

# VERITAS VILLAGE

## MADISON , WISCONSIN



UDC Submittal

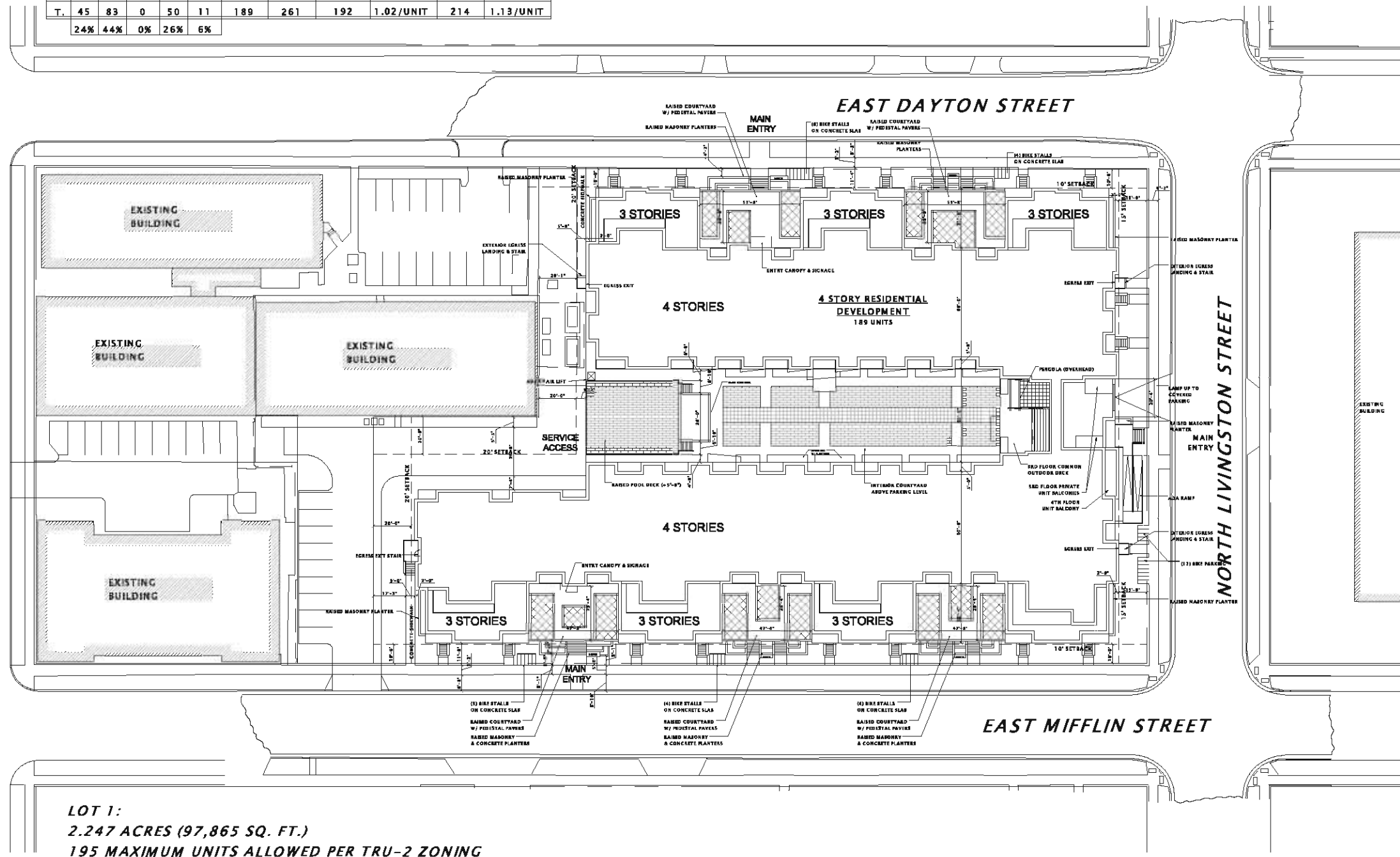
**JLA**  
architects

JLA PROJECT NUMBER: 14-1201

MARCH 30, 2015

ZONING DATA		LOT AREA: 2.247 ACRES (97,865 SQ. FT.)	
	REQUIREMENT	DESIGN	
LOT AREA	500 SF/UNIT + 250 SF/BR > 2 = 189 UNITS (MAX)	189 UNITS (11-3BR UNITS)	
FRONT SETBACK	15 FEET	15 FEET	STOOPS, STAIRS, RAMP ENCROACH
SIDEYARD SETBACK	10 FEET	10 FEET (DAYTON) 10 FEET (MIFFLIN)	STOOPS, STAIRS, RAMP ENCROACH
REAR SETBACK	20 FEET	20 FEET	AT REFUSE ROOM ONLY - ALL OTHER AREAS 20'+
MAXIMUM HEIGHT	6 STORIES - 78 FEET	4 STORIES - 55 FEET	3 STORIES - 44 FEET ALONG DAYTON & MIFFLIN
LOT COVERAGE	80% (MAXIMUM) = 78,292 S.F.	77% = 75,597 S.F. 55% = 54,013 S.F.	FOOTPRINT OF PARKING LEVEL FOOTPRINT OF RESIDENTIAL LEVELS ABOVE PARKING
USABLE OPEN SPACE	140 SF/UNIT = 26,460 S.F. (MAX. 75% - BALCONIES)	75% = 19,845 S.F. 25% = 6,615 S.F.	COMMON ROOF DECKS & BALCONIES GROUND LEVEL (8,542 ACTUAL S.F.)

WORKING - UNITS ADDED BACK											
FL	UNITS						PARKING				
	ST	1BR	1BR+	2BR	3BR	TOTAL	BR'S	VEHICLE	RATIO	BIKE	RATIO
4	10	20	0	7	5	42	59	37			
3	10	24	0	13	2	49	66	53			
2	12	22	0	15	3	52	73	53			
1	13	17	0	15	1	46	63	53			
T.	45	83	0	50	11	189	261	192	1.02/UNIT	214	1.13/UNIT
		24%	44%	0%	26%	6%					



LOT 1:  
2.247 ACRES (97,865 SQ. FT.)  
195 MAXIMUM UNITS ALLOWED PER TRU-2 ZONING



JOSEPH LEE + ASSOCIATES  
3478 CROSSROADS DRIVE - SUITE 2100  
MILWAUKEE, WISCONSIN 53214  
608-241-8208

JLA PROJECT NUMBER: 14-1291

VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 30, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

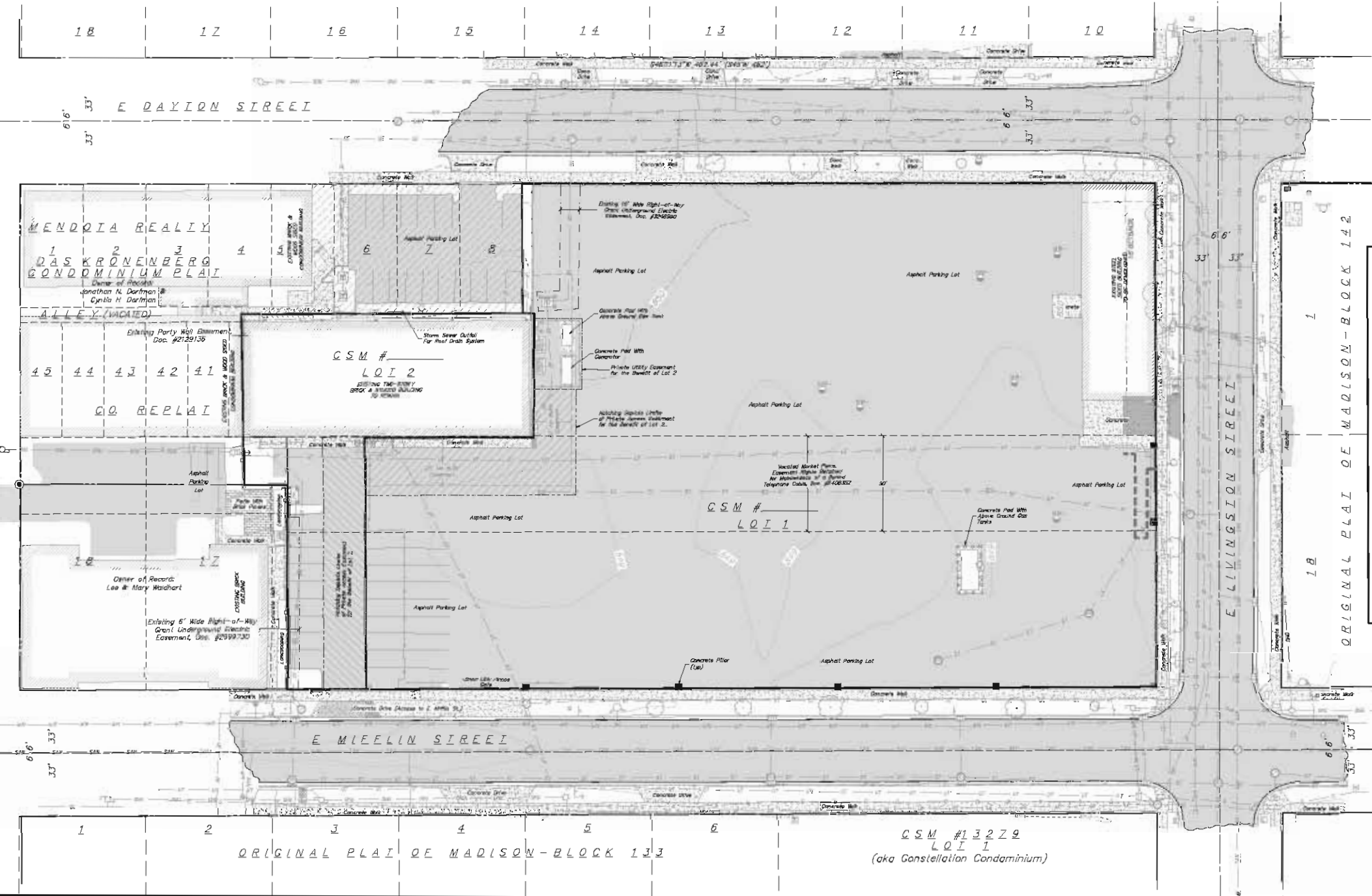
ARCHITECTURAL SITE PLAN - OVERALL

SHEET NUMBER

ASP-100

Hatching depicts limits of easement parcel:  
 Easement/vehicle access easement for the purpose of maintenance & repair operations for surface water runoff for light & air at or along the common boundary of Reynolds parcel & easement parcel. Doc. #2129137; Amended by Doc. #2239049

