

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 3/17/25 11:51 a.m.

_____ 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: _____

Title: _____

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

UDC meeting date requested _____

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 _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Project contact person _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

5. Required Submittal Materials

Application Form

Letter of Intent

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

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

Filing fee

Electronic Submittal*

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

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner *Ryan McMurtrie* Date 3/17/25

Paragon Place at Bear Claw Way II LLC
By: United Apartments, Inc., Manager
By: Ryan McMurtrie, President

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

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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



March 17, 2025

Ms. Meagan Tuttle – Planning Division Director
Ms. Jessica Vaughn – Urban Design Commission Secretary
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 & UDC Submittal
9453 Spirit Street (305 Bear Claw Way)
KBA Project # 2358

Ms. Meagan Tuttle and Ms. Jessica Vaughn:

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

Organizational structure:

Owner: Ziegler at Elderberry, LLC
660 W. Ridgeview Dr.
Appleton, WI 54911
(920) 968-8137
Contact: Ryan McMurtrie
rmcmurtrie@ardenpropertygroup.com

Civil Engineer: Trio Engineering
4100 N Calhoun Rd, Suite 300
Brookfield, WI 53005
(262) 790-1480
Contact: Josh Pudelko
jpudelko@trioeng.com

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

Landscape Architect: Saiki Design, Inc.
1110 S. Park St.
Madison, WI 53715
(608) 251-3600
Contact: Christopher Sina
CSina@saiki.design

Introduction:

This proposed project involves the development of Lot 4 of Paragon Place Addition No. 1 located at 9453 Spirit Street (also known as 305 Bear Claw Way), south of Spirit Street, east of Bear Claw Way, and west of Little Bear Drive. The development will consist of two structures on one lot, and as such will be a Residential Building Complex, under the purview of UDC.

Project Description:

The proposed development consists of one 2-story, 9-unit building with attached garages and a 2-story, 12-unit building also with attached garages. The proposed design of these buildings is traditional with a contemporary flare. Proposed materials will include a majority of the exterior being masonry, along with composite siding accents. The site will be well landscaped and have access to outdoor amenity spaces for the residents, including shared amenities at the adjacent developments completed by the same developer.

This project will not impair or diminish the use, value, and enjoyment of other properties within this neighborhood but will enhance the character of the neighborhood and bring additional opportunities for housing.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including meeting with Lisa McNabola and Jessica Vaughn on 1/29/25. Concept plans have also been discussed with the Elderberry Neighborhood Association and an Informational presentation has been made at UDC, and these discussions have helped shape this design.

Site Development Data:

Densities:

Lot Area	56,943 s.f. (1.3 acres)
Dwelling Units	21
Density	16 units/acre
Lot Coverage	32,550 s.f. 57% (60% Max.)

<u>Building Height:</u>	Building 1 = 2 Stories / 35'
	Building 2 = 2 stories / 35'

Gross Floor Areas:

Building One:	14,814 S.F.
Building Two:	19,834 S.F.

Dwelling Unit Counts:

Building One:	One Bed + Den	1
	Two Bed	8
	Total:	9
Building Two:	One Bed + Den	2
	Two Bed	10
	Total:	12



Vehicle Parking:

Garage Stalls:

Building One:	Garage Stalls	9
	Surface Stalls	4
Building Two:	Garage Stalls	12
	Surface Stalls	5
	Total (both)	30

Bicycle Parking:

Building One:	Garage Stalls	9
	Surface Stalls	1
Building Two:	Garage Stalls	12
	Surface Stalls	1
	Total (both)	23

Project Schedule:

Construction is projected to start in spring of 2025 with completion in 2026.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink that reads 'Kevin Burow'.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member



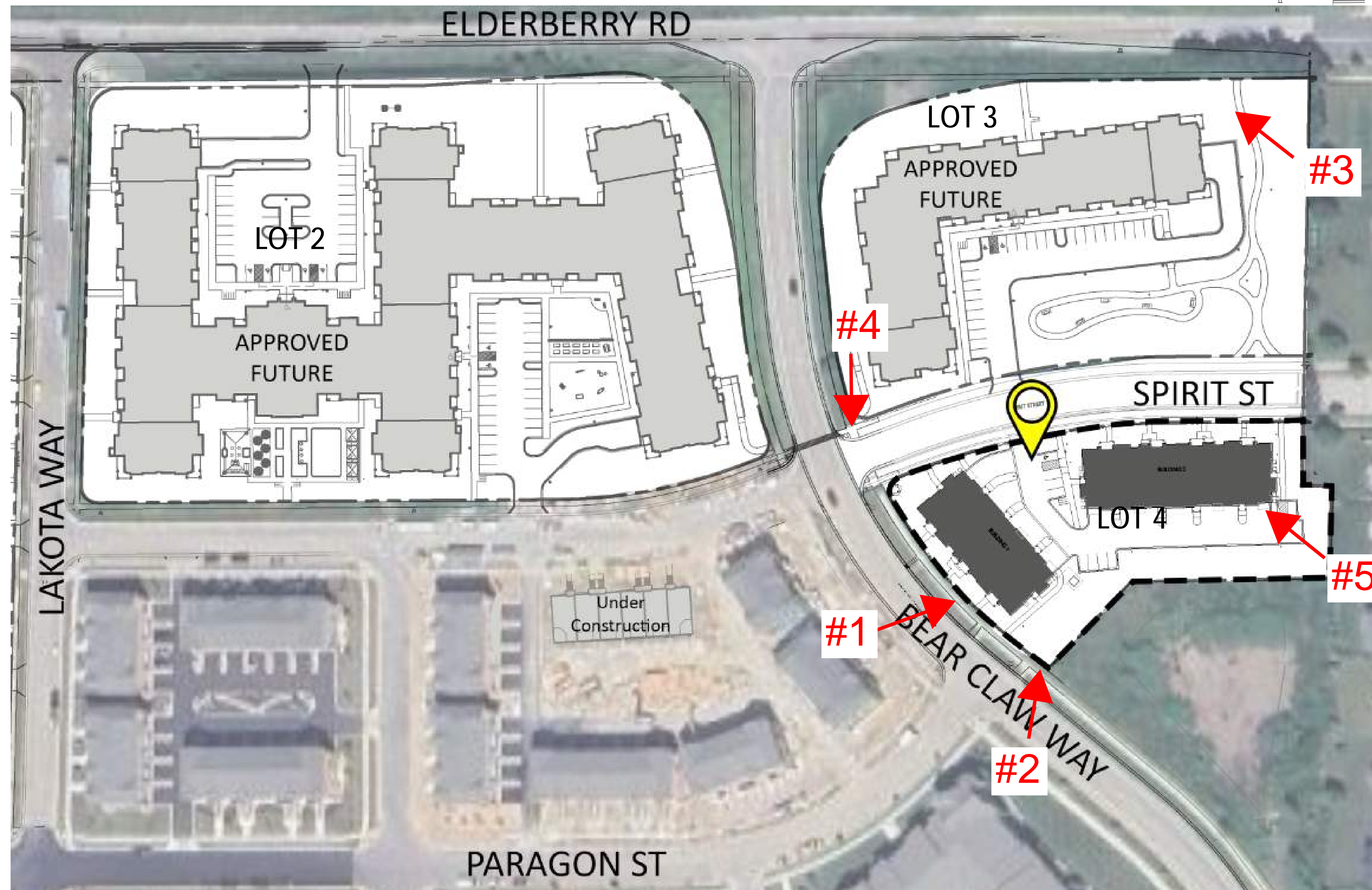
#1 - East of Property



#2 - Northeast of Property



#3 - Looking Northwest from Lot 3



#4 - Looking South from Property



#5 - Northwest of Property



Site Context Photos

G100

Lot 4 of Paragon Place Addition No. 1
305 Bear Claw Way, Madison, WI

UDC FINAL SUBMITTAL | 2025.03.17 | 2358





Lot 4 of Paragon Place Add. No. 1

305 Bear Claw Way, Madison, WI

One 9-Unit Townhouse &
One 12-Unit Townhouse



SHEET INDEX

G000	Cover Sheet	L101	Landscape Enlargement
G100	Site Context Photos	L102	Landscape Enlargement
		L103	Landscape Points Worksheet & Plant Schedules
CA101	Architectural Site Plan	A101.1	9-Unit Townhouse - First Floor Plan
CA102	Site Lighting Plan	A102.1	9-Unit Townhouse - Second Floor Plan
CA103	Fire Department Access Plan	A103.1	9-Unit Townhouse - Roof Plan
CA104	Lot Coverage	A201.1	9-Unit Townhouse - Exterior Elevations
		A202.1	9-Unit Townhouse - Exterior Elevations - Color
C0.0	Cover Sheet	A101.2	12-Unit Townhouse - First Floor Plan
C1.0	Contract Limits Plan	A102.2	12-Unit Townhouse - Second Floor Plan
C1.1	Preliminary Site Plan	A103.2	12-Unit Townhouse - Roof Plan
C2.0	Preliminary Lot Grading & Paving Plan	A201.2	12-Unit Townhouse - Exterior Elevations
C3.0	Preliminary Erosion Control Plan	A202.2	12-Unit Townhouse - Exterior Elevations - Color
C4.0	Preliminary Utility Plan		
C5.0	Construction Details		
L100	Landscape Plan	MB-1	Material Board
			Concept Images

PROJECT DATE: 2025.03.17

PROJECT NUMBER 2358

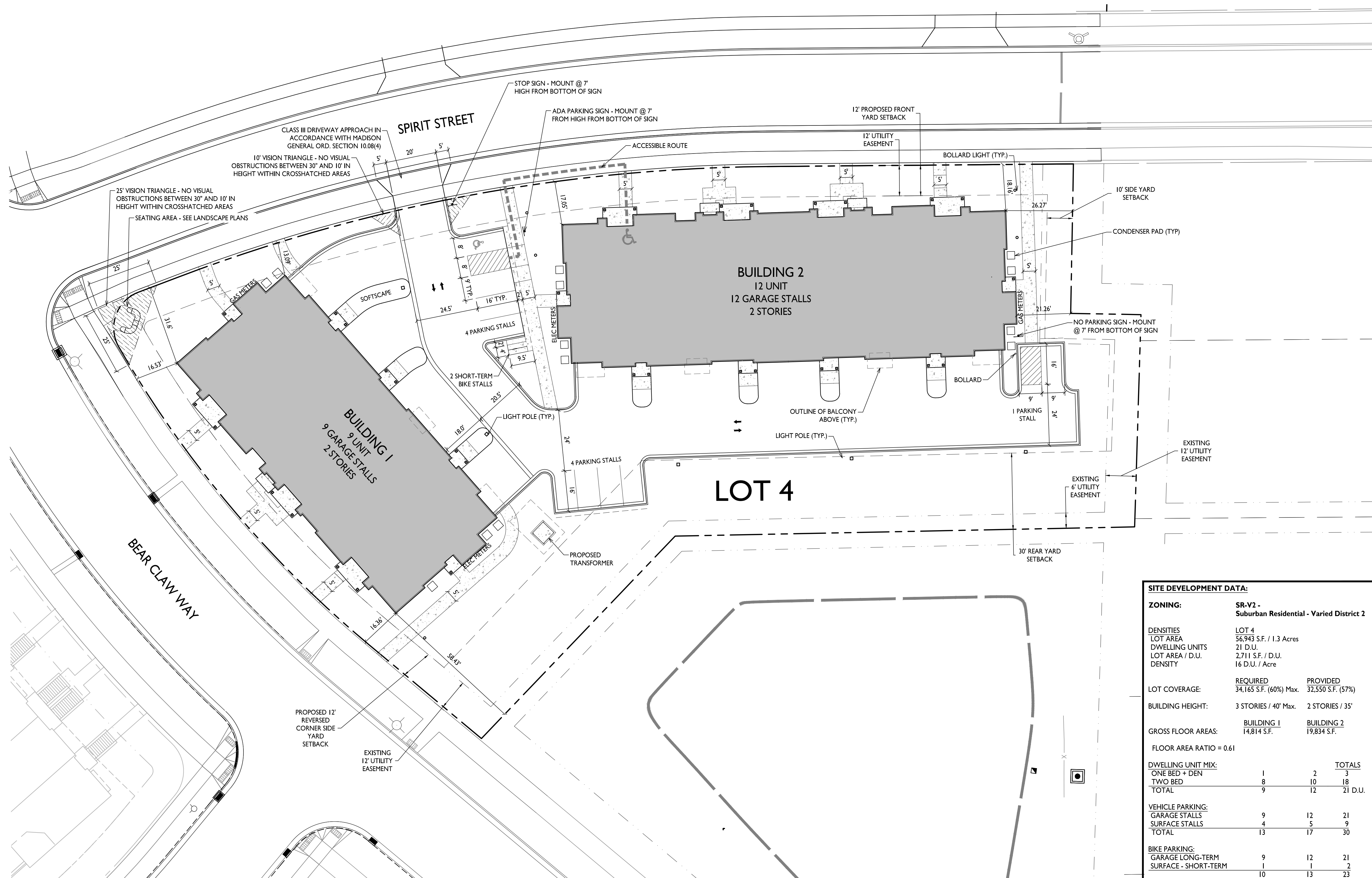
ISSUED FOR:

UDC Informational Submittal - 2025.01.21
UDC Final - 2025.03.17



G000 | **knothe | bruce**
SHEET NUMBER | **ARCHITECTS**

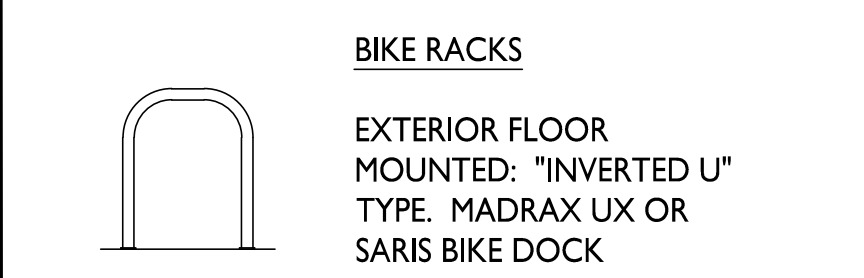
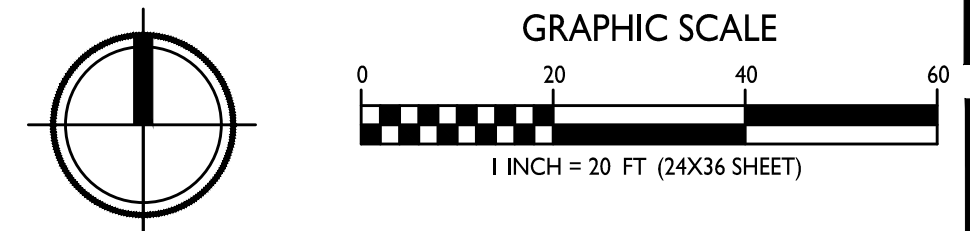
- GENERAL NOTES:
1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
 6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART I STANDARDS FOR PRUNING.
 10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
 12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

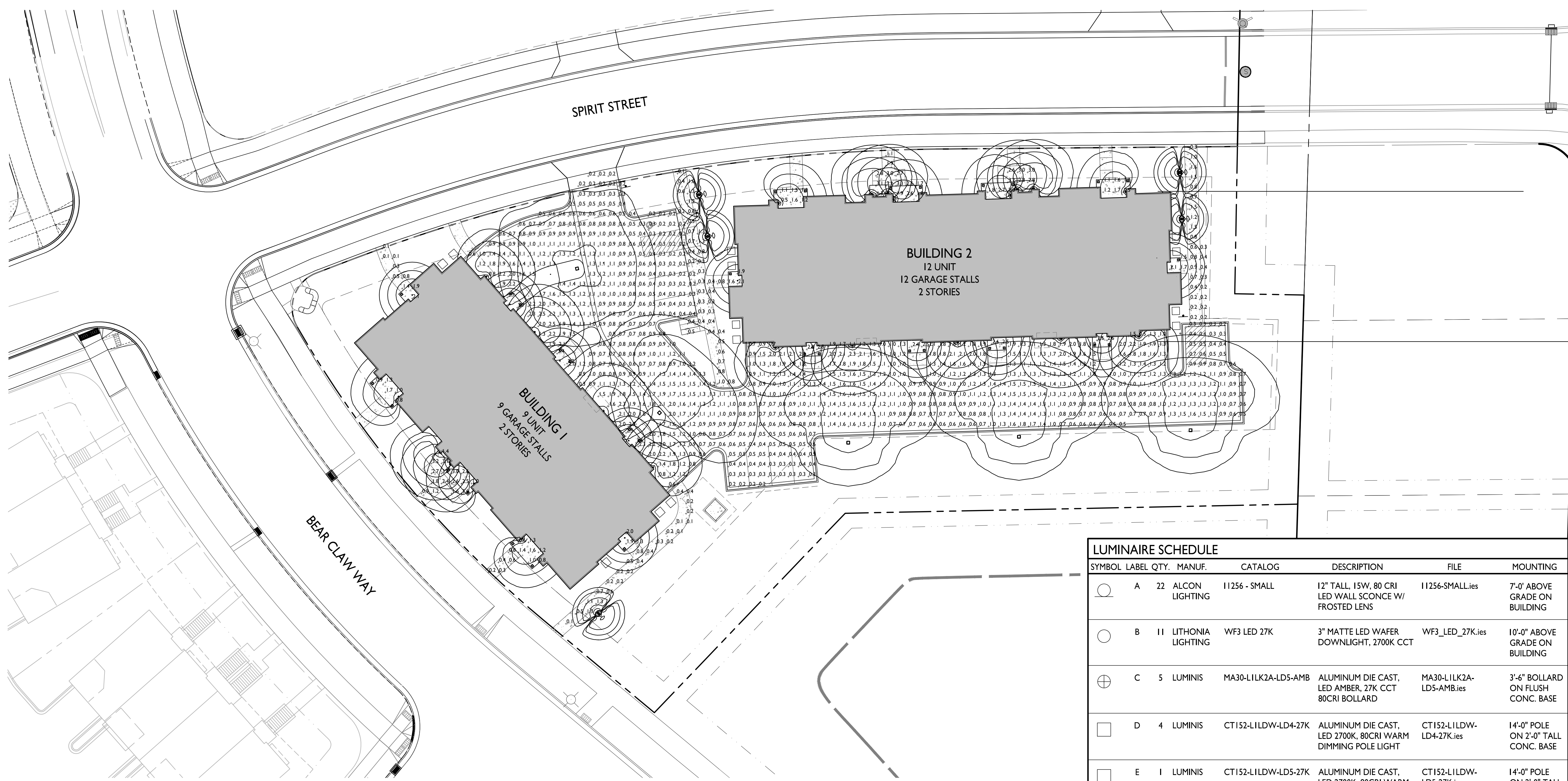


SITE DEVELOPMENT DATA:

ZONING:	SR-V2 - Suburban Residential - Varied District 2	
DENSITIES	LOT 4	
LOT AREA	56,943 S.F. / 1.3 Acres	
DWELLING UNITS	21 D.U.	
LOT AREA / D.U.	2,711 S.F. / D.U.	
DENSITY	16 D.U. / Acre	
LOT COVERAGE:	REQUIRED	PROVIDED
	34,165 S.F. (60%) Max.	32,550 S.F. (57%)
BUILDING HEIGHT:	3 STORIES / 40' Max.	2 STORIES / 35'
GROSS FLOOR AREAS:	BUILDING 1 14,814 S.F.	BUILDING 2 19,834 S.F.
FLOOR AREA RATIO = 0.61		
DWELLING UNIT MIX:	TOTALS	
ONE BED + DEN	1	2
TWO BED	8	10
TOTAL	9	12
VEHICLE PARKING:	TOTALS	
GARAGE STALLS	9	12
SURFACE STALLS	4	5
TOTAL	13	17
BIKE PARKING:	TOTALS	
GARAGE LONG-TERM	9	12
SURFACE - SHORT-TERM	1	1
TOTAL	10	13

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





ISSUED
UDC Info. Submittal - January 21, 2025
LU & UDC Submittal March 17, 2025

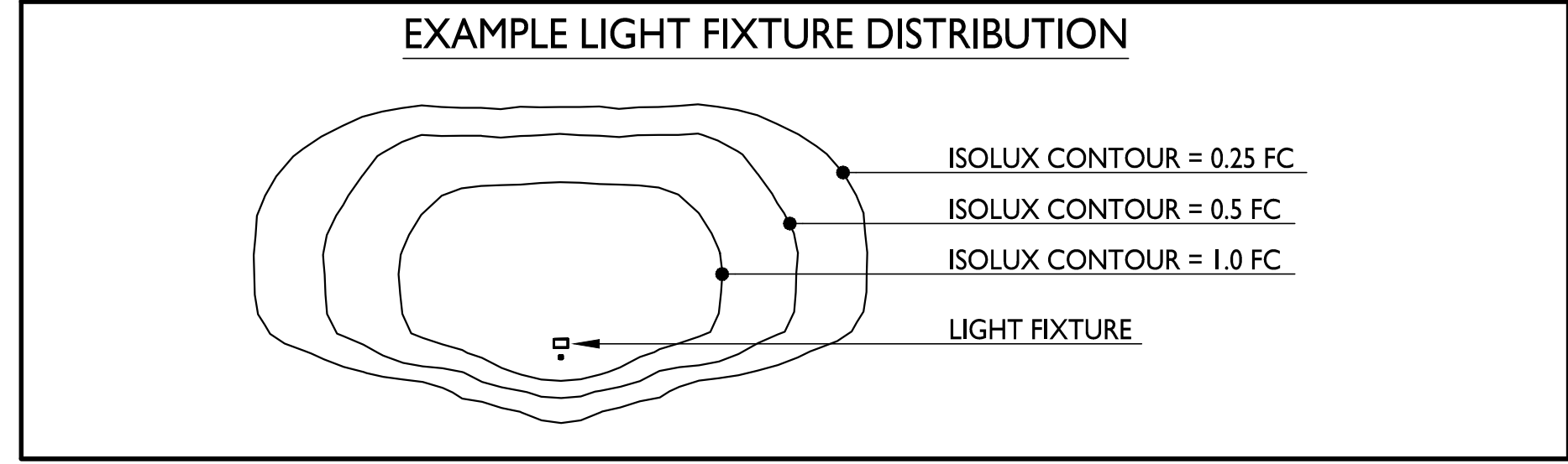
PROJECT TITLE
Lot 4 of Paragon Place Add. No. 1

305 Bear Claw Way
Madison, WI

SHEET TITLE
Site Lighting Plan

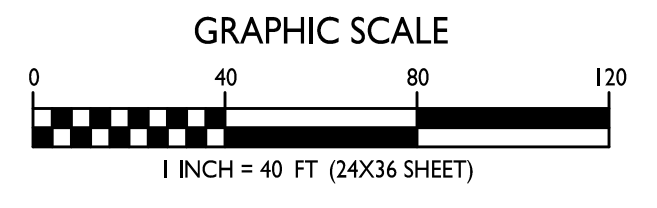
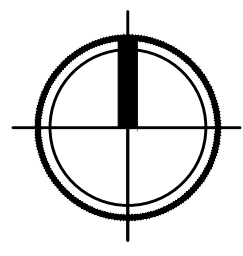
SHEET NUMBER

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
○	A	22	ALCON LIGHTING	I1256 - SMALL	12" TALL, ISW, 80 CRI LED WALL SCONCE W/ FROSTED LENS	I1256-SMALL.ies	7'-0" ABOVE GRADE ON BUILDING
○	B	11	LITHONIA LIGHTING	WF3 LED 27K	3" MATTE LED WAFER DOWNLIGHT, 2700K CCT	WF3_LED_27K.ies	10'-0" ABOVE GRADE ON BUILDING
⊕	C	5	LUMINIS	MA30-L1LK2A-LD5-AMB	ALUMINUM DIE CAST, LED AMBER, 27K CCT 80CRI BOLLARD	MA30-L1LK2A-LD5-AMB.ies	3'-6" BOLLARD ON FLUSH CONC. BASE
□	D	4	LUMINIS	CT152-L1LDW-LD4-27K	ALUMINUM DIE CAST, LED 2700K, 80CRI WARM DIMMING POLE LIGHT	CT152-L1LDW-LD4-27K.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
□	E	1	LUMINIS	CT152-L1LDW-LD5-27K	ALUMINUM DIE CAST, LED 2700K, 80CRI WARM DIMMING POLE LIGHT	CT152-L1LDW-LD5-27K.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE

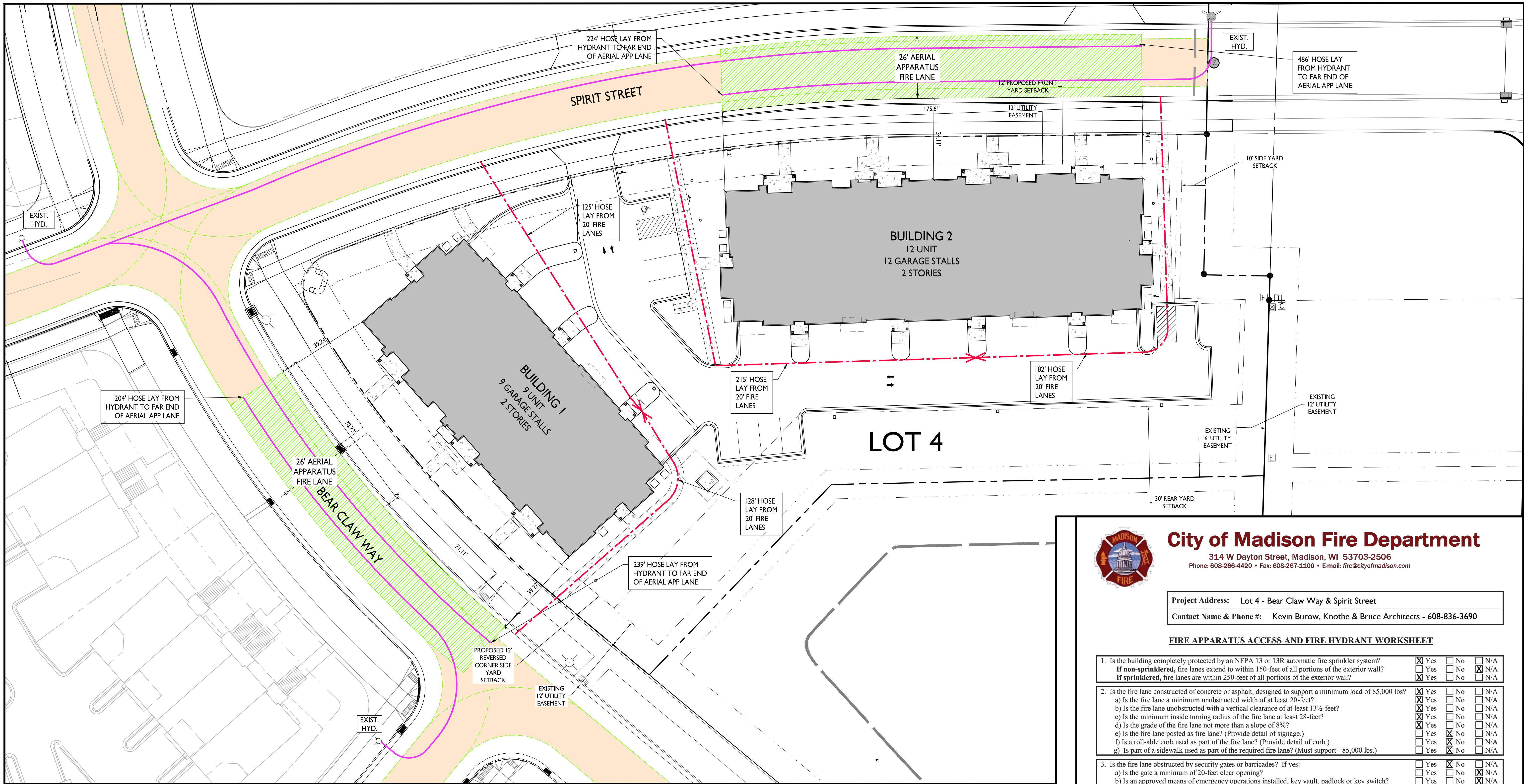


LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Surface Parking & Drive Aisle	+	1.0 fc	2.5 fc	0.2 fc	12.5:1	5.0:1
East Walkway Circulation	+	0.5 fc	1.3 fc	0.2 fc	6.5:1	2.5:1
West Walkway Circulation	+	0.7 fc	1.6 fc	0.2 fc	8.0:1	3.5:1

1 SITE LIGHTING PLAN
CA102 1" = 20'-0"

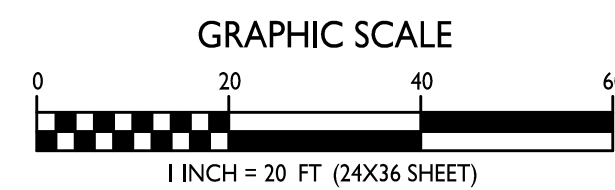
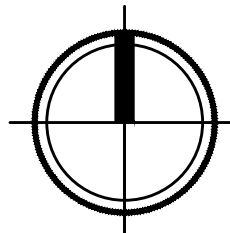


CA102



FIRE ACCESS DATA		
	BUILDING #1	BUILDING #2
BUILDING PERIMETER	432 LINEAR FEET	532 LINEAR FEET
26' WIDE AERIAL APPARATUS FIRE LANE	108 LR. FT. REQUIRED (25%)	133 LR. FT. PROVIDED (25%)
20' WIDE FIRE ACCESS LANE	141 LR. FT. PROVIDED	175 LR. FT. PROVIDED
250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE	→	
500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE	—	

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



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: Lot 4 - Bear Claw Way & Spirit Street
Contact Name & Phone #: Kevin Burow, Knothe & Bruce Architects - 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

- 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
- 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
- Is the fire lane obstructed by security gates or barricades? If yes: Yes No N/A
a) Is the gate a minimum of 20-foot 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
- 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
- Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6? Yes No N/A
If yes, see IFC 3206.6 for further requirements.
- 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
- 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 2015 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 1/21/2018



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ARCHITECTS

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Middleton, WI 53562

ISSUED
UDC Info. Submittal - January 21, 2025
LU & UDC Submittal March 17, 2025

PROJECT TITLE
**Lot 4 of Paragon
Place Add. No. 1**

305 Bear Claw Way
Madison, WI

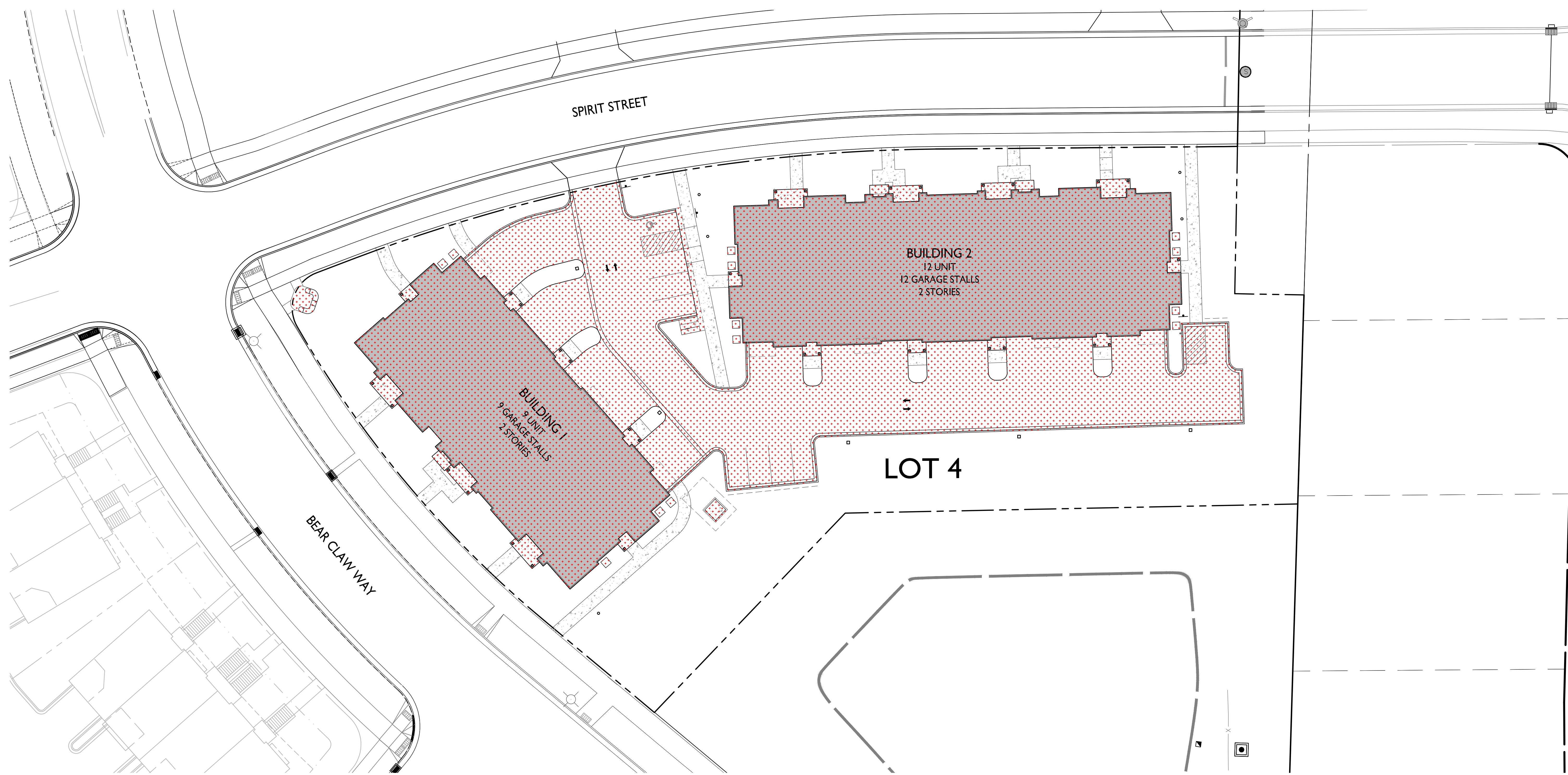
SHEET TITLE
**Fire Department
Access Plan**

SHEET NUMBER

CA103

PROJECT NO. **2358**

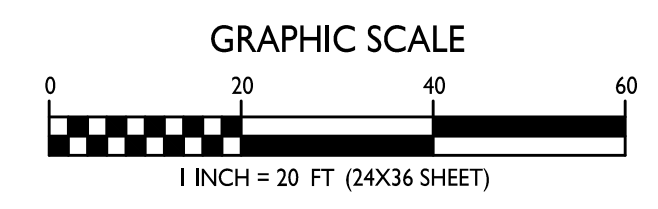
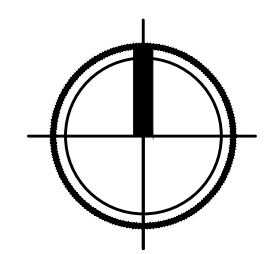
© Knothe & Bruce Architects, LLC



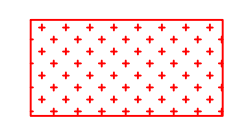
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PROJECT TITLE
Lot 4 of Paragon
Place Add. No. 1

LOT COVERAGE
CA104 1" = 20'-0"



LOT COVERAGE	
ZONING	SR-V2
MAXIMUM LOT COVERAGE	60% / 34,165 S.F.
LOT AREA	56,943 S.F.
PROPOSED COVERAGE	57% / 32,550 S.F.



305 Bear Claw Way
Madison, WI

SHEET TITLE
Lot Coverage

SHEET NUMBER

CA104

PROJECT NO. 2358
© Knothe & Bruce Architects, LLC

GENERAL NOTES

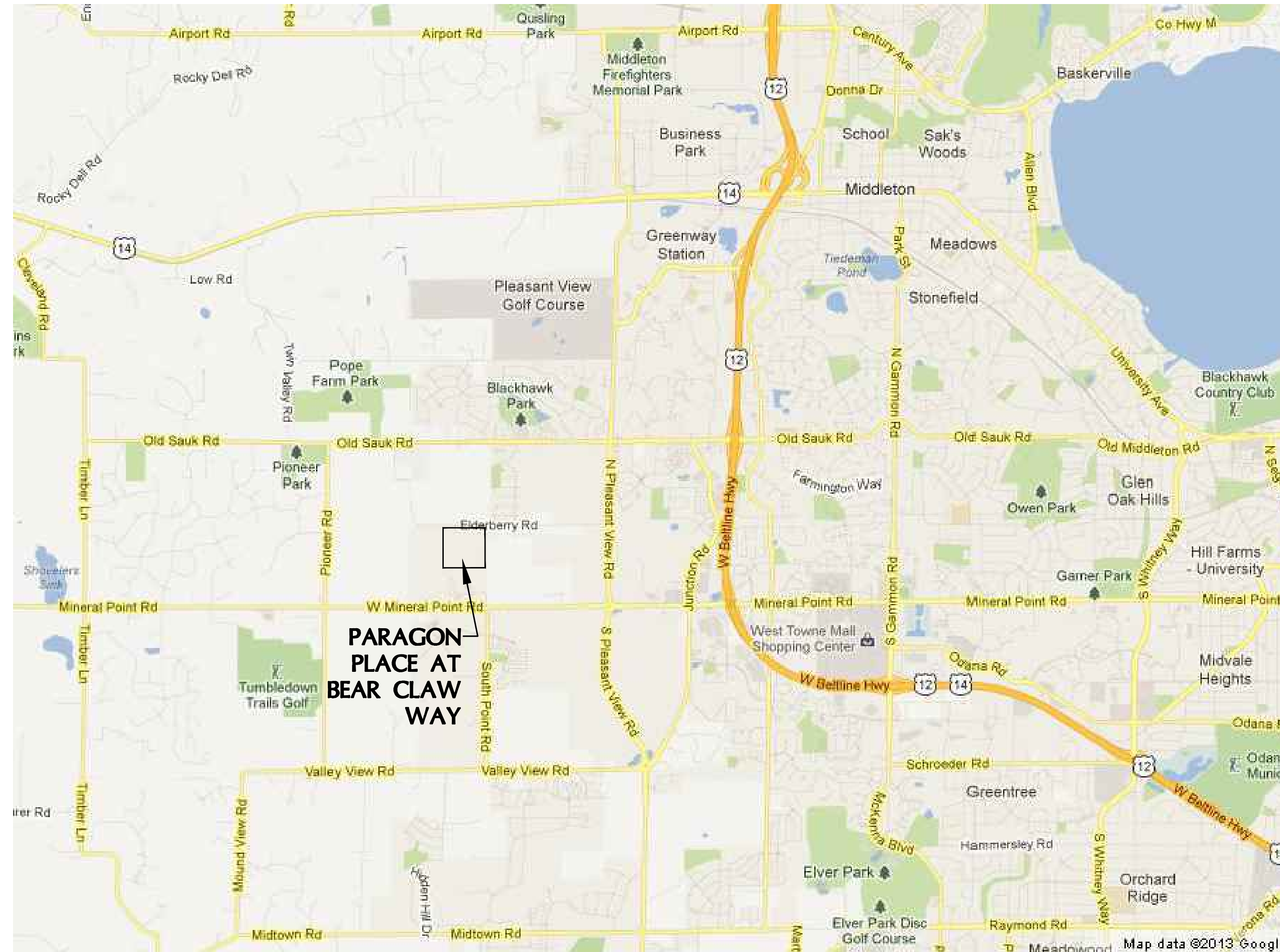
- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - WDR STORMWATER RUNOFF TECHNICAL STANDARDS.
 - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 - CITY OF MADISON DEVELOPMENT STANDARDS, LATEST EDITION.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY.
- THE 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 TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

PARAGON PLACE AT BEAR CLAW WAY

LOT 4

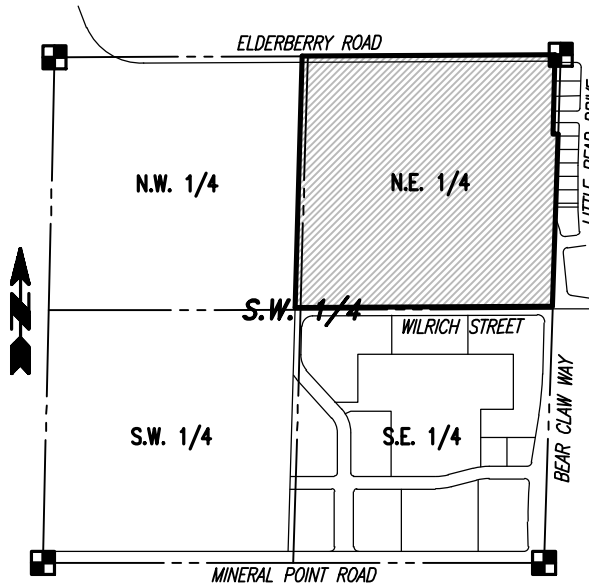
SITE DEVELOPMENT PLANS

CITY OF MADISON, WISCONSIN

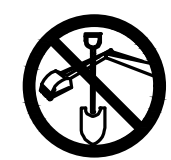


VICINITY MAP
NOT TO SCALE

PRELIMINARY SET
NOT FOR CONSTRUCTION.



