Docusign Envelope ID: 4AA6B157-C73B-4EE0-8D99-F03B8179CEC7

URBAN DESIGN COMMISSION APPLICATION

UDC

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

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

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

FOR OFFICE USE ONLY:

Paid Receipt # _____

8/25/25 9:30 a.m.

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # 86815

1. Project Information

Address: 3222, 3230 and 3238 E Washington Ave & 3229 Ridgeway Ave

Title: _____

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

UDC meeting date requested October 8 ,2025

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

✓ Informational — X Initial approval — XFinal 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 Travis Fauchald — Company Volker Development

Street address 646 S Hickory St, Suite C — City/State/Zip Fond du Lac, WI 54935

Telephone 952-334-7294 — Email t.fauchald@volker.co

Project contact person Kevin Burow — Company Knothe & Bruce Architects

Street address 8401 Greenway Blvd Suite 900 — City/State/Zip Middleton, WI 53562

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

Property owner (if not applicant) Wayne Shult (3222 & 3238 E Washington and 3229 Ridgeway properti

Street address 302 SE 31st Terrace — City/State/Zip Cape Coral, FL 33904

Telephone _____ — Email _____

Docusign Envelope ID: 4AA6B157-C73B-4EE0-8D99-F03B8179CEC7

5. Required Submittal Materials

Application Form

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

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

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

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

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

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on December 9, 2024.

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 Travis Fauchald Relationship to property Developer

Authorizing signature of property owner DocuSigned by: Wayne Shult 3F4AADA5D556423... (Wayne Shult) Date January 21, 2025 | 11:43 A

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

Docusign Envelope ID: 4AA6B157-C73B-4EE0-8D99-F03B8179CEC7

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: 3222, 3230 and 3238 E Washington Ave & 3229 Ridgeway Ave

Title: _____

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

UDC meeting date requested February 5, 2025

	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 Travis Fauchald — Company Volker Development

Street address 646 S Hickory St, Suite C — City/State/Zip Fond du Lac, WI 54935

Telephone 952-334-7294 — Email t.fauchald@volker.co

Project contact person Kevin Burow — Company Knothe & Bruce Architects

Street address 8401 Greenway Blvd Suite 900 — City/State/Zip Middleton, WI 53562

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

Property owner (if not applicant) Kristin Oines (3230 E Washington property)

Street address PO Box 456 — City/State/Zip Wisconsin Dells, WI 53965

Telephone _____ — Email _____

Docusign Envelope ID: 4AA6B157-C73B-4EE0-8D99-F03B8179CEC7

5. Required Submittal Materials

Application Form

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

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

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

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

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

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on December 9, 2024.

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 Travis Fauchald Relationship to property Developer

Authorizing signature of property owner DocuSigned by: 2509375042B6483... (Kristin Oines) Date January 21, 2025 | 8:41 AM

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

Docusign Envelope ID: 4AA6B157-C73B-4EE0-8D99-F03B8179CEC7

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.**

Docusign Envelope ID: 4AA6B157-C73B-4EE0-8D99-F03B8179CEC7

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

August 25, 2025

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

Re: Letter of Intent - Land Use Application and UDC Submittals

3222-3238 E Washington Ave & 3229 Ridgeway Ave
KBA Project # 2437

Ms. Meagan Tuttle:

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

Organizational Structure:

Owner:
Volker
464 S Hickory St, Ste C
Fond du Lac, WI 54935
(952) 334-7294
Contact: Travis Fauchald
t.fauchald@volker.co

Architect:
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Civil Engineer:
JSD, Inc.
507 W Verona Ave., Ste. 500
Verona, WI 53593
(608) 848-5060
Contact: Matt Haase
matt.haase@JSDInc.com

Landscape Design:
JSD, Inc.
507 W Verona Ave., Ste. 500
Verona, WI 53593
(608) 848-5060
Contact: Matt Ammel
matt.ammel@JSDInc.com

Introduction & Project Description:
This proposed mixed use development involves the redevelopment of 3222-3238 E Washington Ave & 3229 Ridgeway Ave located at the intersection boundary of E Washington Ave, Carpenter St and Ridgeway Ave. Located within the Carpenter-Ridgeway Neighborhood, the site is currently occupied by rental homes as well as one vacant lot. This application requests conditional use approval for the development of a new 5-story mixed-use building with a commercial office for human services and dwelling units over 36 units. The development will include 91apartment units comprised of (51) one-bedroom and (40) two-bedroom units along with 340 SF of space for community services. The community service facility will serve both the residents as well as the general public. The development

is planned for affordable senior housing utilizing tax credits, local, and state funding resources. The site is currently zoned TR-U2 and will remain TR-U2 zoning for the proposed redevelopment.

The height of the building varies due to the steep topographic changes between East Washington Ave and Ridgeway Avenue. The south façade of the building stands five stories high along the high-traffic urban street of East Washington Ave. The vehicular entrance on the west side of the East Washington frontage provides a 40' buffer from the adjacent residential property to the full-height building. There is an elevated central plaza for the enjoyment of the residents standing 1 story above grade. At Ridgeway Ave, the building is 3 stories in height, conforming to the lower density, single family nature of that street. Individual walk-up units on both East Washington and Ridgeway provide pedestrian engagement along both streets.

The steeply sloping grade along Carpenter Street limits the ability for walk-up units. Decorative terracing planting beds provide a visual transition along the base of the building. There is a pedestrian entrance to the main building adjacent to the parking garage entry on Carpenter Street.

The exterior materials are a combination of a buff / light grey masonry base transitioning to a rich brown horizontal composite siding and charcoal grey paneling. Accent colors of rust-red and cream further animate the façade. The color panels are most prominent at the corners of the building along with entries. The architecture addresses the long facades of the building with recessed balconies which break the façade into narrower segments.

Parking is provided at two separate levels within the building; one being accessed from East Washington Avenue and the other from Carpenter Street. There is a total of 104 stalls provided for this development. The site is approximately 400' from the Melvin-Rethke Metro Transit and BRT stops allowing for easy access to many areas of the City.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including:

- 9/25/24 – Meeting with the Alder
- 10/29/24 – Preapplication meeting with Planning and Zoning staff
- 11/29/24 – Neighborhood meeting
- 11/21/24 – DAT meeting
- 12/9/24 – UDC Preapplication meeting
- 2/5/25 – Informational presentation at UDC meeting

This input has helped shape this proposed development. Adjustments have been made to address community feedback around privacy concerns, sewer and water infrastructure, parking and traffic concerns.

Conditional Use Approvals:

The proposed development requires conditional uses to allow for a mixed-use building with a commercial space as well as dwelling units exceeding 36 units. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Medium Residential development. We have met or exceeded all standards of the TR-U2 zoning.

Conformance with UDD No. 5 Requirements

This final design addresses the following Urban Design District 5 criteria:

- The terrace along Carpenter Street and Ridgeway Ave will be widened to a minimum of 8' in depth to allow street tree plantings to occur in coordination with City Forestry guidelines.
- Off-street parking is in a partially covered zone on the west side of the East Washington facade, screened from the street and building entrance.
- Building signage will be integrated into the architecture of the building. Site and wayfinding signage will be integrated into the landscape plan. All signage will conform to Madison General Sign Ordinances.
- The building design incorporates high-durability composite materials with a masonry-clad ground level. The balance of materials remains consistent around all sides of the building.
- Accent color panels are placed around the building to provide visual interest and to indicate entry points.
- The building scale corresponds to the urban character of East Washington Ave providing a medium-density urban frontage. The Ridgeway Ave and Carpenter St facades reduce in height due to the sloping site, resulting in a 3-story façade adjacent / across from existing single-family homes.
- A publicly accessible community service facility is located within the main entry lobby space at the primary entrance.
- Exterior lighting includes full cut-off fixtures, complying with all Madison Ordinances. Building lighting will be anti-glare in nature, providing localized lighting for residents' balconies and outdoor recreation areas.
- Landscaping includes a variety of hardy, colorful species, providing visual interest, shading, and privacy screening.

Site Development Data:

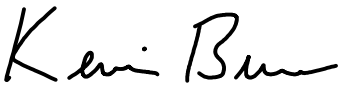
Densities:	
Lot Area	52,227 S.F. / 1.2 Acres
Dwelling Units	91 D.U.
Lot Area / D.U.	574 S.F. / D.U.
Density	76 units / acre
Lot Coverage	39,411 S.F. / 75 %
Building Height:	5 Stories / 61'-0"
Commercial Area:	340 S.F.
Dwelling Unit Mix:	
One Bedroom	51
Two Bedroom	40
Total	91 D.U.
Vehicle Parking:	
Underground	99
Surface parking lot	5
Total	104 vehicle stalls
Bicycle Parking:	
Garage Wall-Mount	24
Garage Floor-Mount	67
Commercial / Guests Surface	12
Total	103 bike stalls

Project Schedule:

It is anticipated that construction will start in Summer of 2026 and be completed in Fall 2027

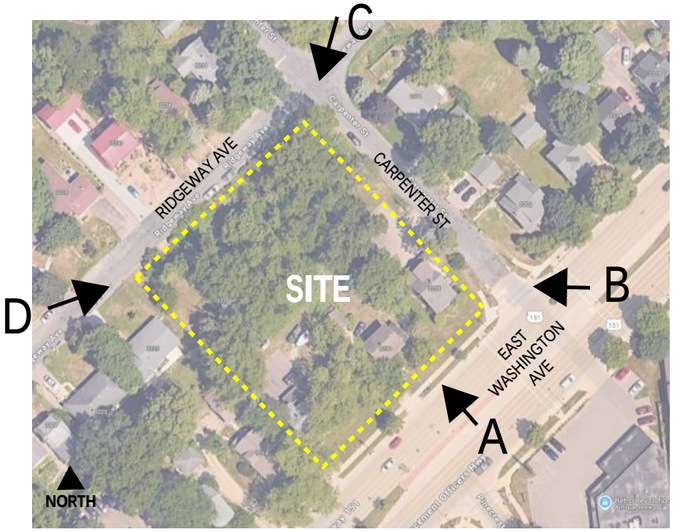
Thank you for your time and consideration of our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member

Ph. 608.836.3690
knothebruce.com
8401 Greenway Blvd., Suite 900
Middleton, WI 53562





A



B



C



D

G 001

Site Locator Map & Context Photos

East Washington Ave. Mixed-Use Redevelopment
3222-3238 E. Washington Ave. & 3229 Ridgeway Ave., Madison, WI

knothe • bruce ARCHITECTS



East Washington Ave. Mixed-Use Redevelopoment

3222-3240 E. Washington Ave. Madison WI
5 STORY, 91 UNIT APARTMENT BUILDING; 2 LEVELS UNDERGROUND PARKING



SHEET INDEX

PROJECT NUMBER 2437

SITE SHEETS

G 000	Cover Sheet
G 001	Site Locator Map & Context Photos
C300	Site Plan
C400	Grading Plan
C500	Utility Plan
L100	Overall Landscape Plan
L101	Detailed Landscape Plan Second Floor Patio
L200	Landscape Details and Notes
CA101	Architectural Site Plan
CA102	Site Lighting Plan
CA103	Fire Department Access Plan
CA104	Lot Coverage

ARCHITECTURAL SHEETS

AC101	First Floor Plan
AC102	Second Floor Plan
AC103	Third Floor Plan
AC104	Fourth Floor Plan
AC105	Fifth Floor Plan
AC106	Roof Plan
AC201	Exterior Elevations
AC202	Exterior Elevations
AC203	Exterior Elevations Colored
AC204	Exterior Elevations Colored
AC900	Material Board

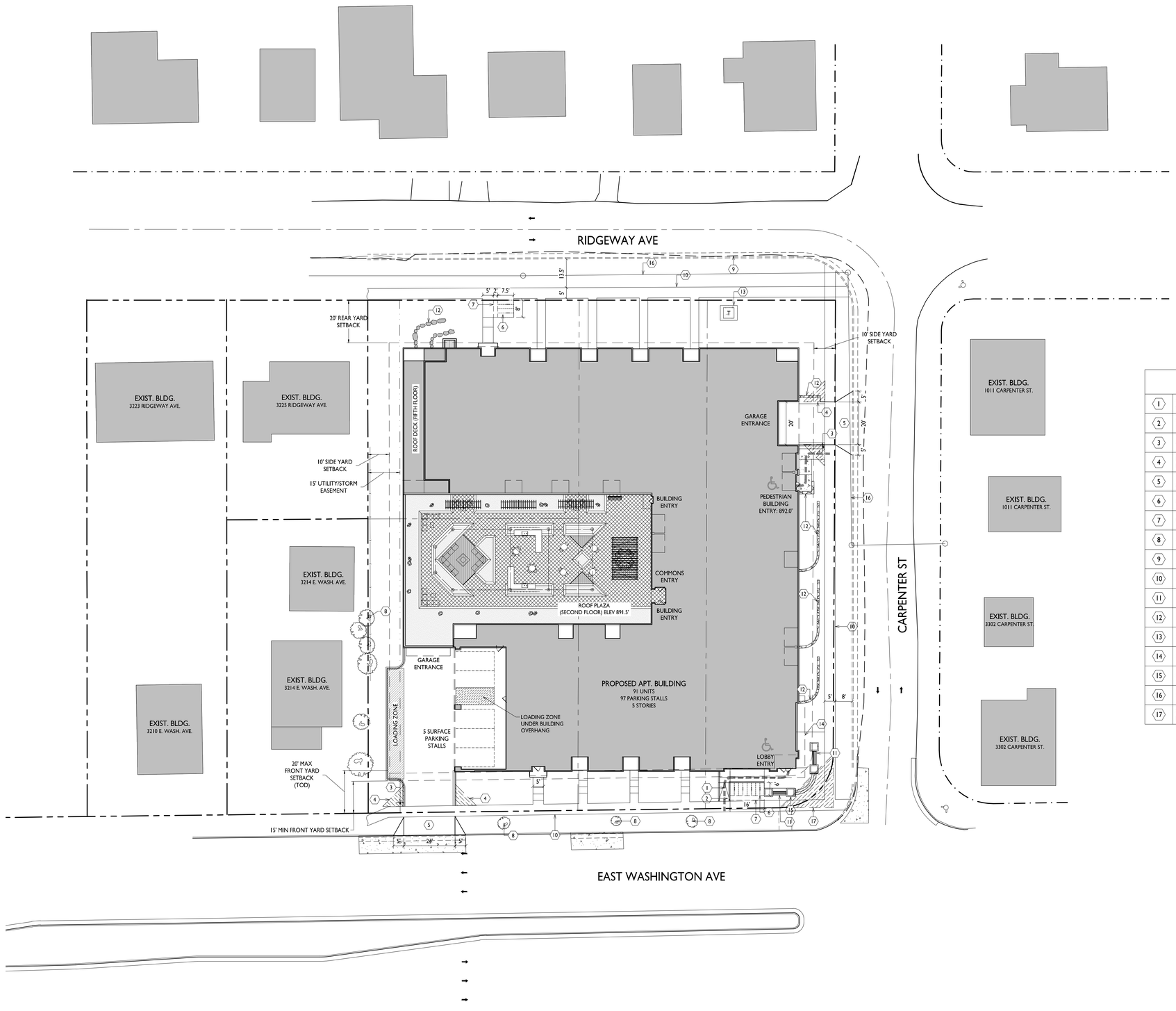
Concept Images

ISSUED FOR:
LUA / UDC SUBMITTAL - August 25, 2025

G 000
SHEET NUMBER

knothe • bruce ARCHITECTS

© Knothe & Bruce Architects, LLC



1 CA101 ARCHITECTURAL SITE PLAN
1" = 20'-0"

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

SITE DEVELOPMENT DATA:

ZONING	TR-U2
DENSITIES:	
LOT AREA	52,227 S.F. / 1.20 ACRES
DWELLING UNITS	91 UNITS
LOT AREA / D.U.	574 S.F. / D.U.
DENSITY	76 UNITS / ACRE
LOT COVERAGE	39,411 S.F. (75%)
BUILDING HEIGHT	5 STORIES / 61'-0"
COMMERCIAL AREA	347 S.F.
GROSS BUILDING AREA (INCLUDES GARAGE)	138,295 S.F.
DWELLING UNIT MIX:	
ONE BEDROOM	51
TWO BEDROOM	40
TOTAL	91 D.U.
VEHICLE PARKING STALLS:	
SURFACE	5 (INCL. 1 ADA)
UNDERGROUND GARAGE - LVL 1	67 (INCL. 2 ADA)
UNDERGROUND GARAGE - LVL 2	32 (INCL. 1 ADA)
TOTAL	104 VEHICLE STALLS
10% EV READY (10)	
BICYCLE PARKING:	
GARAGE LONG-TERM	91
SURFACE - COMMERCIAL / GUESTS	12
TOTAL	103 BICYCLE STALLS

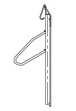
BIKE RACKS



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



TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK



TYPE C
INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

KEYED PLAN NOTES

1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM
2	ACCESSIBLE RAMP: 1:12 MAXIMUM RUNNING SLOPE. PROVIDE HANDRAILS EACH SIDE
3	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
4	10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS FROM 30" TO 10' HEIGHT WITHIN HATCHED AREA
5	CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
6	SHORT-TERM GUEST/COMMERCIAL BIKE STALLS - TYPE A
7	2' BICYCLE OVERHANG
8	EXISTING TREES TO REMAIN
9	EXISTING SIDEWALKS, CURBS, APRONS, AND DRIVEWAY ENTRANCES TO BE REMOVED
10	PROPOSED PUBLIC SIDEWALKS
11	BENCH - SEE STANDARD SPECIFICATION FOR DETAILS
12	RETAINING WALL - SEE CIVIL PLANS FOR HEIGHT
13	PROPOSED TRANSFORMER ON CONCRETE PAD
14	OUTLINE OF ROOF CANOPY ABOVE
15	CONCRETE PLANTERS - SEE LANDSCAPING PLAN FOR DETAILS
16	EXISTING OVERHEAD LINES
17	25' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS FROM 30" TO 10' HEIGHT WITHIN HATCHED AREA

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/BUSINESSPW/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 (WEBSITE: CITYOFMADISON.COM/BUSINESSPW/SPECS.CFM) 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 PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. 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.

