per acre. The site will provide the opportunity for new construction of much needed residential units that will enhance the area along the University Avenue corridor, while providing easy access to everywhere in the city for the residents.

Project Description:

This development proposes a five-story mixed-use building with structured underground parking and enclosed first floor parking. There will be first floor commercial space along with a total of 59 dwelling units that consist of studios, one-bedrooms, one-bedroom plus den, and two-bedroom apartments. The building front façade steps back at the 5th floor level and this provides an area for all residents to be able to relax and socialize on the 5th floor roof deck.

The first-floor commercial space is accessible off of the public sidewalk along University Ave via a shared entry with the Apartments and is also accessible from the protected parking area located directly behind this space at the first-floor level.

City and Neighborhood Input:

We have connected with the City on several occasions for this proposed development including interactions with Staff and attending a DAT Meeting and this input has helped shape this proposed development. A neighborhood meeting is being hosted by Alder Regina Vidaver and led by Tim Parks as well. Flad Development also reached out to bordering neighbors on multiple occasions through-out the planning process, particularly Barry Berman of Bagels Forever, the immediate neighbor to the east, and we are incorporating accommodations for their semi-truck turn-around utilizing a portion of our property.

Demolition Standards

The Smoky's Club structure to be removed has served the community well and has perhaps been a favorite restaurant to visit, but the Owners have chosen to close this business and focus their attention on a new restaurant that they will open in Mt. Horeb. This existing building is not a landmark structure, nor is it of an uncommon or unusual design or method of construction, and as such should meet the demolition criteria. Also, all of the mechanical systems within the current structure are antiquated and inefficient and are not able to be utilized for re-use. We believe the demolition standards can be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure.

Conformance with adopted plans

The project has been designed to generally conform to the guidelines set in the Comprehensive Plan, UDD #6 Guidelines, and the Hoyt Park Area Joint Neighborhood Plan.

Based on the adopted plans the following guidelines apply to the site and have been incorporated into the design of the proposed project:

- Community mixed-use with commercial, restaurants, office and retail on the first floor.
- Residential or office on upper floors.
- Pedestrian-oriented, mixed-use design with building entries oriented toward the city sidewalks.
- Compact building design and structured parking.
- Residential densities up to 130 units/acre.
- Parking should be sited to the rear of University Avenue, with access from side streets.
- Parking should be screened or landscaped, and our parking is completely contained within and under the building.

- A maximum building height of 5 stories along University Avenue. Note that the neighborhood plan restricts the height to 5 stories as well.
- Exterior building materials shall be low maintenance and harmonious with those used on the other buildings in the area.
- All building elevations are of importance and should be carefully designed.
- Landscaping shall be used for functional as well as decorative purposes, including framing desirable views, screening different uses from each other, and complementing the architecture of the building.

Site Development Data:

Densities:

Lot Area	26,142 S.F. / 0.60 acres
Dwelling Units	59 DU
Lot Area / D.U.	443 S.F./D.U.
Density	98 units/acre
Open Space	7,840 S.F.
Open Space / Unit	133 S.F./Unit (40 S.F./Unit Required)
Lot Coverage	21,680 S.F. = 83% of total lot (85% Max.)

Building Height: 5 Stories

Dwelling Unit Mix:

Efficiency	14
One Bedroom	24
One Bedroom + Den	11
Two Bedroom	10
Total Dwelling Units	59

Vehicle Parking:

Surface	11stalls
Enclosed	64 stalls
Total	75stalls

Bicycle Parking:

Surface Guest & Commercial Use	8 stalls
Underground Garage F.M.	53 stalls
Underground Garage W.M.	6 stalls
Total	67 stalls

Project Schedule:

It is anticipated that the construction on this site will begin in Summer 2022 with a final completion date of Summer of 2023.

Thank you for your time reviewing our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP

Managing Manager

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:	3005 University Ave
Contact Name & Phone #:	Kevin Burow, 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

	Yes	No	N/A
1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	X		
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?			X
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	X		
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	X		
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	X		
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	X		
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	X		
d) Is the grade of the fire lane not more than a slope of 8%?	X		
e) Is the fire lane posted as fire lane? (Provide detail of signage.)		X	
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)		X	
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)		X	
3. Is the fire lane obstructed by security gates or barricades? If yes:		X	
a) Is the gate a minimum of 20-feet clear opening?			X
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?			X
4. Is the Fire lane dead-ended with a length greater than 150-feet?		X	
If yes, does the area for turning around fire apparatus comply with IFC D103?			X
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.		X	
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions:	X		
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	X		
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	X		
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?		X	
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)		X	
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	X		
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	X		
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.*	X		
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	X		
b) Is there at least 40' between a hydrant and the building?	X		
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		
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?			X
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	X		

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

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

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

Existing Building to be Removed – Exterior & Interior Photos

Name: Flad Development – 3005 University Ave. Redevelopment

Number: #1838

Address: 3005 University Avenue, Madison, WI 53705

Existing Building to be Removed – Exterior & Interior Photos

Name: Flad Development – 3005 University Ave. Redevelopment

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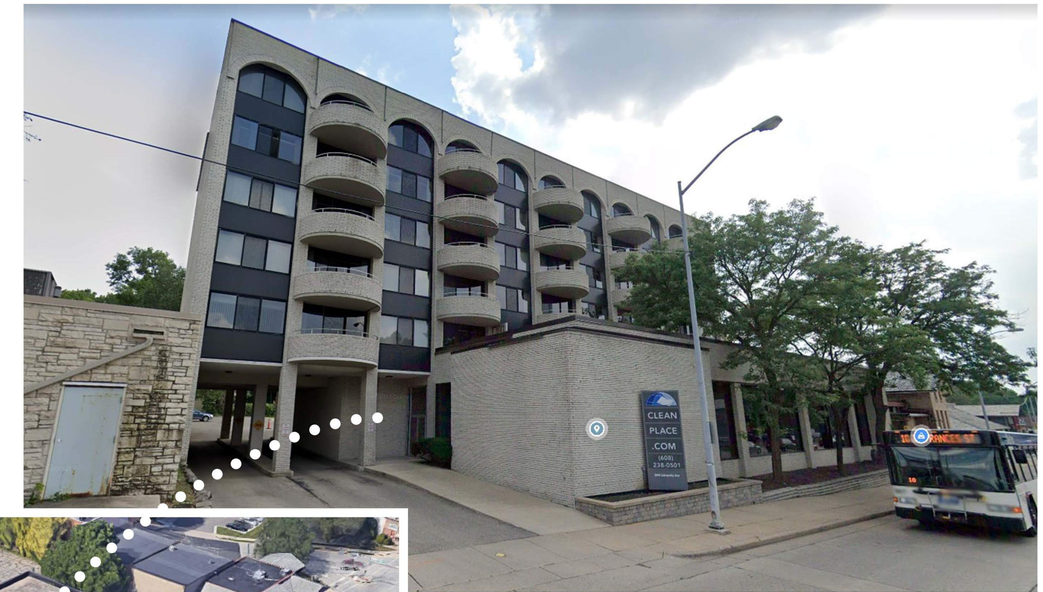
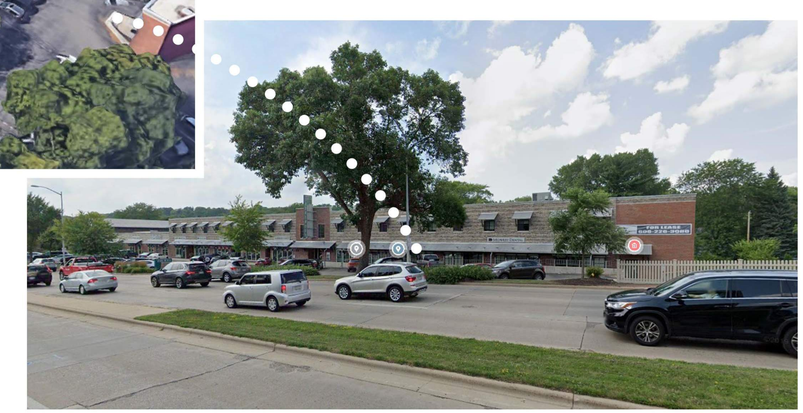
Address: 3005 University Avenue, Madison, WI 53705





Site Context

3005 University Avenue
Madison, WI
November 29, 2021

knothe • bruce ARCHITECTS

GENERAL NOTES:

1. 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:
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.

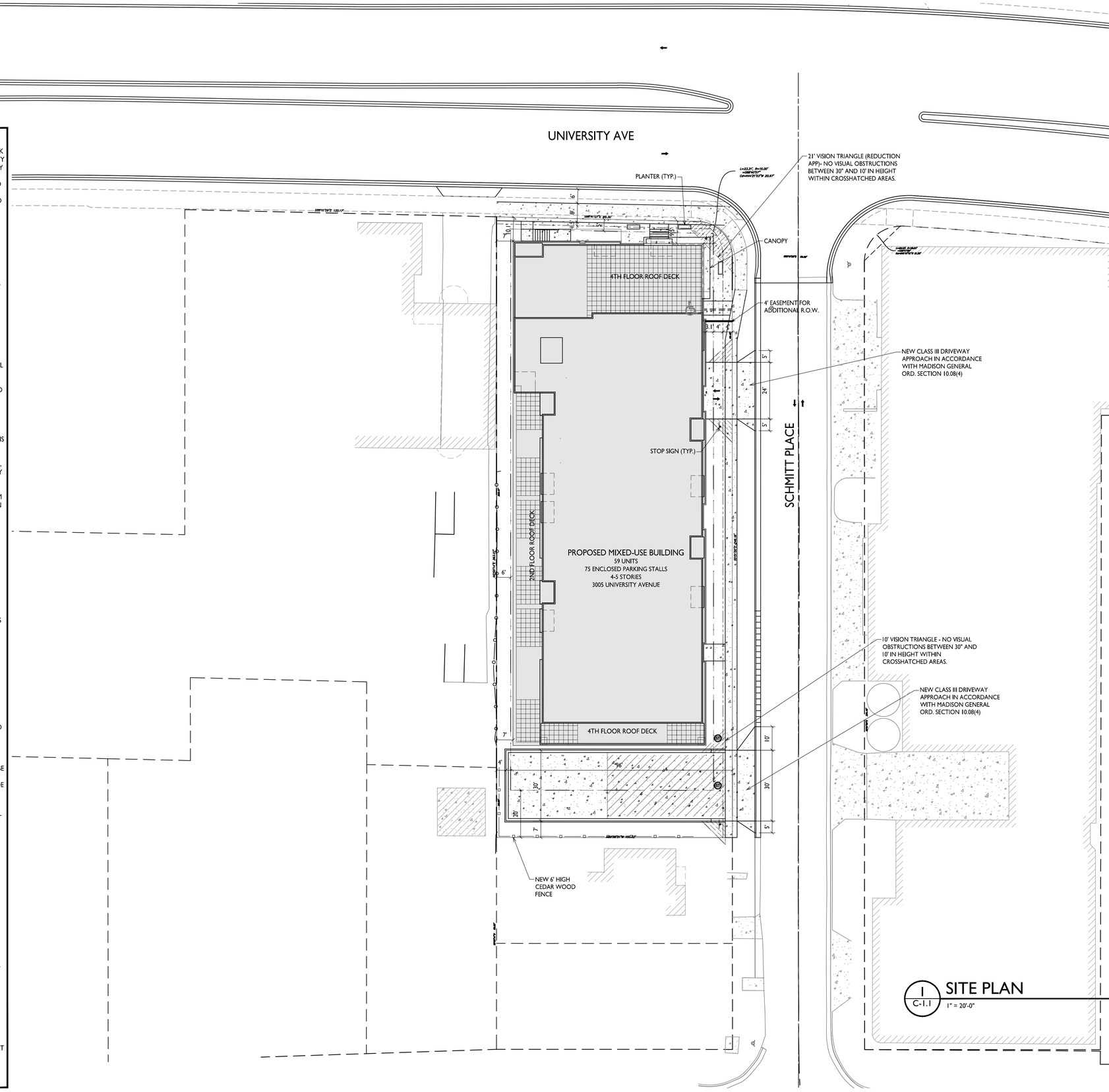
8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE 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 1 STANDARDS FOR PRUNING.

10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

12. 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.