LOCALITY MAP:
S.W. 1/4, SEC. 21,
T. 7 N., R. 8 E.
SCALE: 1"=1000'

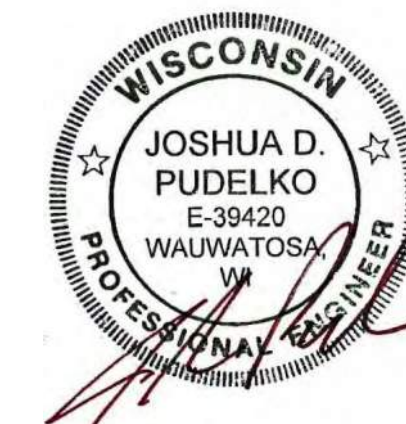


CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

SHEET INDEX

CIVIL	
C0.0	- COVER SHEET
C1.0	- CONTRACT LIMITS PLAN
C1.1	- PRELIMINARY SITE PLAN
C2.0	- PRELIMINARY LOT GRADING & PAVING PLAN
C3.0	- PRELIMINARY EROSION CONTROL PLAN
C4.0	- PRELIMINARY UTILITY PLAN
C5.0	- CONSTRUCTION DETAILS



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EMAIL: jpuudelko@trioeng.com

PARAGON PLACE

knothe • bruce
ARCHITECTS

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

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 4
CITY OF MADISON, WI
BY: Arden Property Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
3/8/2024	DRAFT SUBMITTAL
3/21/2024	DRAFT SUBMITTAL
1/15/2025	SITE UPDATES
2/5/2025	SITE UPDATES
2/12/2025	SITE UPDATES
2/20/2025	SITE UPDATES
3/17/2025	CITY SUBMITTAL

DATE:
MARCH 17, 2025

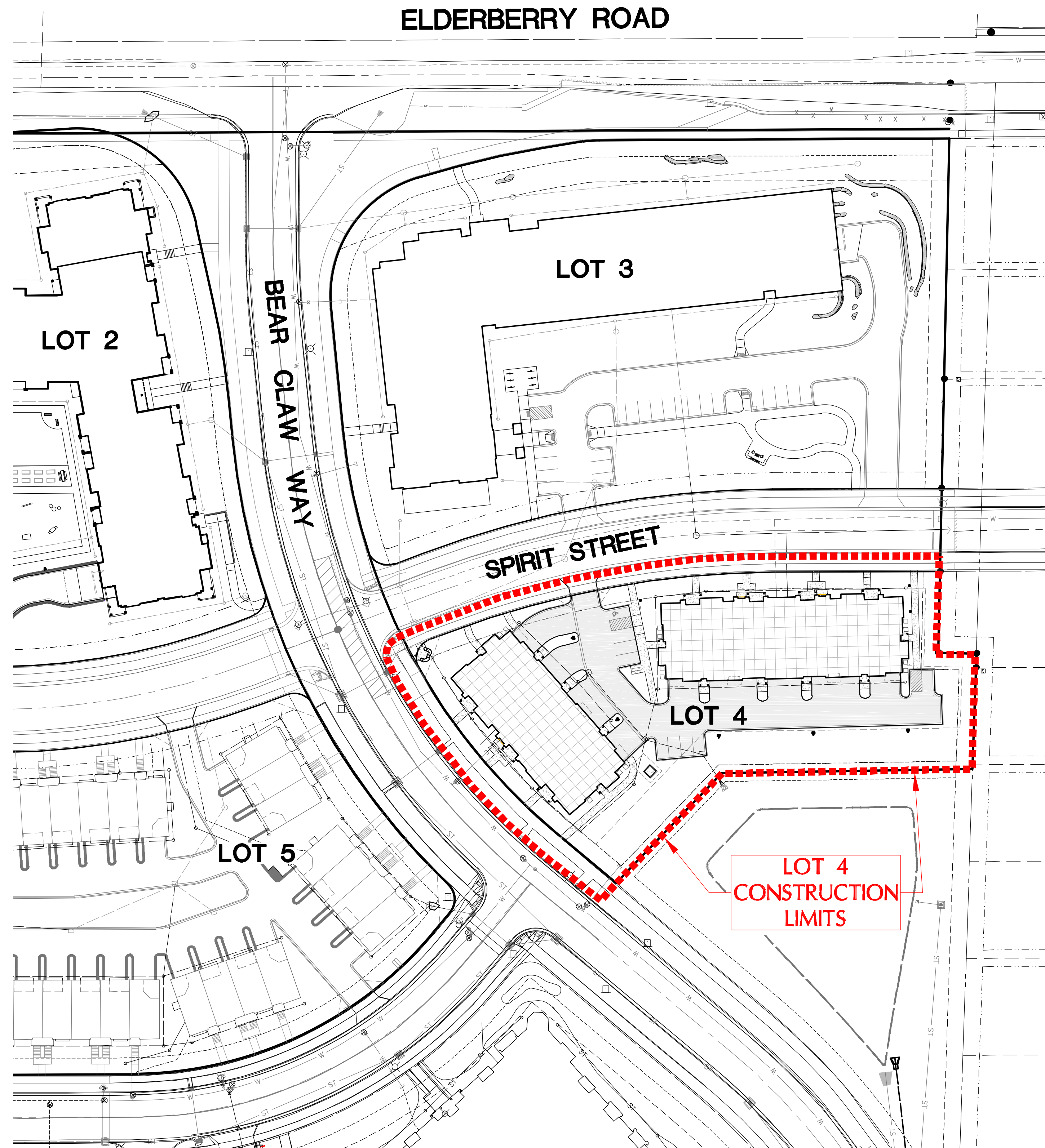
JOB NUMBER:
12041


DESCRIPTION:

COVER SHEET
SHEET

C0.0

H:\C300\311\12041-01\CONSTRUCTION PLANS\2023-LDT 4\CIVIL_LDT 4-PARAGON PLACE CIVIL PLANS.DWG



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PUBLIC IMPROVEMENTS NOTE:
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PARAGON PLACE AT BEAR CLAW WAY
LOT 4
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BY: Arden Property Group, Inc.
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Appleton, WI 54911

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2/5/2025	SITE UPDATES
2/12/2025	SITE UPDATES
2/20/2025	SITE UPDATES
3/17/2025	CITY SUBMITTAL

DATE:
MARCH 17, 2025

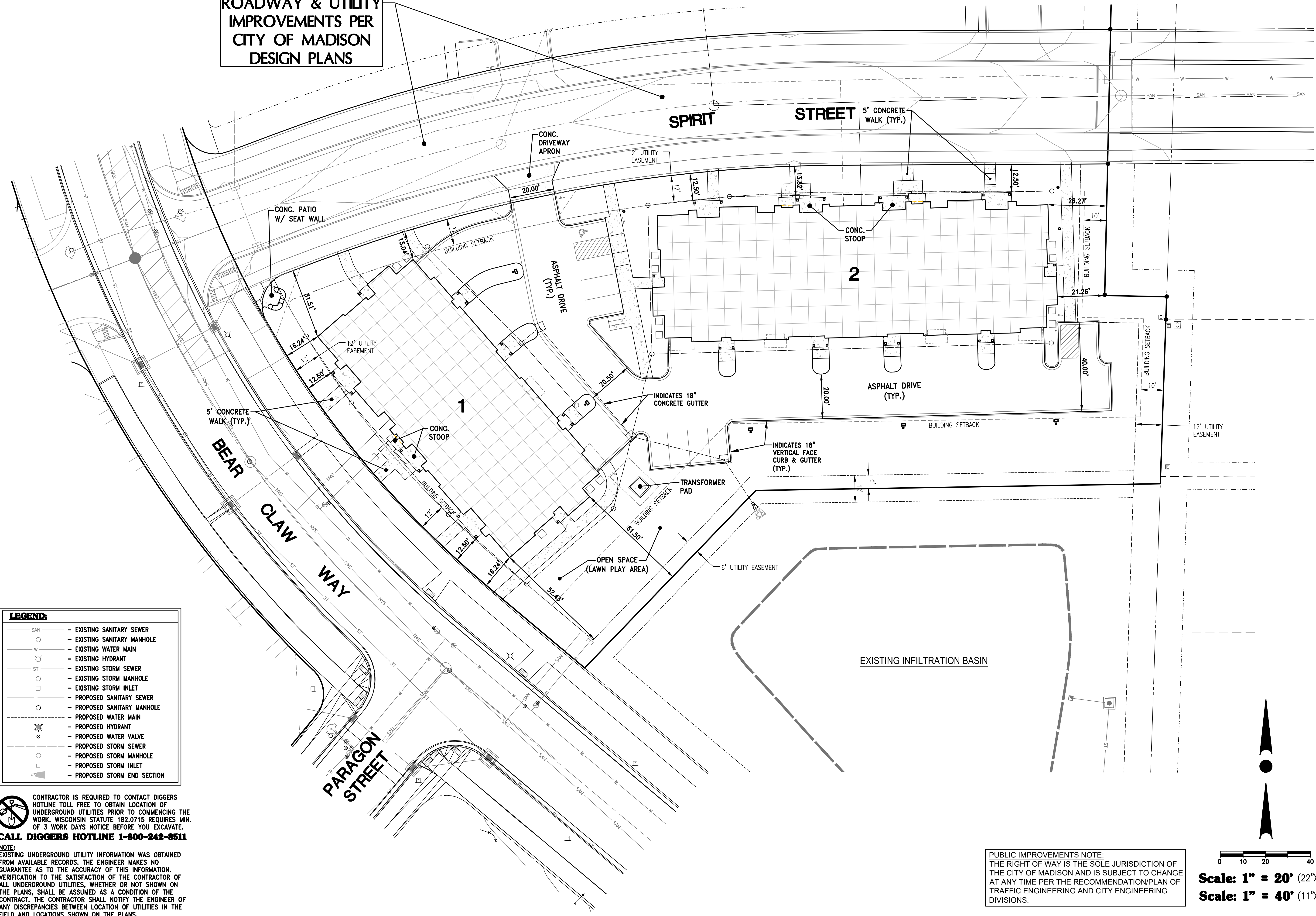
JOB NUMBER:
12041

DESCRIPTION:
CONTRACT LIMITS PLAN

SHEET

C1.0

ROADWAY & UTILITY IMPROVEMENTS PER CITY OF MADISON DESIGN PLANS



LEGEND:

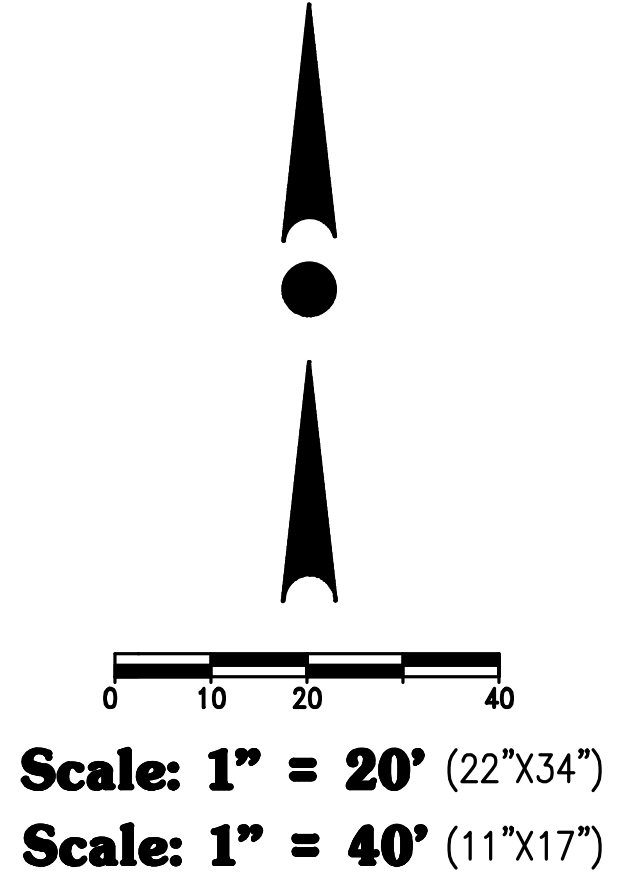
— SAN	- EXISTING SANITARY SEWER
○	- EXISTING SANITARY MANHOLE
— W	- EXISTING WATER MAIN
⊙	- EXISTING HYDRANT
— ST	- EXISTING STORM SEWER
○	- EXISTING STORM MANHOLE
□	- EXISTING STORM INLET
—	- PROPOSED SANITARY SEWER
○	- PROPOSED SANITARY MANHOLE
—	- PROPOSED WATER MAIN
⊙	- PROPOSED HYDRANT
⊙	- PROPOSED WATER VALVE
—	- PROPOSED STORM SEWER
○	- PROPOSED STORM MANHOLE
□	- PROPOSED STORM INLET
—	- PROPOSED STORM END SECTION