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

ISSUED
LUA / UDC Submittal - August 25, 2025

PROJECT TITLE
East Washington Ave. Mixed-Use Redevelopment

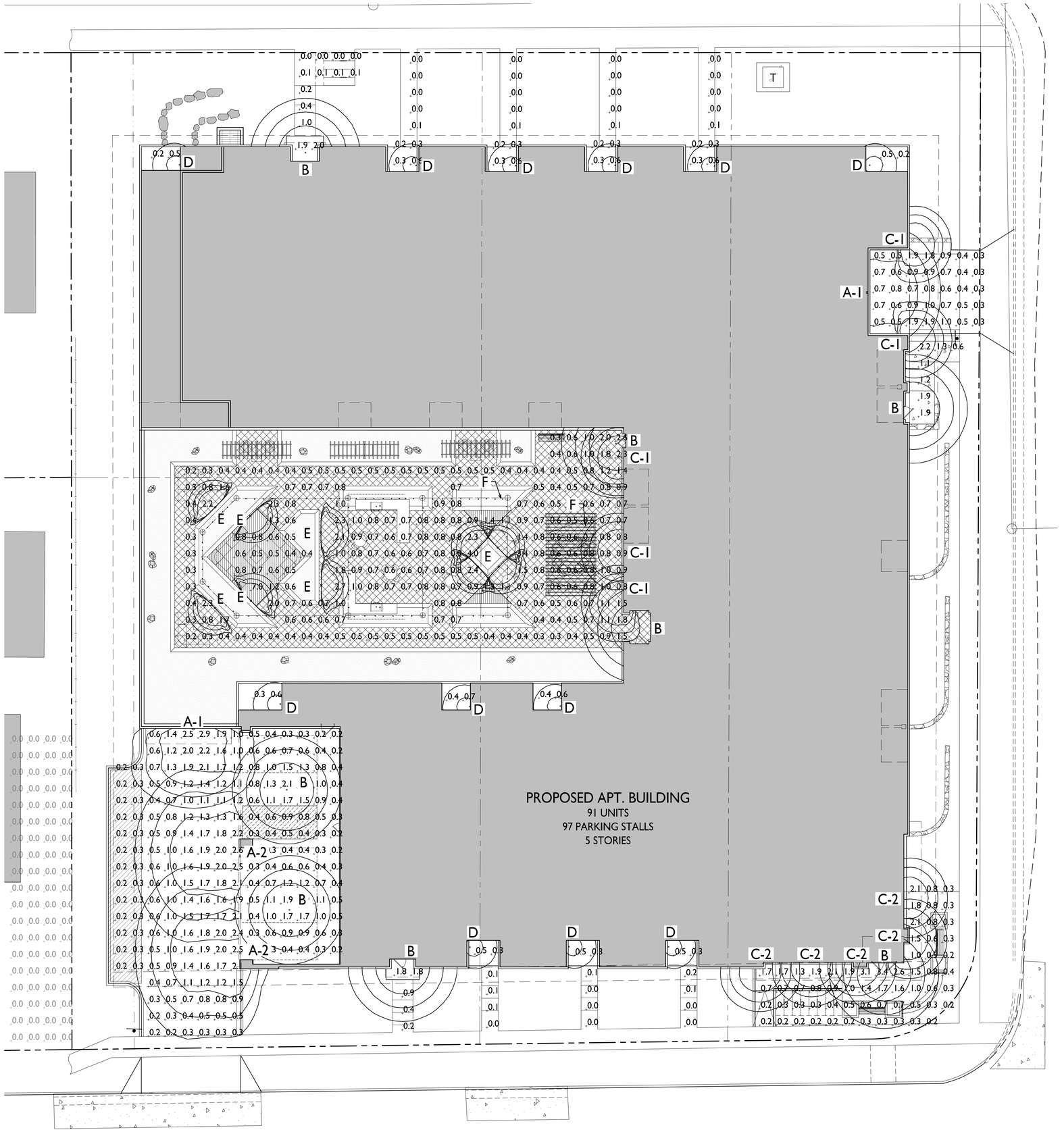
3222-3240 E. Washington Ave.
Madison, WI

SHEET TITLE
Architectural Site Plan

SHEET NUMBER
CA101

PROJECT NO. 2437

© Knothe & Bruce Architects, LLC



1 CA102 SITE LIGHTING PLAN
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30
1 INCH = 10 FT (24X36 SHEET)

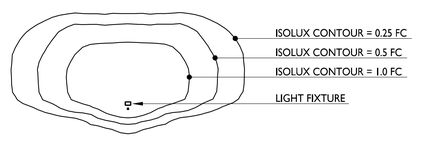
LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Carpenter St. Underground Entrance	+	0.8 fc	1.9 fc	0.3 fc	6.3 : 1	2.7 : 1
Main Building Entrance	+	0.9 fc	3.4 fc	0.2 fc	17.0 : 1	4.5 : 1
Carpenter St. Walkup Entrance	+	1.5 fc	2.2 fc	0.6 fc	3.7 : 1	2.5 : 1
Surface Parking & Loading Zone	+	0.9 fc	2.9 fc	0.2 fc	14.5 : 1	4.5 : 1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A-1	2	LITHONIA LIGHTING	WDGE1 LED P0 30K 90CRI VF MVOLT DBLXD	LED WALL MOUNT, MVOLT, BLACK FINISH	WDGE1_LED_P0_30K_90CRI_VF.ies	10'-0" ABOVE GRADE ON BUILDING
	A-2	2	LITHONIA LIGHTING	WDGE1 LED P0 30K 90CRI VF MVOLT DBLXD	LED WALL MOUNT, MVOLT, BLACK FINISH	WDGE1_LED_P0_30K_90CRI_VF.ies	13'-0" ABOVE GRADE ON BUILDING
	B	8	LITHONIA LIGHTING	WF3 LED 30K	3" LED ULTRA-THIN WAFER DOWNLIGHT, 3000K, MATTE BLACK	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
	C-1	5	WAC LIGHTING	WS-W54620-30K-AL	LED WALL SCONCE, 3000K, 458lm, BRUSHED ALUMINUM FINISH	WS-W54620.ies	7'-0" ABOVE GRADE ON BUILDING
	C-2	5	WAC LIGHTING	WS-W54620-30K-AL	LED WALL SCONCE, 3000K, 458lm, BRUSHED ALUMINUM FINISH	WS-W54620.ies	8'-0" ABOVE GRADE ON BUILDING
	D	12	WAC LIGHTING	WS-W27106-30K-BK	LED WALL SCONCE, 3000K, 307lm, 90CRI, BLACK FINISH	WS-W27106.ies	7'-0" ABOVE GRADE ON BUILDING
	E	10	KUZCO LIGHTING	EW71211-BK	LED 120V, 2700K, 90CRI, CLEAR GLASS WALL MOUNT STEP LIGHT	EW71211-BK-MESA.ies	2'-6" ABOVE PLAZA FLOOR ON PLANTERS
	F	119	CALI ACCENT LIGHTING	ML2000-27K-GSF-1W	LED STRING LIGHTS, 120V, 1W, 18" O.C., FORWARD PHASE	ML2000-27K-GSF-1W.ies	8'-0" ABOVE PLAZA ON TRELLIS

EXAMPLE LIGHT FIXTURE DISTRIBUTION



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

ISSUED
Land Use and UDC Submittal - August 25, 2025

PROJECT TITLE
East Washington Ave. Mixed-Use Redevelopment

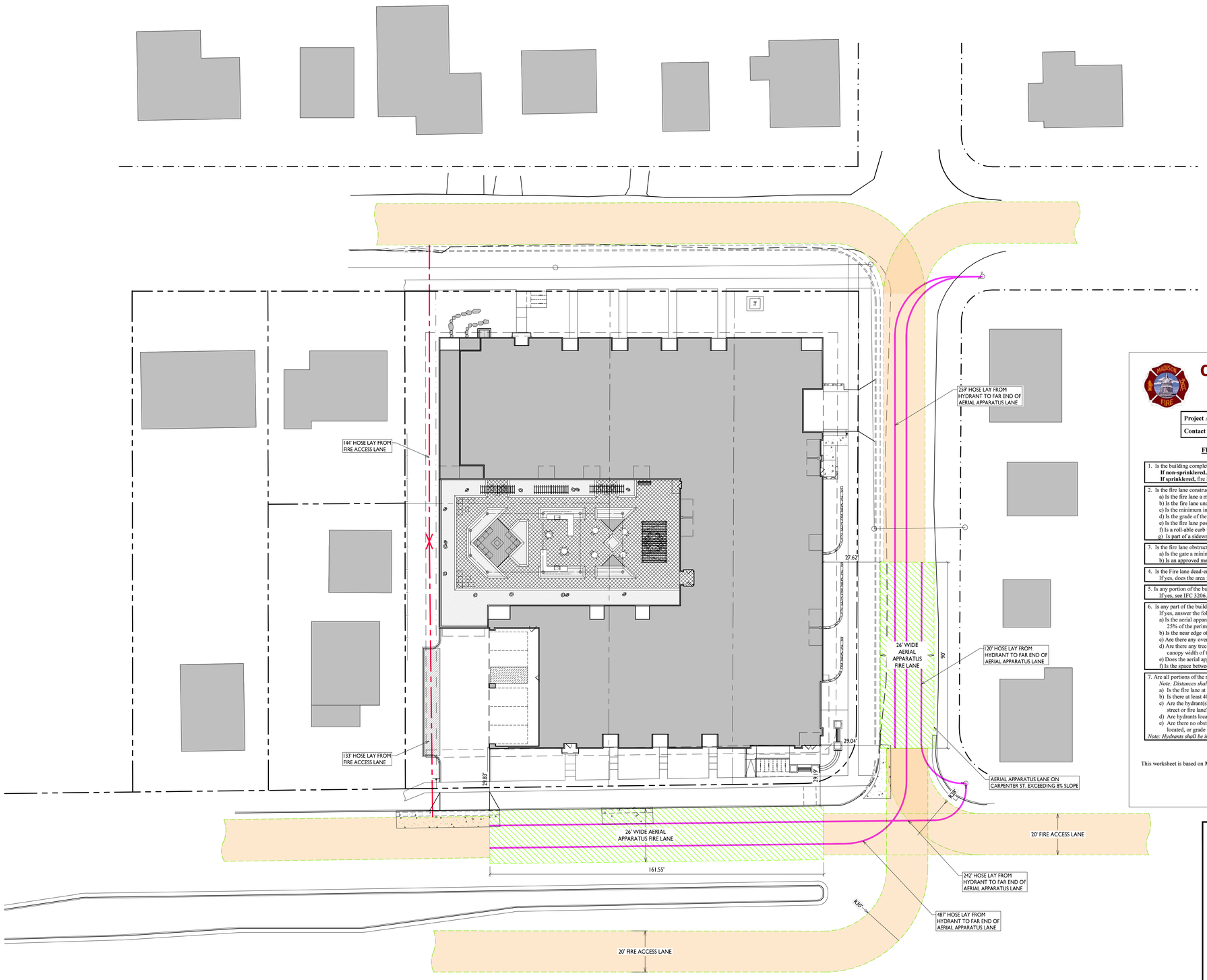
3222-3240 E. Washington Ave.
Madison, WI

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
CA102

PROJECT NO. 2437

© Knothe & Bruce Architects, LLC



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 3222-3240 E. Washington Avenue

Contact Name & Phone #: Kevin Burow 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
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?	☒ Yes	☐ No	☐ N/A

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 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 06/2022

FIRE ACCESS DATA

BUILDING PERIMETER — 952 LINEAR FEET

26' WIDE AERIAL APPARATUS FIRE LANE — 238 LR. FT. REQUIRED (25%) 251 LR. FT. PROVIDED

20' WIDE FIRE ACCESS LANE

250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE

500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE

1 CA103 FIRE DEPARTMENT ACCESS PLAN
1" = 20'-0"

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

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

ISSUED
Land Use and UDC Submittal - August 25, 2025

PROJECT TITLE
East Washington Ave. Mixed-Use Redevelopment

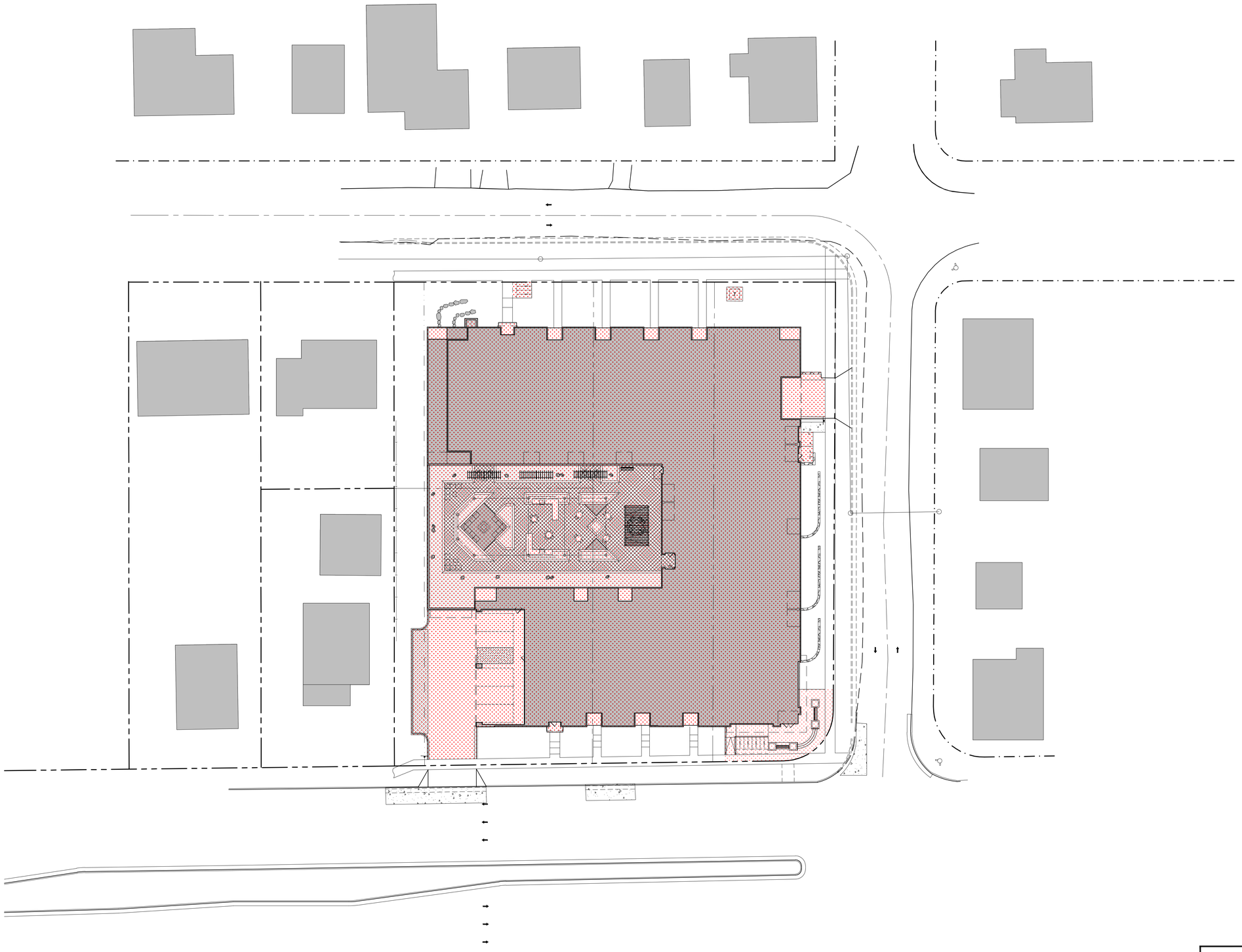
3222-3240 E. Washington Ave. Madison, WI

SHEET TITLE
Fire Department Access Plan

SHEET NUMBER
CA103

PROJECT NO. 2437

© Knothe & Bruce Architects, LLC



1 CA104 LOT COVERAGE
1" = 20'-0"

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

LOT COVERAGE

ZONING	TR-U2
MAXIMUM LOT COVERAGE	41,782 S.F. / 80%
LOT AREA	52,227 S.F.
PROPOSED LOT COVERAGE	39,411 S.F. / 75%

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

ISSUED
Land Use and UDC Submittal - August 25, 2025

PROJECT TITLE
East Washington Ave. Mixed-Use Redevelopment

3222-3240 E. Washington Ave. Madison, WI

SHEET TITLE
Lot Coverage

SHEET NUMBER
CA104

PROJECT NO. 2437

© Knothe & Bruce Architects, LLC



LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY
- EASEMENT LINE
- DEMOLITION – REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
- DEMOLITION – REMOVAL OF ASPHALT SURFACES
- DEMOLITION – REMOVAL OF CONCRETE SURFACES
- DEMOLITION – REMOVAL OF BUILDINGS/STRUCTURES
- DEMOLITION – REMOVAL OF UTILITIES
- DEMOLITION – REMOVAL OF LANDSCAPE BEDDING
- TREE REMOVAL
- PROTECT EXISTING TREE

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
   - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 7.2. VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFY DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
11. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
12. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
13. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
14. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
15. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
16. BUILDING REMOVALS SHALL BE PREFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ONSITE.
17. CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
18. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.
19. CAP AND ABANDON EXISTING WATER LATERALS AT THE PROPERTY LINE.
20. ABANDON EXISTING SANITARY SERVICE PER CITY REQUIREMENTS. CAP OFF LATERALS AT THE PROPERTY LINE. CONTRACTOR SHALL OBTAIN SERER PLUG PERMIT
21. ANY REMAINING UNUSED/UNPERMITTED PRIVATE WELLS EXISTING ON THIS PARCEL MUST BE PROPERLY ABANDONED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE NR 812 AND MADISON GENERAL ORDINANCE 13.21 PRIOR TO THE DEMOLITION OF THE PROPERTY. PLEASE CONTACT WATER UTILITY STAFF AT (608) 2664654 TO SCHEDULE AN ON-SITE PRIVATE WELL SURVEY PRIOR TO DEMOLITION, OTHERWISE FOR ADDITIONAL INFORMATION REGARDING WELL ABANDONMENT PROCEDURES AND POTENTIAL WELL ABANDONMENT REIMBURSEMENT PROGRAMS. THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE WATER METER AT LEAST TWO WORKING DAYS PRIOR TO DEMOLITION. CONTACT THE WATER UTILITY METER DEPARTMENT AT (608) 266-4765 TO SCHEDULE THE METER REMOVAL APPOINTMENT.