1 C-1.1 SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

SHEET INDEX

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C-1.5	USABLE OPEN SPACE
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Site Development Data:

Zoning	CC-T
Densities:	
Lot Area	26,142 S.F./0.6 ACRES
Dwelling Units	59 units
Lot Area / D.U.	443 S.F./D.U.
Density	98 units/Acre
Usable Open Space	7,840 S.F. (133 S.F./unit)
Lot Coverage	21,680 S.F. (83%)
Building Height	5 stories
Commercial Area	1,340 S.F.
Dwelling Unit Mix:	
Effiency	14
One Bedroom	24
One Bedroom + Den	11
Two Bedroom	10
Total Dwelling Units	59
Vehicle Parking Stalls:	
Underground Garage	64
Surface	11
Total	75
Bicycle Parking:	
Garage - wall mount	6
Garage - floor mount	53
Surface - Commercial/Guests	8
Total	67

BIKE RACKS:

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

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Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Review - Nov. 12, 2021
Issued for UDC Info. Submittal - Nov. 29, 2021
UDC & Land Use Submittal - Jan. 10, 2022
UDC & Land Use Resubmittal - Feb. 03, 2022

PROJECT TITLE
3005 University Ave Redevelopment

3005 University Ave
Madison, Wisconsin

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1838

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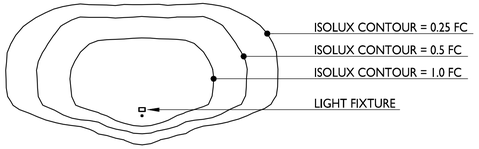
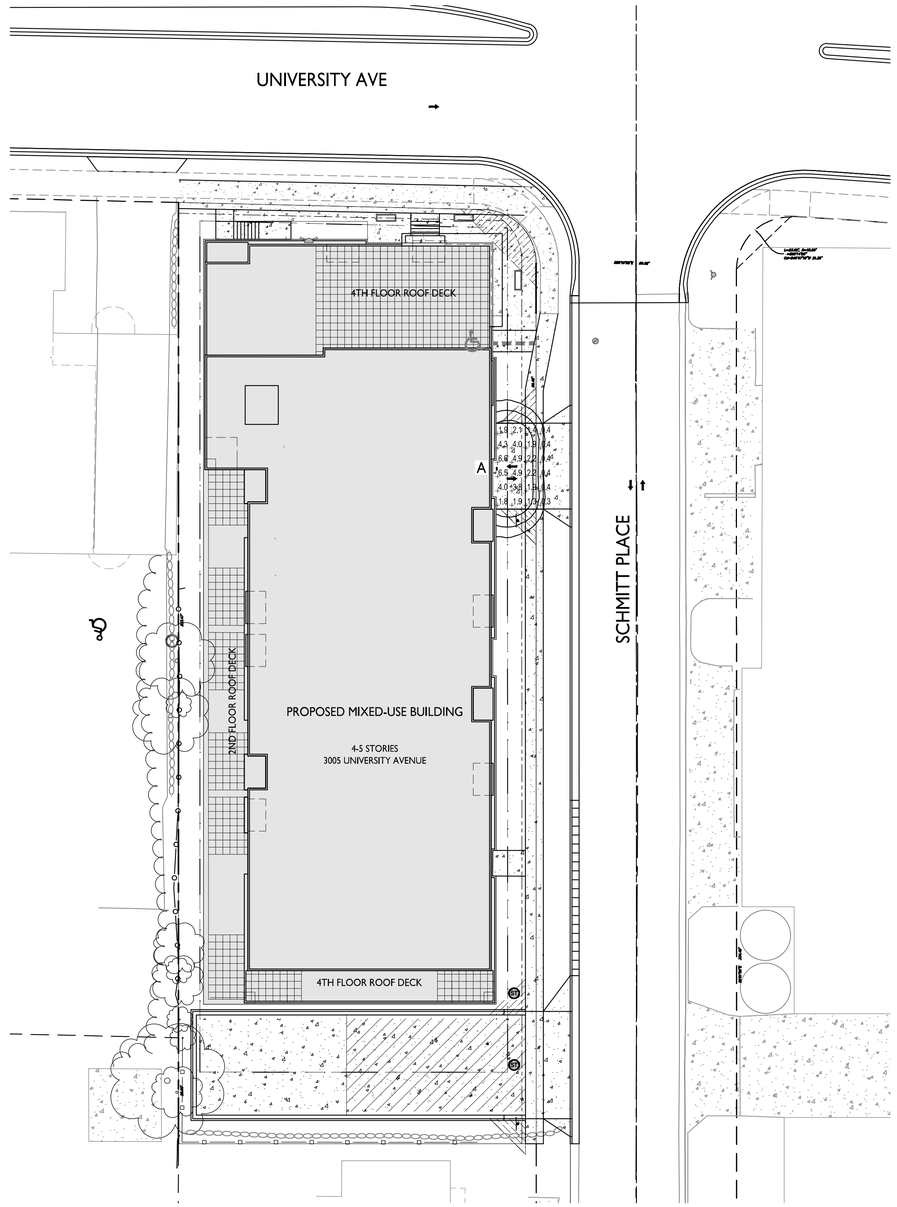
LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Garage Entry Security Lighting	+	2.5 fc	6.6 fc	0.3 fc	22.0:1	8.3:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	1	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK, 1500LM, 3000K COLOR TEMP., 120-277 VOLTS	WPX1_LED_P1_30K _MVOLT.ies	8'-0" ABOVE GRADE ON BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION





1 C-1.2 SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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PROJECT TITLE
3005 University Ave Redevelopment

3005 University Ave
Madison, Wisconsin

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.2

PROJECT NO. 1838

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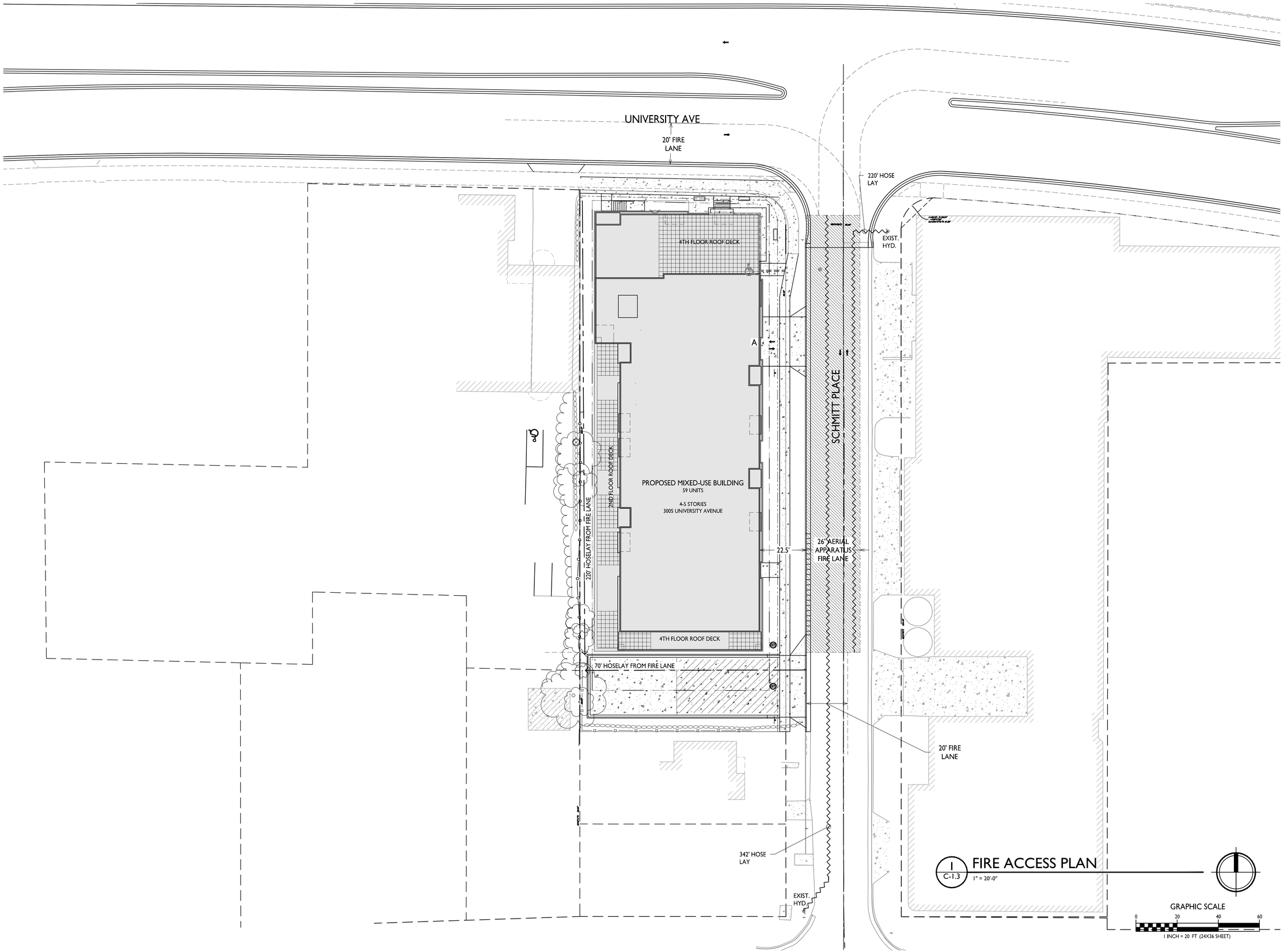

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PROJECT TITLE
3005 University Ave Redevelopment

3005 University Ave
Madison, Wisconsin

SHEET TITLE
Fire Access Plan

SHEET NUMBER
C-1.3

PROJECT NO. 1838

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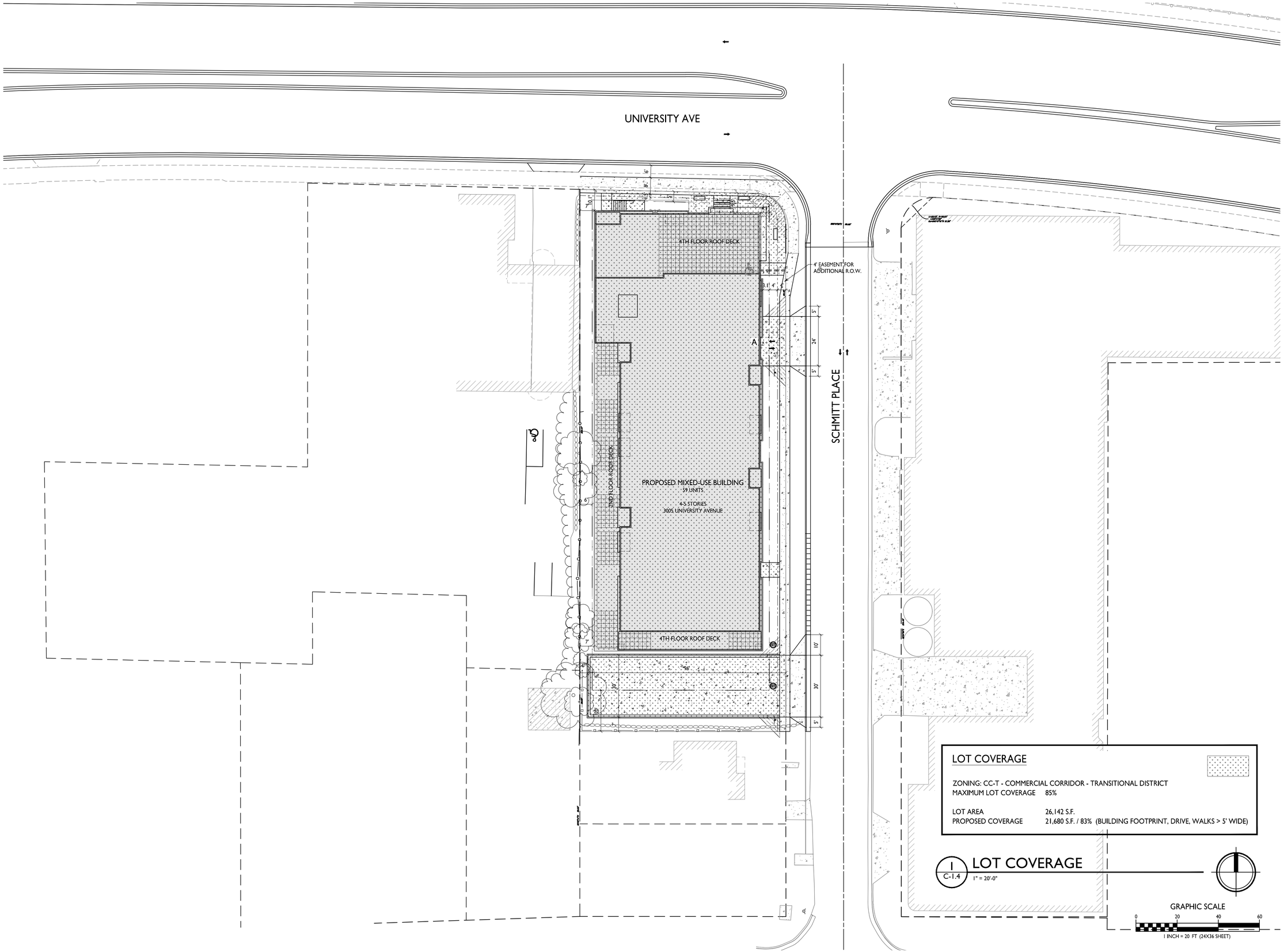

LOT COVERAGE

ZONING: CC-T - COMMERCIAL CORRIDOR - TRANSITIONAL DISTRICT
MAXIMUM LOT COVERAGE 85%

LOT AREA 26,142 S.F.
PROPOSED COVERAGE 21,680 S.F. / 83% (BUILDING FOOTPRINT, DRIVE, WALKS > 5' WIDE)

1 C-1.4 LOT COVERAGE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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PROJECT TITLE
3005 University Ave Redevelopment