Hatching depicts limits of access easement area:  
 Doc. #2129137; Amended by Doc. #2239049. Amendment affects this area



- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
  - EXISTING MAILBOX
  - EXISTING MONITORING WELL
  - EXISTING SIGN
  - EXISTING CURB INLET
  - EXISTING FIELD INLET
  - EXISTING FIELD INLET
  - EXISTING ROOF DRAIN
  - EXISTING STORM MANHOLE
  - EXISTING SANITARY MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER MAIN VALVE
  - EXISTING CURB STOP
  - EXISTING GAS VALVE
  - EXISTING AIR CONDITIONING PEDESTAL
  - EXISTING DOWN GUY
  - EXISTING ELECTRIC MANHOLE
  - EXISTING ELECTRIC PEDESTAL
  - EXISTING TRANSFORMER
  - EXISTING LIGHT POLE
  - EXISTING UTILITY POLE
  - EXISTING TELEPHONE MANHOLE
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING CONIFEROUS TREE
  - EXISTING DECIDUOUS TREE



- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING UNDERGROUND TELEPHONE
  - EXISTING CHAIN LINK FENCE
  - EXISTING WOOD FENCE
  - EXISTING GAS LINE
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING OVERHEAD GENERAL UTILITIES
  - EXISTING SANITARY SEWER LINE
  - EXISTING STORM SEWER LINE
  - EXISTING WATER MAIN
  - EXISTING PARCEL LINE
  - EXISTING UTILITY EASEMENT



**vierbicher**  
 planners | engineers | advisors

REEDSBURG - MADISON - WAUKESHA  
 999 Prairie Drive, Suite 201, Madison, Wisconsin 53717  
 Phone: (608) 224-6000 Fax: (608) 224-6000

**Existing Conditions Plan**  
 E Miffin  
 City of Madison  
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN  
 DATE 02/18/2015  
 DRAFTER CGUY  
 CHECKED JDGY  
 PROJECT NO. 140223  
 SHEET 1 OF 3  
 DWG. NO. C-1.0

**TOPOGRAPHIC LINEWORK LEGEND**

- EXISTING UNDERGROUND TELEPHONE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
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Hatching depicts limits of easement parcel:  
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Hatching depicts limits of access easement area:  
 Doc. #2129137; Amended by Doc. #2239049. Amendment affects this area.

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- EXISTING TELEPHONE PEDESTAL

- PROPOSED ASPHALT
- EXISTING ASPHALT

**PROPOSED GRADING LEGEND**

- PROPOSED ADA ACCESSIBLE ROUTE
- SILT FENCE OR SILT SOCK
- 2.92% PROPOSED SLOPE ARROWS
- 849.54 PROPOSED SPOT ELEVATIONS
- ⊗ 849.56 EXISTING SPOT ELEVATIONS
- TYPE D INLET PROTECTION

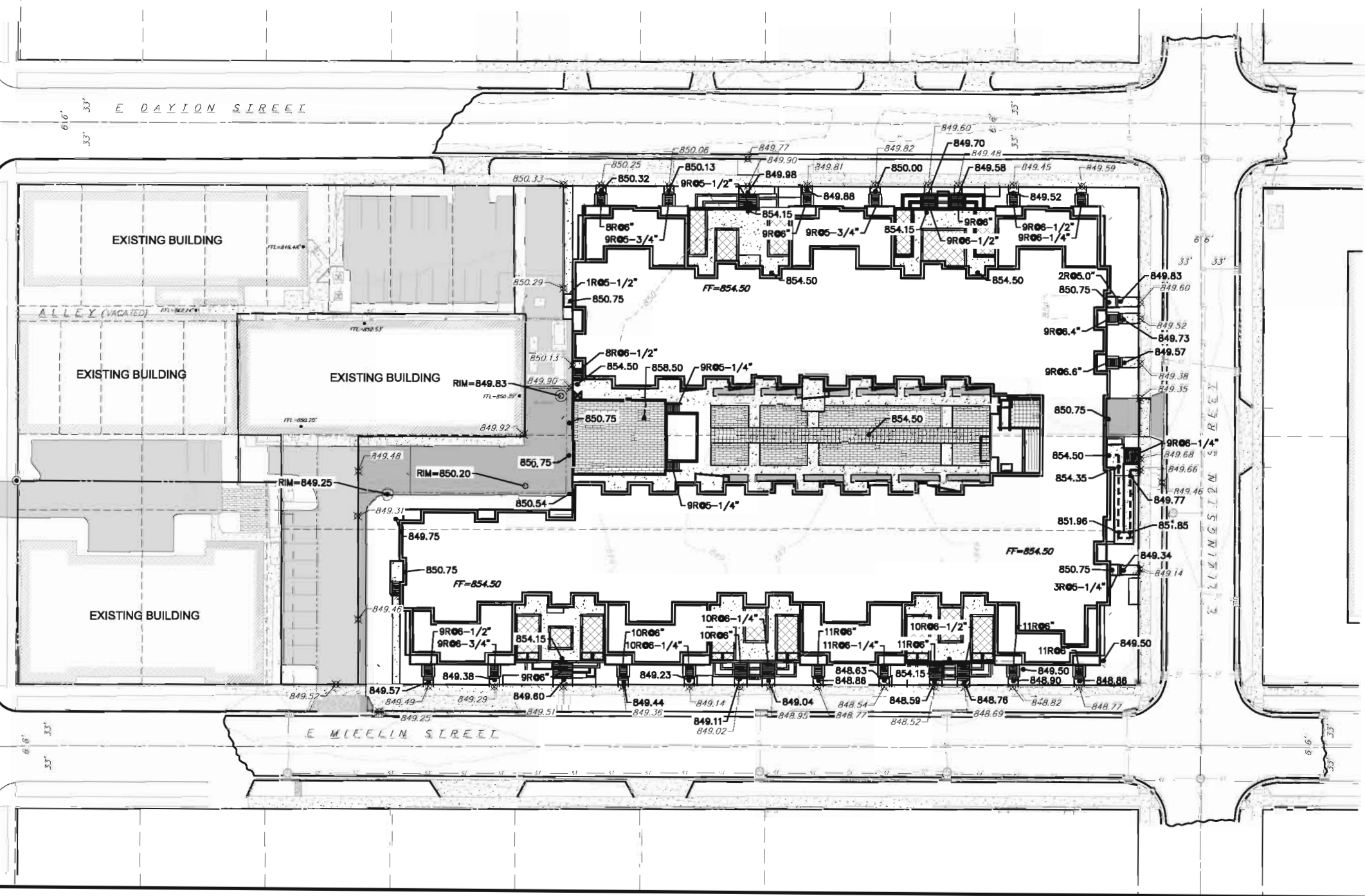
**ABBREVIATIONS**

WG	TOP OF GROUND
WC	TOP OF CURB
W	TOP OF WALK
EP	EDGE OF PAVEMENT
TW	TOP OF WALL
BW	BOTTOM OF WALL



**GENERAL 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 ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
3. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
4. 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.
5. CONTRACTOR TO RELOCATE EXISTING UNDERGROUND TELEPHONE LINE.



**vierbicher**  
 planners | engineers | architects

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 999 Taylor Drive, Suite 201, Waubesa, Wisconsin 53177  
 Phone: (608) 255-0222 Fax: (608) 255-0200

**Grading Plan**  
 E Mifflin  
 City of Madison  
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN  
 DATE: 3/30/2015  
 DRAFTER: CGUY  
 CHECKED: JDJY  
 PROJECT NO.: 140223  
 SHEET: 2 OF 3  
 DWG. NO.: C-2.0

**TOPOGRAPHIC LINEWORK LEGEND**

- EXISTING UNDERGROUND TELEPHONE
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- EXISTING WATER MAIN
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- EXISTING UTILITY EASEMENT