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
6. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
9. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
   - 9.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
   - 9.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
   - 9.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
   - 9.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
   - 9.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
   - 9.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, WATTLES, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
7. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT–OF–WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)

ALL SANITARY LATERALS TO BE ABANDONED SHALL BE PERMANENTLY PLUGGED PER SEWER PLUG PERMIT# 2024–XX–XXX

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

north

SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
EAST WASHINGTON AVE. MIXED-USE REDEVELOPMENT

PROJECT LOCATION:
3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:
Reviewed By:
Approved By:

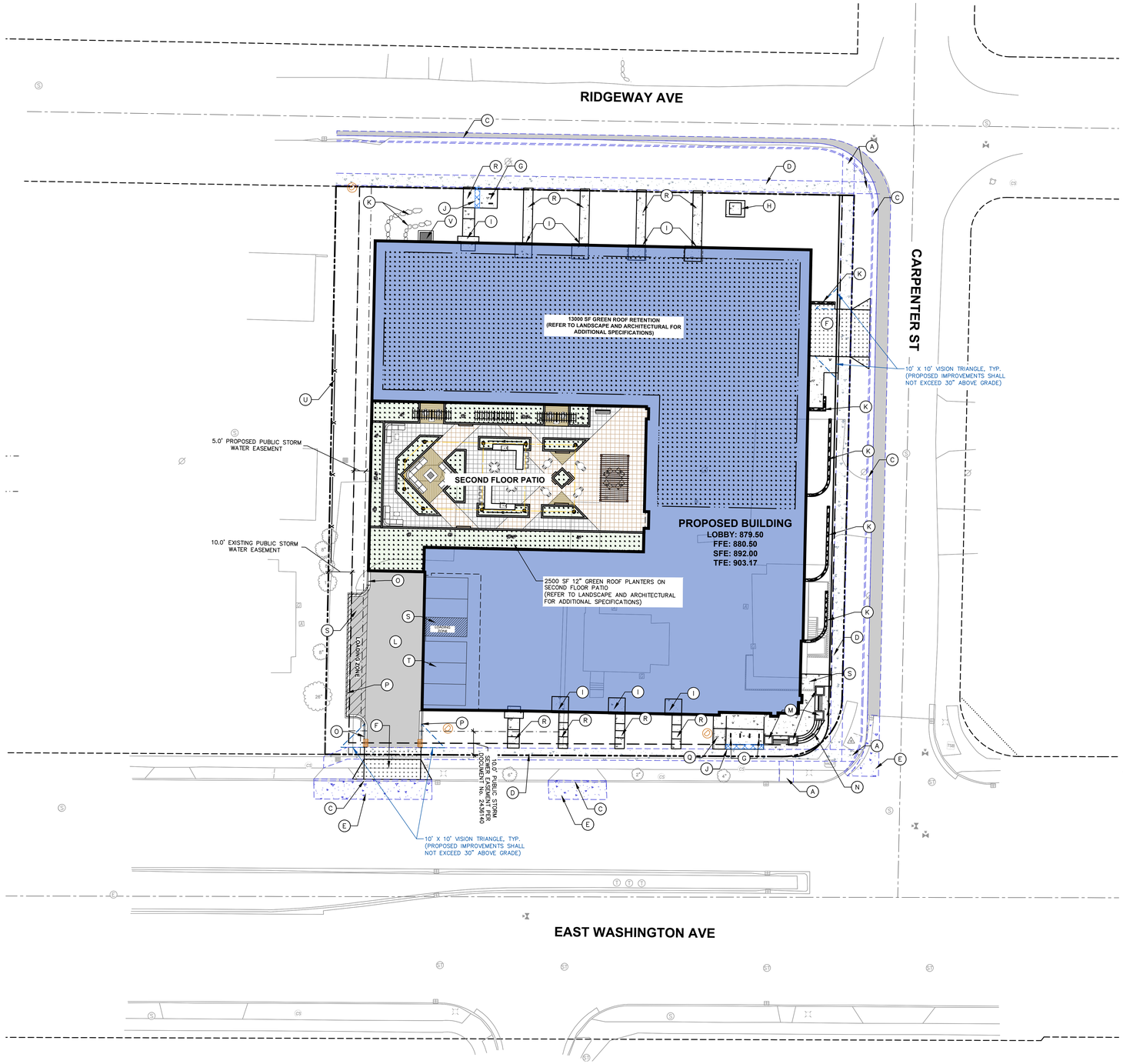
SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C200

JSD PROJECT NO: 24-14265

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: I:\JSD\INC\projects\2024\24-14265\SW\D\Civil Sheets\50X42 24142650 ConDocs.dwg Layout: C200-DEMO User: isaac.newman Plotted: Aug 22, 2025 - 4:03pm XrefS:



PAVING NOTES

1. GENERAL:
   - 1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY CGC, INC, TITLED GEOTECHNICAL EXPLORATION REPORT EAST WASHINGTON AVE & NORTH 7TH STREET, ISSUE DATE AUGUST 29, 2024. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
   - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.3. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
   - 1.4. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   - 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
   - 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
   - 2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
   - 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
   - 3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.2. WEATHER LIMITATIONS:
     - 3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
     - 3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
     - 3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
     - 3.2.4. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
     - 3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
   - 3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 3.4. BINDER COURSE AGGREGATE:
     - 3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.5. SURFACE COURSE AGGREGATE
     - 3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.6. ASPHALTIC MATERIALS
     - 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
4. CONCRETE PAVING SPECIFICATIONS:
   - 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
   - 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
   - 4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
   - 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
   - 4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
   - 4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
   - 4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
5. PAVEMENT MARKING SPECIFICATIONS:
   - 5.1. ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
   - 5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

SEEDING AND RESTORATION NOTES

1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
5. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
6. SEED PREPARATION SPECIFICATIONS:
   - 6.1. SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
   - 6.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
   - 6.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURES RECOMMENDATIONS.
   - 6.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
7. SEED MULCHING/EROSION MATTING SPECIFICATIONS:
   - 7.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 7.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

CITY FORESTRY NOTES

1. 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.
2. 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
3. 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.
4. 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.
5. 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.
6. 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.
7. 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 (WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) - ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. A LANDSCAPE PLAN AND STREET TREE PLANTING PLAN SHALL BE SUBMITTED IN PDF FORMAT TO CITY FORESTRY FOR APPROVAL OF PLANTING LOCATIONS WITHIN THE RIGHT OF WAY AND TREE SPECIES. ALL AVAILABLE STREET TREE PLANTING LOCATIONS SHALL BE PLANTED WITHIN THE PROJECT BOUNDARIES.
8. 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.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- BOLLARD
- BIKE RACK

SITE INFORMATION BLOCK

SITE ADDRESS	3222 E WASHINGTON AVE
PROPERTY ACREAGE	1.20 ACRES
GROSS BUILDING SQUARE FOOTAGE	36668 SF
LOT COVERAGE SURFACE AREA	30,053 SF
LOT COVERAGE SURFACE AREA RATIO	0.58
NUMBER OF PARKING STALLS	
VEHICLE	
UNDERGROUND	105
SURFACE (COVERED)	6
TOTAL	111
BICYCLE	
LONG TERM	95
SHORT TERM	12
TOTAL	107
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	10,068 SF
EXISTING PERVIOUS SURFACE AREA	42,159 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.19
PROPOSED IMPERVIOUS SURFACE AREA	38,845 SF
PROPOSED PERVIOUS LAWN/LANDSCAPE AREA	
PROPOSED INTENSIVE GREEN ROOF AREA	
PROPOSED 12" GREEN ROOF AREA	
PROPOSED PERVIOUS SURFACE AREA	13,382 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.74

NOTE:
GREEN ROOF AREA WAS COUNTED AS PERVIOUS AREA FOR THE LOT COVERAGE SURFACE

KEY NOTES

A. ADA ACCESSIBLE RAMP

B. REMOVE AND REPLACE STREET PAVING PER CITY SPECIFICATIONS. REFER TO CITY ISSUED PLANS

C. NEW 30" CURB & GUTTER PER CITY SPECIFICATIONS. REFER TO CITY ISSUED PLANS

D. PUBLIC SIDEWALK , 5' WIDE PER CITY SPECIFICATIONS REFER TO CITY ISSUED PLANS

E. REPLACE EX. CONCRETE PAVEMENT PER CITY SPECIFICATIONS. REFER TO CITY ISSUED PLANS

F. REINFORCED CONCRETE PAVEMENT

G. BIKE RACK

H. TRANSFORMER PAD AND TERMINATION CABINET (CONTRACTOR TO COORDINATE WITH MG&E ON FINAL PLACEMENT. ANY PLACEMENT MODIFICATIONS FROM THE CONTRACT DOCUMENTS TO BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER.)

I. CONCRETE STOOP, STAIRCASE, AND RAILING (REFER TO ARCHITECTURAL)

J. 2'-0" BICYCLE OVERHANG

K. MODULAR BLOCK RETAINING WALL (SEE DETAILS)

L. ASPHALT PAVEMENT

M. ELEVATED PLANTER (SEE LANDSCAPE PLAN)

N. CONCRETE STEPS AND RAILING

O. 18" STANDARD CURB AND GUTTER

P. 18" REJECT CURB AND GUTTER

Q. ADA ACCESSIBLE RAMP WITH RAILING

R. CONCRETE SIDEWALK

S. PAVEMENT MARKING – LOADING ZONE – 4" – WHITE DIAGONAL HATCH

T. PAVEMENT MARKING: – 4" WIDE, WHITE

U. 6'-TALL PRIVACY FENCE

V. AREA WELL (SEE ARCH PLAN)

north

SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
EAST WASHINGTON AVE. MIXED-USE REDEVELOPMENT

PROJECT LOCATION:
3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:
Reviewed By:
Approved By:

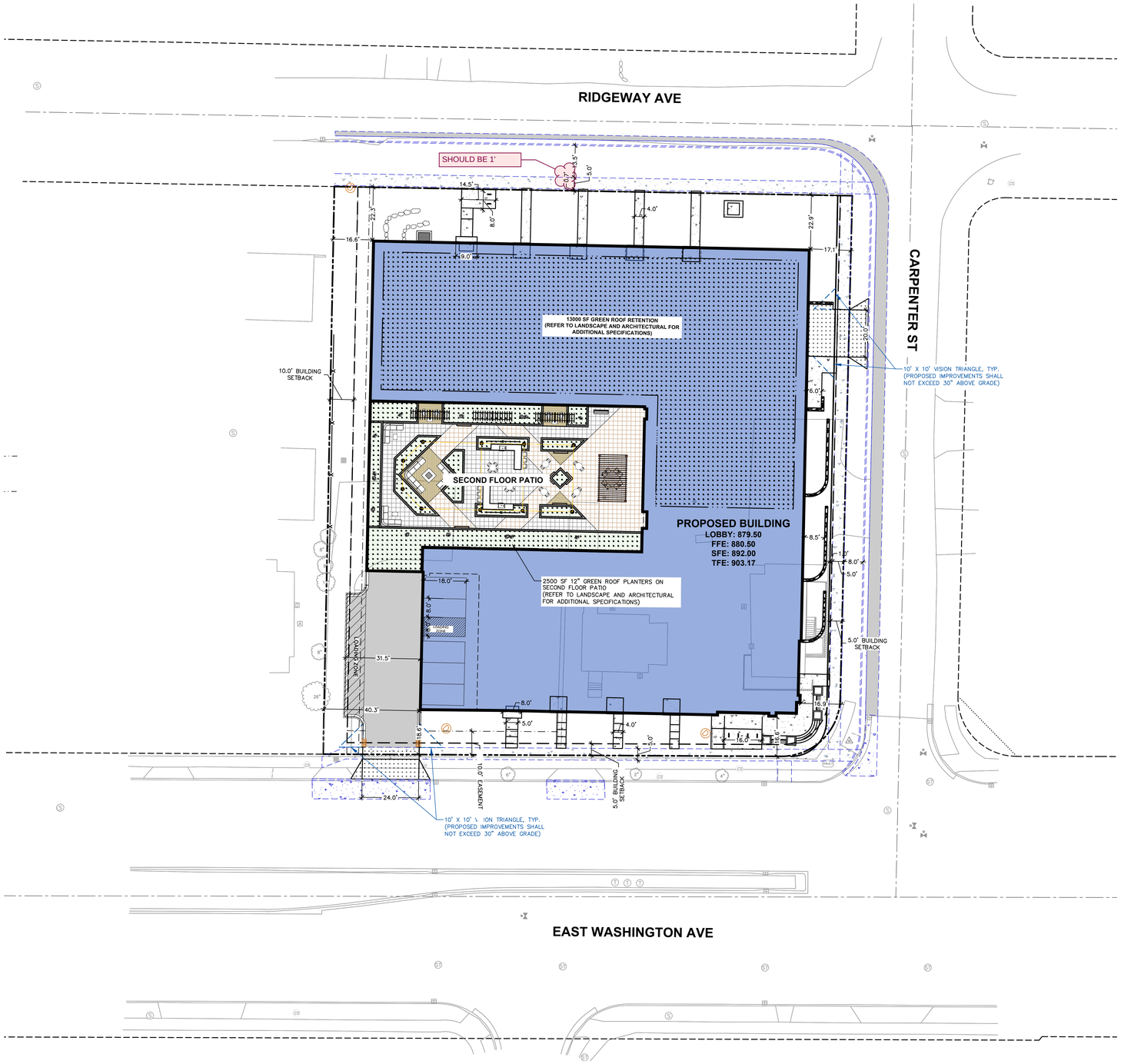
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C300

JSD PROJECT NO: 24-14265

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \JSDINC\projects\2024\24-14265\DWG\Cnst Sheets\30X42 24-14265 ConDocs.dwg Layout: C300-SITE User: isaac.newman Plotted: Aug 22, 2025 - 4:07pm Xref's:



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- BOLLARD
- BIKE RACK

north

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
EAST WASHINGTON AVE. MIXED-USE REDEVELOPMENT

PROJECT LOCATION:
3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:
Reviewed By:
Approved By:

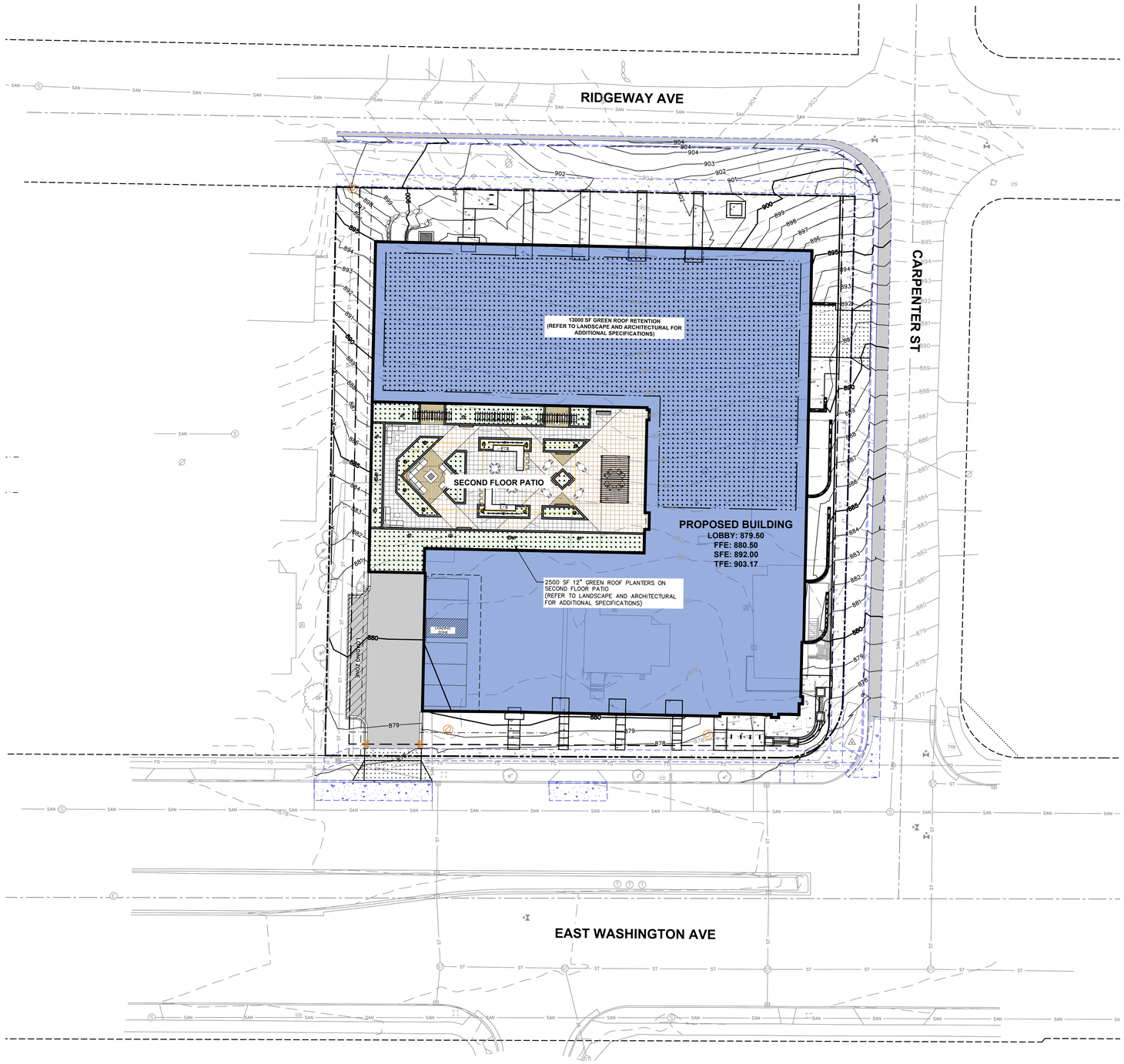
SHEET TITLE:
DIMENSIONAL SITE PLAN

SHEET NUMBER:
C301

JSD PROJECT NO: 24-14265

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\24\24-14265\DWG\Civil Sheets\30X42 24X36 ConDocs.dwg Layout: C301-SITE DIMENSIONAL User: isaac.newman Plotted: Aug 22, 2025 - 4:08pm Xref's:



GRADING AND EARTHWORK NOTES

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY CGC, INC, TITLED GEOTECHNICAL EXPLORATION REPORT EAST WASHINGTON AVE & NORTH 7TH STREET, ISSUE DATE AUGUST 29, 2024. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
7. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
10. SOIL MATERIAL SPECIFICATIONS:
    - 10.1. FILL AND BACKFILL MATERIALS
      - 10.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
    - 10.2. IMPORTED FILL MATERIAL
      - 10.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6" .
    - 10.3. GRANULAR FILL
      - 10.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12' THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENTOFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    - 12.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 12.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 12.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
16. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - 16.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 16.2. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM *WHEN ACTIVITY CEASED (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAY)*. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - 16.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
      - 16.3.1. PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
      - 16.3.2. TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS.ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL
      - 16.3.3. HYDRO-MULCHING WITH A TACKIFIER
      - 16.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
      - 16.3.5. EROSION MATTING
      - 16.3.6. SODDING
      - 16.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
17. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
18. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 — PROPOSED 1 FOOT CONTOUR
- 960 — PROPOSED 5 FOOT CONTOUR
- 959 — EXISTING 1 FOOT CONTOUR
- 960 — EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- FG: XXX.XX — SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - BOC – BACK OF CURB
  - MATCH – MATCH EXISTING GRADE
  - HP – HIGH POINT
  - SW – SIDEWALK

north

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
EAST WASHINGTON AVE. MIXED-USE REDEVELOPMENT

PROJECT LOCATION:
3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:
Reviewed By:
Approved By:

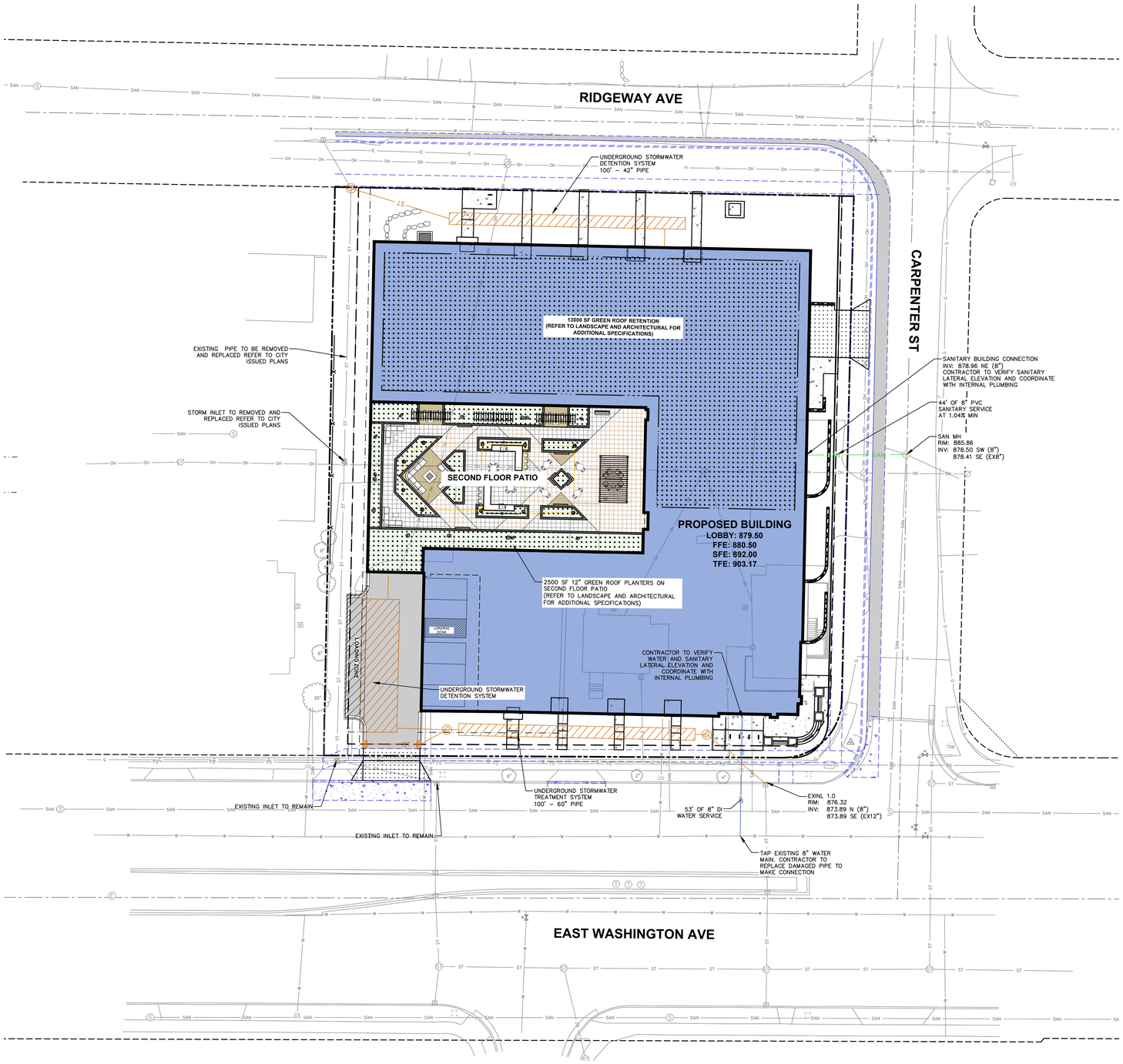
SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C400

JSD PROJECT NO: 24-14265

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\2024\24-14265\DWG\Cover Sheets\30X42 24-14265 ConDocs.dwg Layout: C400-GRADING User: isaac.newman Plotted: Aug 22, 2025 - 4:09pm Xref's:



UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - 2.3. VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - 2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - 2.6. COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.