3005 University Ave
Madison, Wisconsin

SHEET TITLE
Lot Coverage

SHEET NUMBER
C-1.4

PROJECT NO. 1838

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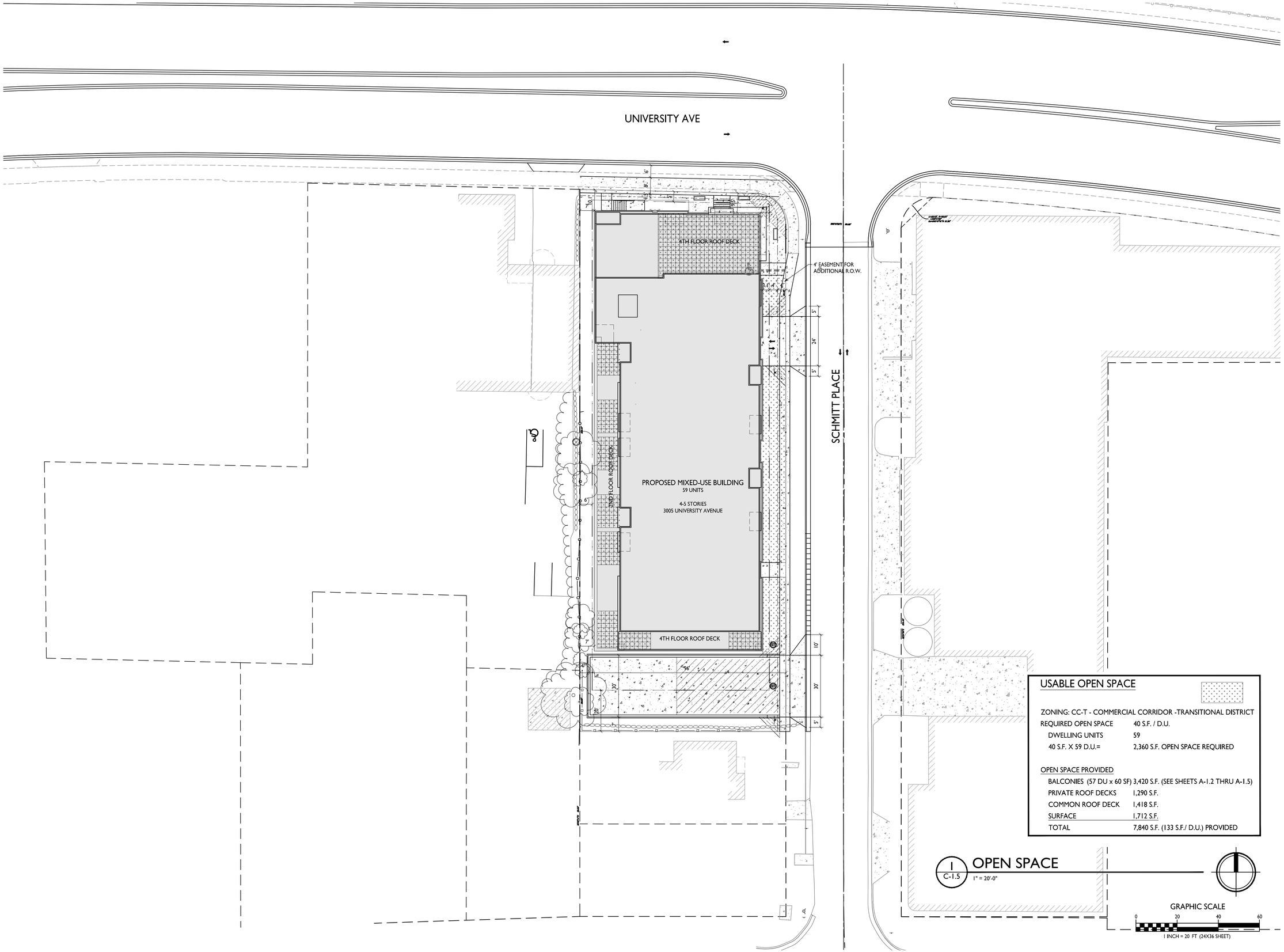

USABLE OPEN SPACE

ZONING: CC-T - COMMERCIAL CORRIDOR -TRANSITIONAL DISTRICT

REQUIRED OPEN SPACE	40 S.F. / D.U.
DWELLING UNITS	59
40 S.F. X 59 D.U.=	2,360 S.F. OPEN SPACE REQUIRED

OPEN SPACE PROVIDED

BALCONIES (57 DU x 60 SF)	3,420 S.F. (SEE SHEETS A-1.2 THRU A-1.5)
PRIVATE ROOF DECKS	1,290 S.F.
COMMON ROOF DECK	1,418 S.F.
SURFACE	1,712 S.F.
TOTAL	7,840 S.F. (133 S.F./ D.U.) PROVIDED

1 / C-1.5 OPEN SPACE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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PROJECT TITLE
3005 University Ave Redevelopment

3005 University Ave
Madison, Wisconsin

SHEET TITLE
Open Space

SHEET NUMBER
C-1.5

PROJECT NO. 1838

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PREPARED FOR:
FLAD DEVELOPMENT & INVESTMENT CORP.
ATTN: JOHN FLAD
3330 UNIVERSITY AVENUE
SUITE 206
MADISON, WI 53705

PREPARED BY:
VIERBICHER ASSOCIATES, INC.
BY: MICHAEL S. MARTY
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)-821-3955
mmar@vierbicher.com

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD

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www.DiggersHotline.com

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.

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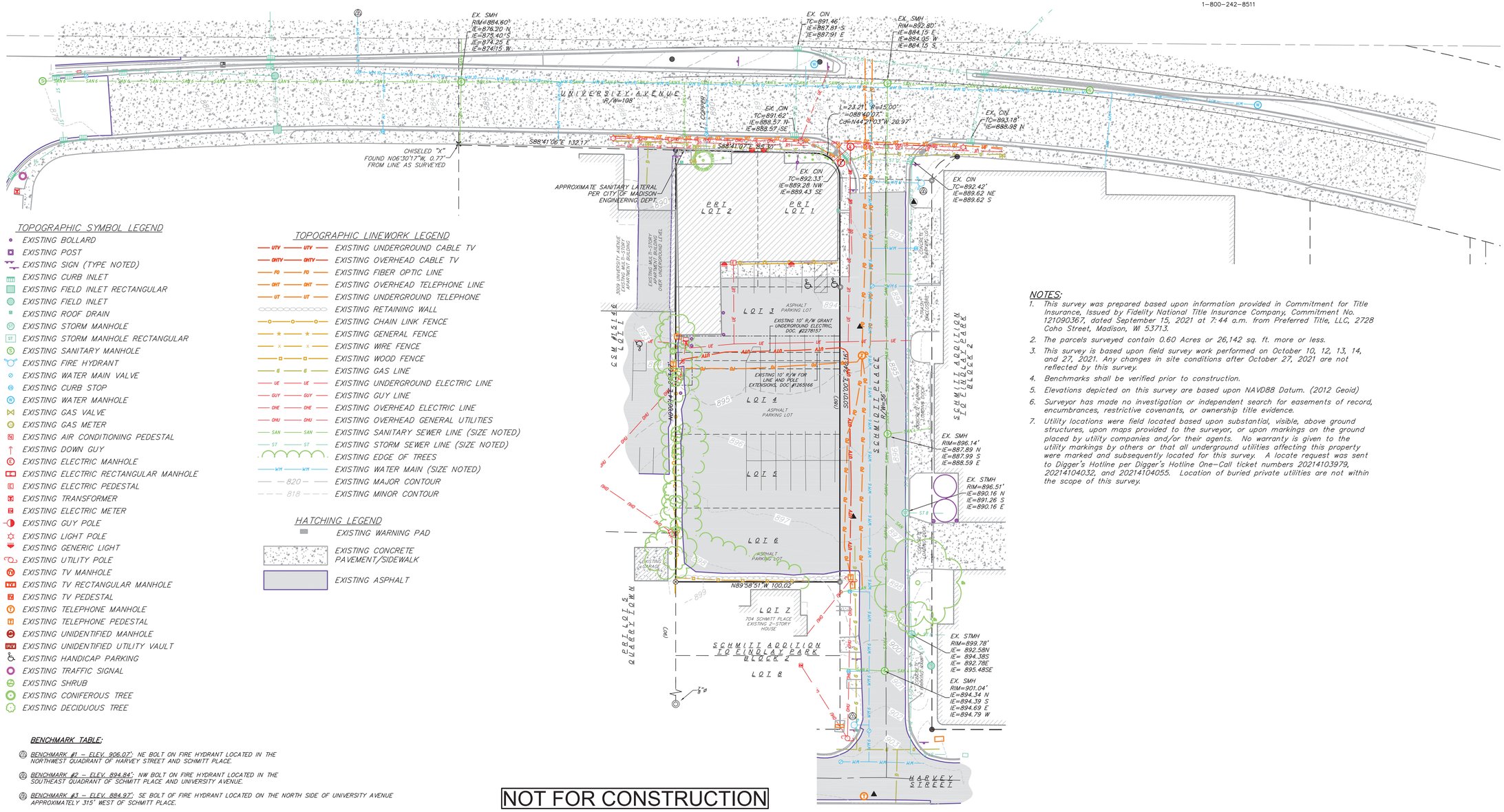
N
W E
S

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF UNIVERSITY AVENUE MEASURED AS BEARING S88°41'07"E

0 30 60
SCALE: ONE INCH = THIRTY FEET



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UTV — EXISTING UNDERGROUND CABLE TV
- OHTV — EXISTING OVERHEAD CABLE TV
- FO — EXISTING FIBER OPTIC LINE
- OHT — EXISTING OVERHEAD TELEPHONE LINE
- UT — EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- G — EXISTING GAS LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- GUY — EXISTING GUY LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- OHU — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- WM — EXISTING WATER MAIN (SIZE NOTED)
- 820 — EXISTING MAJOR CONTOUR
- 818 — EXISTING MINOR CONTOUR

HATCHING LEGEND

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

NOTES:

1. This survey was prepared based upon information provided in Commitment for Title Insurance, Issued by Fidelity National Title Insurance Company, Commitment No. 121090367, dated September 15, 2021 at 7:44 a.m. from Preferred Title, LLC, 2728 Coho Street, Madison, WI 53713.
2. The parcels surveyed contain 0.60 Acres or 26,142 sq. ft. more or less.
3. This survey is based upon field survey work performed on October 10, 12, 13, 14, and 27, 2021. Any changes in site conditions after October 27, 2021 are not reflected by this survey.
4. Benchmarks shall be verified prior to construction.
5. Elevations depicted on this survey are based upon NAVD88 Datum. (2012 Geoid)
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
7. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20214103979, 20214104032, and 20214104055. Location of buried private utilities are not within the scope of this survey.

BENCHMARK TABLE:

BENCHMARK #1 – ELEV. 906.07'; NE BOLT ON FIRE HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF HARVEY STREET AND SCHMITT PLACE.

BENCHMARK #2 – ELEV. 894.84'; NW BOLT ON FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF SCHMITT PLACE AND UNIVERSITY AVENUE.

BENCHMARK #3 – ELEV. 884.97'; SE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF UNIVERSITY AVENUE APPROXIMATELY 315' WEST OF SCHMITT PLACE.

NOT FOR CONSTRUCTION

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Existing Conditions
3005 University Avenue
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

DATE 02/03/2022
DRAFTER ZDRE
CHECKED JZAM
PROJECT NO. 190018

C1.0

03 Feb 2022 - 1:56p M:\Flad development\190018_3005 university avenue\CADD\190018_Existing Conditions.dwg by: zdre

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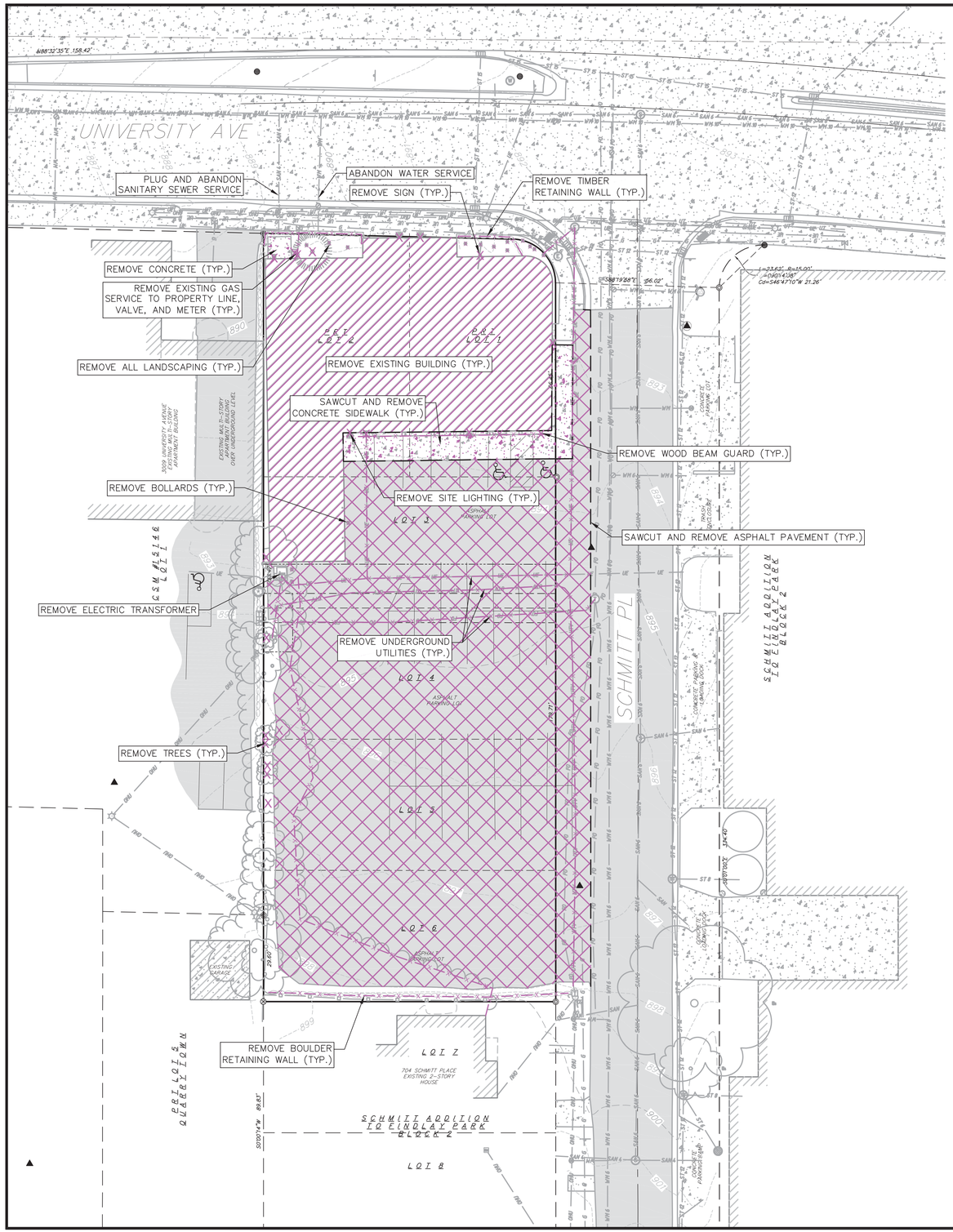