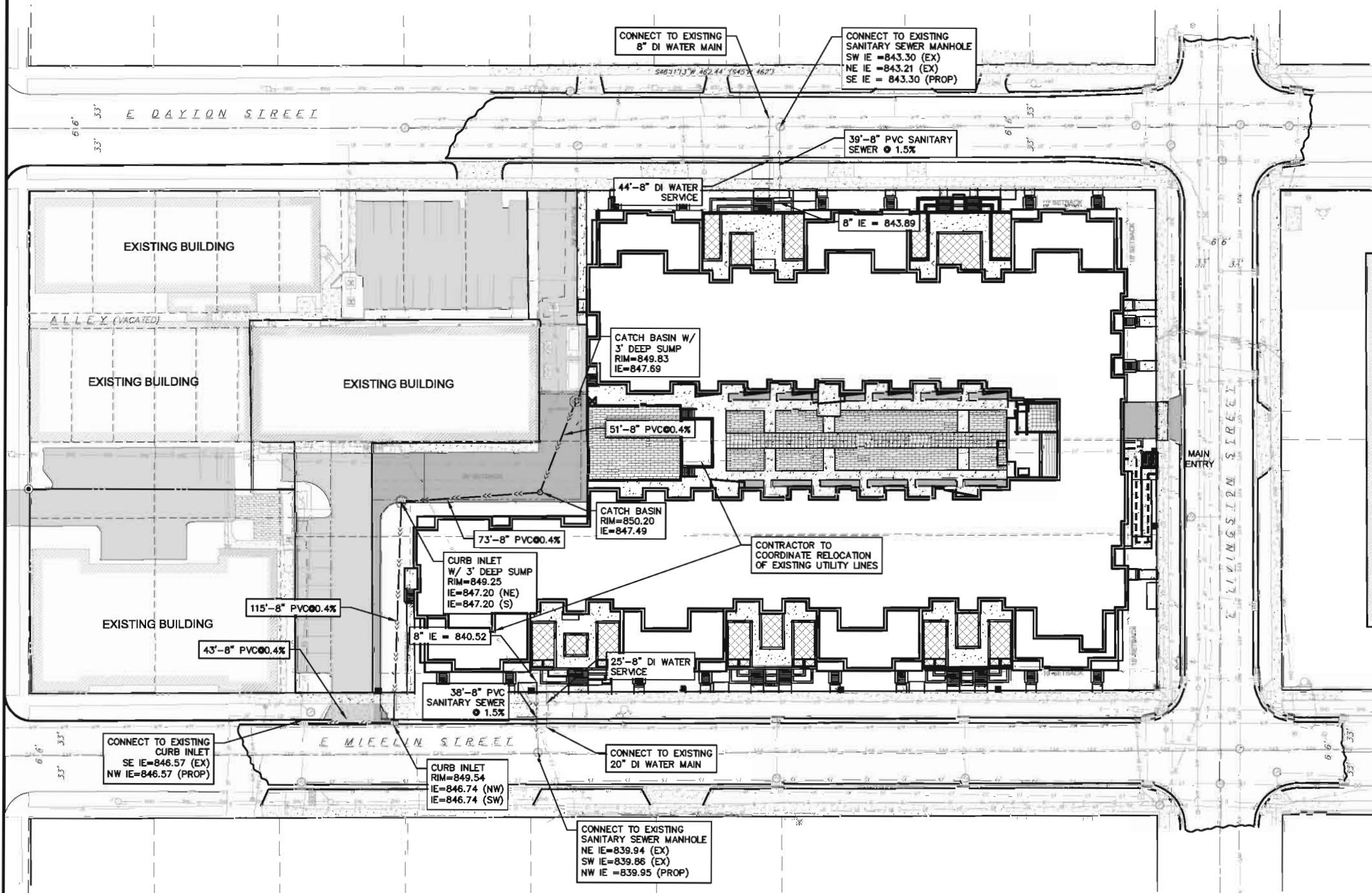
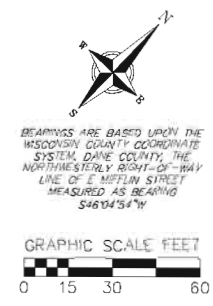
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- EXISTING DECIDUOUS TREE



CALL DIGGER'S HOTLINE  
1-800-242-8511  
TOLL FREE  
TELEFAX 1-800-338-5865  
TDD (FOR HEARING IMPAIRED)  
1-800-343-2889  
WIS. STATE REG. 22.05 (1979)  
NOTICE: MINIMUM OF 3 WORKING DAYS  
NOTICE BEFORE YOU DIG!



**UTILITY NOTES**

- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS).
- 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.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- 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).
- PRIVATE SANITARY SEWER 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).
- 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).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
- PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- THE DEVELOPER SHALL INSTALL THE 3M<sup>®</sup> ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5" BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY THE MADISON WATER UTILITY TO REMOVE THE WATER METERS.
- EXISTING WELLS SHALL BE ABANDONED PER CITY AND STATE REGULATIONS.
- SANITARY SEWER TO HAVE UTILITY TRENCH SEALS TO PROTECT FROM GROUNDWATER.

**vierbicher**  
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Madison, Wisconsin 53717  
Phone: (608) 261-0202 Fax: (608) 261-0202

**Utility Plan**  
E Miffin  
City of Madison  
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN  
DATE 3/30/2015  
DRAFTER CGJY  
CHECKED JDOY  
PROJECT NO. 140223  
SHEET 3 OF 3  
DWG. NO. C-3.0

Plant Material List

Table with columns: Quantity, Code Name, Common Name, Scientific Name, Planting Size. Rows include Broadleaf/Deciduous, Conifer/Evergreen, Perennial, and Shrub categories.

LANDSCAPE WORKSHEET

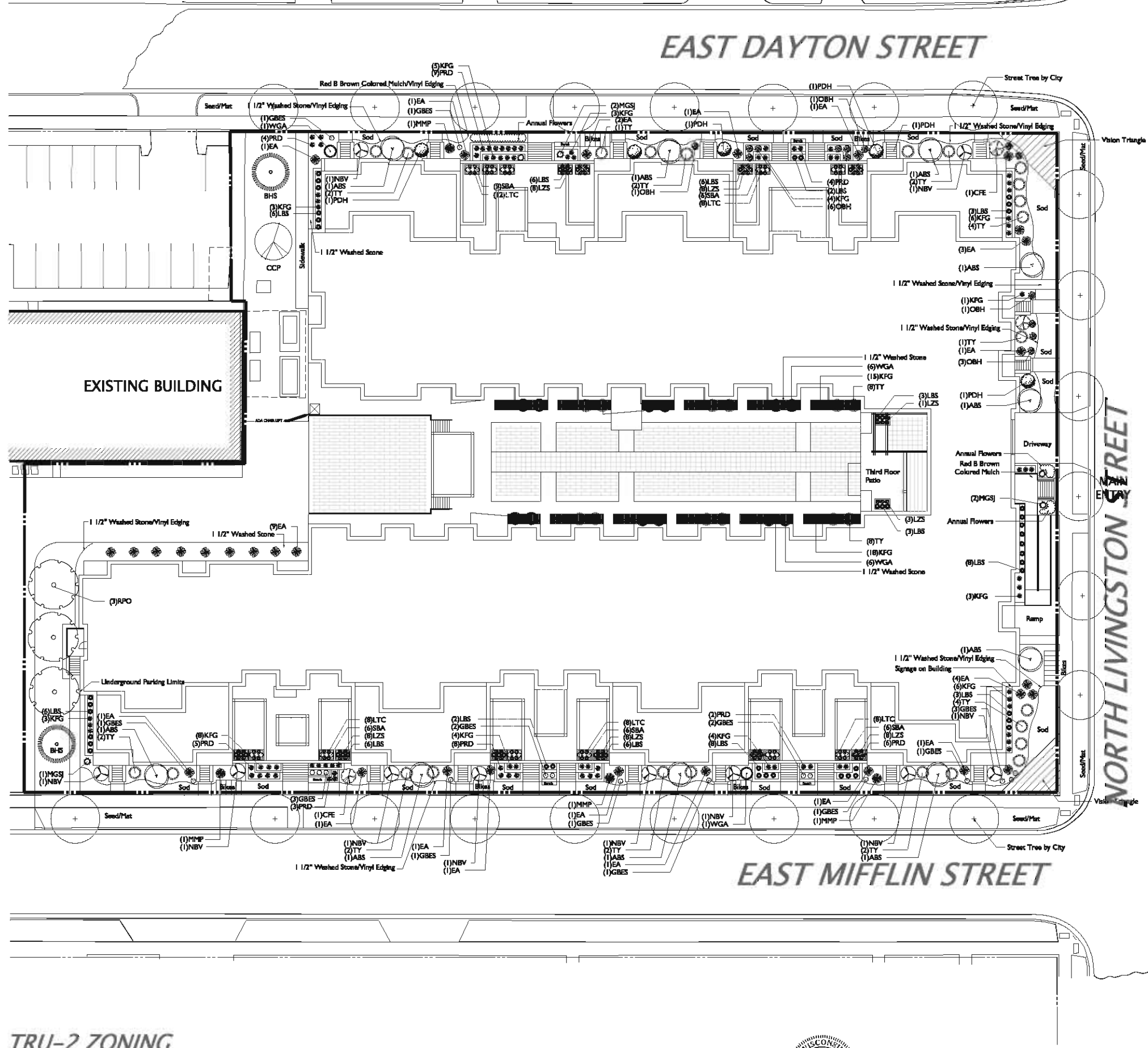
Zoning district is TRU-2
Total square footage of developed area 30,346 SF
Total square footage of first 5 acres of developed area + 300 square feet = 101 Landscape Units
Total square footage of 0 additional acres of developed area + 100 square feet = 0 Landscape Units

NUMBER OF LANDSCAPE POINTS REQUIRED
101 Landscape Units x 5 landscape points for first 5 acres = 505 points
0 Landscape Units x 1 landscape point for additional 0 acres = 0 points
TOTAL LANDSCAPE POINTS REQUIRED = 505 points

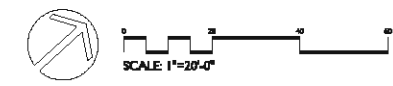
Table with columns: PLANT TYPE or ELEMENT, Point Value, NEW Qty., Points Achieved, EXISTING Qty., Points Achieved. Includes rows for Overstory Deciduous Tree, Tall Evergreen Tree, Ornamental Tree, etc.

GENERAL NOTES

- A) Areas labeled "Red B Colored 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% Dixie Kentucky Bluegrass
20% Foxy II Creeping Red Fescue
15% Vail II Perennial Ryegrass
15% Glensy Kentucky Bluegrass
G) Areas labeled "Seed/Plat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with Class I erosion control nesting that is 100% biodegradable then pegged into the soil with biodegradable 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.
J) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and excavate it at least 5 feet from both sides of the tree along the length of the canopy. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction.
http://www.cityofmadison.com/business/pwtdocuments/StdSpec2013/Part1.pdf.
K) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



TRU-2 ZONING



VERITAS APARTMENTS
NORTH LIVINGSTON STREET
MADISON, WISCONSIN

Checked By: SS
Drawn By: DRAFT
2-10-15

Revised: 3/27/15 RS
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L1

This plan made available for its use is the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any individual without prior written consent of The Bruce Company of Wisconsin, Inc.