4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.

5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.

7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.

8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.

9. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.

10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.

11. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

12. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

14. IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.

15. STORM SEWER SPECIFICATIONS:
   - 15.1. PIPE:
     - 15.1.1. REINFORCED CONCRETE PIPE (RCP) - SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443.
     - 15.1.2. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M294 TYPE "S".
     - 15.1.3. POLYVINYL CHLORIDE (PVC) - SHALL MEET REQUIREMENTS OF ASTM D3034, SDR 35 FOR PIPE SIZES 8"-15" WITH INTEGRAL BELL TYPE FLEXIBLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND SDR 26 FOR DEPTHS 16'-25' DEPENDENT ON LOCAL JURISDICTION.
   - 15.2. INLETS AND CATCH BASINS:
     - 15.2.1. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.6.3 AND DETAIL DRAWINGS FILE. NO. 28 OR 29 OF THE STANDARD SPECIFICATIONS, OR APPROVED EQUAL WITH A 2'X3' MAXIMUM OPENING.
     - 15.2.2. POLYVINYL CHLORIDE (PVC) INLETS BY NYLOPLAST ONLY WHEN SPECIFIED ON PLANS, CONFORMING TO ASTM D1781, ASTM D3212, ASTM F477, AND MANUFACTURER'S REQUIREMENTS. REFER TO PLANS FOR LID OR GRATE SPECIFICATION.
     - 15.2.3. FRAME AND GRATE/LIDS:
       - 15.2.3.1. CURB FRAME AND GRATES SHALL BE NEENAH R-3067 WITH TYPE "R" GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
       - 15.2.3.2. SOLID LID FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
       - 15.2.3.3. GRATE FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY WITH A R-2578 GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
     - 15.2.4. MANHOLES:
       - 15.2.4.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO. 11 AND/OR 12 OF THE STANDARD SPECIFICATIONS.
       - 15.2.3.2. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LIDS OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
   - 15.3. BACKFILL AND BEDDING:
     - 15.3.1. STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
     - 15.3.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
   - 15.4. FIELD TILE CONNECTIONS:
     - 15.4.1. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

16. WATER MAIN & WATER LATERAL SPECIFICATIONS:
   - 16.1. PIPE:
     - 16.1.1. DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS.
     - 16.1.2. POLYVINYL CHLORIDE PRESSURE PIPE (PVC) SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900 DR14 (CLASS 305) FOR SIZES UP TO 4" AND AWWA C900 DR18 (CLASS 235) UP TO 30" WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
     - 16.1.3. COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION B88 FOR WATER SERVICES LESS THAN 2" IN DIAMETER
     - 16.1.4. HIGH DENSITY POLYETHYLENE (HDPE) SHALL CONFORM TO THE REQUIREMENTS OF AWWA C901, SDR 9 MINIMUM FOR SIZES UP TO 3" AND TO AWWA C906, SDR 17 MINIMUM FOR SIZES GREATER THAN 3".
   - 17.2. VALVES AND VALVE BOXES:
     - 17.2.1. GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C500 AND CHAPTER 8.27.0 OF THE STANDARD SPECIFICATIONS.
     - 17.2.2. CURB STOPS AND CORPORATION VALVES SHALL BE AWWA C800 AND ASTM B62, AND CONFORM TO ANY LOCAL JURISDICTIONAL REQUIREMENTS
   - 17.3. WATER SERVICES CONNECTIONS
     - 17.3.1. SERVICES 2" IN DIAMETER OR LESS SHALL USE A TAP SERVICE WITH A CORPORATION STOP AND CURB STOP VALVE WITH SERVICE BOX PER JURISDICTIONAL REQUIREMENTS.
     - 17.3.2. SERVICES GREATER THAN 2" IN DIAMETER SHALL USE A TAPPING SLEEVE OR CUT-IN TEE CONNECTION WITH VALVE OF EQUIVALENT PIPE DIAMETER AND VALVE BOX PER JURISDICTIONAL REQUIREMENTS.
   - 17.4. HYDRANTS:
     - 17.4.1. HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTIONAL AUTHORITIES. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18 " AND NO GREATER THAN 23"(SEE DETAIL).
   - 17.5. JOINT RESTRAINT:
     - 17.5.1. WHERE SPECIFIED, DUCTILE IRON PIPE SHALL INCLUDE MECHANICAL JOINTS CONFORMING TO CHAPTER 4.4.2(b) OF THE STANDARD SPECIFICATIONS. POLYETHYLENE WRAP SHALL BE USED AROUND ALL MECHANICAL CONNECTIONS.
   - 17.6. BEDDING AND COVER MATERIAL:
     - 17.6.1. PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE STANDARD SPECIFICATIONS.
     - 17.6.2. BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS, OR DSPS REQUIREMENTS AT A MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS.
   - 17.7. BACKFILL:
     - 17.7.1. BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
     - 17.7.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
   - 18. SEPARATION DISTANCES
     - WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE THE FOLLOWING:
       - •• WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING
       - •• WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.

19. SANITARY SEWER SPECIFICATIONS:
   - 19.1. PIPE:
     - 19.1.1. POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND SDR 26 FOR DEPTHS 16'-25' DEPENDENT ON LOCAL JURISDICTION.
     - 19.1.2. CONNECTION TO DISSIMILAR PIPE MATERIALS SHALL CONFORM TO CHAPTER 3.4.2 OF THE STANDARD SPECIFICATIONS. FERNCO COUPLER MAY BE USED WITH APPROVAL OF ENGINEER.
   - 19.2. MANHOLES:
     - 19.2.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO'S. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS AND ALL SPECIAL PROVISIONS OF THE JURISDICTIONAL AUTHORITIES.
     - 19.2.2. MANHOLES SHALL HAVE INTERNAL CHIMNEY SEALS INSTALLED IN ALL SANITARY MANHOLES IN ACCORDANCE WITH CHAPTER 3.5.4(F) AND DETAIL DRAWING FILE NO. 12A OF THE STANDARD SPECIFICATIONS.
     - 19.2.3. MANHOLES SHALL HAVE ALL EXTERNAL JOINTS WRAPPED WITH MAC WARP OR EQUAL RUBBERIZED JOINT WRAP PER ASTM C923.
     - 19.2.4. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550 HEAVY DUTY WITH NON-ROCKING SOLID LIDS OR EQUAL, UNLESS SPECIFIED IN THE PLANS.
   - 19.3. BEDDING AND COVER MATERIAL:
     - 19.3.1. MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A).
     - 19.3.2. MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO ENSURE ADEQUATE COMPACTION OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
   - 19.4. BACKFILL:
     - 19.4.1. MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
     - 19.4.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.

LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- FENCE
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- GREEN ROOF
- UNDERGROUND STORMWATER FACILITY

north

SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
EAST WASHINGTON AVE. MIXED-USE REDEVELOPMENT

PROJECT LOCATION:
3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:
Reviewed By:
Approved By:

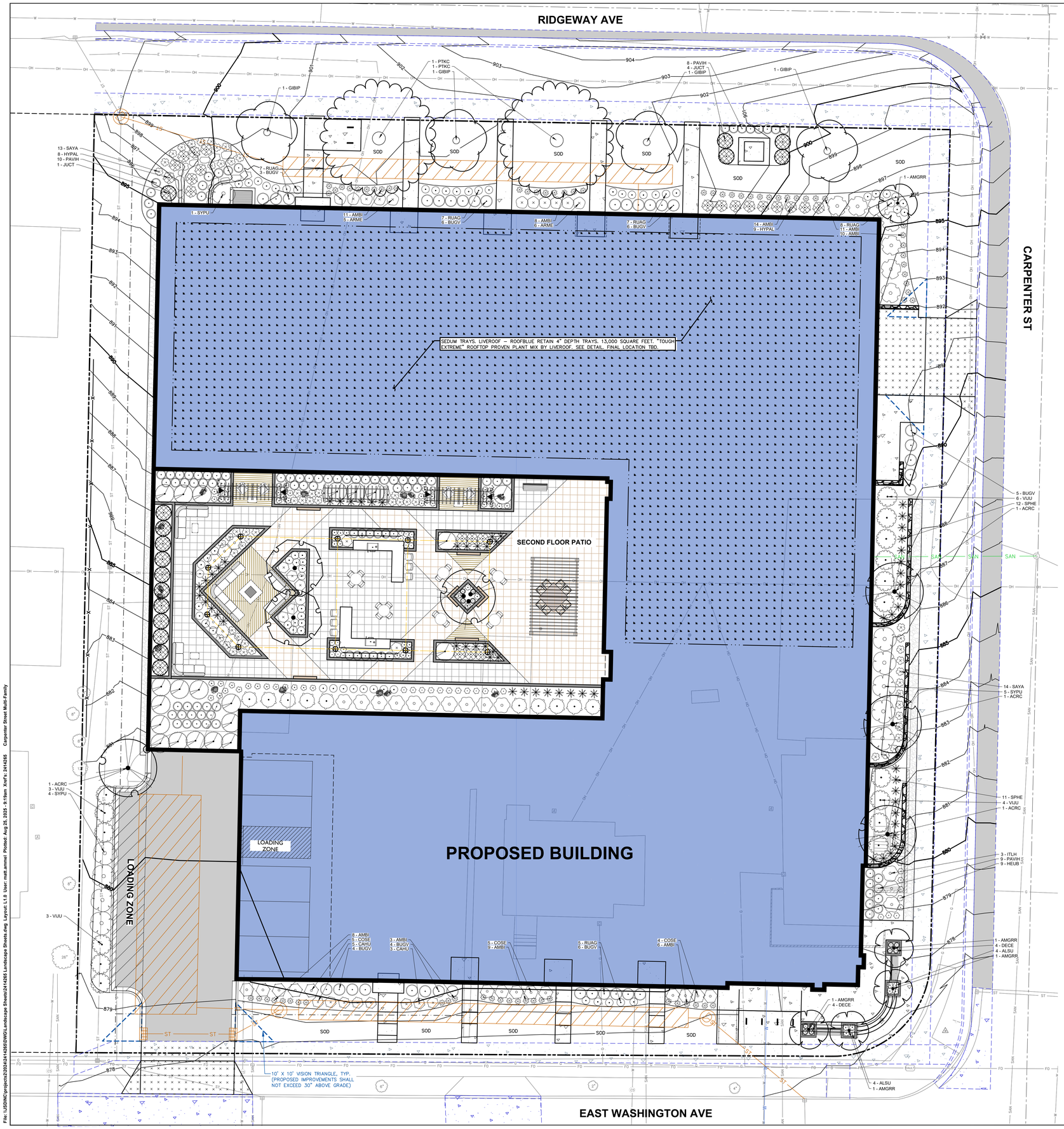
SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C500

JSD PROJECT NO: 24-14265

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\2024\24-14265\DWG\Civil Sheets\30X42 24-14265 ConDocs.dwg Layout: C500-UTILITY User: isaac.newman Plotted: Aug 22, 2025 - 4:19pm Xref's:



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT	SIZE	QTY
ORNAMENTAL TREES					
	AMGL	*Amelanchier x grandiflora 'Autumn Brilliance'* *Autumn Brilliance Serviceberry*	B & B	1.5" Cal	2
	AMGRR	*Amelanchier x grandiflora 'Robin Hill'* *Robin Hill Apple Serviceberry*	B & B	1.5" Cal	5
	CECA	*Cercis canadensis 'Columbus'* *Columbus Strain Eastern Redbud*	B & B	1.5" Cal	1
OVERSTORY DECIDUOUS TREES					
	ACRC	*Acer rubrum 'Columnare'* *Columnar Red Maple*	B & B	1.5" Cal	4
	GIBIP	*Ginkgo biloba 'Princeton Sentry'* *Princeton Sentry Maidenhair Tree*	B & B	2.5" Cal	4
	PTKC	*Gymnocladus dioica 'J.C. McDaniel' TM* *Prairie Titan Kentucky Coffeetree*	B & B	2.5" Cal	2
UPRIGHT EVERGREEN SHRUB					
	JUCT	*Juniperus chinensis 'Trautman'* *Trautman Juniper*	B & B	Min. 6' Ht.	16
DECIDUOUS SHRUBS					
	ARME	*Aronia melanocarpa 'Morton' TM* *Iroquis Beauty Black Chokeberry*	#3	12" Ht. (min)	11
	CAHU	*Clethra alnifolia 'Hummingbird'* *Hummingbird Summersweet*	#3	Min. 24"	16
	COSE	*Cornus sericea 'Farrow'* *Arctic Fire® Red Twig Dogwood*	#3	24" Ht. (min)	20
	HAAB	*Hydrangea arborescens 'Annabelle'* *Annabelle Smooth Hydrangea*	#3	24" Min Ht.	10
	HYPAL	*Hydrangea paniculata 'Little Quick Fire'* *Little Quick Fire Hydrangea*	#3	24" Ht. (min)	23
	ITLH	*Itea virginica 'Little Henry'* *Little Henry Dwarf Sweetspire*	#3	Min. 24"	13
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* *Amber Jubilee Ninebark*	#5	24" Ht. (min)	7
	SYPU	*Syringa pubescens patula 'Miss Kim'* *Miss Kim Korean Lilac*	#5	24" Ht. (min)	10
	VUJU	*Viburnum x juddii* *Judd Viburnum*	#5	Min. 36" tall	16
EVERGREEN SHRUBS					
	BUGV	*Buxus x 'Green Velvet'* *Green Velvet Boxwood*	#5	24" Ht. (min)	34
	JUCHK	*Juniperus chinensis 'Kallays Compacta'* *Kally Pfitzer Compact Juniper*	#5	24" Dia. (min)	21
PERENNIALS & GRASSES					
	ALSU	*Allium x 'Summer Beauty'* *Summer Beauty Allium*	#1	Min. 8"–18"	67
	AMBI	*Amsonia x 'Blue Ice'* *Blue Ice Bluestar*	#1	Min. 8"–18"	69
	CLPA	*Clematis paniculata* *Sweet Autumn Clematis*	#1	Min. 12"–24"	2
	DECE	*Deschampsia cespitosa 'Goldtau'* *Gold Dew Tufted Hair Grass*	#1	Min 8"–18"	12
	HEUB	*Heuchera x 'Blackout'* *Blackout Coral Bells*	#1	Min 8"–18"	35
	PAVIH	*Panicum virgatum 'Heavy Metal'* *Heavy Metal Switch Grass*	#1	Min. 12"–24"	95
	RUAG	*Rudbeckia x 'American Gold Rush'* *American Gold Rush Coneflower*	#1	Min. 8"–18"	64
	SAYA	*Salvia yangii 'Little Spire'* *Little Spire Russian Sage*	#1	Min 8"–18"	55
	SPHE	*Sporobolus heterolepis* *Prairie Dropseed*	#1	Min. 8"–18"	61
	WIFR	*Wisteria frutescens* *American Wisteria*	#1	Min. 12"–24"	4

CONTRACTOR NOTES

1. ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE DEPICTED.
2. ALL DISTURBED AREAS SHALL RECEIVE SEED, FERTILIZER, AND MULCH UNLESS OTHERWISE DEPICTED/NOTED.