DEMOLITION NOTES:

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

RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, PROJECT #XXXXX, CONTRACT #XXXX.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

N
W E
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GRAPHIC SCALE FEET
0 10 20 40

DEMOLITION PLAN LEGEND

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

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Demolition Plan
3005 University Avenue
City of Madison
Dane County, Wisconsin

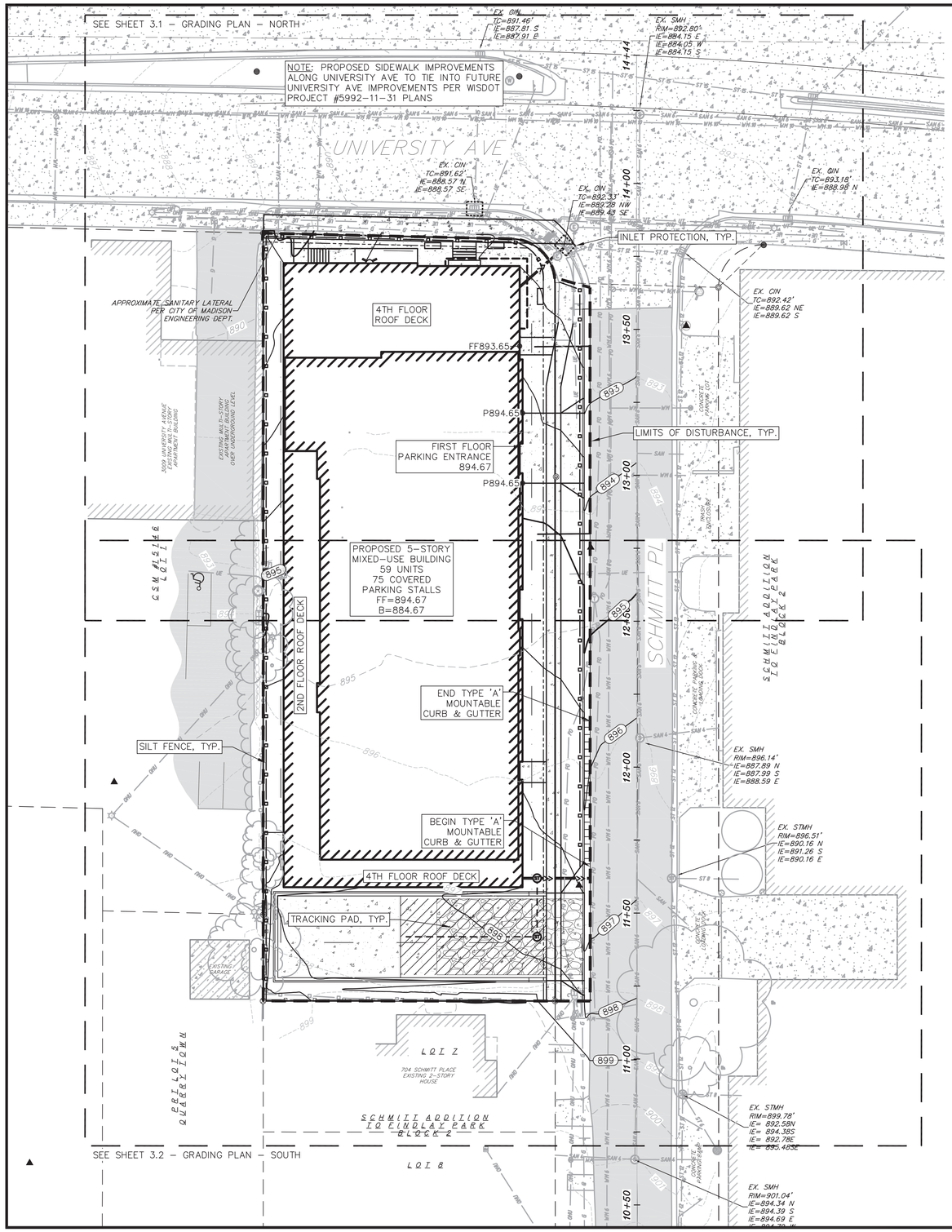
REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

DATE 02/03/2022
DRAFTER ZDRE
CHECKED JZAM
PROJECT NO. 190018

C2.0

03 Feb 2022 - 1:57p M:\Ved development\190018_3005 university avenue\CADD\190018_Existing Conditions.dwg by: zdre



GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
4. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
5. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
6. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
7. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
8. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
9. 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.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. 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.
3. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
4. INSTALL WISDOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND WISDOT TYPE A IN FIELD INLETS.
5. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING.
6. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.

RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, PROJECT #XXXXX, CONTRACT #XXXX.
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GRAPHIC SCALE FEET
0 10 20 40

GRADING LEGEND

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

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

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Overall Grading & Erosion Control Plan
3005 University Avenue
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

DATE 02/03/2022
DRAFTER ZDRE
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PROJECT NO. 190018

C3.0

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03 Feb 2022 - 1:57p M:\Vad development\190018_3005 university avenue\CADD\190018_Grading Erosion Control Plans.dwg by: zdre

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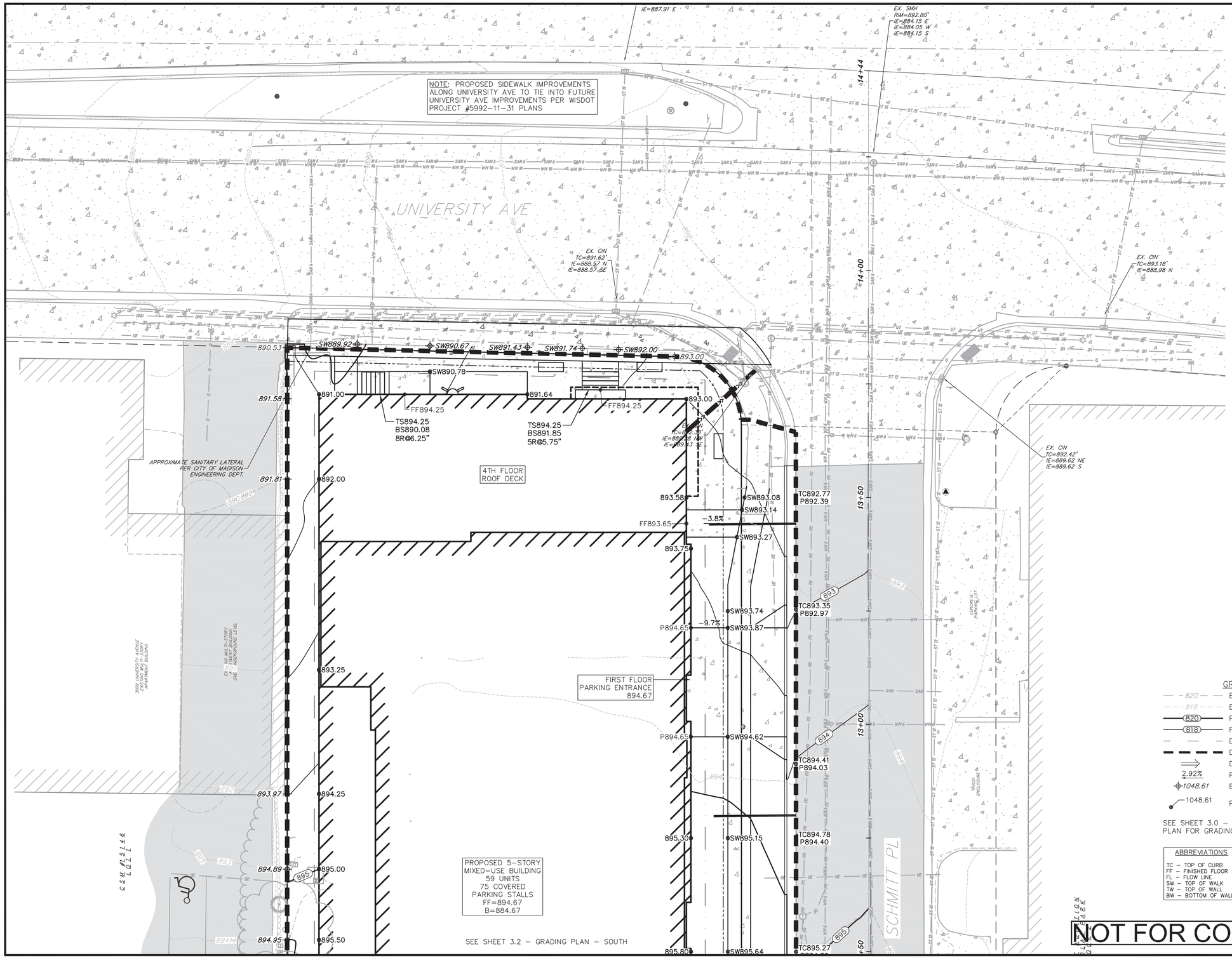

GRADING LEGEND

820	EXISTING MAJOR CONTOURS
818	EXISTING MINOR CONTOURS
820	PROPOSED MAJOR CONTOURS
818	PROPOSED MINOR CONTOURS
	DITCH CENTERLINE
	DISTURBED LIMITS
	DRAINAGE DIRECTION
2.92%	PROPOSED SLOPE ARROWS
1048.61	EXISTING SPOT ELEVATIONS
1048.61	PROPOSED SPOT ELEVATIONS

SEE SHEET 3.0 - OVERALL GRADING & EROSION CONTROL PLAN FOR GRADING NOTES

ABBREVIATIONS

TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL

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Grading Plan - North

3005 University Avenue
City of Madison
Dane County, Wisconsin

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NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

DATE 02/03/2022
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PROJECT NO. 190018

C3.1

03 Feb 2022 - 1:57p M:\Real development\190018_3005 university avenue\CADD\190018_Grading Erosion Control Plans.dwg by: zdre

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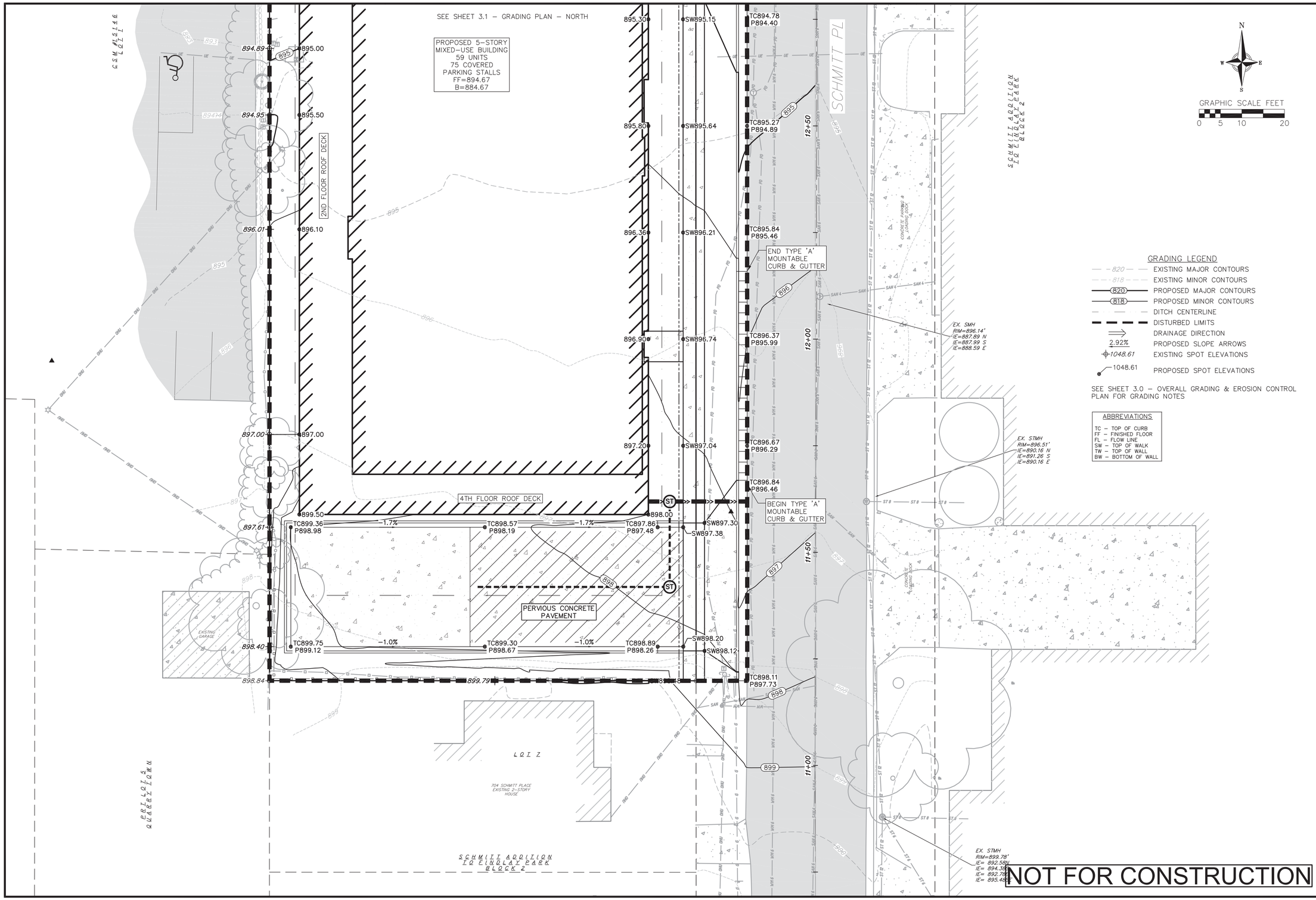