DATE: 02/27/15 10:44:35 AM

## VERITAS VILLAGE, LLC

CUP Submittal

## VERITAS VILLAGE

### PROGRESS DOCUMENTS

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DATE OF ISSUANCE: MARCH 30, 2015

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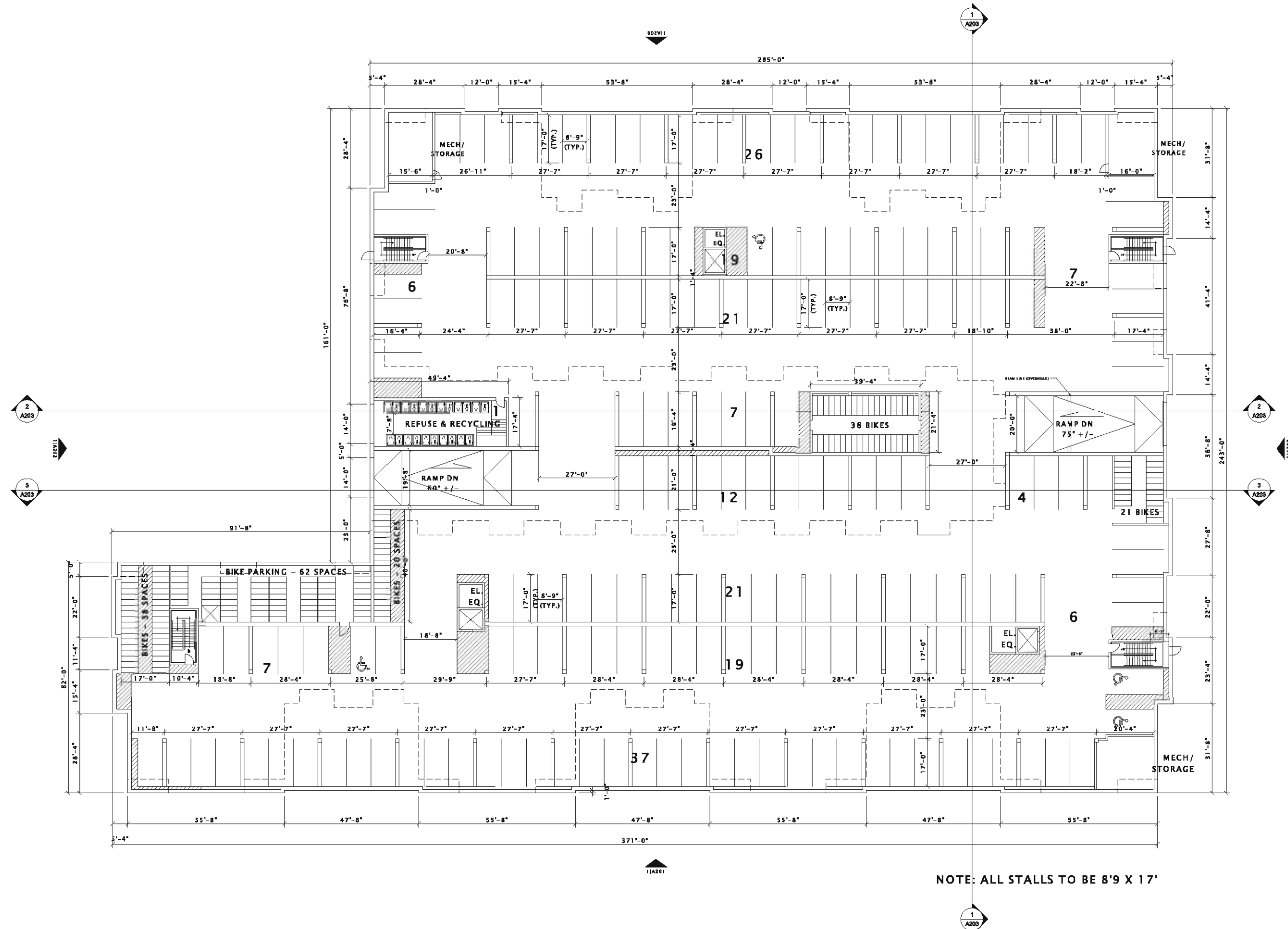
Mark	Description	Date

SHEET TITLE

### LOWER LEVEL PLAN

SHEET NUMBER

# A100



1 LOWER LEVEL PLAN  
1/16" = 1'-0"

NOTE: ALL STALLS TO BE 8'9" X 17'

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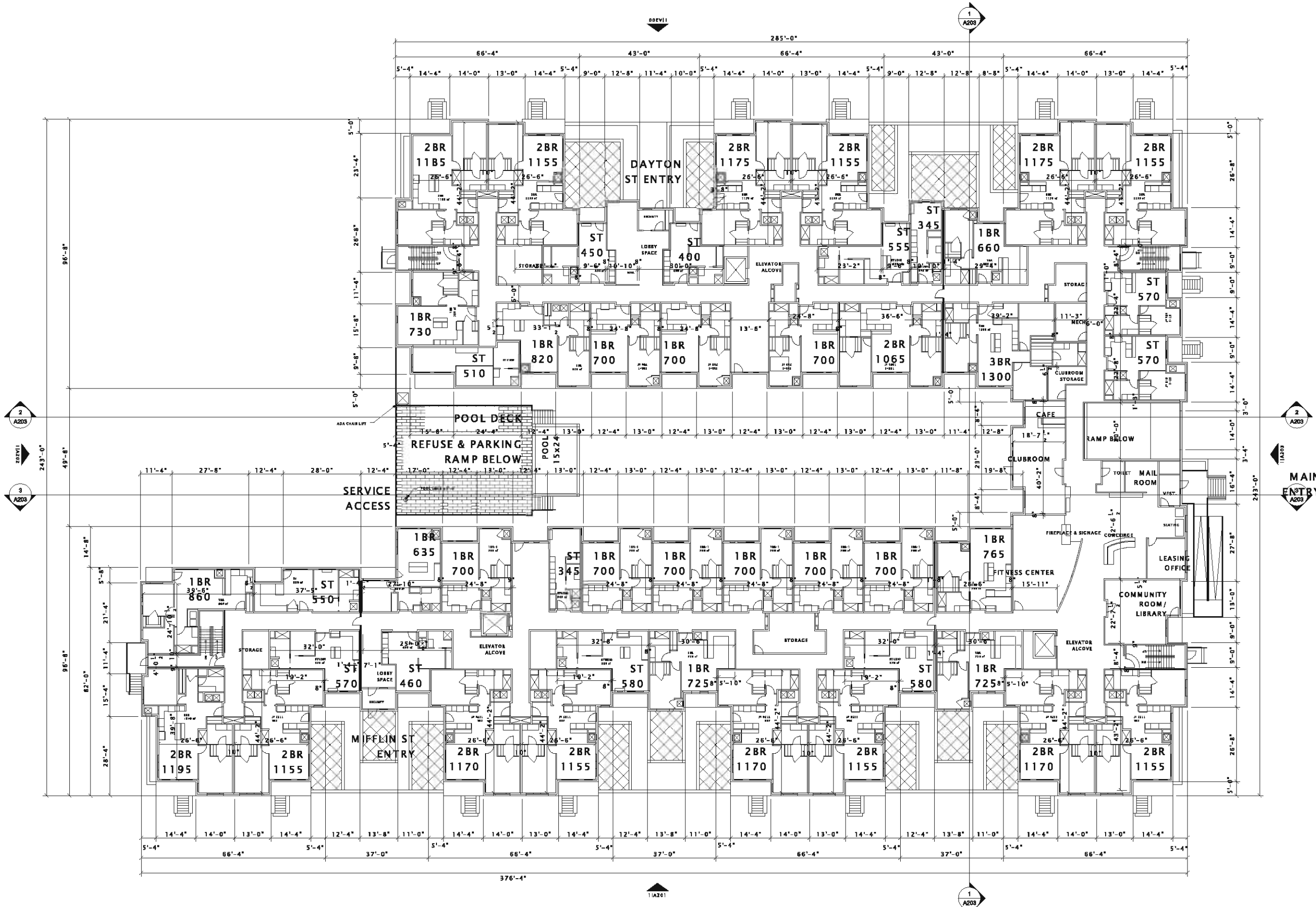
Mark	Description	Date

SHEET TITLE

### FIRST FLOOR PLAN

SHEET NUMBER

# A101



1st FLOOR PLAN  
1/16" = 1'-0"