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. ####, PROJECT NO. #####). IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- SANITARY SEWER
- W WATERMAIN
- STORM SEWER
- SAN EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- FENCE
- BIKE RACK
- LANDSCAPE EDGING
- DECORATIVE STONE MULCH

north

SCALE IN FEET
10' 0 10'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
EAST WASHINGTON AVE. MIXED-USE REDEVELOPMENT

PROJECT LOCATION:
3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:	AMW
Reviewed By:	MRA
Approved By:	KJY

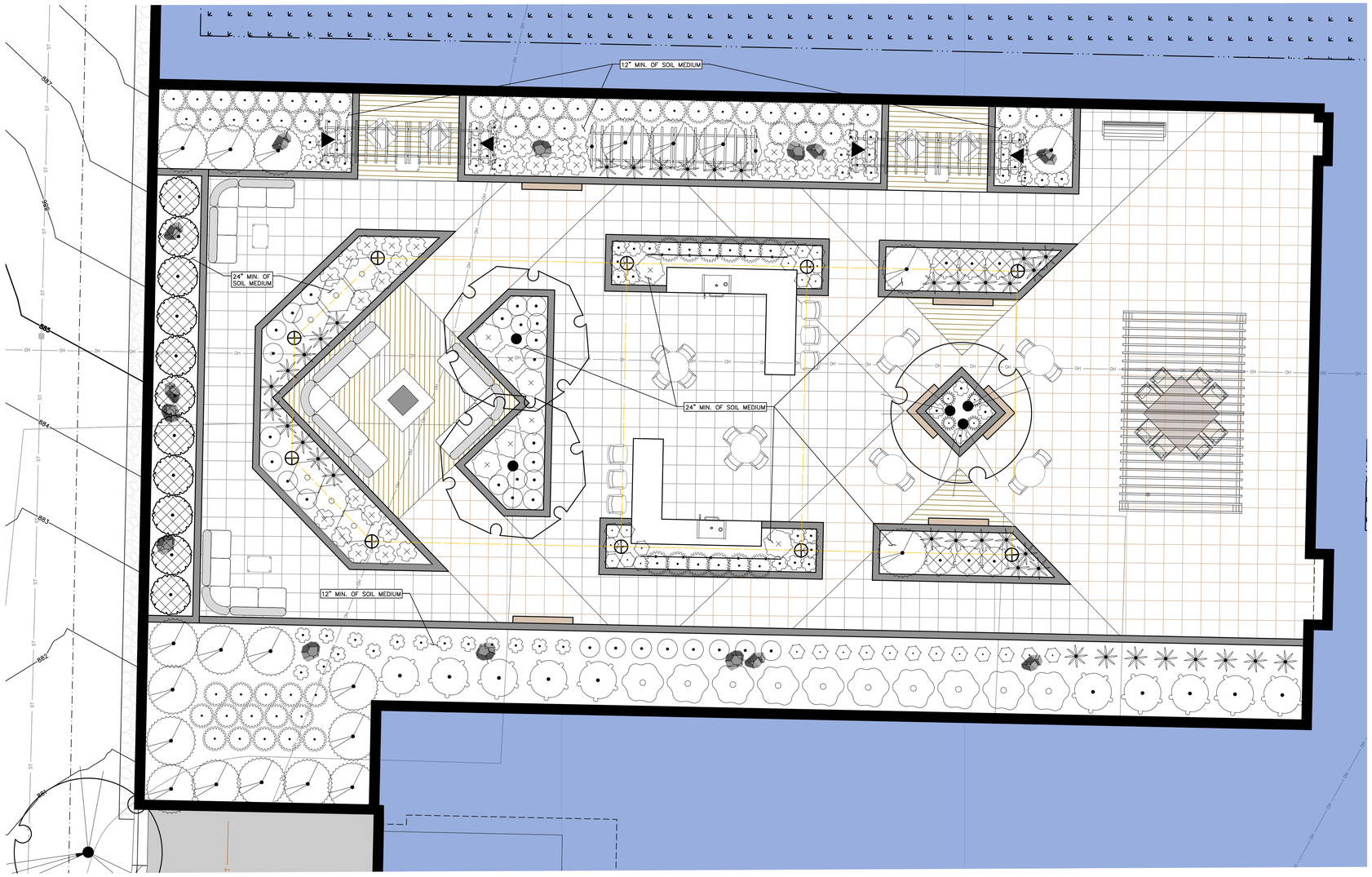
SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO: 24-14265

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

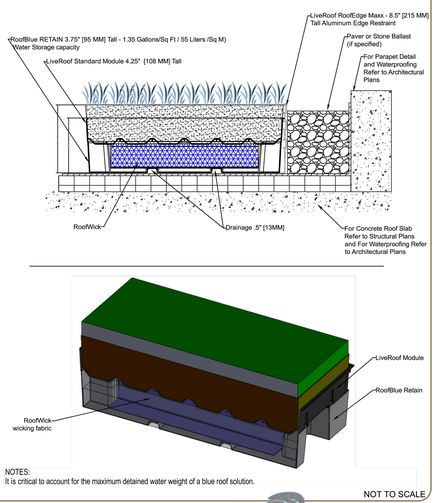
File: \JSD\MC\projects\2026\24-14265\05\Landscape Sheets\24-14265 Landscape Sheets.dwg Layout: L1.0 User: matt.amiot Plotted: Aug 25, 2025 - 9:19am Xref's: 24-14265 Carpenter Street Multi-Family



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT	SIZE	QTY
ORNAMENTAL TREES					
	AMGL	*Amelanchier x grandiflora 'Autumn Brilliance'* *Autumn Brilliance Serviceberry*	B & B	1.5" Cal	2
	AMGRR	*Amelanchier x grandiflora 'Robin Hill'* *Robin Hill Apple Serviceberry*	B & B	1.5" Cal	5
	CECA	*Cercis canadensis 'Columbus'* *Columbus Strain Eastern Redbud*	B & B	1.5" Cal	1
OVERSTORY DECIDUOUS TREES					
	ACRC	*Acer rubrum 'Columnare'* *Columnar Red Maple*	B & B	1.5" Cal	4
	GIBIP	*Ginkgo biloba 'Princeton Sentry'* *Princeton Sentry Maidenhair Tree*	B & B	2.5" Cal	4
	PTKC	*Gymnocladus dioica 'J.C. McDaniel' TM* *Prairie Titan Kentucky Coffeetree*	B & B	2.5" Cal	2
UPRIGHT EVERGREEN SHRUB					
	JUCT	*Juniperus chinensis 'Trautman'* *Trautman Juniper*	B & B	Min. 6' Ht.	16
DECIDUOUS SHRUBS					
	ARME	*Aronia melanocarpa 'Morton' TM* *Iroquis Beauty Black Chokeberry*	#3	12" Ht. (min)	11
	CAHU	*Clethra alnifolia 'Hummingbird'* *Hummingbird Summersweet*	#3	Min. 24"	16
	COSE	*Cornus sericea 'Farrow'* *Arctic Fire® Red Twig Dogwood*	#3	24" Ht. (min)	2Ø
	HAAB	*Hydrangea arborescens 'Annabelle'* *Annabelle Smooth Hydrangea*	#3	24" Min Ht.	1Ø
	HYPAL	*Hydrangea paniculata 'Little Quick Fire'* *Little Quick Fire Hydrangea*	#3	24" Ht. (min)	23
	ITLH	*Itea virginica 'Little Henry'* *Little Henry Dwarf Sweetspire*	#3	Min. 24"	13
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* *Amber Jubilee Ninebark*	#5	24" Ht. (min)	7
	SYPU	*Syringa pubescens patula 'Miss Kim'* *Miss Kim Korean Lilac*	#5	24" Ht. (min)	1Ø
	VIJU	*Viburnum x juddii* *Judd Viburnum*	#5	Min. 36" tall	16
EVERGREEN SHRUBS					
	BUGV	*Buxus x 'Green Velvet'* *Green Velvet Boxwood*	#5	24" Ht. (min)	34
	JUCHK	*Juniperus chinensis 'Kallays Compacta'* *Kally Pfitzer Compact Juniper*	#5	24" Dia. (min)	21
PERENNIALS & GRASSES					
	ALSU	*Allium x 'Summer Beauty'* *Summer Beauty Allium*	#1	Min. 8"–18"	67
	AMBI	*Amsonia x 'Blue Ice'* *Blue Ice Bluestar*	#1	Min. 8"–18"	69
	CLPA	*Clematis paniculata* *Sweet Autumn Clematis*	#1	Min. 12"–24"	2
	DECE	*Deschampsia cespitosa 'Goldtau'* *Gold Dew Tufted Hair Grass*	#1	Min 8"–18"	12
	HEUB	*Heuchera x 'Blackout'* *Blackout Coral Bells*	#1	Min 8"–18"	35
	PAVIH	*Panicum virgatum 'Heavy Metal'* *Heavy Metal Switch Grass*	#1	Min. 12"–24"	95
	RUAG	*Rudbeckia x 'American Gold Rush'* *American Gold Rush Coneflower*	#1	Min. 8"–18"	64
	SAYA	*Salvia yangii 'Little Spire'* *Little Spire Russian Sage*	#1	Min 8"–18"	55
	SPHE	*Sporobolus heterolepis* *Prairie Dropseed*	#1	Min. 8"–18"	61
	WIFR	*Wisteria frutescens* *American Wisteria*	#1	Min. 12"–24"	4

RoofBlue® RETAIN Stormwater Retention System with LiveRoof Standard Modules



NOTES:
It is critical to account for the maximum detained water weight of a blue roof solution.

NOT TO SCALE

STD-BLUE-RETAIN
v2022-11-9

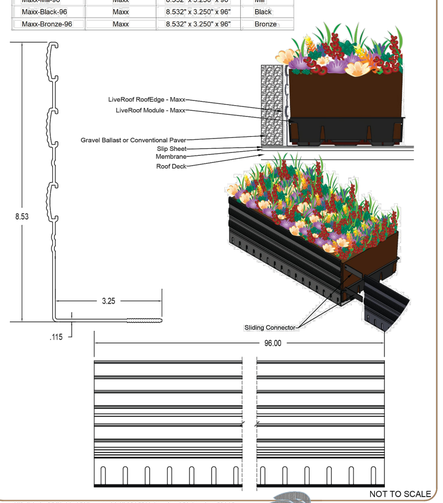
ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.

LiveRoof Global, LLC
P.O. Box 533
Spring Lake, MI 49456
(800) 875-1392
www.liveroof.com

LiveRoof

RoofEdge Maxx Aluminum Edge Restraint

Part Number	LiveRoof System	Dimension	Finish
Maxx-Mill-96	Maxx	8.532" x 3.250" x 96"	Mill
Maxx-Black-96	Maxx	8.532" x 3.250" x 96"	Black
Maxx-Bronze-96	Maxx	8.532" x 3.250" x 96"	Bronze



NOT TO SCALE

MAXX Restraint
2022-11-8

ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.

LiveRoof Global, LLC
P.O. Box 533
Spring Lake, MI 49456
(800) 875-1392
www.liveroof.com

LiveRoof

NOTE: "LIVEROOF" DETAIL PROVIDED FOR REFERENCE ONLY. FINAL DETAILING, SPECIFICATIONS AND DRAINAGE REQUIREMENTS SHALL BE PROVIDED BY LIVEROOF AND/OR ARCHITECTURAL

north

SCALE IN FEET
5' 0 5'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
EAST WASHINGTON AVE. MIXED-USE REDEVELOPMENT

PROJECT LOCATION:
3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:	AMW
Reviewed By:	MRA
Approved By:	KJY

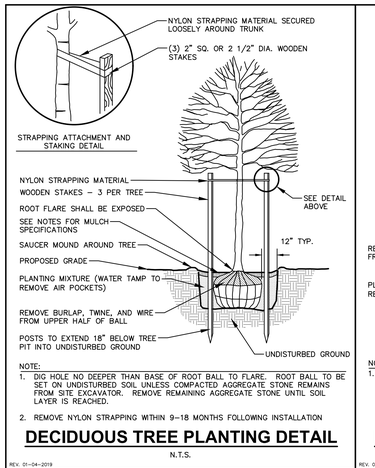
SHEET TITLE:
DETAILED LANDSCAPE PLAN SECOND FLOOR PATIO

SHEET NUMBER:
L1.1

JSD PROJECT NO: 24-14265

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: I:\JSDINC\projects\2024\24-14265\DWG\Landscape Sheets\24-14265 Landscape Sheets.dwg Layout: L1.1 User: matt.ammel Plotted: Aug 25, 2025 - 9:20am Xref's: 24-14265 Carpenter Street Multi-Family

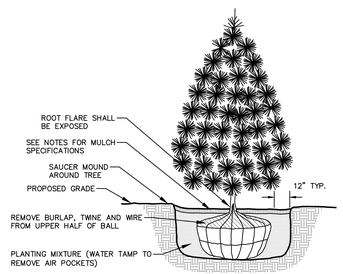


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01–04–2019

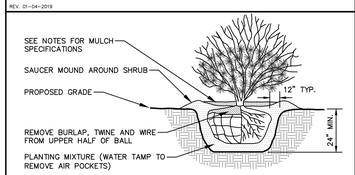


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01–03–2019

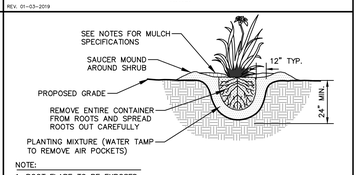


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01–03–2019

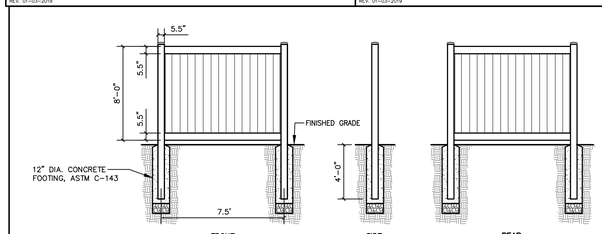


NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

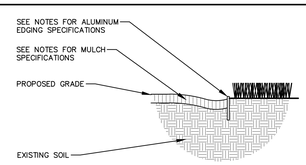
REV. 01–03–2019



1. COLOR: WHITE
2. FENCING DETAIL PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL SELECT SUPPLIER THAT BEST MATCHES THE DETAIL PROVIDED AND SUPPLY LANDSCAPE ARCHITECT WITH SHOP DRAWING FOR REVIEW.

VINYL PRIVACY FENCE

N.T.S.



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01–03–2019

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. **GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.**
2. **CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
3. **MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.**
4. **MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

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

(A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet.

Total square footage of developed area: 5,179

Total landscape points required: 86

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

~~Total square footage of developed area:~~

~~Five (5) acres =~~

~~First five (5) developed acres =~~

~~Remainder of developed area:~~

~~Total landscape points required:~~

~~(C) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area:~~

~~Total square footage of developed area:~~

~~Total landscape points required:~~

TABULATION OF LANDSCAPE CREDITS AND POINTS

			CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	10	350
TALL EVERGREEN TREE	5–6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	8	120
UPRIGHT EVERGREEN SHRUB	3–4' TALL, MIN.	10	0	0	16	160
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"–24"	3	0	0	126	378
SHRUB, EVERGREEN	#3 CONT., MIN. 12"–24"	4	0	0	55	220
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"–18"	2	0	0	464	928
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
	SUBTOTAL			**0**		**2,156**
TOTAL NUMBER OF POINTS PROVIDED			**2,156**			

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
3. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
5. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
6. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
7. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–242–8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
8. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
9. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
10. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. PAINT OVER 3/4" OR LARGER DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
11. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
12. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE ANY TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES UNLESS OTHERWISE DEPICTED. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – STONE MULCH: SNOW STORAGE AREA AND BUILDING MAINTENANCE STRIP DEPICTED ON PLAN PER THE LEGEND SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
8. MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183–R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. MATERIALS – (ALTERNATE 2): ROOT WATERING SYSTEM: ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATER AERATION/WATERING TUBES. PRODUCT TO BE "ROOTWELL PRO–318, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.

SEEDING AND SOD NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE
2. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

CITY FORESTRY NOTES

1. 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.
2. 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
3. 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.
4. 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.
5. 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.
6. 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.
7. 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 (WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) – ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. A LANDSCAPE PLAN AND STREET TREE PLANTING PLAN SHALL BE SUBMITTED IN PDF FORMAT TO CITY FORESTRY FOR APPROVAL OF PLANTING LOCATIONS WITHIN THE RIGHT OF WAY AND TREE SPECIES. ALL AVAILABLE STREET TREE PLANTING LOCATIONS SHALL BE PLANTED WITHIN THE PROJECT BOUNDARIES.
8. 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.

DIGGERS HOTLINE
Toll Free (800) 242–8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C FOND DU LAC, WI 54935

PROJECT:
EAST WASHINGTON AVE. MIXED-USE REDEVELOPMENT

PROJECT LOCATION:
3222-3240 E WASHINGTON AVE MADISON, DANE COUNTY WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: AMW
Reviewed By: MRA
Approved By: KJY

SHEET TITLE:
LANDSCAPE DETAILS AND NOTES

SHEET NUMBER:
L 2.0

JSD PROJECT NO: 24-14265

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\2024\24-14265\DWG\Landscape Sheets\24114265 Landscape Sheets.dwg Layout: L2.0 User: mattammel Plotted: Aug 25, 2025 - 9:22am Xref's: 24114265 Carpenter Street Multi-Family



1 AC101 CITY - 01 - FIRST FLOOR
1/8" = 1'-0"

LEGEND

- 1 Bed
- 2 Bed
- Amenity - Active
- Amenity - Leasure
- Circulation
- Parking
- Storage
- Utility

UNIT MIX:

ONE BEDROOM	50	55.0%
TWO BEDROOM	41	45.0%
TOTAL	91	

0' 4' 8' 16'
1/8" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
LUA / UDC SUBMITTAL - August 25, 2025

PROJECT TITLE
East Washington Ave. Mixed-Use Redevelopment

3222-3240 E. Washington Ave. Madison WI

SHEET TITLE
First Floor Plan

SHEET NUMBER
AC101

PROJECT NUMBER
2437

© Knothe & Bruce Architects, LLC



1 AC102 CITY - 02 - SECOND FLOOR
1/8" = 1'-0"

LEGEND

- 1 Bed
- 2 Bed
- Amenity - Active
- Amenity - Leasure
- Circulation
- Parking
- Storage
- Utility

0' 4' 8' 16'
1/8" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
LUA / UDC SUBMITTAL - August 25, 2025

PROJECT TITLE
East Washington Ave. Mixed-Use Redevelopment

3222-3240 E. Washington Ave. Madison WI

SHEET TITLE
Second Floor Plan

SHEET NUMBER
AC102

PROJECT NUMBER
2437

© Knothe & Bruce Architects, LLC



1 AC103 CITY - 03 - THIRD FLOOR
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

LEGEND

- 1 Bed
- 2 Bed
- Amenity - Active
- Amenity - Leasure
- Circulation
- Parking
- Storage
- Utility

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
LUA / UDC SUBMITTAL - August 25, 2025

PROJECT TITLE
East Washington Ave. Mixed-Use Redevelopement

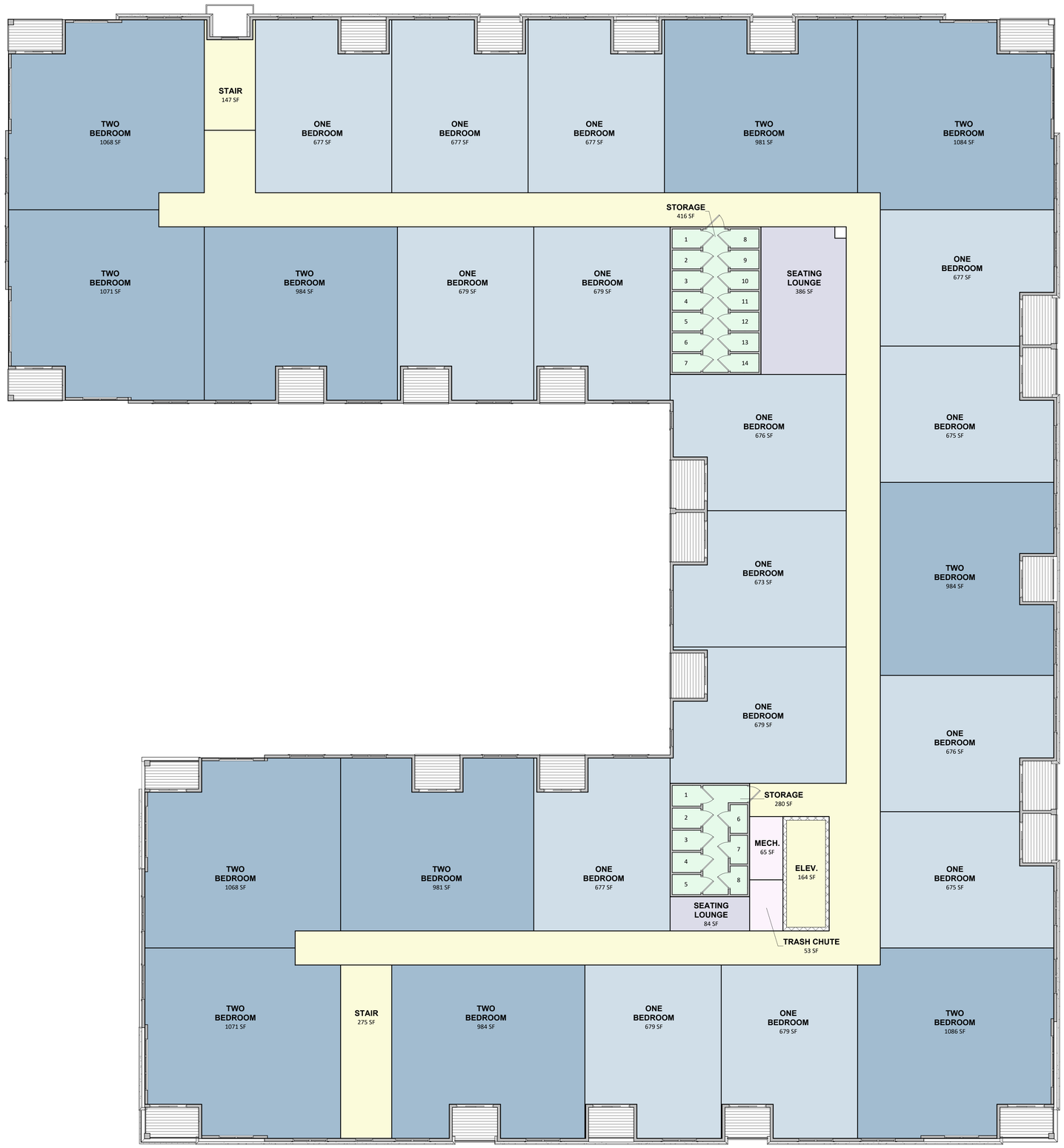
3222-3240 E. Washington Ave.
Madison WI

SHEET TITLE
Third Floor Plan

SHEET NUMBER
AC103

PROJECT NUMBER
2437

© Knothe & Bruce Architects, LLC



1 AC104 CITY - 04 - FOURTH FLOOR
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

LEGEND

- 1 Bed
- 2 Bed
- Amenity - Active
- Amenity - Leasure
- Circulation
- Parking
- Storage
- Utility