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- 2.92% — PROPOSED SLOPE ARROWS
- 1048.61 — EXISTING SPOT ELEVATIONS
- 1048.61 — PROPOSED SPOT ELEVATIONS

SEE SHEET 3.0 – OVERALL GRADING & EROSION CONTROL PLAN FOR GRADING NOTES

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

NOT FOR CONSTRUCTION

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planners | engineers | advisors
Phone: (800) 261-3898

Grading Plan - South

3005 University Avenue
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

DATE 02/03/2022
DRAFTER ZDRE
CHECKED JZAM
PROJECT NO. 190018

C3.2

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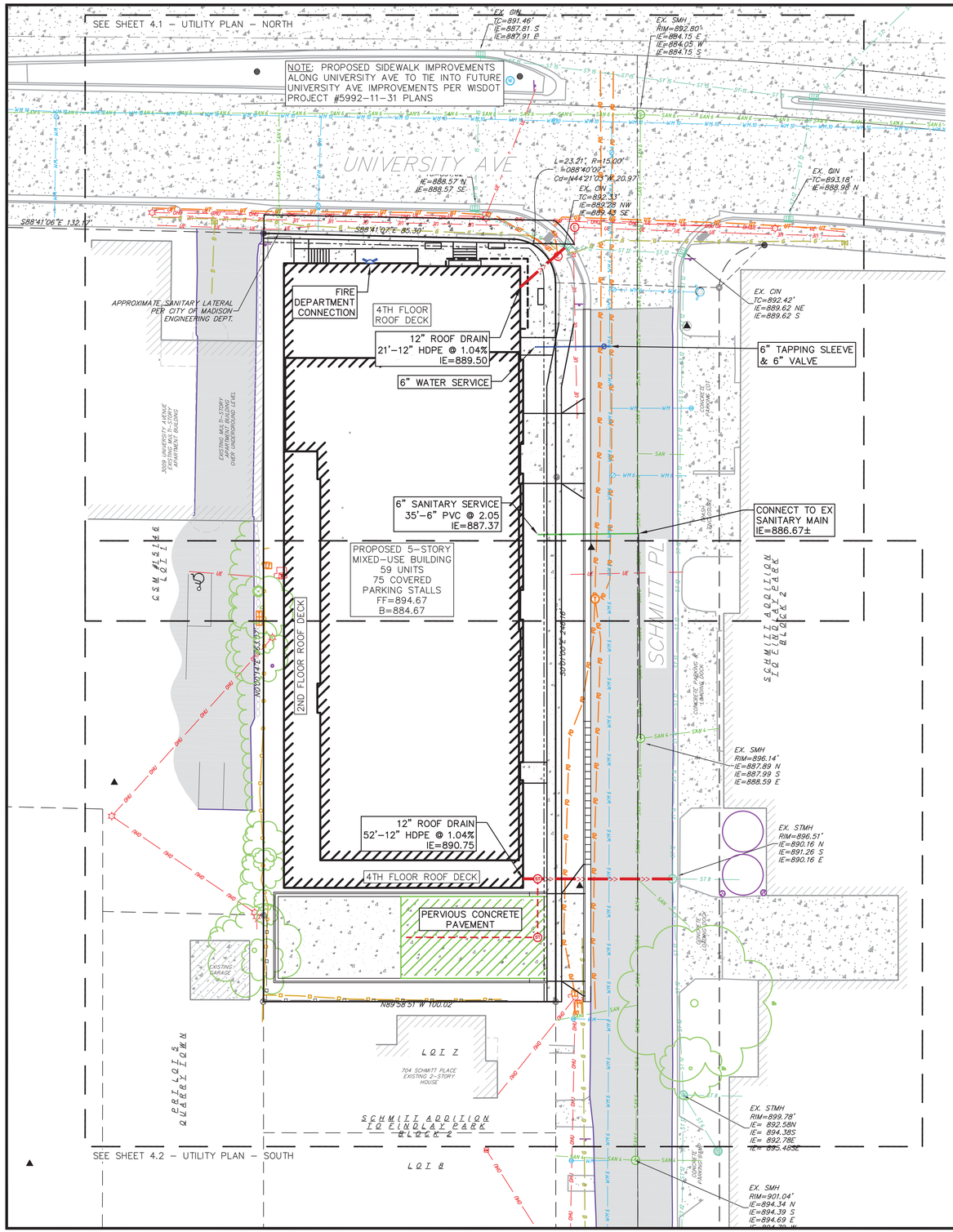

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UTV — EXISTING UNDERGROUND CABLE TV
- OHTV — EXISTING OVERHEAD CABLE TV
- FO — EXISTING FIBER OPTIC LINE
- OHT — EXISTING OVERHEAD TELEPHONE LINE
- UT — EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- G — EXISTING GAS LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- GUY — EXISTING GUY LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- OHU — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — EXISTING WATER MAIN (SIZE NOTED)

N
W E
S

GRAPHIC SCALE FEET
0 10 20 40

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER CLEANOUT
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- PROPOSED PIPE INSULATION
- G — GAS MAIN
- UE — ELECTRIC SERVICE

ABBREVIATIONS

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

UTILITY NOTES:

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. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. 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.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. 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).
12. 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).
13. 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).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
15. 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.
16. 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.
17. 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.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
21. 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.
22. 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.

RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, PROJECT #XXXXX, CONTRACT #XXXX.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

NOT FOR CONSTRUCTION

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Overal Utility Plan

3005 University Avenue
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 02/03/2022
DRAFTER ZDRE
CHECKED JZAM
PROJECT NO. 190018

C4.0

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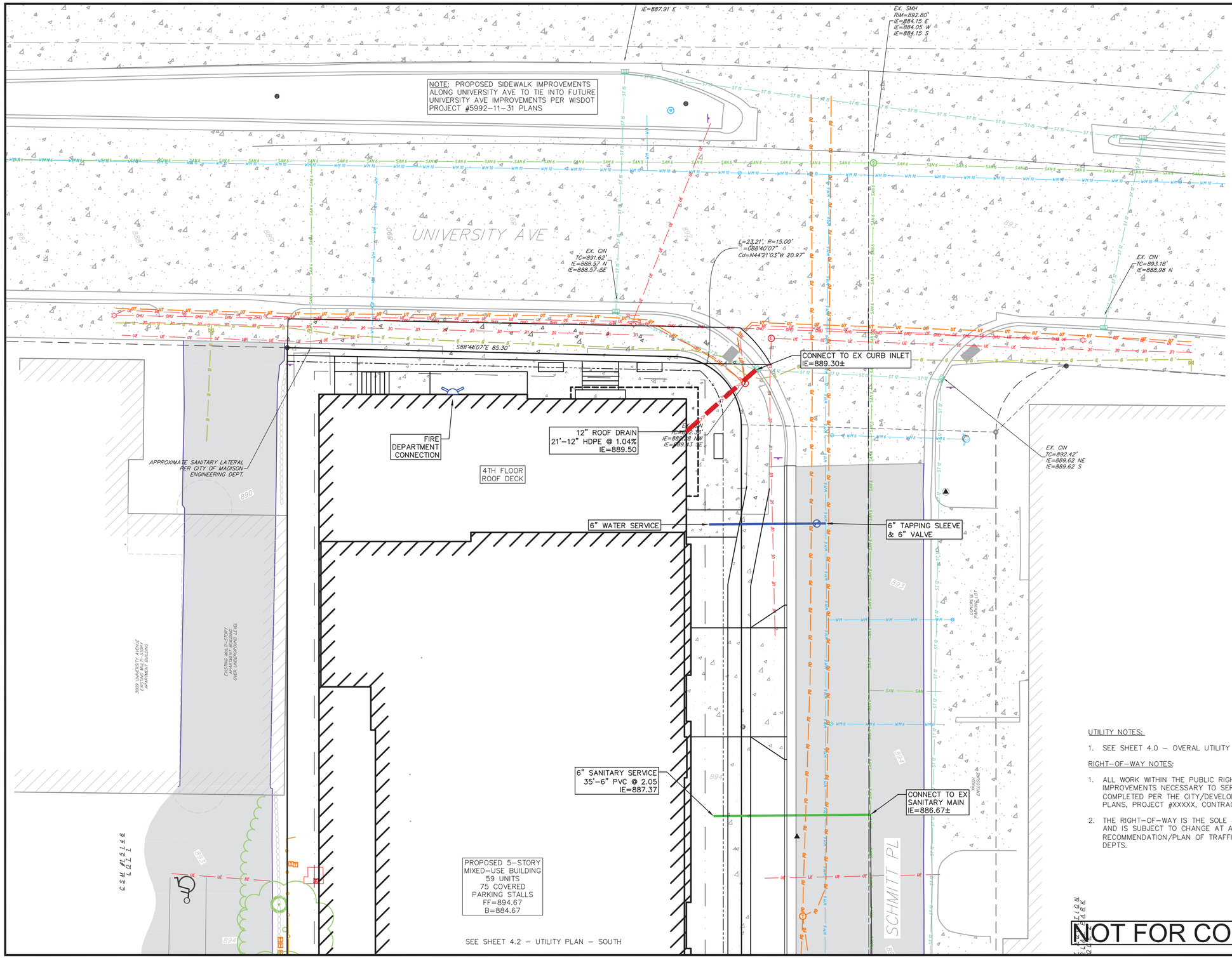

UTILITY NOTES:

1. SEE SHEET 4.0 – OVERAL UTILITY PLAN FOR UTILITY NOTES AND LEGENDS.

RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, PROJECT #XXXXX, CONTRACT #XXXX.

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NOT FOR CONSTRUCTION

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Utility Plan - North

3005 University Avenue
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

DATE 02/03/2022
DRAFTER ZDRE
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PROJECT NO. 190018

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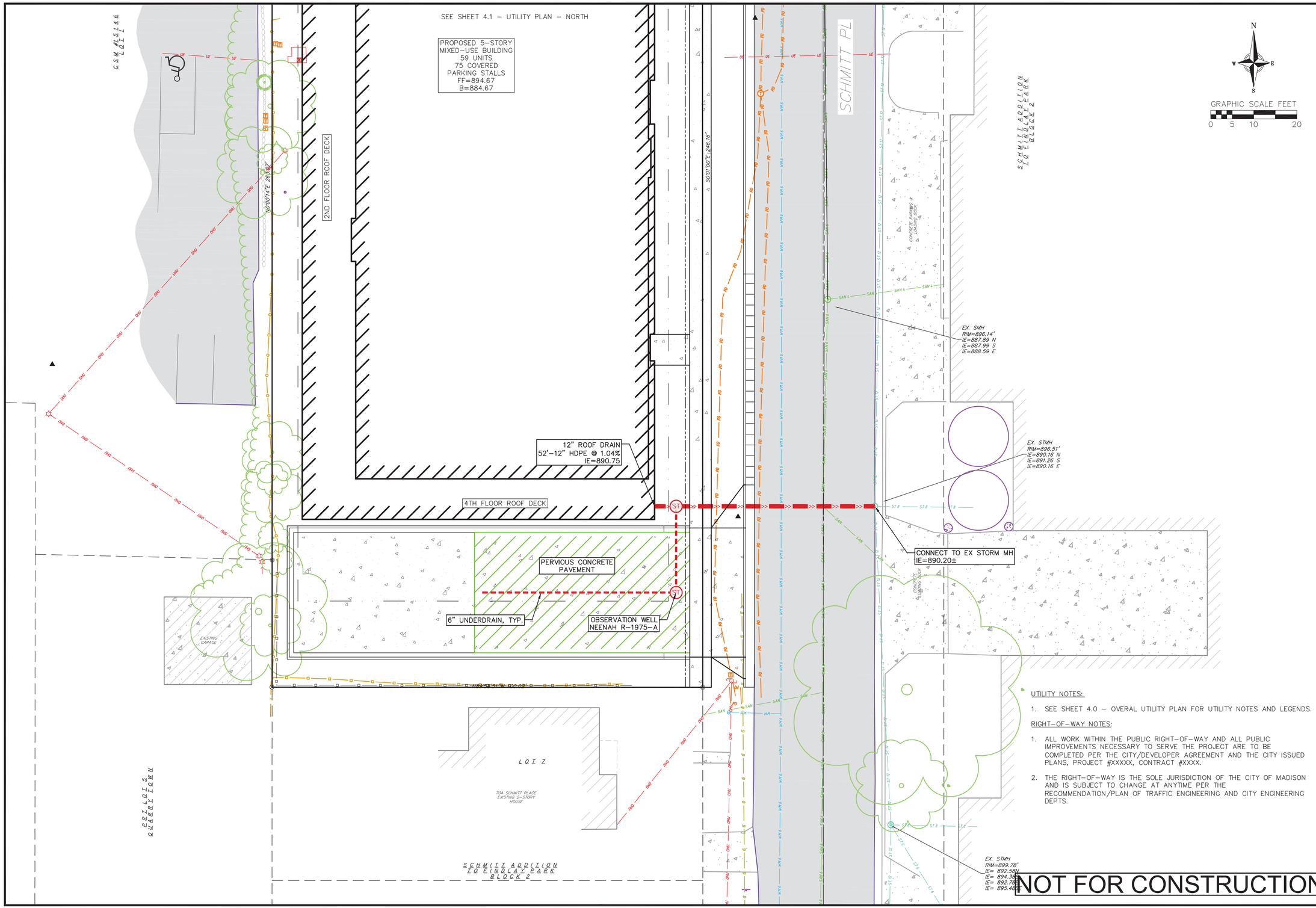

UTILITY NOTES:

1. SEE SHEET 4.0 – OVERAL UTILITY PLAN FOR UTILITY NOTES AND LEGENDS.

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Utility Plan - South

3005 University Avenue
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

DATE 02/03/2022
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PROJECT NO. 190018

C4.2

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City of Madison Forestry Requirements

1. An existing inventory of street trees located within the right of way shall be included on the landscape, site, grading, demo, and utility plans. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.