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CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

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PARAGON PLACE

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PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 4
CITY OF MADISON, WI
BY: Arden Property Group, Inc.
660 W. Ridgeway Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
3/8/2024	DRAFT SUBMITTAL
3/21/2024	DRAFT SUBMITTAL
1/15/2025	SITE UPDATES
2/5/2025	SITE UPDATES
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2/20/2025	SITE UPDATES
3/17/2025	CITY SUBMITTAL

DATE:
MARCH 17, 2025

JOB NUMBER:
12041

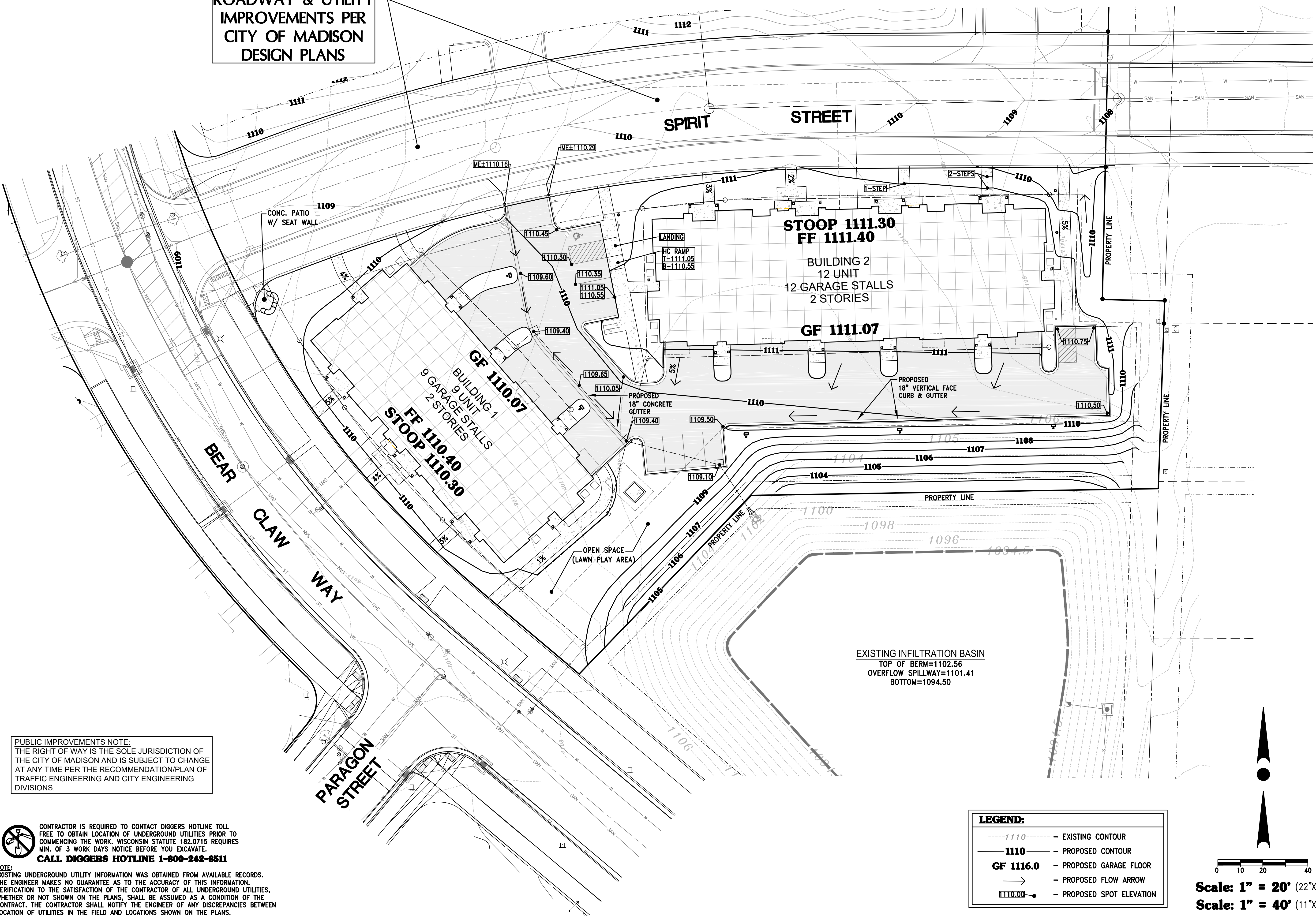
DESCRIPTION:
PRELIMINARY SITE PLAN

SHEET

C1.1

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ROADWAY & UTILITY IMPROVEMENTS PER CITY OF MADISON DESIGN PLANS



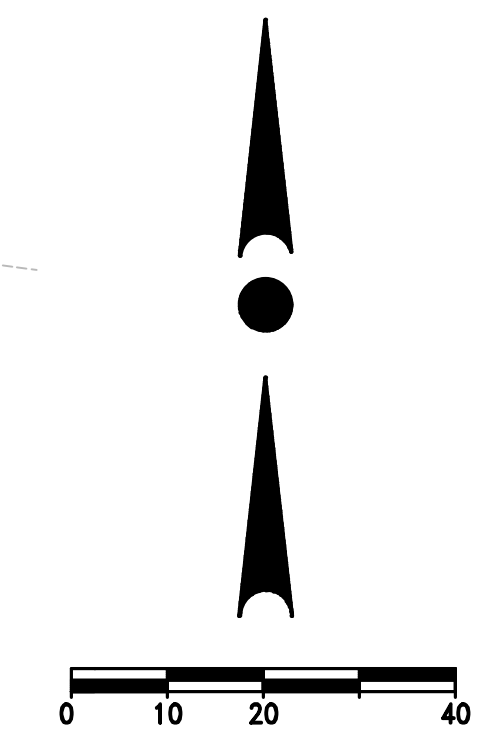
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LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED GARAGE FLOOR
- PROPOSED FLOW ARROW
- PROPOSED SPOT ELEVATION



Scale: 1" = 20' (22"x34")
Scale: 1" = 40' (11"x17")



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PARAGON PLACE
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PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
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REVISION HISTORY

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2/12/2025	SITE UPDATES
2/20/2025	SITE UPDATES
3/17/2025	CITY SUBMITTAL

DATE:
 MARCH 17, 2025

JOB NUMBER:
 12041

DESCRIPTION:
PRELIMINARY GRADING & PAVING PLAN

SHEET

C2.0

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- WISCONSIN DEPARTMENT OF NATURAL RESOURCES,
CONSERVATION PRACTICE STANDARD:
1052 - NON-CHANNEL EROSION MAT
1055 - SEDIMENT BALE BARRIER (NON-CHANNEL)
1056 - SILT FENCE
1060 - STORM DRAIN INLET PROTECTION FOR CONST. SITES
1062 - DITCH CHECK
1057 - STONE TRACKING PAD AND TIRE WASHING
1058 - MULCHING FOR CONSTRUCTION SITES
1059 - TEMPORARY SEEDING
1061 - DE-WATERING
1064 - SEDIMENT BASIN

CONCRETE WASH AREA NOTE:
CONCRETE MANAGEMENT SHALL INCLUDE A HAY BALE AND PLASTIC WASHOUT PIT AT THE EDGE OF THE CONSTRUCTION AREA, WHICH WILL BE PROPERLY DISPOSED OF WHEN FULLY/COMPLETED. CONC. WASH AREA SHALL NOT BE DISCHARGED TO SED. BASIN.

TEMPORARY DEWATERING GEOTEXTILE BAG

- IF DEWATERING IS REQUIRED, A GEOTEXTILE DEWATERING BAG MEETING THE SPECIFICATIONS IN THE TABLE TO THE RIGHT SHALL BE UTILIZED AS STATED ON THE EROSION CONTROL PLAN.
- REFER TO WDNR TECHNICAL STANDARDS 1061 AND MANUFACTURERS REQUIREMENTS FOR INSTALLATION AND MAINTENANCE REQUIREMENTS.
- CONTRACTOR MAY USE THRACE-LINO, INC 275EX GEOTEXTILE BAG, OR FUNCTIONAL EQUIVALENT TO MEET TECHNICAL STANDARD REQUIREMENTS.
- CONTRACTOR MAY INSTALL HAY BALES AROUND DEWATERING BAG FOR STABILIZATION AS DICTATED BY SITE CONDITIONS.
- MAX FLOW RATE SHALL NOT EXCEED 100GPM

Property	Test Method	Type I Value
Maximum Apparent Opening Sizes	ASTM D-4751	0.212 mm
Grab Tensile Strength	ASTM D-4632	200 lbs.
Mullen Burst	ASTM D-3786	350 psi
Permeability	ASTM D-4491	0.28 cm/sec
Fabric	Nominal Representative Weight	8 oz

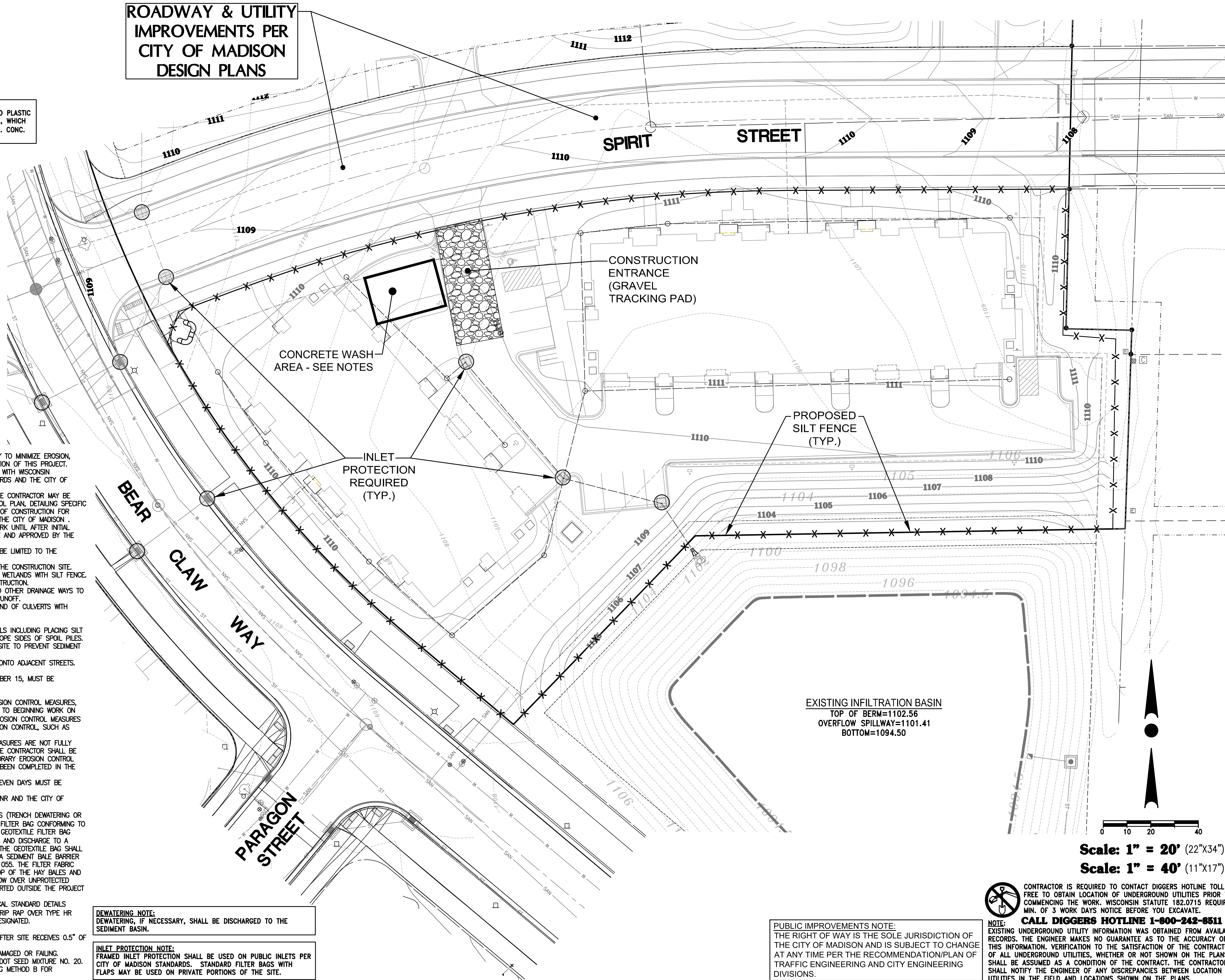
EROSION CONTROL NOTES:

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- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER, THE WISCONSIN DNR AND THE CITY OF MADISON.
- IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
- EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
 - DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - PLACE STRAW WATTLES OR SILT LOGS IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH STRAW WATTLES OR SILT LOGS.
 - PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWN-SLOPE SIDES OF SPOIL PILES.
 - CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARILY SEED AS OF THAT DATE.
- TEMPORARY EROSION CONTROL MEASURES:
 - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
 - IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
- ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
- TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR AND THE CITY OF MADISON TECHNICAL STANDARDS.
 - ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE FILTER BAG SHALL BE PLACED ON VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1055. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.
- INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
- ALL RIP RAP AT PIPE OUTLETS SHALL BE 3/4" MEDIUM RIP RAP OVER TYPE HR FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
- EROSION CONTROL INSPECTION AND MAINTENANCE:
 - INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
- ALL AREAS TO BE SEED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.