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
LUA / UDC SUBMITTAL - August 25, 2025

PROJECT TITLE
East Washington Ave. Mixed-Use Redevelopoment

3222-3240 E. Washington Ave. Madison WI

SHEET TITLE
Fourth Floor Plan

SHEET NUMBER
AC104

PROJECT NUMBER
2437

© Knothe & Bruce Architects, LLC



1 AC105 CITY - 05 - FIFTH FLOOR
1/8" = 1'-0"

LEGEND

- 1 Bed
- 2 Bed
- Amenity - Active
- Amenity - Leasure
- Circulation
- Parking
- Storage
- Utility

0' 4' 8' 16'
1/8" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
LUA / UDC SUBMITTAL - August 25, 2025

PROJECT TITLE
East Washington Ave. Mixed-Use Redevelopoment

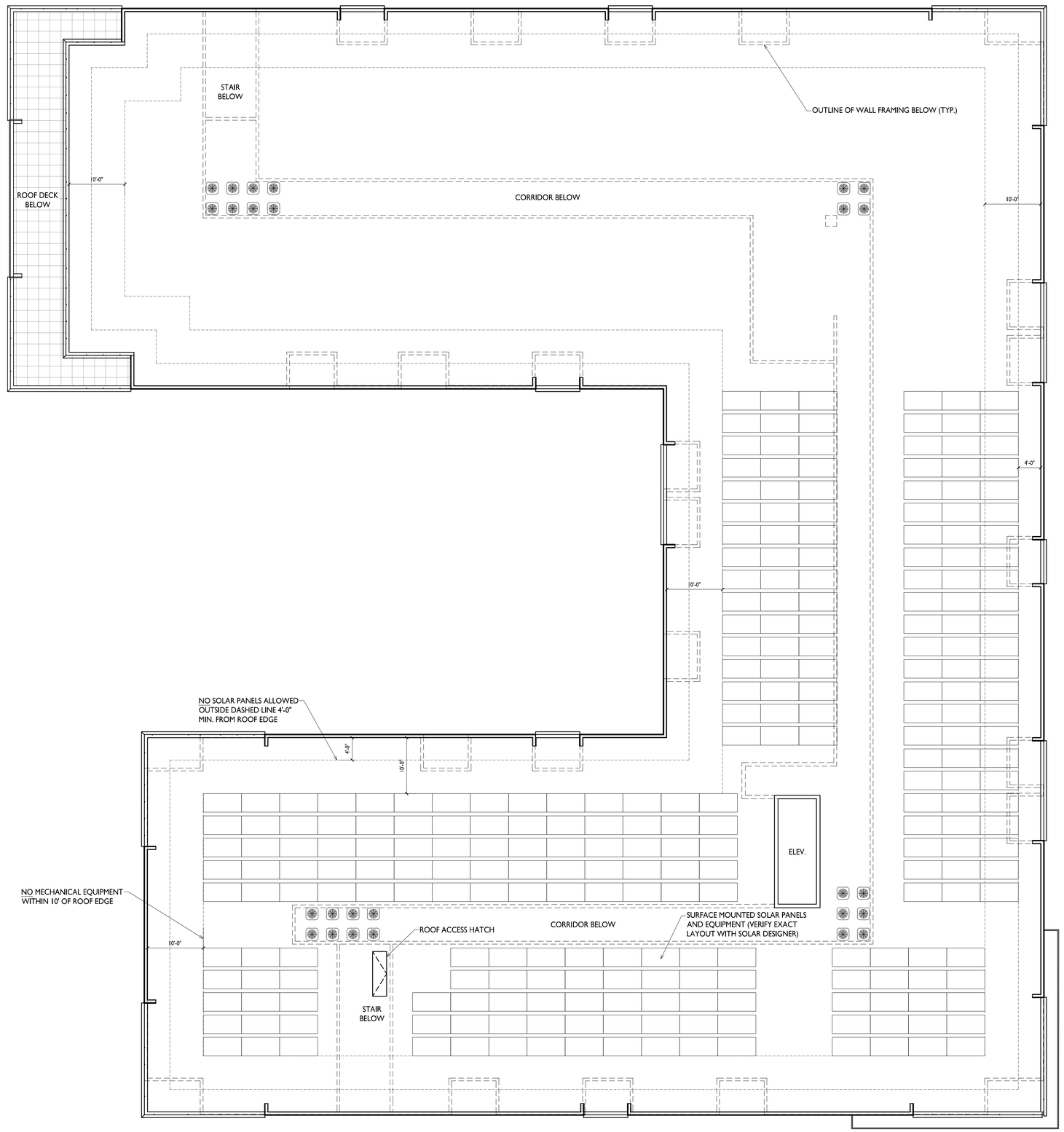
3222-3240 E. Washington Ave. Madison WI

SHEET TITLE
Fifth Floor Plan

SHEET NUMBER
AC105

PROJECT NUMBER
2437

© Knothe & Bruce Architects, LLC



1 AC106 ROOF PLAN

1/16" = 1'-0"

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

ISSUED

Land Use / UDC Application - August 25, 2025

PROJECT TITLE

East Washington Ave. Mixed-Use Redevelopment

3222-3240 E. Washington Ave. Madison, WI

SHEET TITLE

Roof Plan

SHEET NUMBER

AC106

PROJECT NO. 2437

© Knothe & Bruce Architects, LLC



1 AC201 CITY ELEVATION - SOUTH
1/8" = 1'-0"



2 AC201 CITY ELEVATION - EAST
1/8" = 1'-0"



3 AC201 CITY ELEVATION - NORTH
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO- SMOOTH
02	COMPOSITE PANEL	JAMES HARDIE	CUSTOM-BLACK - SMOOTH
03	COMPOSITE PANEL	JAMES HARDIE	CUSTOM- RUST RED- SMOOTH
04	COMPOSITE PANEL	JAMES HARDIE	WHITE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
06	BRICK VENEER - FULL DEPTH	TBD	BUFF
07	BRICK VENEER - REDUCED DEPTH	TBD	GREY
08	BRICK VENEER - SOLDIER COURSE	MATCH ADJACENT	MATCH ADJ. MATERIAL
09	CAST STONE BANDS & SILLS	TBD	GREY & BUFF
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	COMPOSITE BALCONY DECK BOARDS	TBD	TBD
12	GARAGE DOORS & LOUVERS	TBD	MATCH ADJACENT BRICK
13	ALUMINIUM STOREFRONT	KAWNEER	BLACK
14	RAILINGS & HANDRAILS	TBD	BLACK
15	WRAPPED COLUMN	TBD	BLACK
16	PATIO TRIM	TBD	BLACK
17	RETAINING WALL- MODULAR BLOCK	TBD	LIMESTONE
18	MASONRY VENEER - SPLITFACE	TBD	BUFF

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
LUA / UDC SUBMITTAL - August 25, 2025

PROJECT TITLE
East Washington Ave. Mixed-Use Redevelopment

3222-3240 E. Washington Ave. Madison WI

SHEET TITLE
Exterior Elevations

SHEET NUMBER
AC201

PROJECT NUMBER
2437

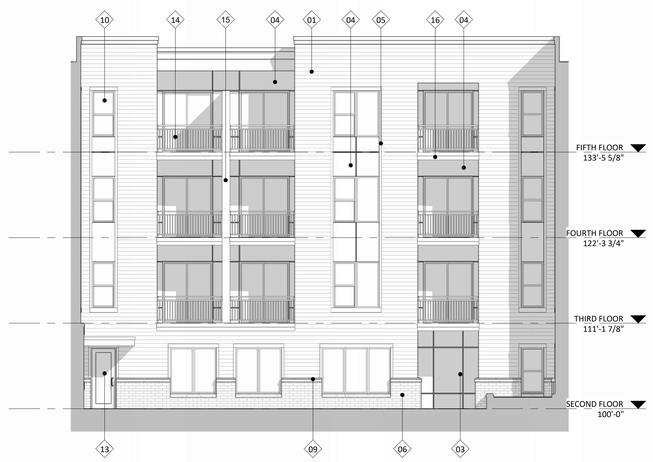
© Knothe & Bruce Architects, LLC



1 AC202 CITY ELEVATION - WEST
1/8" = 1'-0"



2 AC202 ELEVATION - COURTYARD NORTH
1/8" = 1'-0"



3 AC202 ELEVATION - COURTYARD WEST
1/8" = 1'-0"



4 AC202 ELEVATION - COURTYARD SOUTH
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO- SMOOTH
02	COMPOSITE PANEL	JAMES HARDIE	CUSTOM-BLACK - SMOOTH
03	COMPOSITE PANEL	JAMES HARDIE	CUSTOM- RUST RED- SMOOTH
04	COMPOSITE PANEL	JAMES HARDIE	WHITE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
06	BRICK VENEER - FULL DEPTH	TBD	BUFF
07	BRICK VENEER - REDUCED DEPTH	TBD	GREY
08	BRICK VENEER - SOLDIER COURSE	MATCH ADJACENT	MATCH ADJ. MATERIAL
09	CAST STONE BANDS & SILLS	TBD	GREY & BUFF
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	COMPOSITE BALCONY DECK BOARDS	TBD	TBD
12	GARAGE DOORS & LOUVERS	TBD	MATCH ADJACENT BRICK
13	ALUMINIUM STOREFRONT	KAWNEER	BLACK
14	RAILINGS & HANDRAILS	TBD	BLACK
15	WRAPPED COLUMN	TBD	BLACK
16	PATIO TRIM	TBD	BLACK
17	RETAINING WALL- MODULAR BLOCK	TBD	LIMESTONE
18	MASONRY VENEER - SPLITFACE	TBD	BUFF

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
LUA / UDC SUBMITTAL - August 25, 2025

PROJECT TITLE
East Washington Ave. Mixed-Use Redevelopoment

0' 4' 8' 16'
1/8" = 1 '- 0"

3222-3240 E. Washington Ave. Madison WI

SHEET TITLE
Exterior Elevations

SHEET NUMBER
AC202

PROJECT NUMBER
2437

© Knothe & Bruce Architects, LLC



1 AC203 CITY COLORED ELEVATION - SOUTH
1/8" = 1'-0"



2 AC203 CITY COLORED ELEVATION - EAST
1/8" = 1'-0"



3 AC203 CITY COLORED ELEVATION - NORTH
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO- SMOOTH
02	COMPOSITE PANEL	JAMES HARDIE	CUSTOM-BLACK - SMOOTH
03	COMPOSITE PANEL	JAMES HARDIE	CUSTOM- RUST RED- SMOOTH
04	COMPOSITE PANEL	JAMES HARDIE	WHITE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
06	BRICK VENEER - FULL DEPTH	TBD	BUFF
07	BRICK VENEER - REDUCED DEPTH	TBD	GREY
08	BRICK VENEER - SOLDIER COURSE	MATCH ADJACENT	MATCH ADJ. MATERIAL
09	CAST STONE BANDS & SILLS	TBD	GREY & BUFF
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	COMPOSITE BALCONY DECK BOARDS	TBD	TBD
12	GARAGE DOORS & LOUVERS	TBD	MATCH ADJACENT BRICK
13	ALUMINIUM STOREFRONT	KAWNEER	BLACK
14	RAILINGS & HANDRAILS	TBD	BLACK
15	WRAPPED COLUMN	TBD	BLACK
16	PATIO TRIM	TBD	BLACK
17	RETAINING WALL- MODULAR BLOCK	TBD	LIMESTONE
18	MASONRY VENEER - SPLITFACE	TBD	BUFF

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
LUA / UDC SUBMITTAL - August 25, 2025

PROJECT TITLE
East Washington Ave. Mixed-Use Redevelopment

3222-3240 E. Washington Ave. Madison WI

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
AC203

PROJECT NUMBER
2437

© Knothe & Bruce Architects, LLC



1 AC204 CITY COLORED ELEVATION - WEST
1/8" = 1'-0"



2 AC204 ELEVATION - COURTYARD NORTH
1/8" = 1'-0"



3 AC204 ELEVATION - COURTYARD WEST
1/8" = 1'-0"



4 AC204 ELEVATION - COURTYARD SOUTH
1/8" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
LUA / UDC SUBMITTAL - August 25, 2025

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO- SMOOTH
02	COMPOSITE PANEL	JAMES HARDIE	CUSTOM-BLACK - SMOOTH
03	COMPOSITE PANEL	JAMES HARDIE	CUSTOM- RUST RED- SMOOTH
04	COMPOSITE PANEL	JAMES HARDIE	WHITE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
06	BRICK VENEER - FULL DEPTH	TBD	BUFF
07	BRICK VENEER - REDUCED DEPTH	TBD	GREY
08	BRICK VENEER - SOLDIER COURSE	MATCH ADJACENT	MATCH ADJ. MATERIAL
09	CAST STONE BANDS & SILLS	TBD	GREY & BUFF
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	COMPOSITE BALCONY DECK BOARDS	TBD	TBD
12	GARAGE DOORS & LOUVERS	TBD	MATCH ADJACENT BRICK
13	ALUMINIUM STOREFRONT	KAWNEER	BLACK
14	RAILINGS & HANDRAILS	TBD	BLACK
15	WRAPPED COLUMN	TBD	BLACK
16	PATIO TRIM	TBD	BLACK
17	RETAINING WALL- MODULAR BLOCK	TBD	LIMESTONE
18	MASONRY VENEER - SPLITFACE	TBD	BUFF

0' 4' 8' 16'
1/8" = 1 '- 0"

PROJECT TITLE
East Washington Ave. Mixed-Use Redevelopment

3222-3240 E. Washington Ave. Madison WI

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
AC204

PROJECT NUMBER
2437

© Knothe & Bruce Architects, LLC

Concept Image

East Washington Ave. Mixed-Use Redevelopoment

3222-3240 E. Washington Ave. Madison WI

Concept Image

East Washington Ave. Mixed-Use Redevelopoment
3222-3240 E. Washington Ave. Madison WI



Concept Image

East Washington Ave. Mixed-Use Redevelopoment
3222-3240 E. Washington Ave. Madison WI

Concept Image

East Washington Ave. Mixed-Use Redevelopoment
3222-3240 E. Washington Ave. Madison WI

Concept Image

East Washington Ave. Mixed-Use Redevelopoment
3222-3240 E. Washington Ave. Madison WI



Concept Image

East Washington Ave. Mixed-Use Redevelopoment

3222-3240 E. Washington Ave. Madison WI

Concept Image

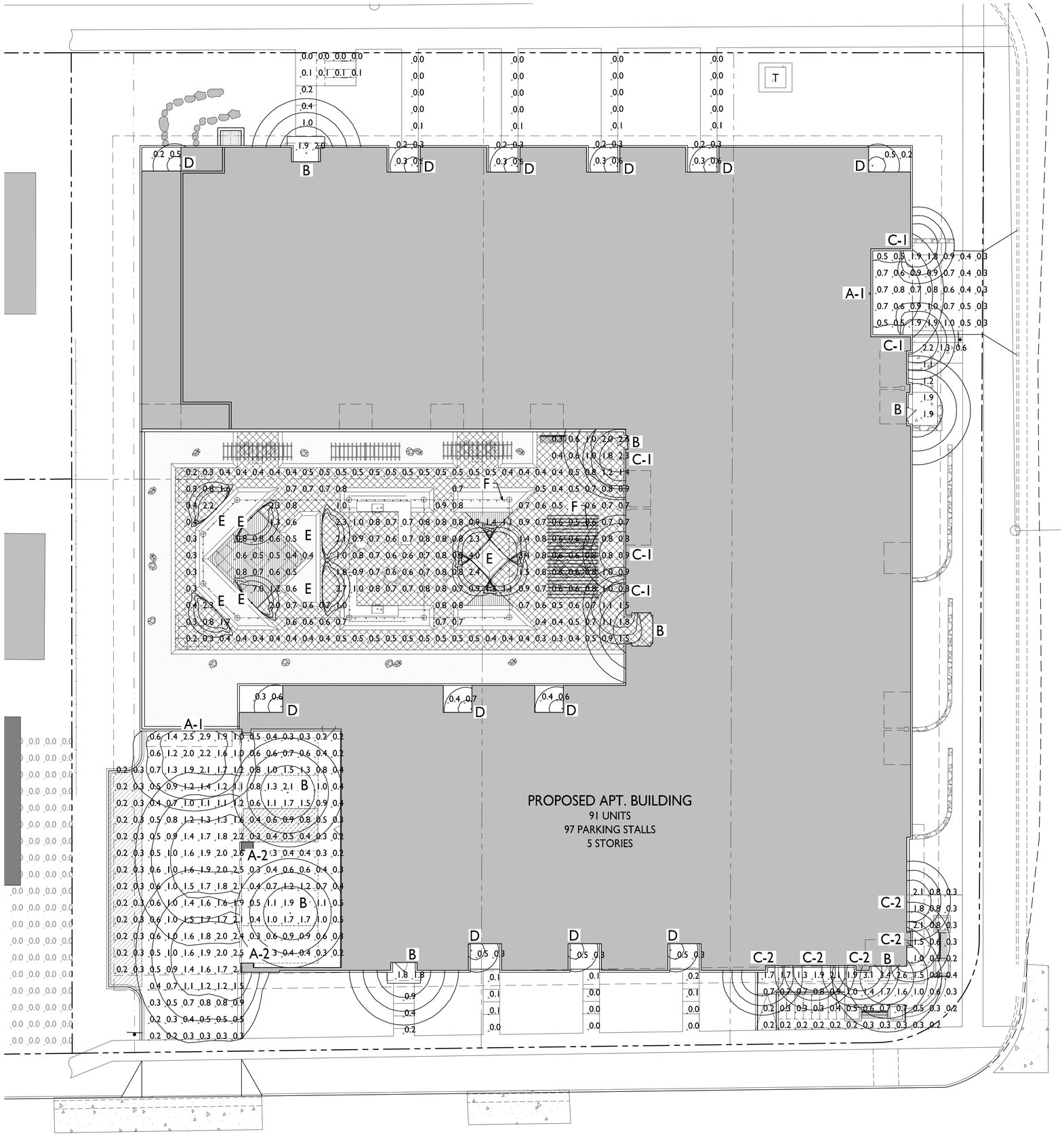
East Washington Ave. Mixed-Use Redevelopoment
3222-3240 E. Washington Ave. Madison WI
LU & UDC SUBMITTAL | 2025.08.25 | 2437 knothe bruce ARCHITECTS