2. 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.

3. 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

4. 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.

5. 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.

6. 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.

7. 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 1 Standards for pruning.

8. Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan (in PDF format) shall be submitted City Forestry for approval of planting locations and tree species. All available street tree planting locations shall be planted within the project boundaries. At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

9. The Developer shall post a security deposit prior to the start of the development to be collected by City Engineering. In the event that street trees are damaged during the construction process, the Developer shall reimburse the city for the loss of each street tree.

10. The Developer shall submit a street tree report performed by a certified arborist as part of the LAND USE APPLICATION for Forestry's review of the project. This report shall identify all trees within the right of way on proposed project for species type, canopy spread, tree condition, proposed tree to remain or remove, the impacts of proposed building and any pruning.

Wood Privacy Fence
(Board on Board Style 6' Height)

GENERAL NOTES

A) Areas labeled "Brown Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).

C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.

D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

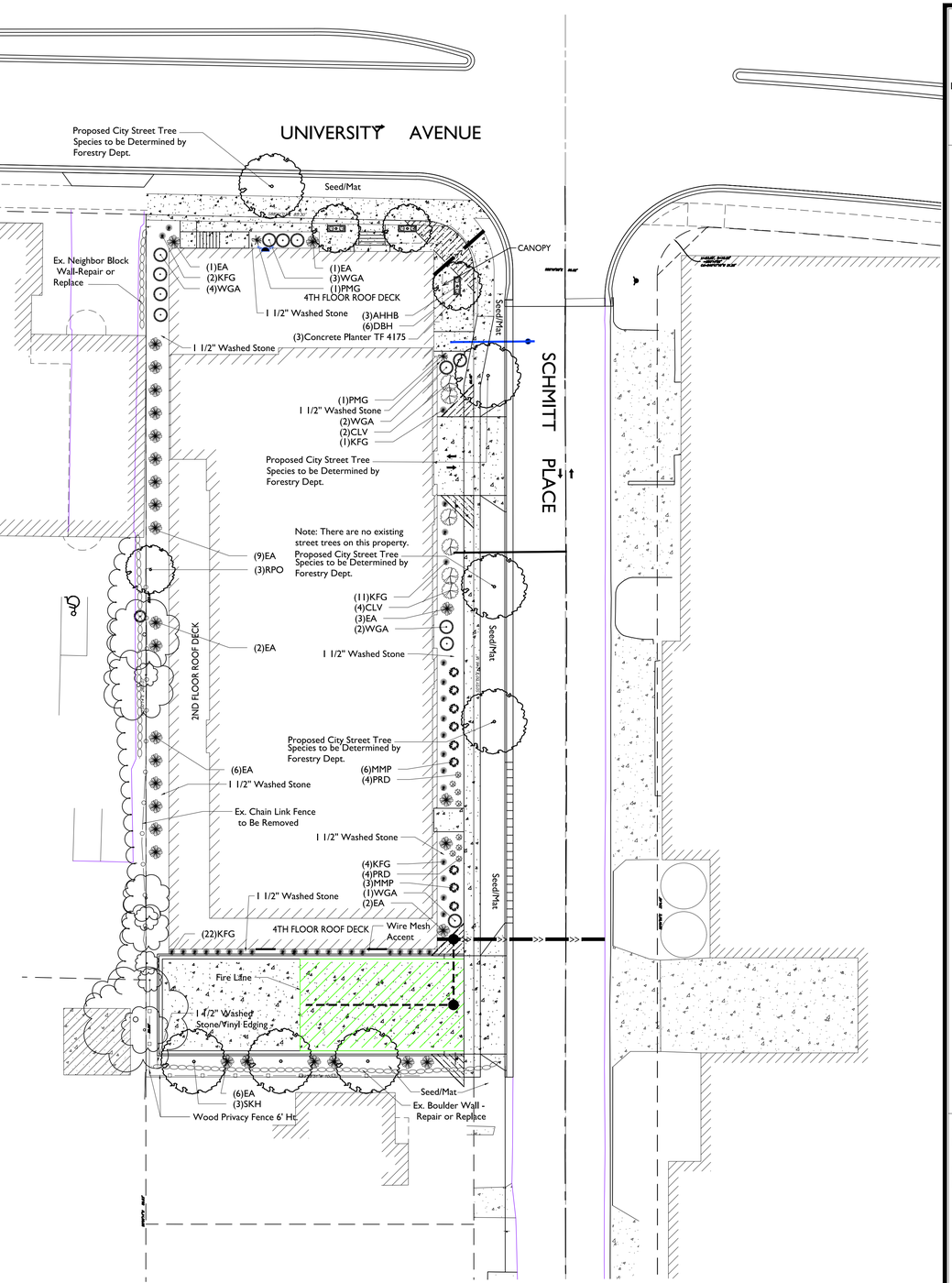
E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

F) Seed shall consist of the following mixture:
10% Palmer IV Perennial Ryegrass
20% Dragon Kentucky Bluegrass
20% Diva Kentucky Bluegrass
20% Foxy II Creeping Red Fescue
15% Vail II Perennial Ryegrass
15% Ginney Kentucky Bluegrass

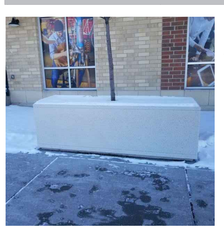
G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.

H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.



Product Information — Planter TF 4175



Size:	72"L x 30"W x 30"H
Weight:	1,900 Lbs.
Material:	Reinforced concrete
Reinforcing:	3/8" Dia. steel rebar
Drain Hole:	(1) 2" Dia. drain hole
Hardware:	(4) 5/8" Dia. lifting inserts

Note:
Lifting inserts are to ONLY be used when planter is EMPTY

Accepts Reservoir System

Finish Options

Standard
-Exposed Aggregate
-Weatherstone

WAUSAU MADE.
A WAUSAU TILE INC. BRAND
PO Box 1520, Wausau, WI 54402-1520
(800 388-8728)
Email: wtile@wausautile.com
Web: wausaumade.com

Plant Material List *

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
3	SKH	Street Keeper Honeylocust	Gleditsia Triacan 'draves'	2" B&B
3	AHHB	Amer Hophornbeam	Ostrya Virginiana	2" B&B
4	RPO	Regal Prince English Oak	Quercus Robur 'long'	2 1/2" B&B

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
9	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
29	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	5' B&B
12	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.

Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
40	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
2	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
8	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
6	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#5 CONT.
6	CLV	Chicago Lustre Arwd Viburnum	Viburnum Dentatum 'synnestvedt'	4' B&B

*NOTE: Street Trees are Not Included in above List

SCALE: 1"=20'-0"

the bruce company OF WISCONSIN INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

3005 UNIVERSITY AVE. REDEVELOPMENT

3005 UNIVERSITY AVENUE
MADISON WISCONSIN

Checked By: SS
Drawn By: 1-10-22 RS

Revised: 1-12-22 RS
Revised: 2-03-22 RS
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L-1.1

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I:\2022 CAD\STEVE SHORT\FLAD-SHORKYS SITE\3005 UAVE 22C3.DWG Created: 2/3/2022, Saved: 2/3/2022, Printed: 2/3/2022

MADISON LANDSCAPE WORKSHEET

Zoning district is GDP/SIP
Total square footage of developed area .....2,895 SF
Total square footage of first 5 acres of developed area ÷ 300 square feet = ...10 Landscape Units
Total square footage of 0 additional acres of developed area ÷ 100 square feet = ...0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
10 Landscape Units x 5 landscape points for first 5 acres..... 500 points
0 Landscpe Units x 1 landscape point for additional ___acres.....0 points
TOTAL LANDSCAPE POINTS REQURED.....500 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	10	350			
Tall Evergreen Tree : 5-6 feet tall	35	0	0			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	0	0			
Upright Evergreen Shrub : 3-4 feet tall	10	29	290			
Shrub, deciduous : 3 gallon / 12"-24"	3	12	36			
Shrub, evergreen : 3 gallon / 12"-24"	4	21	84			
Ornamental grass/perennial :1gallon / 8"-18"	2	50	100			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					TOTAL POINTS PROVIDED
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
		Sub Totals	860	+	NA	= 860

Street Frontage Landscape Required

Street Frontage = ___596___LF
Canopy Trees Required: 1 per 30 LF Frontage = ...12
Shrubs Required : 5 per 30 LF Frontage = ... 60

Street Frontage Landscape Supplied

Proposed Canopy Trees = 6 ....Due to site constraints we request alternative requirements as shown per plan
Proposed Shrubs = 41 .....Due to site constraints we request alternative requirements as shown per plan

3005 UNIVERSITY AVE. REDEVELOPMENT
3005 UNIVERSITY AVENUE
MADISON WISCONSIN

Checked By: SS
Drawn By: 1-10-22 RS

Revised: 1-12-22 RS
Revised: 2-03-22 RS
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L-2.1

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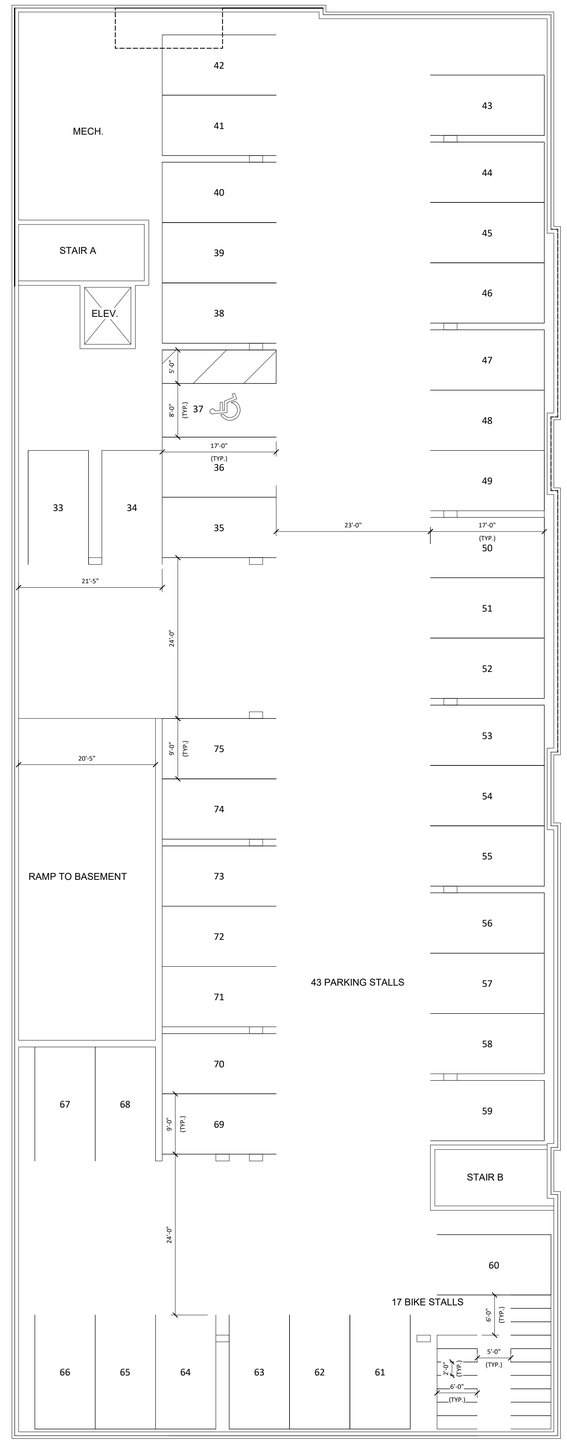