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VERITAS VILLAGE

PROGRESS DOCUMENTS

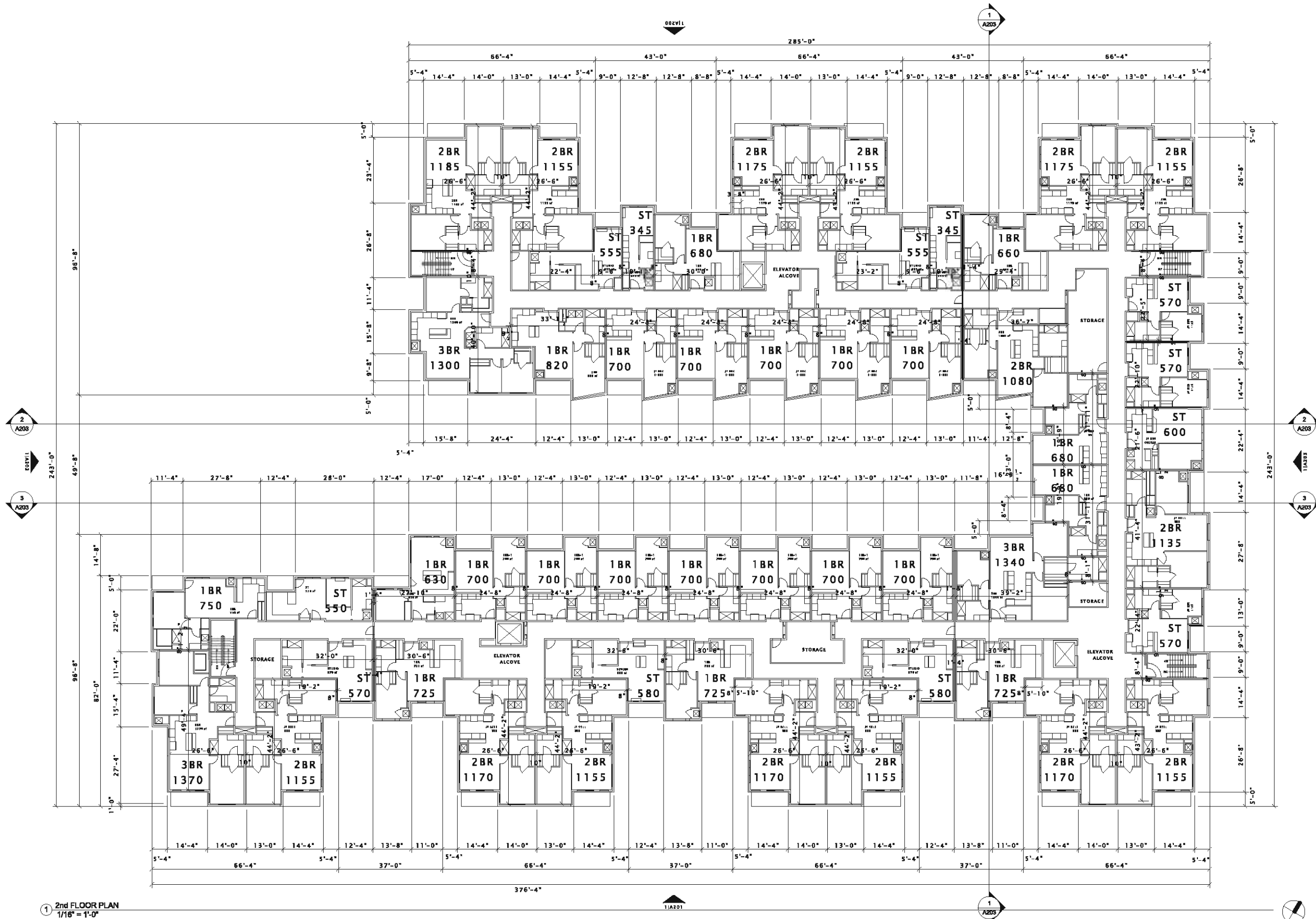
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DATE OF ISSUANCE MARCH 30, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**SECOND FLOOR PLAN**

SHEET NUMBER  
**A102**



1 2nd FLOOR PLAN  
 1/16" = 1'-0"

VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

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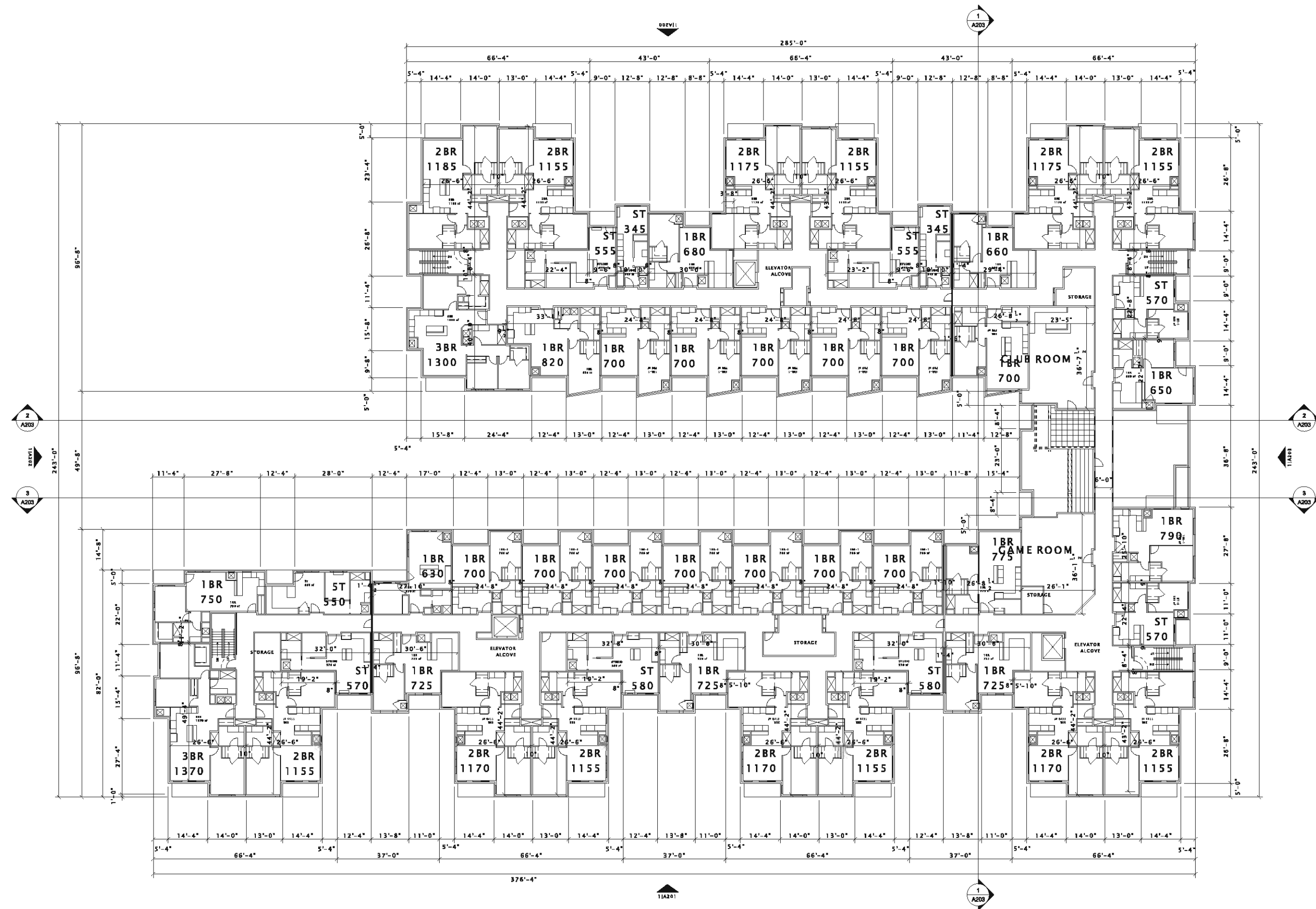
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103



16 3rd FLOOR PLAN  
1/16" = 1'-0"

## VERITAS VILLAGE, LLC

CUP Submittal

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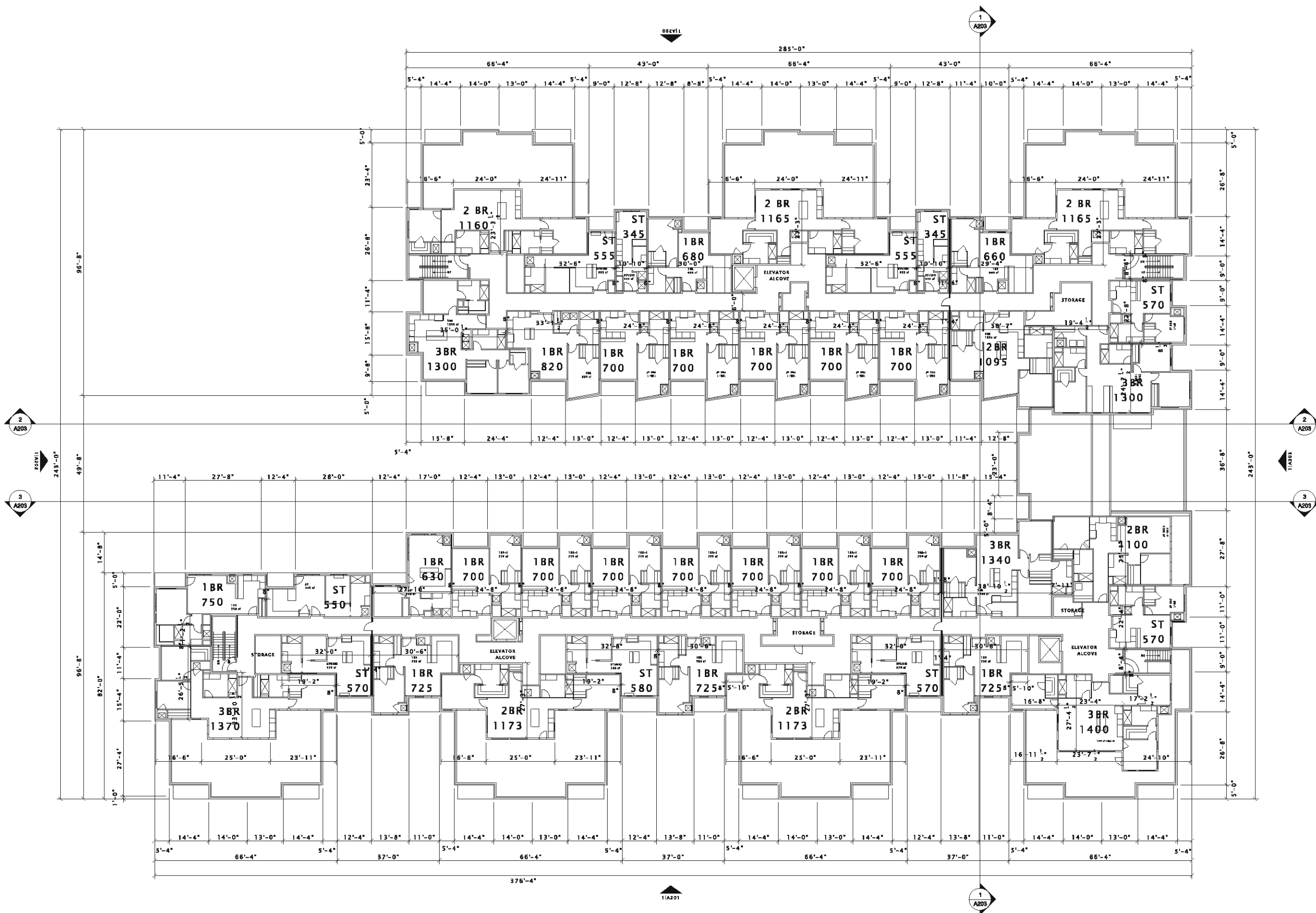
Mark	Description	Date