MATERIAL BOARD

VOLKER MIXED-USE REDEVELOPMENT
3230 E WASHINGTON AVE, MADISON
LUA/UDC SUBMITTAL | 2025-08-25 | 2437

knothe bruce ARCHITECTS



1 SITE LIGHTING PLAN
CA102
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30
1 INCH = 10 FT (24X36 SHEET)

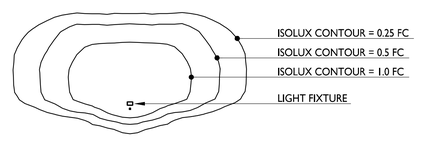
LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Carpenter St. Underground Entrance	+	0.8 fc	1.9 fc	0.3 fc	6.3 : 1	2.7 : 1
Main Building Entrance	+	0.9 fc	3.4 fc	0.2 fc	17.0 : 1	4.5 : 1
Carpenter St. Walkup Entrance	+	1.5 fc	2.2 fc	0.6 fc	3.7 : 1	2.5 : 1
Surface Parking & Loading Zone	+	0.9 fc	2.9 fc	0.2 fc	14.5 : 1	4.5 : 1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A-1	2	LITHONIA LIGHTING	WDGE1 LED P0 30K 90CRI VF MVOLT DBLXD	LED WALL MOUNT, MVOLT, BLACK FINISH	WDGE1_LED_P0_30K_90CRI_VF.ies	10'-0" ABOVE GRADE ON BUILDING
	A-2	2	LITHONIA LIGHTING	WDGE1 LED P0 30K 90CRI VF MVOLT DBLXD	LED WALL MOUNT, MVOLT, BLACK FINISH	WDGE1_LED_P0_30K_90CRI_VF.ies	13'-0" ABOVE GRADE ON BUILDING
	B	8	LITHONIA LIGHTING	WF3 LED 30K	3" LED ULTRA-THIN WAFER DOWNLIGHT, 3000K, MATTE BLACK	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
	C-1	5	WAC LIGHTING	WS-W54620-30K-AL	LED WALL SCONCE, 3000K, 458lm, BRUSHED ALUMINUM FINISH	WS-W54620.ies	7'-0" ABOVE GRADE ON BUILDING
	C-2	5	WAC LIGHTING	WS-W54620-30K-AL	LED WALL SCONCE, 3000K, 458lm, BRUSHED ALUMINUM FINISH	WS-W54620.ies	8'-0" ABOVE GRADE ON BUILDING
	D	12	WAC LIGHTING	WS-W27106-30K-BK	LED WALL SCONCE, 3000K, 307lm, 90CRI, BLACK FINISH	WS-W27106.ies	7'-0" ABOVE GRADE ON BUILDING
	E	10	KUZCO LIGHTING	EW71211-BK	LED 120V, 2700K, 90CRI, CLEAR GLASS WALL MOUNT STEP LIGHT	EW71211-BK-MESA.ies	2'-6" ABOVE PLAZA FLOOR ON PLANTERS
	F	119	CALI ACCENT LIGHTING	ML2000-27K-GSF-1W	LED STRING LIGHTS, 120V, 1W, 18" O.C., FORWARD PHASE	ML2000-27K-GSF-1W.ies	8'-0" ABOVE PLAZA ON TRELLIS

EXAMPLE LIGHT FIXTURE DISTRIBUTION



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

ISSUED
Land Use and UDC Submittal - August 25, 2025

PROJECT TITLE
East Washington Ave. Mixed-Use Redevelopment

3222-3240 E. Washington Ave.
Madison, WI

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
CA102

PROJECT NO. 2437

© Knothe & Bruce Architects, LLC



WDGE1 LED
Architectural Wall Sconce

Catalog Number

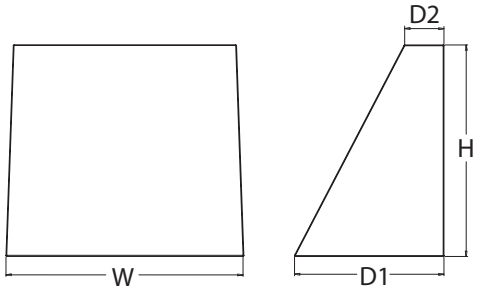
Notes Volker Carpenter-Ridgeway

Type Lighting Fixture Type A

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

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P1	30K 3000K	90CRI	VW Visual comfort wide	347[2]	SRM Surface mounting bracket
	P2	35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3]
		40K 4000K				**Shipped separately**
		50K[1] 5000K				AWS 3/8inch Architectural wall spacer[4]
						PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[4]

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

© 2019-2024 Acuity Brands Lighting, Inc. All rights reserved.

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

1 50K not available in 90CRI.
2 347V not available with E4WH, DS, DSLE or PE.
3 Not qualified for DLC. Not available with E4WH.
4 For PBBW and AWS with CCE option, require an RFA.
5 E4WH not available with PE or DS.
6 PE not available with DS.
7 DS is not available with P0.

Performance Data

Lumen Output

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

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0
		VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P0	7W	0.060	0.035	0.030	0.026	--
	9W	--	--	--	--	0.026
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

© 2019-2024 Acuity Brands Lighting, Inc. All rights reserved.

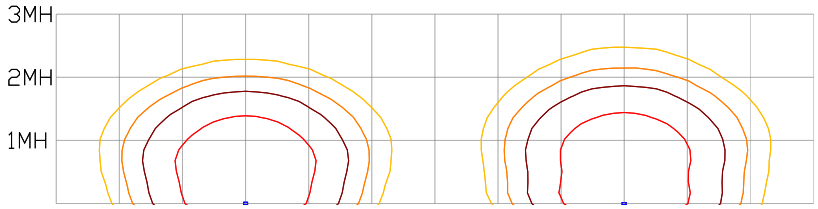
Photometric Diagrams

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

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

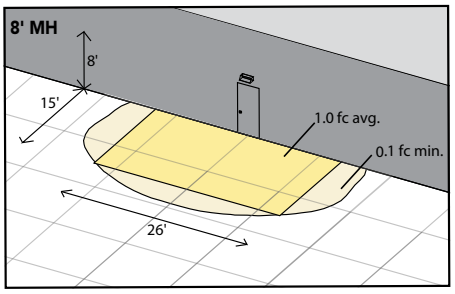
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

Grid = 10ft x 10ft

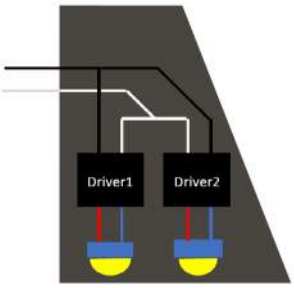


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

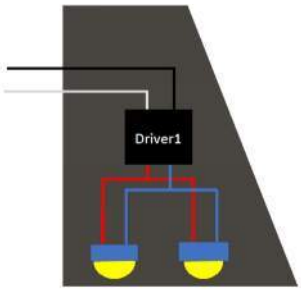
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



© 2019-2024 Acuity Brands Lighting, Inc. All rights reserved.

Mounting, Options & Accessories



E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

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

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

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or 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 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

© 2019-2024 Acuity Brands Lighting, Inc. All rights reserved.

LITHONIA LIGHTING®

Catalog Number	
Notes	Volker Carpenter-Ridgeway
Type	Lighting Fixture Type B

FEATURES & SPECIFICATIONS

INTENDED USE — The 3" Wafer-Thin LED recessed downlight with remote driver box combines high quality light output and efficiency while eliminating the pot light housing for competitive affordability. This innovate wafer-slim Type IC design allows easy installation for new construction or remodel from below the ceiling without the requirement of a pot light housing for insulation. The LED module maintains at least 70% light output for 36,000 hours. These LED Wafer downlights are intended for closets, attics, hallways, bathrooms, kitchens, basements, soffits, entry ways, porches, garages, stairwells, corridors, nursing/retirement homes, condos, elevators, apartments, and any other small areas.

CONSTRUCTION — IC rated driver and fixture - approved for direct contact with insulation. Aluminum die cast outer frame. Durable, powder coat paint to prevent rust. Round fixture with integral edge-lit LED's. Plenum rated cable connector to connect from module to remote driver box. Isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (8) 14 gauge insulated conductors, or (6) 12 gauge insulated conductors; making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chain applications and contractor friendly.

INSTALLATION — Ideal for shallow ceiling plenum; no housing required. Steel spring clip for easy installation. 3" cut out template is provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 3 1/8 inches for this product. Suitable for installation in t-grid and drop ceiling applications. 6" plenum space required for installation of remote driver box.

OPTICS — Wafer-Thin downlight edge-lit LED technology uses light guided plate to distribute light. Polycarbonate lens provides even illumination throughout the space. Utilizes 2700K, 3000K, and 4000K color temperature LEDs.

ELECTRICAL — Connect directly to 120V power supply via provided UL recognized driver. Driver and Fixture Wet location approved and IC rated. High efficient driver with power factor > 0.9. Ambient operating temperature: -40°F (-40°C) to +104°F (+40°C). Dimming down to 10% (See page 2 for recommended dimmers). Standard input wattage is 8W ,68 lumens per watt. Actual wattage may differ by +/- 5% when operating at 120V +/- 10%. Replaces 50W incandescent.

LISTINGS — CSA certified to US and Canadian safety standards. ENERGY STAR® qualified. Wet location. Air Tight certified in accordance with ASTM E283-2004. NOM certified.

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

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

Wafer LED Recessed Downlight

WF3
3" LED Module

IC/Non-IC
New Construction/Remodel

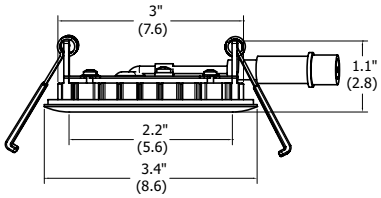


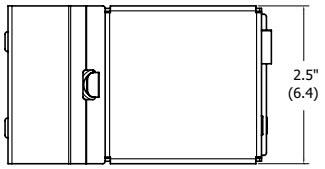


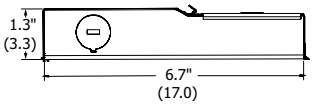
Matte black | Brushed nickel | Oil-rubbed bronze

Specifications

Aperture:	2.2 (5.6)
Ceiling opening:	3 (7.6)
Overlap trim:	3.4 (8.6)
Height:	1.1 (2.8)







All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).** **Example:** WF3 LED 30K MW

WF3	LED		
Series	**Lamp**	**CCT/CRI/W/Lumens[1]**	**Finish**
WF3 3" wafer-thin LED downlight	**LED** LED	**27K**[2] 2700K/80CRI/8W/540L **30K** 3000K/80CRI/8W/550L **40K** 4000K/80CRI/7.9W/590L	**MW** Matte white **MB** Matte black **BN** Brushed nickel **ORB** Oil-rubbed bronze

Accessories: *Order as separate catalog number.*

WF3 PAN R12	3" new construction pan, retail pack of 12
WFEXC6 U	6' FT4 cable
WFEXC10 U	10' FT4 cable
WFEXC20 U	20' FT4 cable



WF3_Pan



Extension Cable

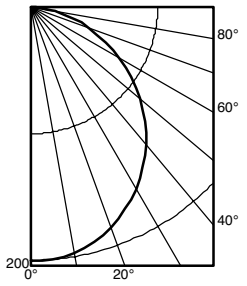
Notes
1 Total system delivered lumens.
2 Available in Matte White only.

WF3 3" LED Wafer Module

PHOTOMETRICS

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

WF3 LED 27K, 2700 K LEDs, 8 watts, 545 lumens, 68.1 lm/w, test no. ISF 30891P2



	Ave	Lumens
0	201	
5	200	19
15	192	54
25	176	81
35	154	96
45	127	98
55	97	86
65	65	65
75	34	36
85	8	9
90	0	

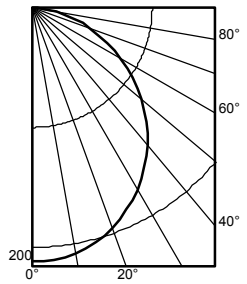
Zone	Lumens	% Lamp
0° - 30°	154.4	28.3
0° - 40°	250.9	46.0
0° - 60°	435.3	79.8
0° - 90°	545.2	100.0
90° - 180°	0.0	0.0
0° - 180°	545.2	*100.0

*Efficiency

pf		80%			20%	70%			50%	
pc										
pw		50%	30%	10%	50%	30%	10%	50%	30%	10%
0		119	119	119	116	116	116	111	111	111
1		104	100	96	102	98	95	98	94	92
2		91	84	79	89	83	78	86	80	76
3		80	72	65	78	71	65	75	69	64
4		71	62	56	70	61	55	67	60	54
5		63	54	48	62	54	48	60	53	47
6		57	48	42	56	48	42	54	47	41
7		52	43	37	51	43	37	50	42	37
8		47	39	33	47	39	33	45	38	33
9		43	35	30	43	35	30	42	35	30
10		40	32	27	40	32	27	39	32	27

Mounting Height	Inital FC Center Beam	50% beam - 63.3° Diameter	FC	10% beam - 108.2° Diameter	FC
8.0	6.6	6.8	3.3	15.2	0.7
10.0	3.6	9.2	1.8	20.7	0.4
12.0	2.2	11.7	1.1	26.2	0.2
14.0	1.5	14.2	0.8	31.8	0.2
16.0	1.1	16.6	0.6	37.3	0.1

WF3 LED 30K, 3000 K LEDs, 8 watts, 550 lumens, 68.8 lm/w, test no. ISF 30891



	Ave	Lumens
0	212	
5	212	20
15	203	57
25	186	86
35	163	102
45	134	104
55	102	91
65	69	68
75	36	38
85	8	10
90	0	

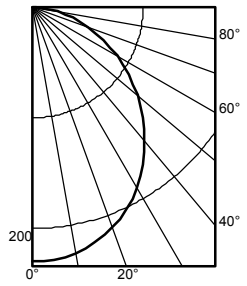
Zone	Lumens	% Lamp
0° - 30°	163.2	28.3
0° - 40°	265.1	46.0
0° - 60°	460.0	79.8
0° - 90°	576.1	100.0
90° - 180°	0.0	0.0
0° - 180°	576.1	*100.0

*Efficiency

pf		80%			20%	70%			50%	
pc										
pw		50%	30%	10%	50%	30%	10%	50%	30%	10%
0		119	119	119	116	116	116	111	111	111
1		104	100	96	102	98	95	98	94	92
2		91	84	79	89	83	78	86	80	76
3		80	72	65	78	71	65	75	69	64
4		71	62	56	70	61	55	67	60	54
5		63	54	48	62	54	48	60	53	47
6		57	48	42	56	48	42	54	47	41
7		52	43	37	51	43	37	50	42	37
8		47	39	33	47	39	33	45	38	33
9		43	35	30	43	35	30	42	35	30
10		40	32	27	40	32	27	39	32	27

Mounting Height	Inital FC Center Beam	50% beam - 63.3° Diameter	FC	10% beam - 108.2° Diameter	FC
8.0	7.0	6.8	3.5	15.2	0.7
10.0	3.8	9.2	1.9	20.7	0.4
12.0	2.3	11.7	1.2	26.2	0.2
14.0	1.6	14.2	0.8	31.8	0.2
16.0	1.2	16.6	0.6	37.3	0.1

WF3 LED 40K, 4000 K LEDs, 7.9 watts, 590 lumens, 74.7 lm/w, test no. ISF 31230



	Ave	Lumens
0	230	
5	229	22
15	219	62
25	202	93
35	174	109
45	141	109
55	106	95
65	70	70
75	38	40
85	9	11
90	1	

Zone	Lumens	% Lamp
0° - 30°	176.6	29.0
0° - 40°	285.2	46.8
0° - 60°	488.6	80.2
0° - 90°	609.5	100.0
90° - 120°	0.1	0.0
90° - 130°	0.1	0.0
90° - 150°	0.1	0.0
90° - 180°	0.1	0.0
0° - 180°	609.6	*100.0

*Efficiency

pf		80%			20%	70%			50%	
pc										
pw		50%	30%	10%	50%	30%	10%	50%	30%	10%
0		119	119	119	116	116	116	111	111	111
1		104	100	96	102	98	95	98	95	92
2		91	84	79	89	83	78	86	80	76
3		80	72	66	79	71	65	76	69	64
4		71	63	56	70	62	55	67	60	55
5		64	55	48	63	54	48	60	53	47
6		57	49	42	57	48	42	55	47	42
7		52	44	37	51	43	37	50	42	37
8		48	39	33	47	39	33	46	38	33
9		44	36	30	43	35	30	42	35	30
10		40	33	27	40	32	27	39	32	27

Mounting Height	Inital FC Center Beam	50% beam - 62.8° Diameter	FC	10% beam - 107.4° Diameter	FC
8.0	7.6	6.7	3.8	15.0	0.8
10.0	4.1	9.2	2.0	20.4	0.4
12.0	2.5	11.6	1.3	25.9	0.3
14.0	1.7	14.0	0.9	31.3	0.2
16.0	1.3	16.5	0.6	36.8	0.1

DIMMER COMPATIBILITY

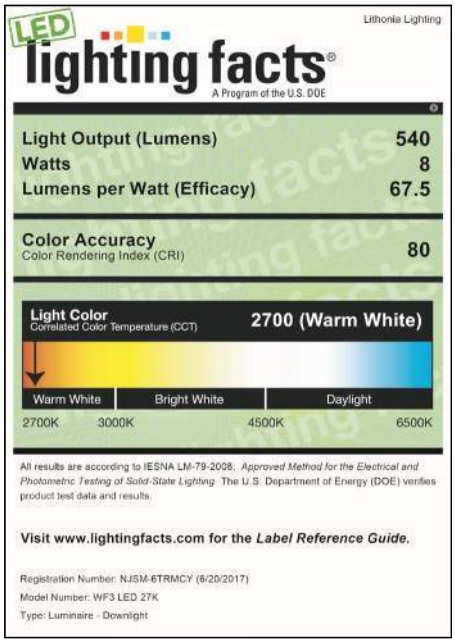
COMPATIBLE DIMMERS					
Leviton	**Lutron**			**Sensorswitch**	**Synergy/Leviton**
6633-PA	Maestro MACL-153M (TX)	Diva/Skylark DVRP-253PCTRP-253P	Panel Module HW/LP-RPM-4A-120	nSP5 PCD 2W	ISD 600 I 120/IPI06
IPL06-LED/INC mode	Maestro Wireless MRF2-6ELV	Skylark CTCL-150	Panel Module HW/LP-RPM-4U-120	nSP5 PCD ELV 120	ISD 400 ELV 120/IPE04
6615-P	Gen 3.0 DVCL-153P (T9)	Caseta Wireless PD-5NE	Grafik QS/Wallbox LQRJ-WPM-6P		
	Maestro MSCL-OP153M	Maestro MACL-LFQ	Grafik Eye 3000 Family HWI-WPM-6D-120		
	Caseta Wireless PD-6WCL	RadioRA2 RRD-6NA	HomeWorksQS / my Room LQSE-4A1-D/ MQSE-4A1-D/MQSE-3A1/MQSE-2A1-D,120V		
	Grafik T GT-5NEM / GTJ-5NEM	HomeWorks HQRD-6NA	Homeworks QS LQSE-4A-120-D		