1 / A-1.0 00 - BASEMENT
3/32" = 1'-0"

NOT FOR CONSTRUCTION

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave. #201
Middleton, WI 53562

TRUE NORTH

KEY PLAN

ISSUED
Issued for LUA & UDC Submittal - Jan. 10, 2022

PROJECT TITLE
SMOKY'S CLUB REDEVELOPMENT

3005 University Ave
Madison, Wisconsin

SHEET TITLE
BASEMENT FLOOR PLAN

SHEET NUMBER
A-1.0

PROJECT NUMBER 1838

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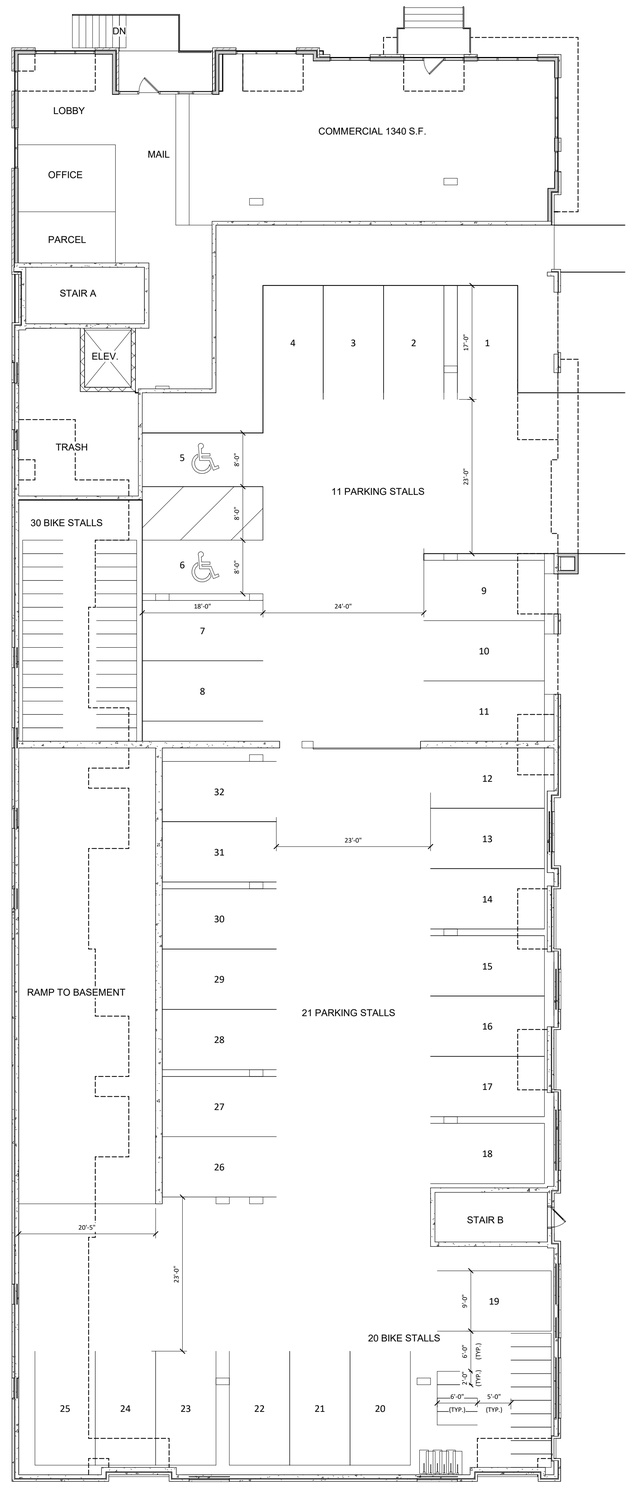

1 / A-1.1 01 - FIRST FLOOR
3/32" = 1'-0"

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7601 University Ave. #201
Middleton, WI 53562

TRUE NORTH

KEY PLAN

ISSUED
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PROJECT TITLE
SMOKY'S CLUB REDEVELOPMENT

3005 University Ave
Madison, Wisconsin

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A-1.1

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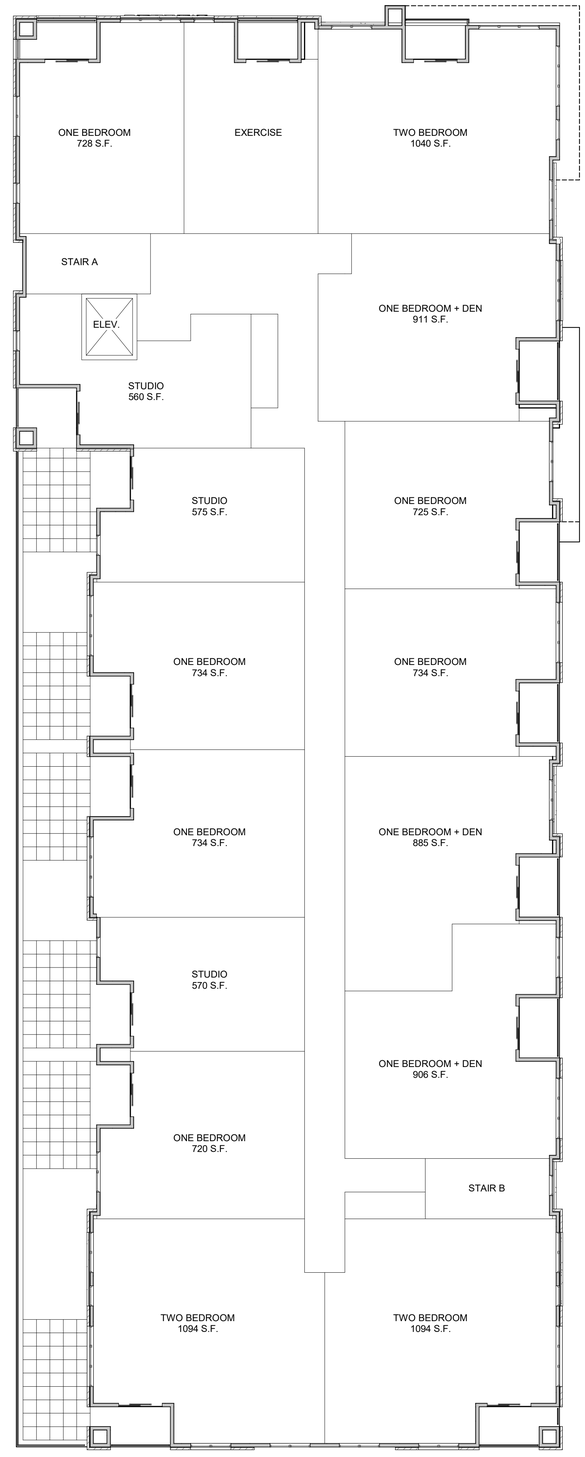

1 / A-1.2 02 - SECOND FLOOR
3/32" = 1'-0"

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SHEET TITLE
SECOND FLOOR PLAN

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A-1.2

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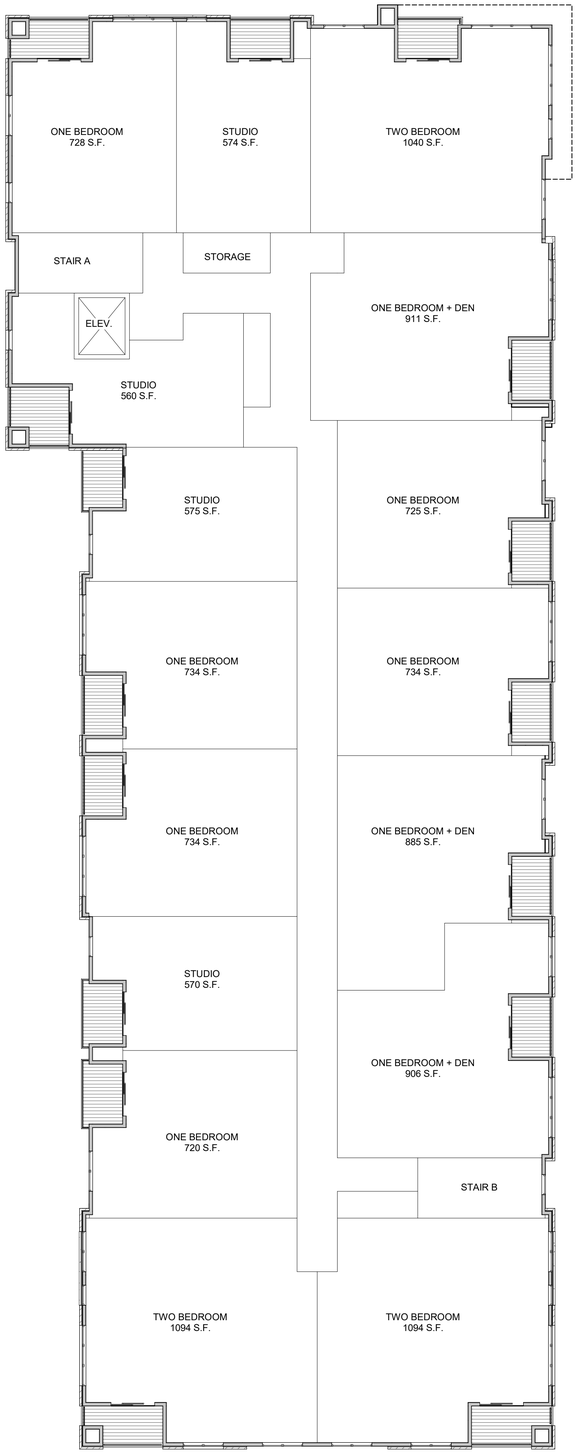

1 / A-1.3 03 - THIRD FLOOR
3/32" = 1'-0"

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SHEET TITLE
THIRD FLOOR PLAN

SHEET NUMBER
A-1.3

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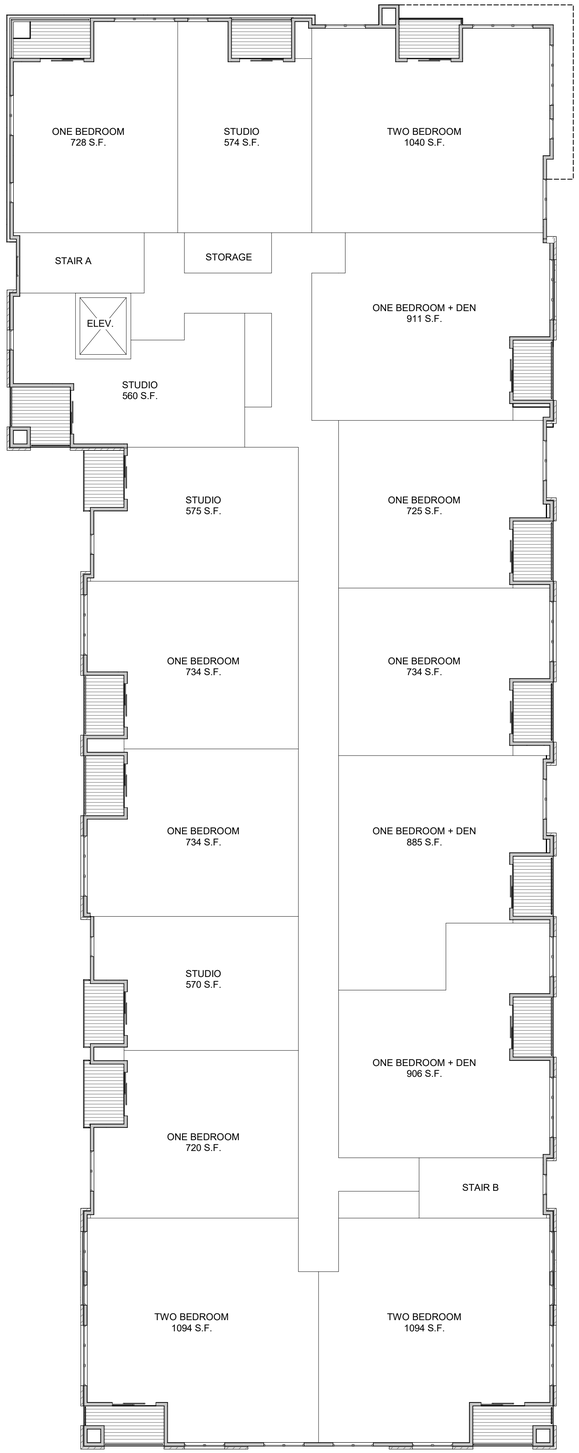

1 / A-1.4 04 - FOURTH FLOOR
3/32" = 1'-0"

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PROJECT TITLE
SMOKY'S CLUB REDEVELOPMENT