DEWATERING NOTE:
DEWATERING, IF NECESSARY, SHALL BE DISCHARGED TO THE SEDIMENT BASIN.

INLET PROTECTION NOTE:
FRAMED INLET PROTECTION SHALL BE USED ON PUBLIC INLETS PER CITY OF MADISON STANDARDS. STANDARD FILTER BAGS WITH FLAPS MAY BE USED ON PRIVATE PORTIONS OF THE SITE.

ROADWAY & UTILITY IMPROVEMENTS PER CITY OF MADISON DESIGN PLANS



EXISTING INFILTRATION BASIN
TOP OF BERM=1102.56
OVERFLOW SPILLWAY=1101.41
BOTTOM=1094.50

Scale: 1" = 20' (22"x34")
Scale: 1" = 40' (11"x17")



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511
NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

PUBLIC IMPROVEMENTS NOTE:
THE 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 TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.



4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuudelko@trioeng.com



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

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 4
CITY OF MADISON, WI
BY: Arden Property Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
3/8/2024	DRAFT SUBMITTAL
3/21/2024	DRAFT SUBMITTAL
1/15/2025	SITE UPDATES
2/5/2025	SITE UPDATES
2/12/2025	SITE UPDATES
2/20/2025	SITE UPDATES
3/17/2025	CITY SUBMITTAL

DATE:
MARCH 17, 2025

JOB NUMBER:
12041

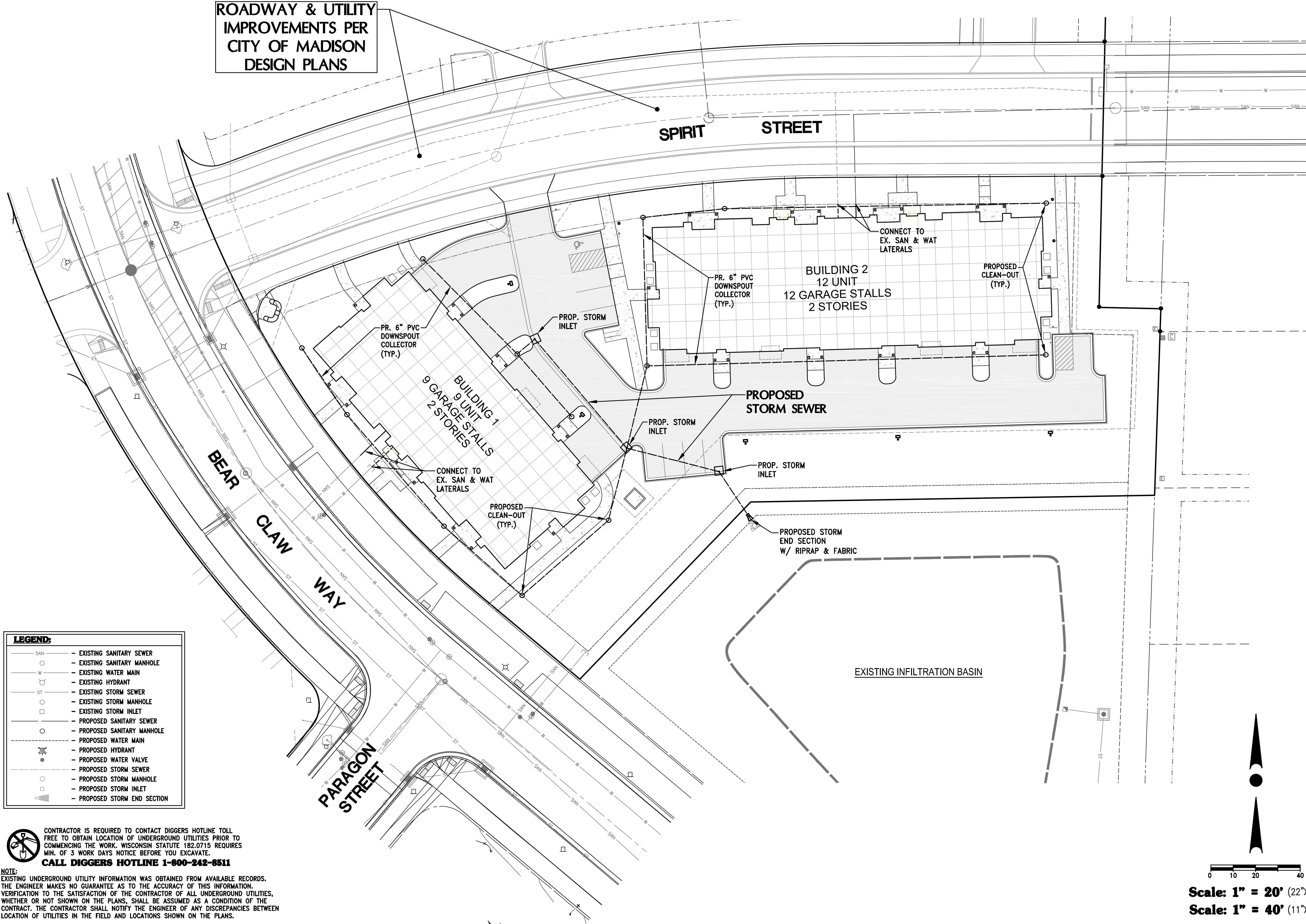
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PRELIMINARY
EROSION
CONTROL PLAN

SHEET

C3.0

H:\C300\311\12041-01\CONSTRUCTION PLANS\2023-LDT 4\CIVIL\LOT 4-PARAGON PLACE CIVIL PLANS.DWG

ROADWAY & UTILITY IMPROVEMENTS PER CITY OF MADISON DESIGN PLANS

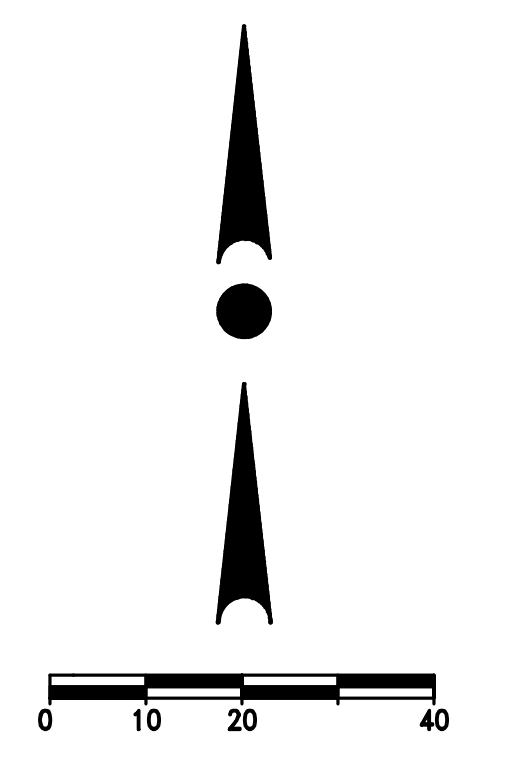


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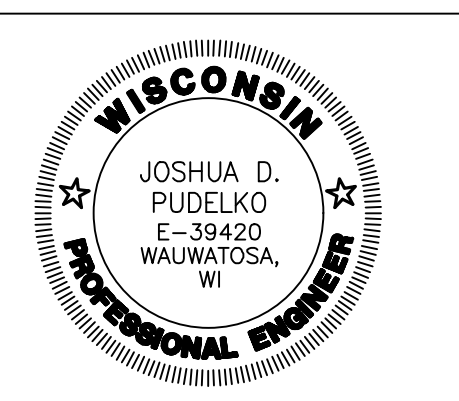
SAN	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
⊕	EXISTING HYDRANT
ST	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
□	EXISTING STORM INLET
○	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER MAIN
⊕	PROPOSED HYDRANT
⊕	PROPOSED WATER VALVE
---	PROPOSED STORM SEWER
○	PROPOSED STORM MANHOLE
□	PROPOSED STORM INLET
---	PROPOSED STORM END SECTION

NOTE: CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
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NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



Scale: 1" = 20' (22"x34")
Scale: 1" = 40' (11"x17")



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DATE:
 MARCH 17, 2025

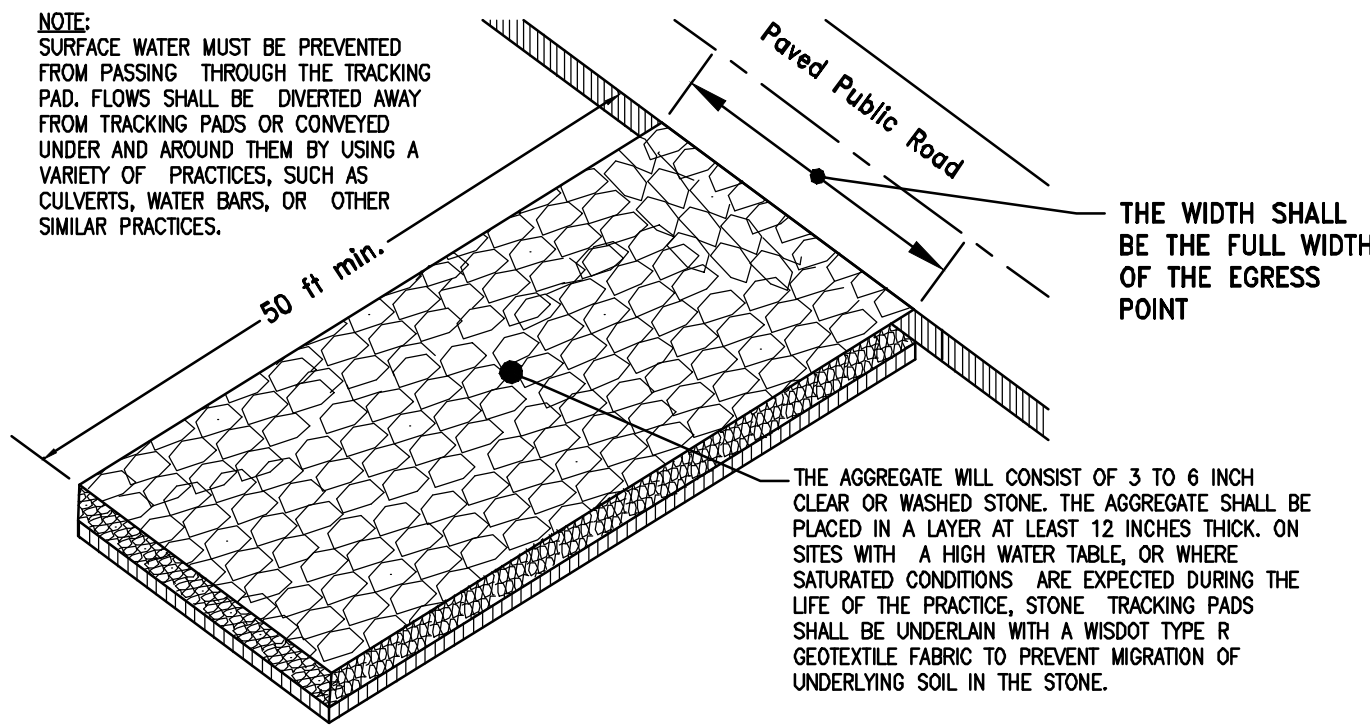
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DESCRIPTION:
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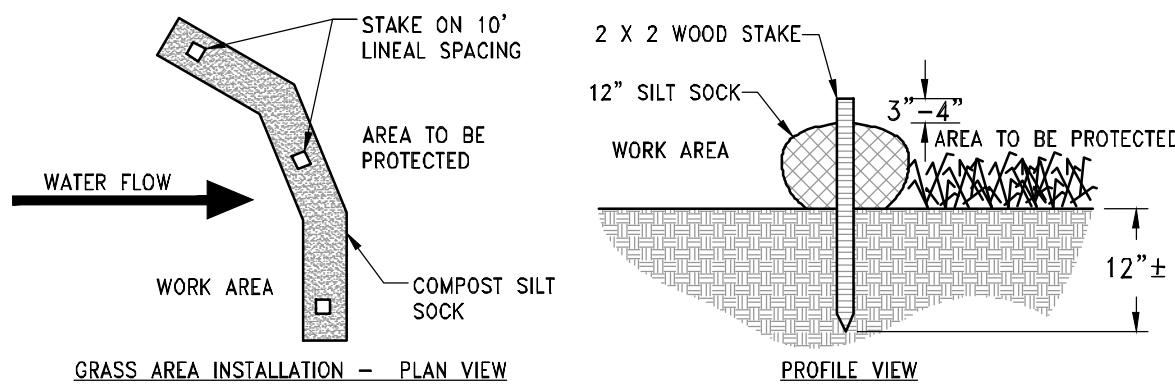
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C4.0