*Requires Lutron Smart Bridge L-BDG2-WH for wireless applications (sold separately)

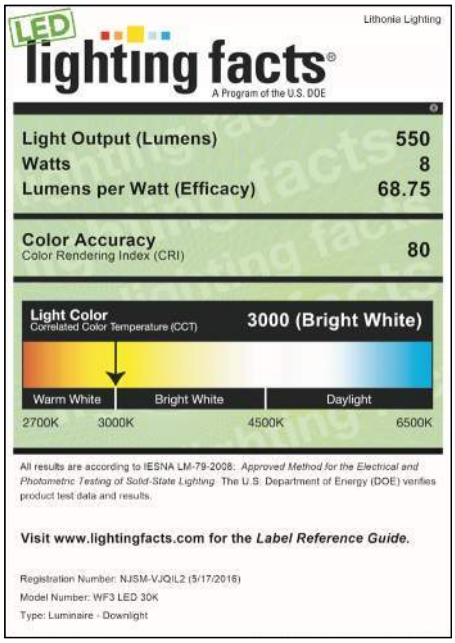
DOWNLIGHTING: One Lithonia Way, Conyers, GA 30012 Phone: 800-315-4935 Fax: 770-860-3129 www.lithonia.com
© 2016-2021 Acuity Brands Lighting, Inc. All rights reserved.
Rev. 01/25/21

ENERGY DATA

3" ENERGY DATA - 2700K	
Lumens	540
Color temperature	2700K
CRI	80
Lumens/Watt	67.5
Min. starting temperature	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A standards
Input voltage	120V
Total Harmonic Distortion	13.5%
Min. power factor	0.97
Input frequency	50/60 Hz
Rated wattage	8W
Input power	8W
Input current	0.07A



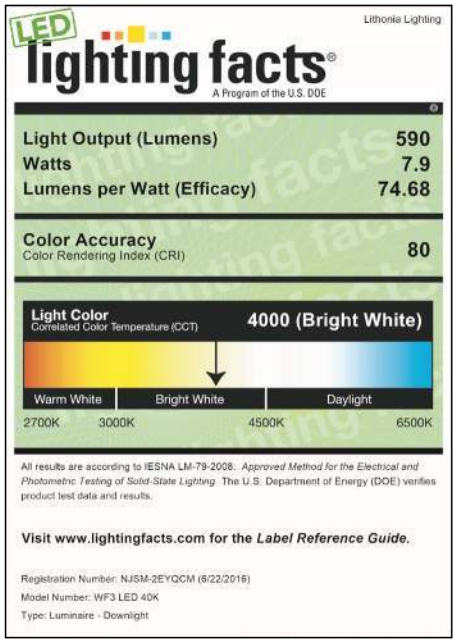
3" ENERGY DATA - 3000K	
Lumens	550
Color temperature	3000K
CRI	80
Lumens/Watt	68.75
Min. starting temperature	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A standards
Input voltage	120V
Total Harmonic Distortion	13.5%
Min. power factor	0.97
Input frequency	50/60 Hz
Rated wattage	8
Input power	8W
Input current	0.07A



DOWNLIGHTING: One Lithonia Way, Conyers, GA 30012 Phone: 800-315-4935 Fax: 770-860-3129 www.lithonia.com
© 2016-2021 Acuity Brands Lighting, Inc. All rights reserved.
Rev. 01/25/21

ENERGY DATA

3" ENERGY DATA - 4000K	
Lumens	590
Color temperature	4000K
CRI	80
Lumens/Watt	74.68
Min. starting temperature	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A standards
Input voltage	120V
Total Harmonic Distortion	13.5%
Min. power factor	0.97
Input frequency	50/60 Hz
Rated wattage	7.9
Input power	7.9W
Input current	0.07A



DOWNLIGHTING: One Lithonia Way, Conyers, GA 30012 Phone: 800-315-4935 Fax: 770-860-3129 www.lithonia.com
© 2016-2021 Acuity Brands Lighting, Inc. All rights reserved.

WAC LIGHTING

Icon

Outdoor Wall Sconce 3000K

Fixture Type:

Catalog Number:

Project: Volker Carpenter-Ridgeway

Location: Lighting Fixture Type C

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W54614 14"	3000K	❍ AL Brushed Aluminum ◯ BK Black ◯ BZ Bronze	11W	845	458

Example: **WS-W54614-BZ**
For custom requests please contact customs@waclighting.com



DESCRIPTION

Like a simple reference to something greater, the up and down lights accentuate linear architectural forms.

FEATURES

- Weather resistant powder coat finish
- Simple shape, simple idea, infinite applications
- Up & down light
- Shielded light source for great low-glare illumination
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

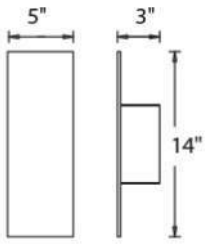
Color Temp:	3000K
Input:	120-277V,50/60Hz
CRI	90
Dimming:	ELV: 100-10%
Rated Life:	54,000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, IP65, ADA, Wet Location Listed
Construction	Aluminum hardware with glass diffuser

FINISHES:



Black | Bronze | Brushed Aluminum

LINE DRAWING



WAC LIGHTING

Balance

Outdoor Wall Sconce

Fixture Type:
Catalog Number:
Project: Volker Carpenter-Ridgeway
Location: Lighting Fixture Type D

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W25106 6"	❍ 3000K	❍ BK Black	11W	307	130
	◎ 3500K	◎ WT White		352	146
	◎ 4000K			314	127

Example: **WS-W25106-40-WT**
For custom requests please contact customs@waclighting.com



DESCRIPTION

Functional style. Hang out with light.

FEATURES

- 3CCT (3000K/3500K/4000K) selectable switch
- Option to pre-select color temperature or adjust in the field
- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

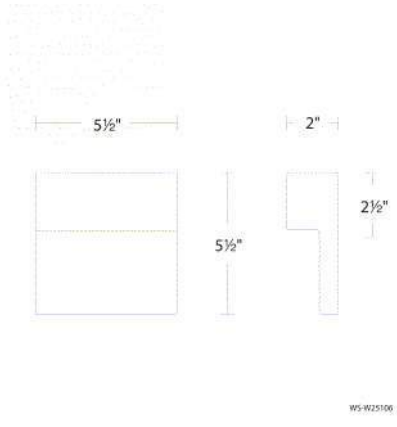
Color Temp:	3000K,3500K,4000K
Input:	120 VAC,50/60Hz
CRI	90
Dimming:	ELV: 100-10% , TRIAC: 100-10%
Rated Life:	54,000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, IP65, Title 24 JA8 Compliant, ADA, Wet Location Listed
Construction	Aluminum body, tempered glass diffuser

FINISHES:



Black White

LINE DRAWING



WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. July 2025

MESA
EW71211

WALL

PROJECT

Volker Carpenter-Ridgeway
Lighting Fixture Type E

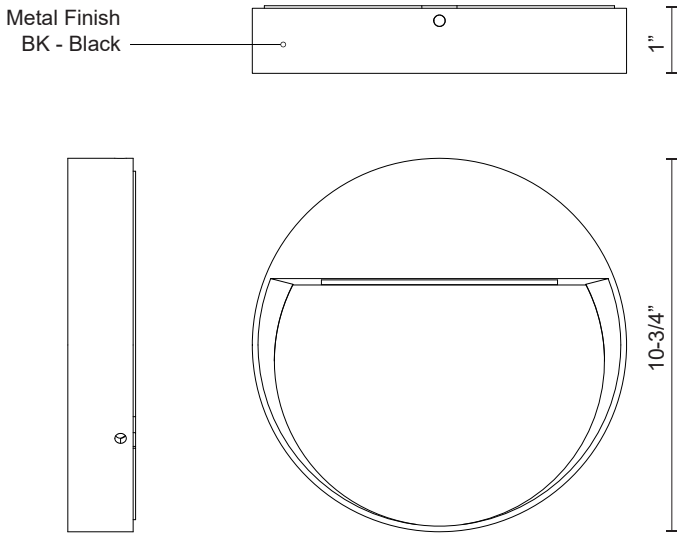




EW71211-BK
Black

DESCRIPTION

This family of exterior wall-mounted fixtures is available in a variety of geometric forms: circle, square, and two different rectilinear configurations. Light is directed downward from a recess, and the incline allows the glow to radiate gradually. Vanishingly thin and ideal for egress, courtesy, and grace lighting.



SPECIFICATION DETAILS

Fixture Dimensions	D10-3/4" x E1"
Light Source	AC LED Module
Wattage	31W
Total Lumens	2400lm
Delivered Lumens	BK-809lm
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Glass Details	Clear Glass
ADA Compliant	Yes
Location	Wet
Paint Finish	BK02

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

© 2018 KUZCO LIGHTING. ALL RIGHTS RESERVED.

COMMENT

Intertek

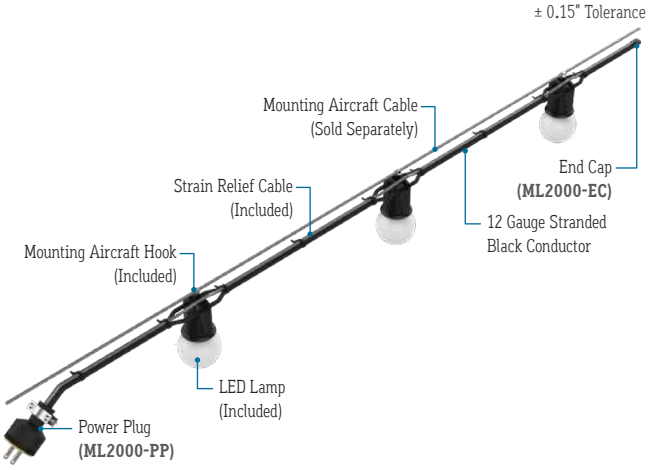
CALI CALIFORNIA ACCENT LIGHTING INC

Volker Carpenter-Ridgeway
Lighting Fixture Type F

ML2000 | STRING LIGHTS

PROJECT TYPE

10-DAY QUICK SHIP · DRY/WET · FIELD CUTTABLE · DIMMING · MADE IN U.S.A.

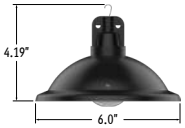


SERIES OPTIONS

Click image to view individual submittal



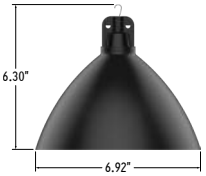
marketLITE (ML2000)



Canopy A (ML2000-CA)



Canopy A with Cage (ML2000-CACA)



Canopy AH (ML2000-CAH)



Canopy B (ML2000-CB)



Canopy C (ML2000-CC)



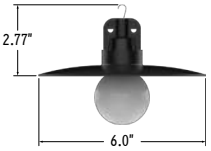
Canopy C with Cage (ML2000-CCCA)



Canopy M (ML2000-CM)



Canopy MH (ML2000-CMH)



Canopy W (ML2000-CW)

FEATURES

APPLICATIONS	Indoor and Outdoor
LAMP	LED Lamp (Included)
LED LAMP LIFE	20,000 Hours
LENGTH	Built to Order
FINISH	Black
FEED	Standard 6' Power Lead
STRAIN RELIEF	Cable (Included, Not for Mounting)
MOUNTING	Mounting Aircraft Cable (Sold Separately)
LISTING	Dry or Wet Location ANSI/UL1598, CSA 22.2 No. 250.0-04, 2nd Edition UL2108, CSA C22.2#9
OPTIONS	Mesh, Canopies, or Cages
UV RATING	Sun Light Resistance
INSTALLATION	Link to Installation Instructions

ELECTRICAL

DIMMING	Forward Phase
MAXIMUM RUN	250' Without Canopies, 100' With Canopies
VOLTAGE	120V
SYSTEM	20 Amps (12 Gauge Wire)
WATTS	1W or 3W Lamps

LAMP SPECIFICATIONS

LAMP NUMBER	CORRELATED COLOR TEMPERATURE	COMPATIBLE SHAPES
2.4K	2400K Incandescent White	GSFL
2.7K	2700K Warm White	GSF, GSFL, SSF, SSC
3.0K	3000K Warm White	GSFL
5.0K	5000K Cool White	GSF, GSFL, SSF, SSC
A	Amber	SSC, GSF
R	Red	SSC, GSF
G	Green	SSC, GSF
B	Blue	SSC, GSF

ACCESSORIES (Sold Separately)


Power Plug (ML2000-PP)


End Cap (ML2000-EC)

SERIES	SPACING	LAMP		DIMMING	LISTING	FIXTURE LENGTH
	-	-		-	-	-
ML2000	12" O/C **(12")**	2.7K-GSF	5.0K-GSFL	Forward Phase **(DM)**	Indoor **(DRY)**	Specify Length in Feet **Example:** 100'
ML2000-CA*[1]	18" O/C **(18")**	5.0K-GSF	2.7K-SSF			
ML2000-CACA*[1]	24" O/C **(24")**	A-GSF	5.0K-SSF	Leave Blank for Non-Dimming	Outdoor **(WET)**	
ML2000-CAH*[1]	36" O/C **(36")**	R-GSF	2.7K-SSC			
ML2000-CB*[1]	48" O/C **(48")**	G-GSF	5.0K-SSC			
ML2000-CC*[1]	60" O/C **(60")**	B-GSF	A-SSC			
ML2000-CCCA*[1]		2.4K-GSFL	R-SSC			
ML2000-CM*[1]		2.7K-GSFL	G-SSC			
ML2000-CMH*[1]		3.0K-GSFL	B-SSC			
ML2000-CW*[1]						

*[1] Standard Canopy Inside / Outside Finish is Black (BK). See individual submittal for other finish options.

CALIFORNIA ACCENT LIGHTING, INC.
2820 E. Gretta Lane, Anaheim, CA 92806
ph. 800.921.CALI (2254) | fx. 714.535.7902 | info@calilighting.com | calilighting.com

© CALI. All rights reserved. CALI reserves the right to make changes or withdraw specifications without prior notice.

marketLITE™ Manufactured in the U.S.A.

CALI CALIFORNIA ACCENT LIGHTING INC

ML2000 | STRING LIGHTS

LAMP OPTIONS



Material: Polymer Plastic
Appearance: Frosted
Lamp Watts: 1W
Lamp Life: 20,000 hrs.
Lamp Type: Standard LED
Lumens: 42
Beam Angle: 360°
Temperatures: 2.7K, 5.0K

G Shape
(GSF)



Material: Glass
Appearance: Clear
Lamp Watts: 3W
Lamp Life: 25,000 hrs.
Lamp Type: Filament LED
Lumens: 256
Beam Angle: 360°
Temperatures: 2.4K, 2.7K, 3.0K, 5.0K

Filament G Shape
(GSFL)



Material: Polymer Plastic
Appearance: Frosted
Lamp Watts: 1W
Lamp Life: 20,000 hrs.
Lamp Type: Standard LED
Lumens: 42
Beam Angle: 360°
Temperatures: 2.7K, 5.0K

S Shape
(SSF)



Material: Polymer Plastic
Appearance: Clear, Textured
Lamp Watts: 1W
Lamp Life: 20,000 hrs.
Lamp Type: Standard LED
Lumens: 42
Beam Angle: 360°
Temperatures: 2.7K, 5.0K, A, R, G, B

S Shape
(SSC)

MOUNTING ACCESSORIES

(Sold Separately - Click on Image to View Cut Sheet, If Applicable)



Mounting Plate
(ML2000-MP)



Cable Lock
(ML2000-CL-1/8")



Mounting Aircraft Cable
(ML2000-AC-1/8"-X) X = Specify Length
Specify 50' increments up to 500' per reel.

PART NUMBER	MATERIAL	SPECIFY LENGTH	SPECIFY QUANTITY	UNIT
ML2000-EC	Vinyl Plastic (75A Durometer)	N/A		Each
ML2000-PP	Rubber	N/A		Each
ML2000-MP	Stainless Steel	N/A		Each
ML2000-CL-1/8"	Zinc	N/A		Each
ML2000-AC-1/8"-X	302/304 Stainless Steel			Each

INSTALLATION RECOMMENDATIONS

- Determine weight of marketLITE that will be used.
- Determine length of marketLITE and multiply by weight.
- An engineer must choose the proper aircraft cable to handle the tension, based on length and weight to prevent product from sagging.
- An engineer must determine the strength of the structure where the cable will attach, based on tension calculation from previous step.
- If installing on a pole, check with pole manufacturer to confirm the pole can handle the tension.
- marketLITE is hung to the above aircraft cable using the hooks. Secure hooks to aircraft cable by crimping or using stainless steel tie wraps.
- The supplied aircraft cable is designed to prevent strain on the wire. An additional aircraft cable is required to hang marketLITE.

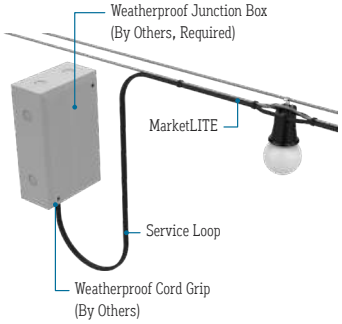
DESIGN GUIDELINES





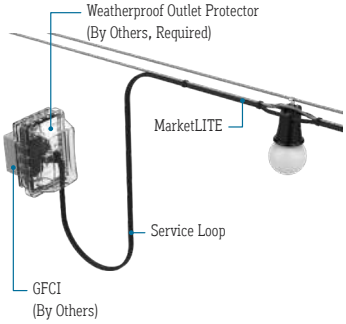
HARDWIRE INSTALLATION

(Wet Location)

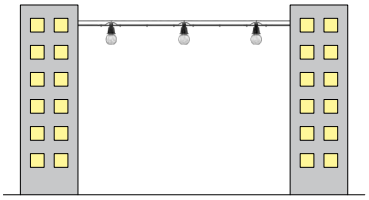


POWER PLUG

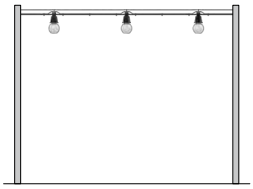
(Wet Location)



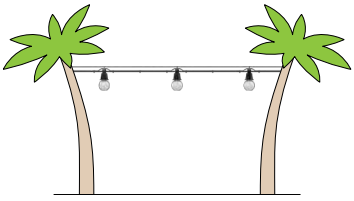
INSTALLATION OPTIONS



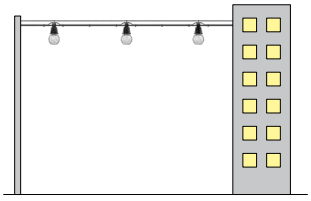
Building to Building



Pole to Pole



Tree to Tree



Building to Pole

WEIGHT PER FOOT

SERIES	SPACING	WEIGHT
ML2000	12" O/C	0.3 lbs per foot
	18" O/C	0.24 lbs per foot
	24" O/C	0.21 lbs per foot
	36" O/C	0.18 lbs per foot
	48" O/C	0.17 lbs per foot
	60" O/C	0.16 lbs per foot

CALIFORNIA ACCENT LIGHTING, INC.
2820 E. Gretta Lane, Anaheim, CA 92806
ph. 800.921.CALI (2254) | fx. 714.535.7902 | info@calilighting.com | calilighting.com

© CALI. All rights reserved. CALI reserves the right to make changes or withdraw specifications without prior notice.

marketLITE™ Manufactured in the U.S.A.