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SHEET TITLE
FOURTH FLOOR

SHEET NUMBER
A-1.4

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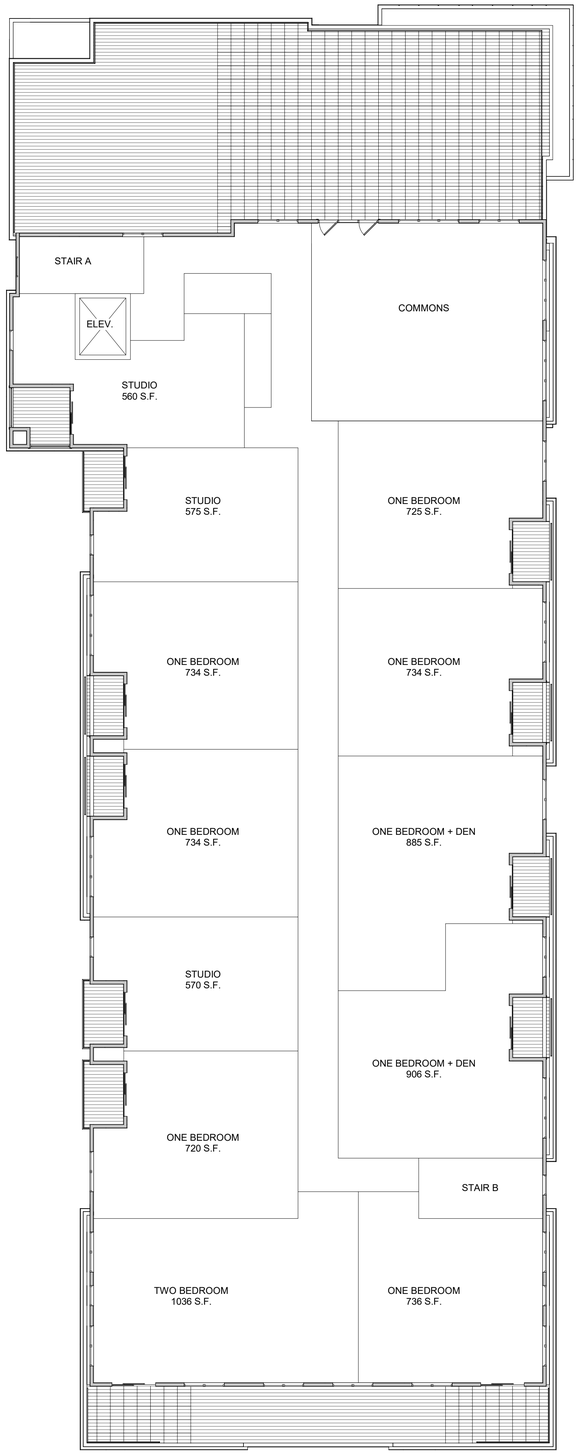

1 / A-1.5 05 - FIFTH FLOOR
3/32" = 1'-0"

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SMOKY'S CLUB REDEVELOPMENT

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SHEET TITLE
FIFTH FLOOR

SHEET NUMBER
A-1.5

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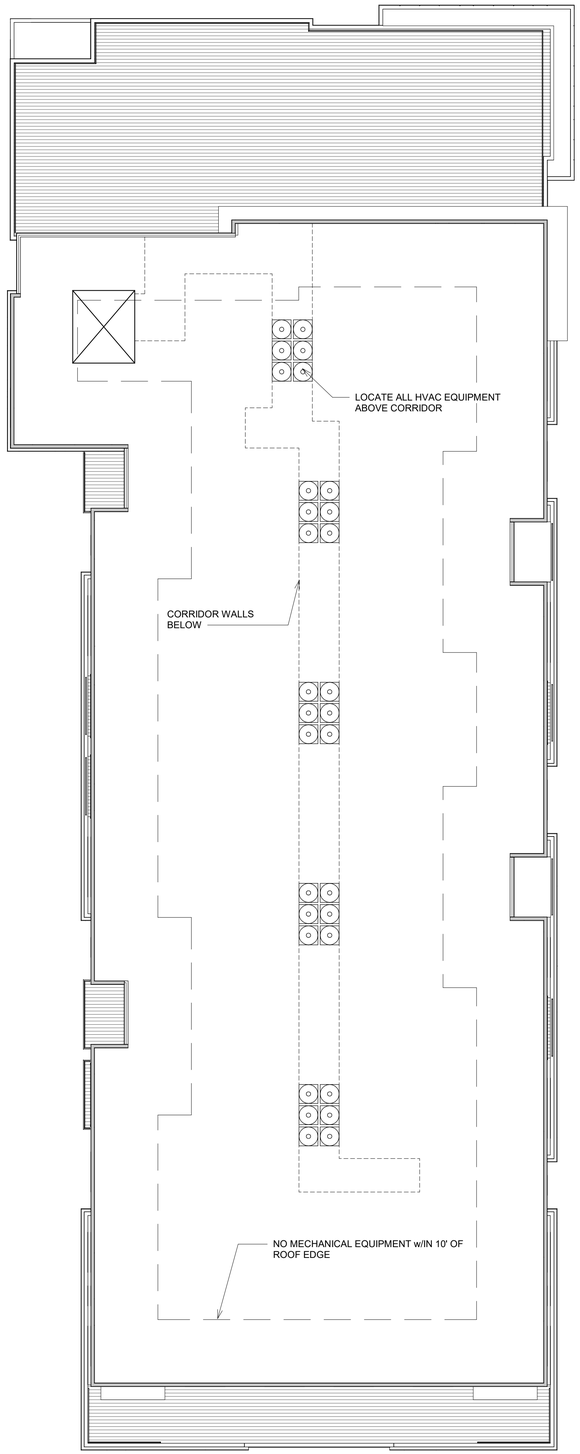

1 / A-1.6 06 - ROOF PLAN
3/32" = 1'-0"

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PROJECT TITLE
SMOKY'S CLUB
REDEVELOPMENT

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SHEET TITLE
ROOF PLAN

SHEET NUMBER
A-1.6

PROJECT NUMBER 1838

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1 A-2.1 ELEVATION - NORTH
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	RICH ESPRESSO
(#2) - COMPOSITE PANEL SIDING	JAMES HARDIE	MATCH SW 6594 POINTSETTIA
METAL PANEL SIDING	TBD	WHITE
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#5) - BRICK VENEER	SIOUX CITY BRICK	STONINGTON GRAY VELOUR
(#6) - MASONRY BASE VENEER	PRAIRIE STONE	GRIS
(#7) - CAST STONE BANDS & SILLS	EDWARDS CAST STONE	MATCH PRAIRE STONE GRIS
(#8) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#9) - ALUM. STOREFRONT	N/A	BLACK
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#12) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

2 A-2.1 ELEVATION - EAST
1/8" = 1'-0"

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PROJECT TITLE
SMOKY'S CLUB REDEVELOPMENT

3005 University Ave
Madison, Wisconsin

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.1

PROJECT NUMBER 1838

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1 A-2.2 ELEVATION - SOUTH
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	RICH ESPRESSO
(#2) - COMPOSITE PANEL SIDING	JAMES HARDIE	MATCH SW 6594 POINTSETTIA
METAL PANEL SIDING	TBD	WHITE
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#5) - BRICK VENEER	SIOUX CITY BRICK	STONINGTON GRAY VELOUR
(#6) - MASONRY BASE VENEER	PRAIRIE STONE	GRIS
(#7) - CAST STONE BANDS & SILLS	EDWARDS CAST STONE	MATCH PRAIRE STONE GRIS
(#8) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#9) - ALUM. STOREFRONT	N/A	BLACK
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#12) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

2 A-2.2 ELEVATION - WEST
1/8" = 1'-0"

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PROJECT TITLE
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Madison, Wisconsin

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.2

PROJECT NUMBER 1838

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2 A-2.3 COLORED ELEVATION - NORTH
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	RICH ESPRESSO
(#2) - COMPOSITE PANEL SIDING	JAMES HARDIE	MATCH SW 6594 POINTSETTIA
METAL PANEL SIDING	TBD	WHITE
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#5) - BRICK VENEER	SIOUX CITY BRICK	STONINGTON GRAY VELOUR
(#6) - MASONRY BASE VENEER	PRAIRIE STONE	GRIS
(#7) - CAST STONE BANDS & SILLS	EDWARDS CAST STONE	MATCH PRAIRE STONE GRIS
(#8) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#9) - ALUM. STOREFRONT	N/A	BLACK
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#12) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

1 A-2.3 COLORED ELEVATION - EAST
1/8" = 1'-0"

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SMOKY'S CLUB REDEVELOPMENT

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SHEET TITLE
ELEVATIONS COLORED

SHEET NUMBER
A-2.3

PROJECT NUMBER 1838

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1 A-2.4 COLORED ELEVATION - SOUTH
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	RICH ESPRESSO
(#2) - COMPOSITE PANEL SIDING	JAMES HARDIE	MATCH SW 6594 POINTSETTIA
METAL PANEL SIDING	TBD	WHITE
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#5) - BRICK VENEER	SIOUX CITY BRICK	STONINGTON GRAY VELOUR
(#6) - MASONRY BASE VENEER	PRAIRIE STONE	GRIS
(#7) - CAST STONE BANDS & SILLS	EDWARDS CAST STONE	MATCH PRAIRE STONE GRIS
(#8) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#9) - ALUM. STOREFRONT	N/A	BLACK
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#12) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

2 A-2.4 COLORED ELEVATION - WEST
1/8" = 1'-0"

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SHEET TITLE
ELEVATIONS COLORED

SHEET NUMBER
A-2.4

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1 A-2.5 ELEVATION - SETBACK COMPLIANCE
1/8" = 1'-0"

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PROJECT TITLE
SMOKY'S CLUB REDEVELOPMENT

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SHEET TITLE
Unnamed

SHEET NUMBER
A-2.5

PROJECT NUMBER 1838

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ARCHITECTS

SIGNAGE
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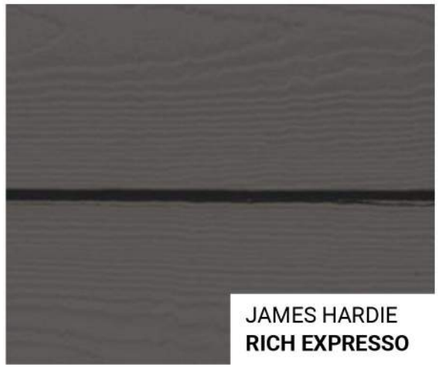
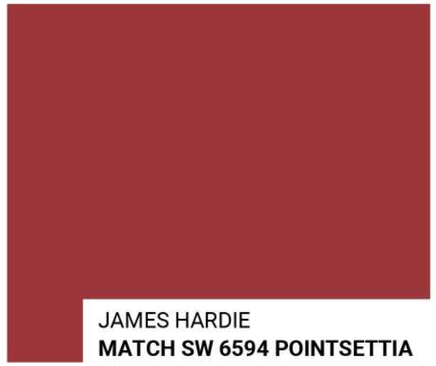


JAMES HARDIE
RICH EXPRESSO

#1 – COMPOSITE LAP SIDING



JAMES HARDIE
MATCH SW 6594 POINTSETTIA

#2 – COMPOSIT PANEL SIDING

SIOUX CITY BRICK
STONINGTON GRAY VELOUR

#5 – BRICK VENEER

PRAIRIE STONE
GRIS

#6 – MASONRY BASE VENEER

ANDERSEN 100
BLACK

#8 – COMPOSIT WINDOWS

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	RICH ESPRESSO
(#2) - COMPOSITE PANEL SIDING	JAMES HARDIE	MATCH SW 6594 POINTSETTIA
METAL PANEL SIDING	TBD	WHITE
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#5) - BRICK VENEER	SIOUX CITY BRICK	STONINGTON GRAY VELOUR
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(#12) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

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REDEVELOPMENT
3005 UNIVERSITY
MADISON, WI
01/19/2022
KBA #1838

WPX LED
Wall Packs

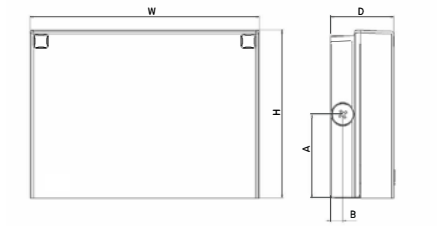
Catalog Number

Notes

Type

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

Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W [1]	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V [3]	E4WH	Emergency battery backup, CEC compliant (4W, 0°C min) [2]	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20°C min) [2]	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell [3]	Note : For other options, consult factory.	

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

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

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

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Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 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	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT **E4WH** DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT **E14WC** DDBXD

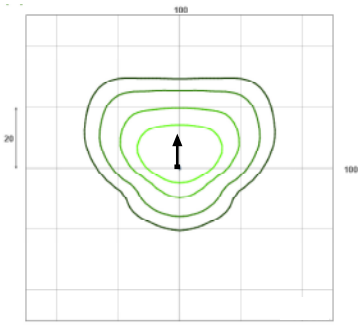
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

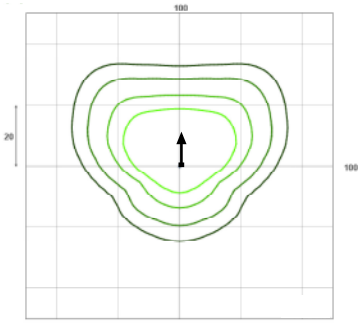
LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc

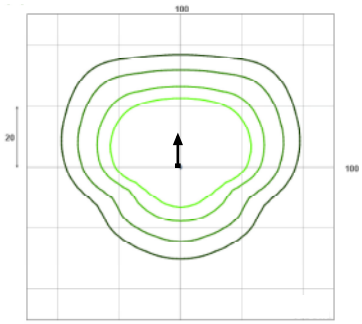
WPX1 LED P1



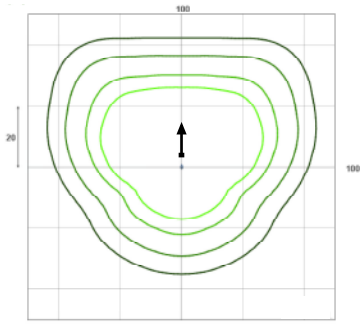
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

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