#### SHEET TITLE

FOURTH FLOOR PLAN

#### SHEET NUMBER

A104





① Dayton Street Elevation  
1/16" = 1'-0"



② Dayton Street Entry Enlarged Elevation  
1/8" = 1'-0"



③ Dayton Street Courtyard Enlarged Elevation  
1/8" = 1'-0"

VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A200**



① Mifflin Street Elevation  
1/16" = 1'-0"



② Mifflin Street Entry Enlarged Elevation  
1/8" = 1'-0"



③ Mifflin Street Courtyard Enlarged Elevation  
1/8" = 1'-0"

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**REVISION SCHEDULE**

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201

## VERITAS VILLAGE, LLC

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#### REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

### EXTERIOR ELEVATIONS

SHEET NUMBER

# A202



② Livingston Street Elevation  
3/32" = 1'-0"



① West Elevation  
3/32" = 1'-0"

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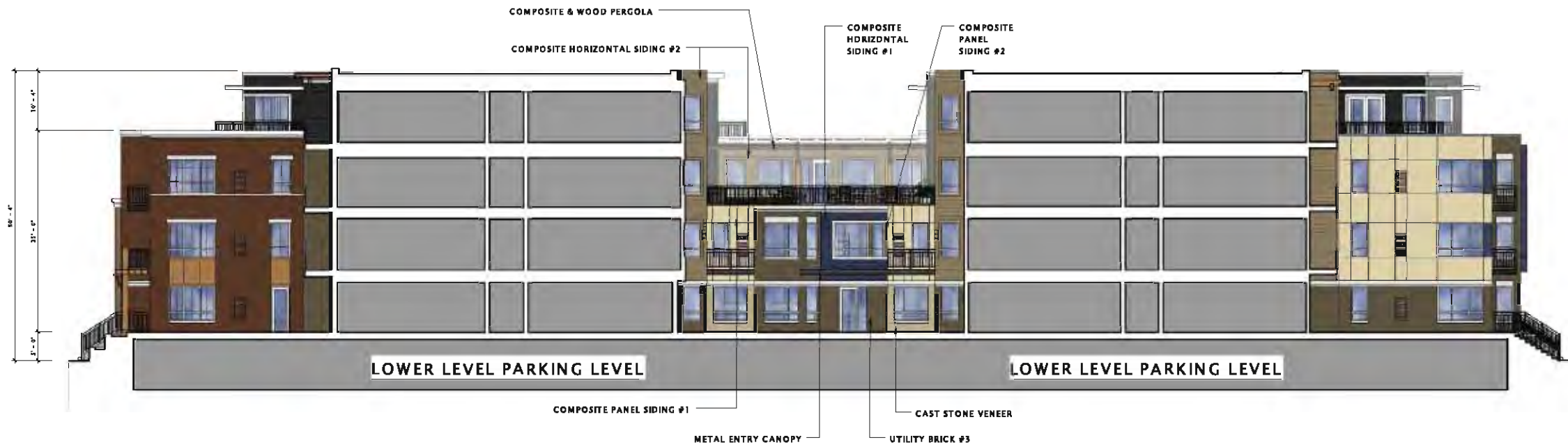
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

**EXTERIOR ELEVATIONS  
- COURTYARD**

SHEET NUMBER

**A203**



① Interior Courtyard Elevation - West  
3/32" = 1'-0"



② Interior Courtyard Elevation - South  
3/32" = 1'-0"



③ Interior Courtyard Elevation - North  
1/16" = 1'-0"

VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: MARCH 30, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

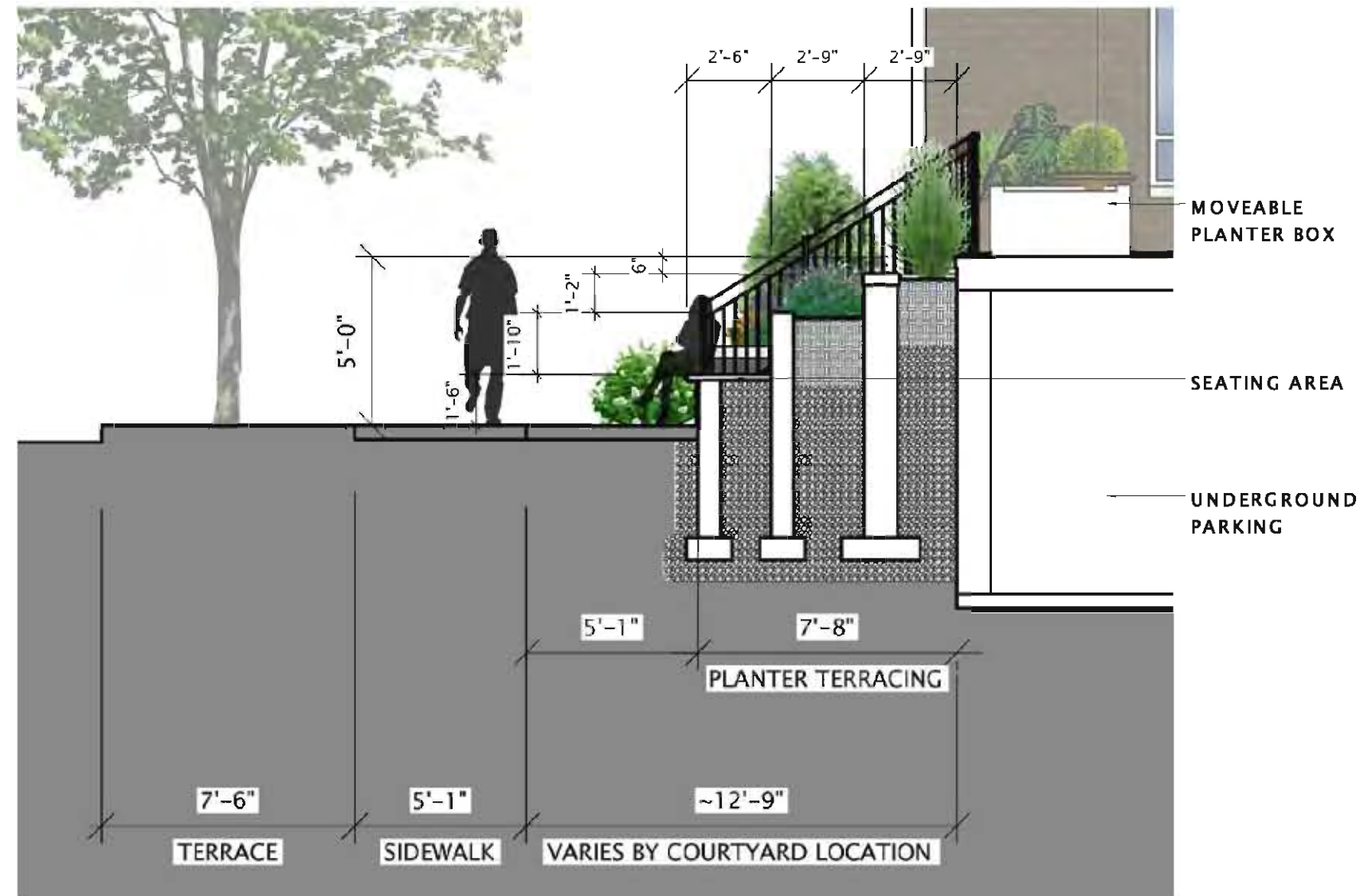
STREET EDGE SECTION

SHEET NUMBER

A305



11 Pedestrian Street Section  
1/8" = 1'-0"



12 Courtyard Planter Terrace Section  
1/2" = 1'-0"



**VERITAS VILLAGE, LLC**

Landmarks Commission Submittal

**VERITAS VILLAGE**

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: MARCH 30, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