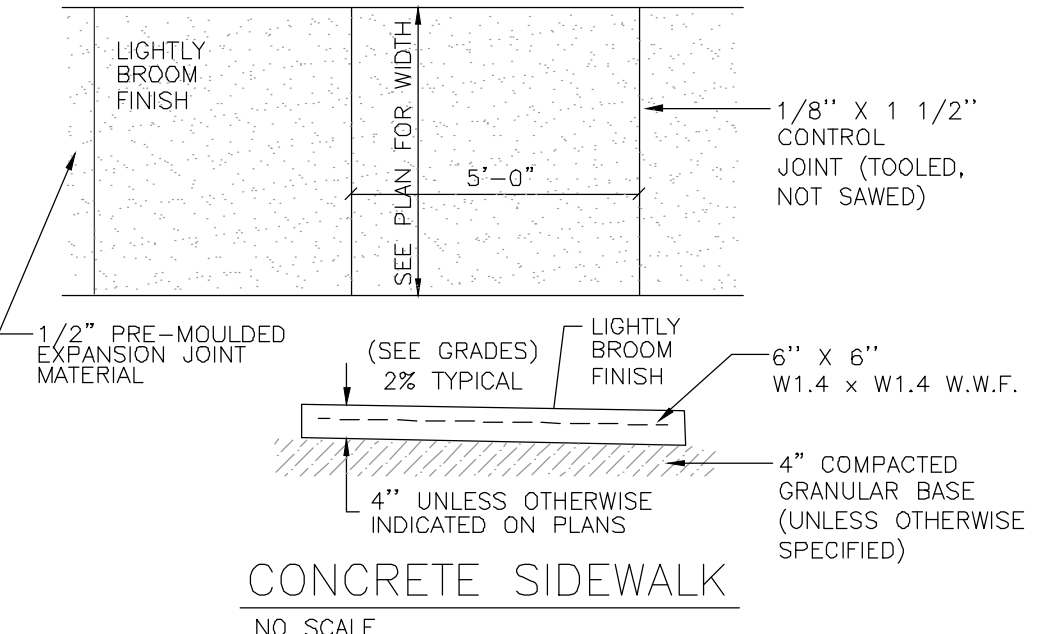
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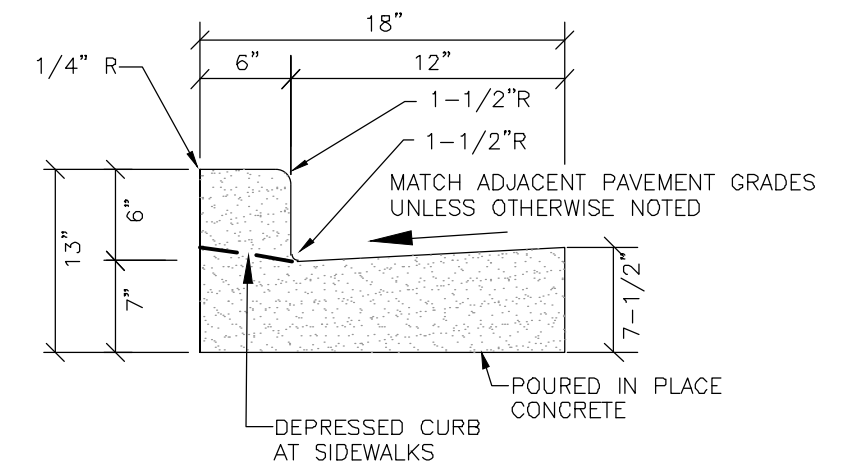
CONSTRUCTION ENTRANCE DETAIL
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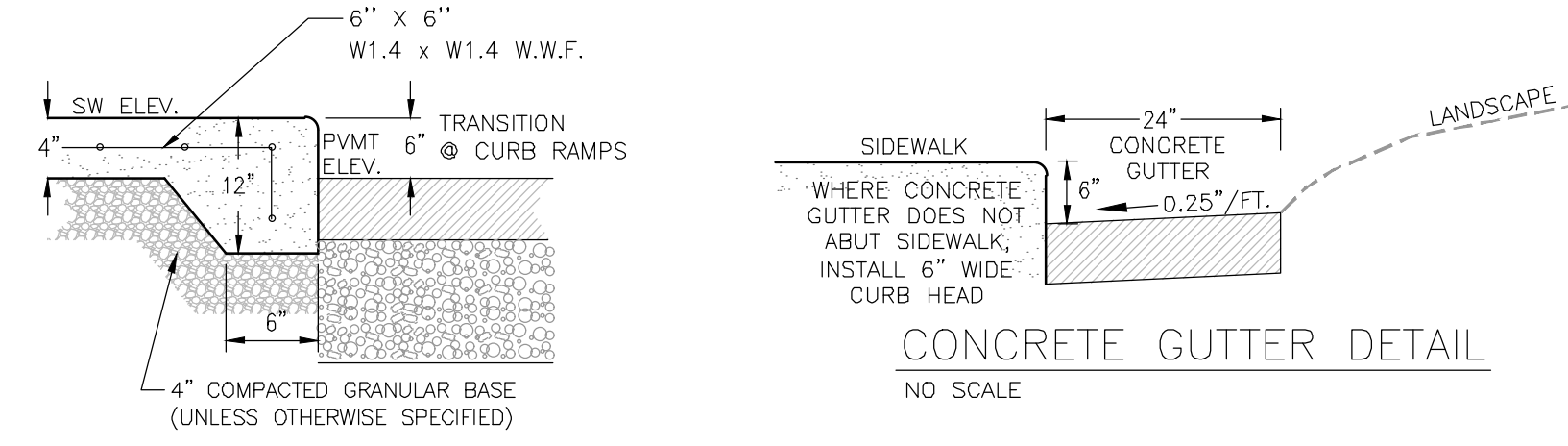
SILT SOCK DETAIL
NO SCALE



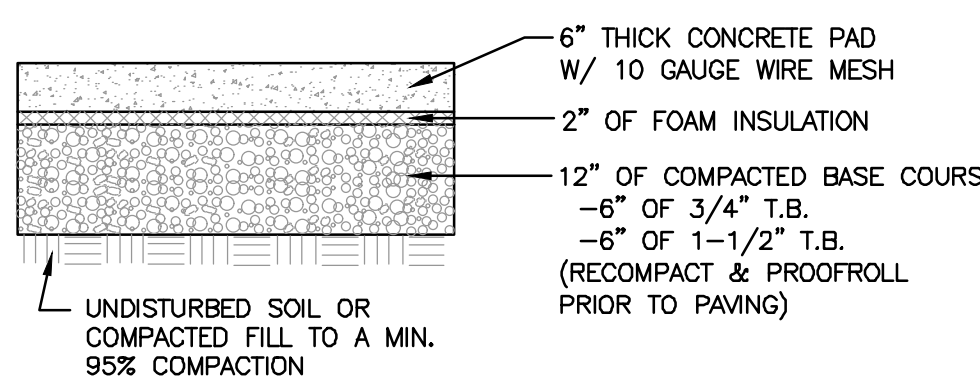
CONCRETE SIDEWALK
NO SCALE



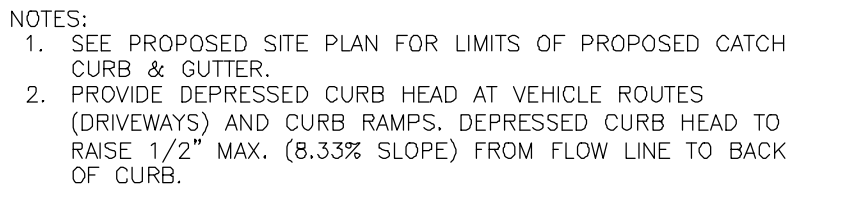
18" CONCRETE CATCH CURB & GUTTER
NO SCALE



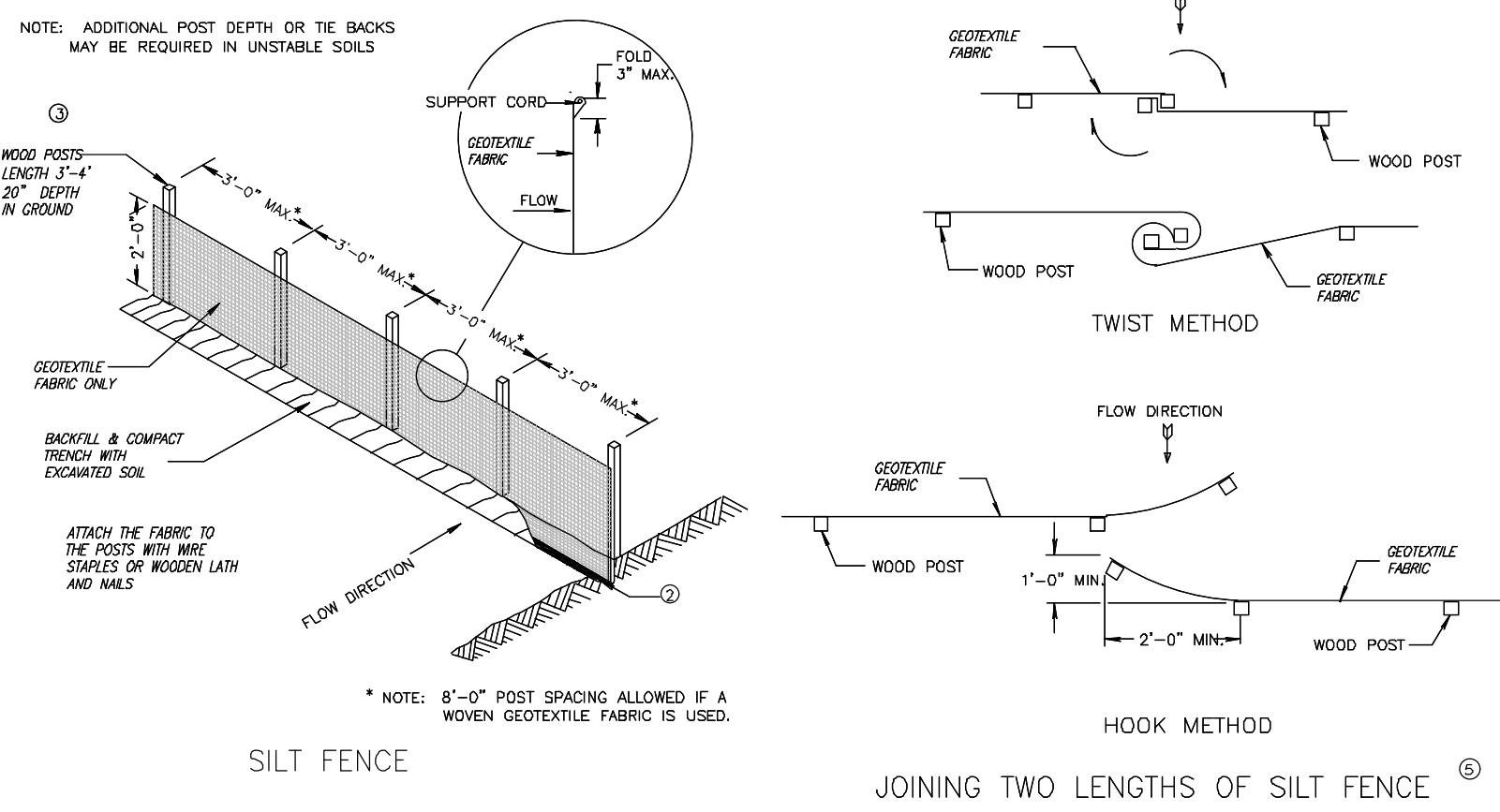
INTEGRAL SIDEWALK & BARRIER CURB
(WHERE SIDEWALK ADJOINS DRIVEWAYS/PARKING AREAS) NO SCALE