Existing / Contextual Information

SHEET NUMBER

**R708**



**DAS KRONENBERG BUILDING - ADJACENT CITY LANDMARK**



**REYNOLDS PARK TENNIS COURTS AND WATER TREATMENT BUILDING ACROSS LIVINGSTON**



**ADJACENT BUILDING ON E MIFFLIN STREET**



CONSULTANTS

Project Name

**Veritas Village**  
Madison, Wisconsin

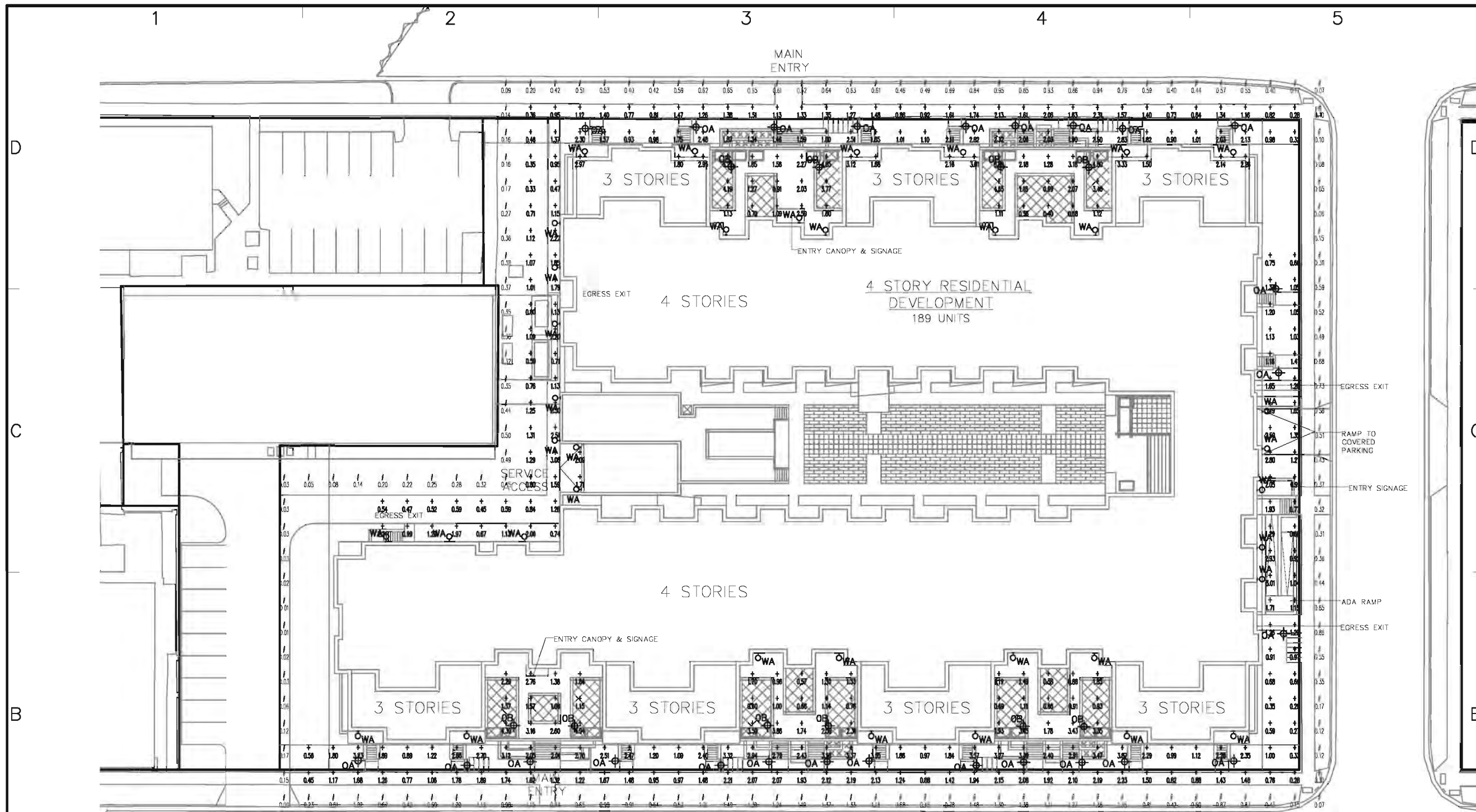
3/31/2015 PRELIMINARY SITE PLAN REVIEW  
DATE DESCRIPTION

PROJECT NO. ---  
DWD DWG FILE: E-PROP1.DWG  
DRAWN BY: R. RUDOLF  
CHECKED BY: R. RUDOLF  
COPYRIGHT:

SHEET TITLE

**SITE LIGHTING  
PHOTOMETRICS**

**E0.2**  
OF



1 Site Lighting Photometrics  
E0.2 1" = 20'-0"

AREA NAME	THROW/SPREAD	FOOT CANDLE	SPAC	GROUP	SP	WAS	WN
Site	180/120	142	10.00	<P>	0.33	1.49	0.01

SYM	SYMBOL	DESCRIPTION	LAMP	LUMENS	LF	QTY
OA	⊕	GREEN LED, 14W-ENG-SM-F8-02-SH 8 FEET ROUND POLE	LED	1531	1.00	25
OB	⊕	RAIN LIGHTING (BUDGET-18) 42" BALL ROUND BOLLARD	LED	905	1.00	10
WA	⊙	INDUSSA 505-2021A-00X WTD. 7' A.T.G.	LED	3100	1.00	41

A

A



LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with round head. Available in 12, 18 and 24 Watt versions that provide 90, 180, 270 and 360 degree lighting patterns.

Color: Bronze

Weight: 18.6 lbs

Project:	TYPE OB 42" BOLLARD
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	12W
120V:	0.13A	Color Temp:	5100K (Cool)
208V:	0.09A	Color Accuracy:	70 CRI
240V:	0.08A	L70 Lifespan:	100,000
277V:	0.07A	LM79 Lumens:	806
Input Watts:	16W	Efficacy:	50 LPW
Efficiency:	75%		

**Technical Specifications**

**Listings**

**UL Listing:**

Suitable for wet locations.

**IESNA LM-79 & IESNA LM-80 Testing:**

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

**LED Characteristics**

**LEDs:**

6W multi-chip, long-life LEDs

**Lifespan:**

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Color Consistency:**

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

**Color Stability:**

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

**Color Uniformity:**

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011

**Electrical**

**Driver:**

Constant Current, Class2, 100-277V, 50/60 Hz, 4kV Surge Protection, 100-240VAC 0.3-0.15 A, 277VAC 0.3 A.

**THD:**

11.1% at 120V

**Construction**

**Ambient Temperature:**

Suitable for use in 40°C (104°F) ambient temperatures

**Cold Weather Starting:**

Minimum starting temperature is -40°F/-40°C

**Thermal Management:**

Cast aluminum Thermal Management system for optimal heat sinking. The BLED is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

**Housing:**

Die-cast aluminum with extruded aluminum bollard shaft

**Lens:**

Clear, vandal-resistant polycarbonate

**Mounting:**

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

**Reflector:**

Specular polycarbonate

**Gaskets:**

High-temperature silicone gaskets seal out moisture gaskets seal out moisture

**Gaskets:**

High-temperature silicone gaskets seal out moisture

**Finish:**

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

**Green Technology:**

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

**Other**

**California Title 24:**

BLEDR12 complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

**Patents:**

The design of BLED is protected by patents pending in US, Canada, China, Taiwan and Mexico.

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

**Country of Origin:**

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

**Buy American Act Compliant:**

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

**Recovery Act (ARRA) Compliant:**

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

**Technical Specifications (continued)**

**Other**

**Trade Agreements Act Compliant:**

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

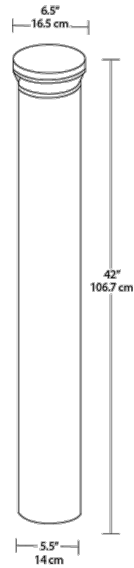
**GSA Schedule:**

Suitable in accordance with FAR Subpart 25.4.

# BLED12-180



## Dimensions

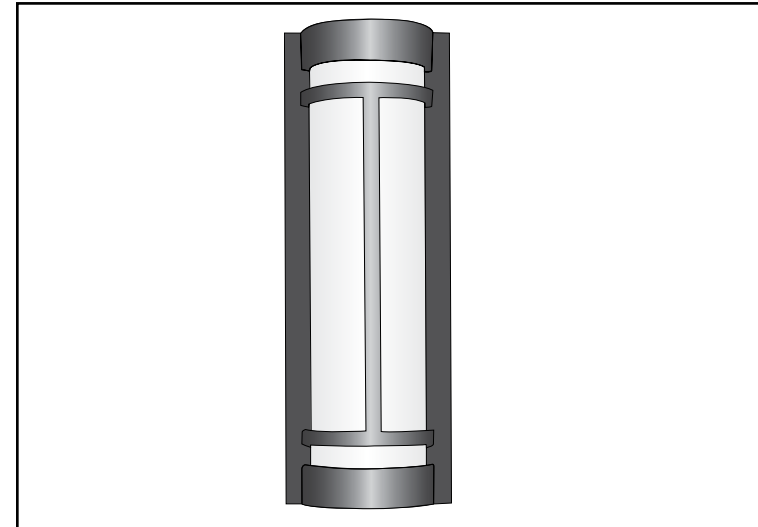


## Features

- Patent-pending base mount design for super sturdy installation
- Durable construction and vandal-resistant polycarbonate lens
- 3 configurations to provide 360°, 270°, 180° or 90° lighting pattern
- Precision-engineered optics deliver maximum downward lighting w/o glare
- Four leveling screws provided for easy installation
- 100,000-hour LED lifespan

# 503 SENTRY

Available in LED



TYPE WA  
WALL MTD 7' A.F.G.

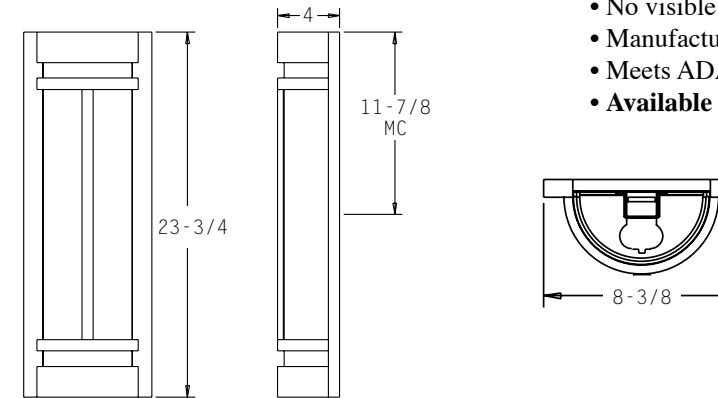
PROJECT: \_\_\_\_\_

LOCATION: \_\_\_\_\_

## FEATURES

- Solid aluminum bar stock makes for an extremely rigid fixture.
- The integration of 2", 1 1/4" and 3/4" bars blends in seamlessly for a very unique look.
- Electronic multi-volt (120/277) ballast is standard (0 degree F starting temperature)
- All parts treated with a five stage phosphate bonding process before being treated with a long lasting powder coat finish.
- Ability to lengthen fixture and add or subtract bars.
- Listed and approved for wet locations.
- No visible fasteners.
- Manufactured in the U.S.A.
- Meets ADA requirements.
- Available with integral emergency ballast.

## DIMENSIONS



MC = Mounting Center  
A 4" octagonal junction box should be used for installation.

## ORDERING INFORMATION / OPTIONS EXAMPLE: 503-2F27-BLK

### 503

#### MODEL

503 - Sentry

#### LAMP

2F27 - (2) 24/27W Long Twin Tube CF (2G11 Base)

1LED19 - (1) 19W LED MODULE. 2200 Lumens

2LED14 - (2) 14W LED MODULES. 3100 Lumens

2LED17 - (2) 17W LED MODULES. 3750 Lumens

Consult factory for other available lamps and LED Wattages.

#### HOUSING FINISH

WHT - White

BLK - Black

SAL - Silver

BRZ - Bronze

BA - Brushed Aluminum

Consult factory for other finishes.

#### OPTIONS

BL - Bottom Lens

TC - Top Aluminum Cover

BC - Bottom Aluminum Cover

Lamp - Lamp provided, please

specify color temperature

IEM - Integral Emergency Ballast

(CF Only)

DRY - Indoor Version

# Cree Edge™ Series

LED Pathway Luminaire

TYPE OA  
96" POLE MOUNT

## Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8"-16" anchor bolts (provided). Note: T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

**Applications:** Landscape, walk-ways and general site lighting

## Performance Summary

Utilizes BetaLED® Technology

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

**CRI:** Minimum 70 CRI

**CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard

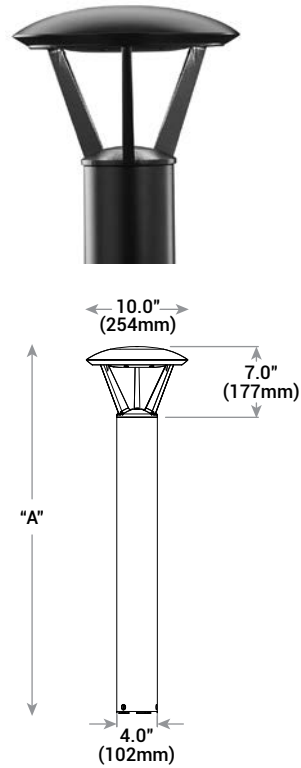
**Limited Warranty\*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

## Accessories

### Field-Installed

#### Upgrade Kit

XA-XBP8RSV      XA-XBP8RWH      XA-XBP8RPB  
XA-XBP8RBK      XA-XBP8RBZ  
- Used for replacement of existing bollards



Model	Dim. "A"
Landscape (P0)	13" (330mm)
Landscape (P1)	18" (457mm)
Pathway (P3)	36" (914mm)
Pathway (P4)	42" (1068mm)
Pedestrian (P8)	96" (2438mm)

## Cree Edge™ LED Pathway Luminaire

### Product Specifications

#### CONSTRUCTION & MATERIALS

- Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance
- Pole mounts to rugged die cast aluminum internal flange secured by three 3/8"-16" anchor bolts (provided)
- Note: T45 Torx 3/8" socket required for head installation
- Top mounted LEDs for superior optical performance and light control
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, white, and platinum bronze are available
- Weight:** 120-277V: P0 - 12.7 lbs. (5.8kg); P1 - 13.3 lbs. (6.0kg); P3 - 17.9 lbs. (8.1kg); P4 - 18.6 lbs. (8.4kg); P8 - 28.4 lbs. (12.9kg); 347-480V: Add 4.5 lbs. (2.0kg)

#### ELECTRICAL SYSTEM

- Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor:** > 0.9 at full load
- Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

#### REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Consult factory for CE Certified products
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA

LED Count (x9)		System Watts 120-480V	System Watts 347-480V	Total Current						
					120V	208V	240V	277V	347V	480V
350mA										
02	22	28		0.18	0.12	0.10	0.10	0.09	0.13	
525mA										
02	34	40		0.29	0.19	0.17	0.15	0.12	0.13	

\* Electrical data at 25°C (77°F)

### Recommended Cree® Outdoor Luminaire Lumen Maintenance Factors (LMF)<sup>1</sup>

Ambient	Initial LMF	25K hr Projected <sup>2</sup> LMF	50K hr Projected <sup>2</sup> LMF	75K hr Projected <sup>3</sup> LMF	100K hr Calculated <sup>3</sup> LMF
5°C (41°F)	1.05	1.03	1.02	1.01	1.00
10°C (50°F)	1.03	1.01	1.00	0.99	0.98
15°C (59°F)	1.02	1.00	0.99	0.98	0.97
20°C (68°F)	1.01	0.99	0.98	0.97	0.96
25°C (77°F)	1.00	0.98	0.97	0.96	0.95

<sup>1</sup> Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing  
<sup>2</sup> In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip  
<sup>3</sup> In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

## Ordering Information

Example: PWY EDG 2M P0 02 D UL SV 350

Product	Optic	Mounting	LED Count (x9)	Series	Voltage	Color Options	Drive Current	Options
PWY EDG	2M Type II Medium 3M Type III Medium 5M Type V Medium 5S Type V Short	P0 13" (330mm) landscape P1 18" (457mm) landscape P3 36" (914mm) pathway P4 42" (1067mm) pathway P8 96" (2438mm) pedestrian	02	D	UL Universal 120-277V UH+ Universal 347-480V 12 120V 24 240V 27 277V 34+ 347V 48+ 480V	SV Silver BK Black BZ Bronze PB Platinum Bronze WH White	350 350mA 525 525mA	40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire F Fuse - When code dictates fusing, use time delay fuse - Not available with all ML options. Refer to ML spec sheet for availability with ML options HL Hi / Low (175/350/525 Dual Circuit Input) - Refer to ML spec sheet for details - Sensor not included TL Two-Level (175/525 w/ integrated sensor control) - Refer to ML spec sheet for details TL2 Two-Level (0/350 w/ integrated sensor control) - Refer to ML spec sheet for details TL3 Two-Level (0/525 w/ integrated sensor control) - Refer to ML spec sheet for details WB Welded Base Plate - Standard on P8 mounting option, available with P3 and P4 mounting options - Includes welded base cover

\* See www.cree.com/lighting/products/warranty for warranty terms

\* Available with P3, P4 and P8 mounting options

\*\* Available with P1, P3, P4 and P8 mounting options



Rev. Date: V1 10/22/2014



US: www.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

US: www.cree.com/lighting

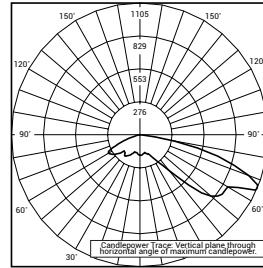
T (800) 236-6800 F (262) 504-5415



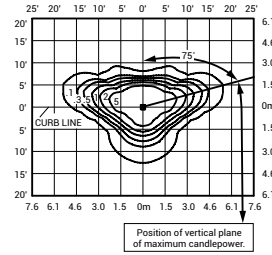
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: <http://www.cree.com/lighting>.

**2M**



ITL Test Report #: 71500  
PWY EDG 2M \*\* 02 D UL 350  
Initial Delivered Lumens: 1,432



PWY EDG 2M \*\* 02 D UL 350  
Mounting Height: 3' (0.9m) A.F.G.  
Initial Delivered Lumens: 1,407  
Initial FC at grade

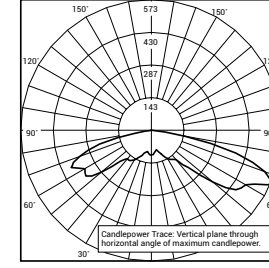
Type II Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>350mA</b>				
12	1,297	B1 U1 G1	1,407	B1 U1 G1
<b>525mA</b>				
12	1,816	B1 U1 G1	1,970	B1 U1 G1

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

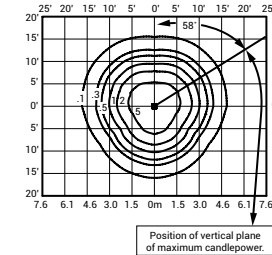
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: <http://www.cree.com/lighting>.

**5M**



ITL Test Report #: 70714  
PWY EDG 5M \*\* 02 D UL 350  
Initial Delivered Lumens: 1,520

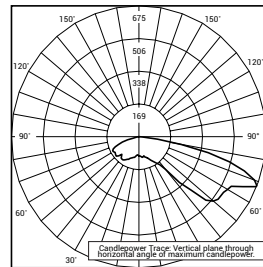


PWY EDG 5M \*\* 02 D UL 350  
Mounting Height: 3' (0.9m) A.F.G.  
Initial Delivered Lumens: 1,498  
Initial FC at grade

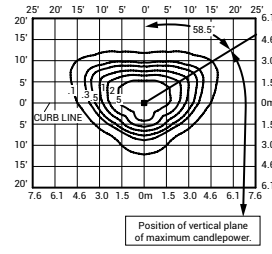
Type V Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>350mA</b>				
12	1,380	B1 U1 G1	1,498	B1 U1 G1
<b>525mA</b>				
12	1,932	B1 U1 G1	2,097	B2 U1 G2

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

**3M**



ITL Test Report #: 71649  
PWY EDG 3M \*\*02 D UL 350 40K  
Initial Delivered Lumens: 1,161

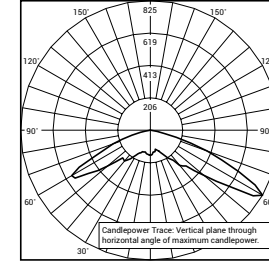


PWY EDG 3M \*\*02 D UL 350 40K  
Mounting Height: 3' (0.9m) A.F.G.  
Initial Delivered Lumens: 1,248  
Initial FC at grade

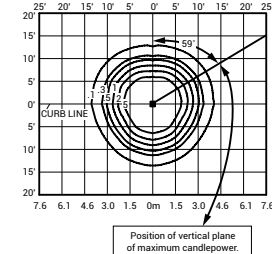
Type III Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>350mA</b>				
12	1,150	B1 U1 G1	1,248	B1 U1 G1
<b>525mA</b>				
12	1,610	B1 U1 G1	1,747	B1 U1 G1

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

**5S**



ITL Test Report #: 71337  
PWY EDG 5S \*\* 02 D UL 350  
Initial Delivered Lumens: 1,685



PWY EDG 5S \*\* 02 D UL 350  
Mounting Height: 3' (0.9m) A.F.G.  
Initial Delivered Lumens: 1,679  
Initial FC at grade

Type V Short Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>350mA</b>				
12	1,548	B1 U1 G0	1,679	B1 U1 G0
<b>525mA</b>				
12	2,167	B1 U1 G0	2,351	B1 U1 G0

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