CONCRETE PAD DETAIL
NO SCALE



18" REJECT CURB & GUTTER DETAIL
NO SCALE



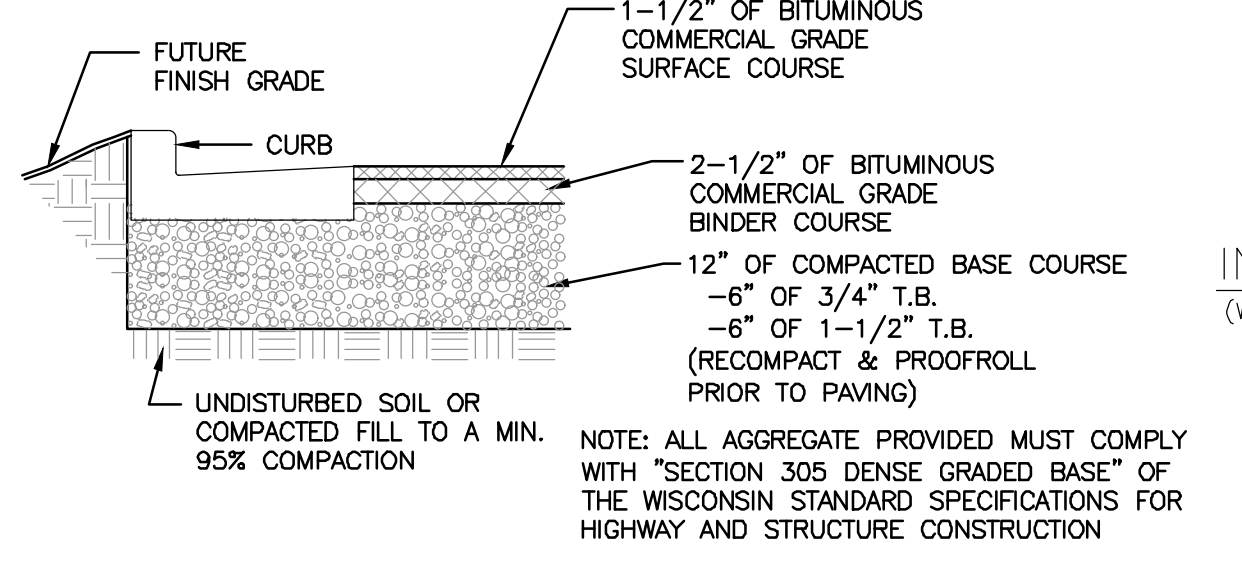
SILT FENCE

JOINING TWO LENGTHS OF SILT FENCE

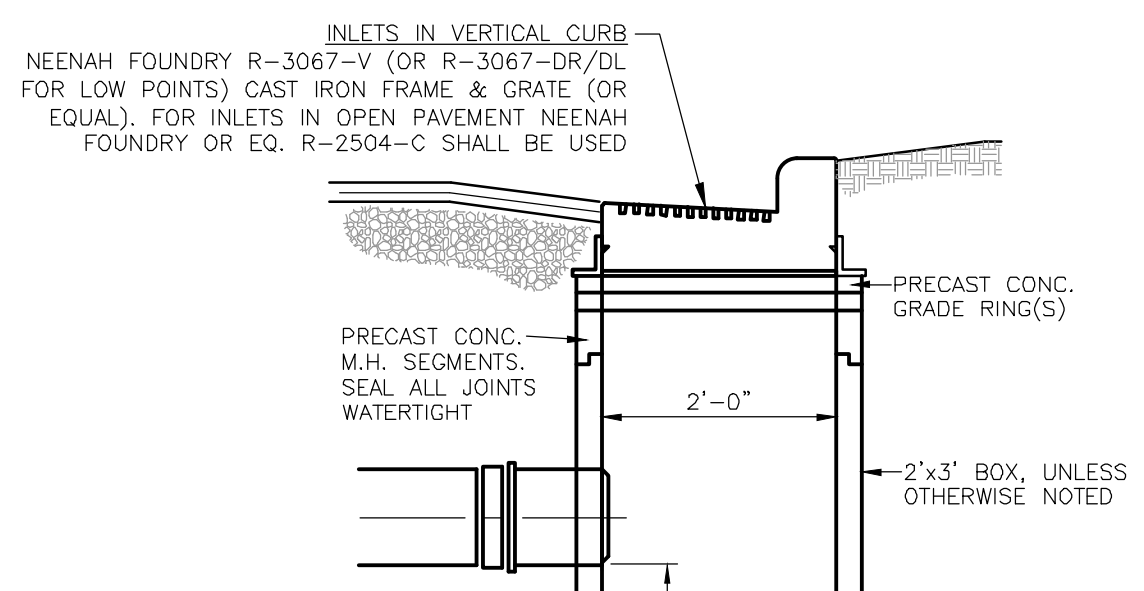
GENERAL NOTES

- HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" X 1 1/2" OF OAK OR HICKORY.
- SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO ADD JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROUTE, AT LEAST 180 DEGREES; B) HOOK THE END OF EACH SILT FENCE LENGTH.

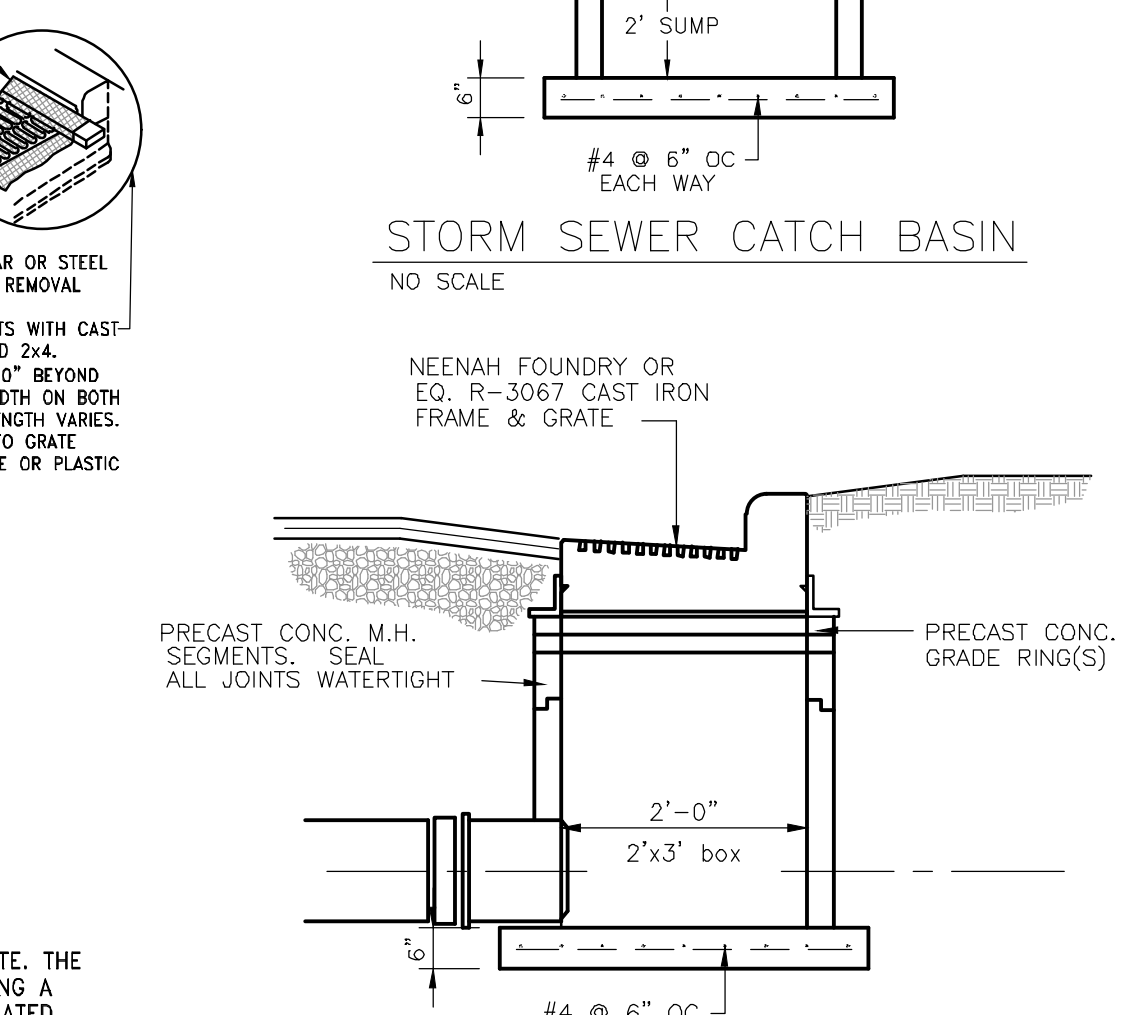
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing S E 9-6



STANDARD PARKING LOT ASPHALT PAVING DETAIL
NO SCALE

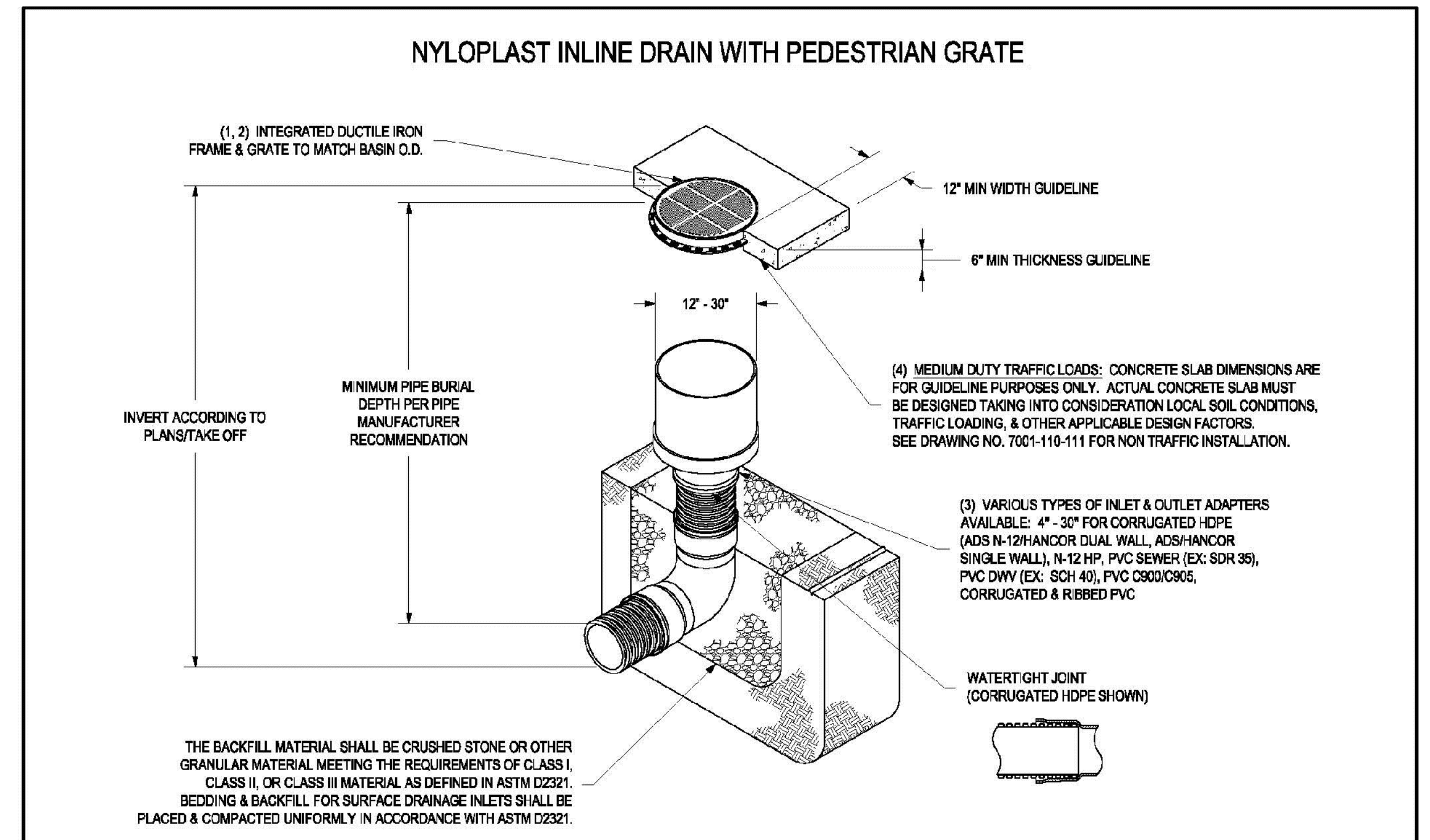


STORM SEWER CATCH BASIN
NO SCALE



STORM CURB INLET
NO SCALE

PARKING LOT STORM INLET NOTE:
PROPOSED STORM SEWER INLETS WITHIN THE PARKING LOT SHALL HAVE AN OIL AND GREASE FILTER INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ACCEPTABLE PRODUCTS INCLUDE FloXstorm Inlet Filters BY INLET & PIPE PROTECTION, INC.; FloGard+Plus® CATCH BASIN INSERT FILTER BY KRISTAR ENTERPRISES, INC.; Catch-All HR-1 Inlet and Catch Basin Filtration Device BY MARATHON MATERIALS, INC.; OR APPROVED EQUAL.



- 12" x 30" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-6.
- 12" x 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-6E.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
- 12" x 24" PEDESTRIAN GRATES SHALL MEET H-20 LOAD RATING. 30" PEDESTRIAN GRATE SHALL MEET H-20 LOAD RATING (SEE DRAWING NO. 7003-10-022 FOR H-20 TRAFFIC LOAD GUIDELINES).

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DRAWN BY	EBC	MATERIAL	
DATE	04-20-07	PROJECT NO./NAME	
REVISED BY	MNH	DATE	03-15-16
DWG SIZE	A	SCALE	1:40 SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BULFORD, GA 30518
PHN (770) 832-2443
FAX (770) 832-2498
www.nyloplast-us.com

TITLE
INLINE DRAIN WITH PEDESTRIAN GRATE
QUICK SPEC INSTALLATION DETAIL

DWG NO. 7003-110-037 **REV** D

WISCONSIN
JOSHUA D. PUDELKO
E-39420
WALWATOSA, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

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

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 4
CITY OF MADISON, WI
By: Arden Property Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
3/8/2024	DRAFT SUBMITTAL
3/21/2024	DRAFT SUBMITTAL
1/16/2025	SITE UPDATES
2/5/2025	SITE UPDATES
2/12/2025	SITE UPDATES
2/20/2025	SITE UPDATES
3/17/2025	CITY SUBMITTAL

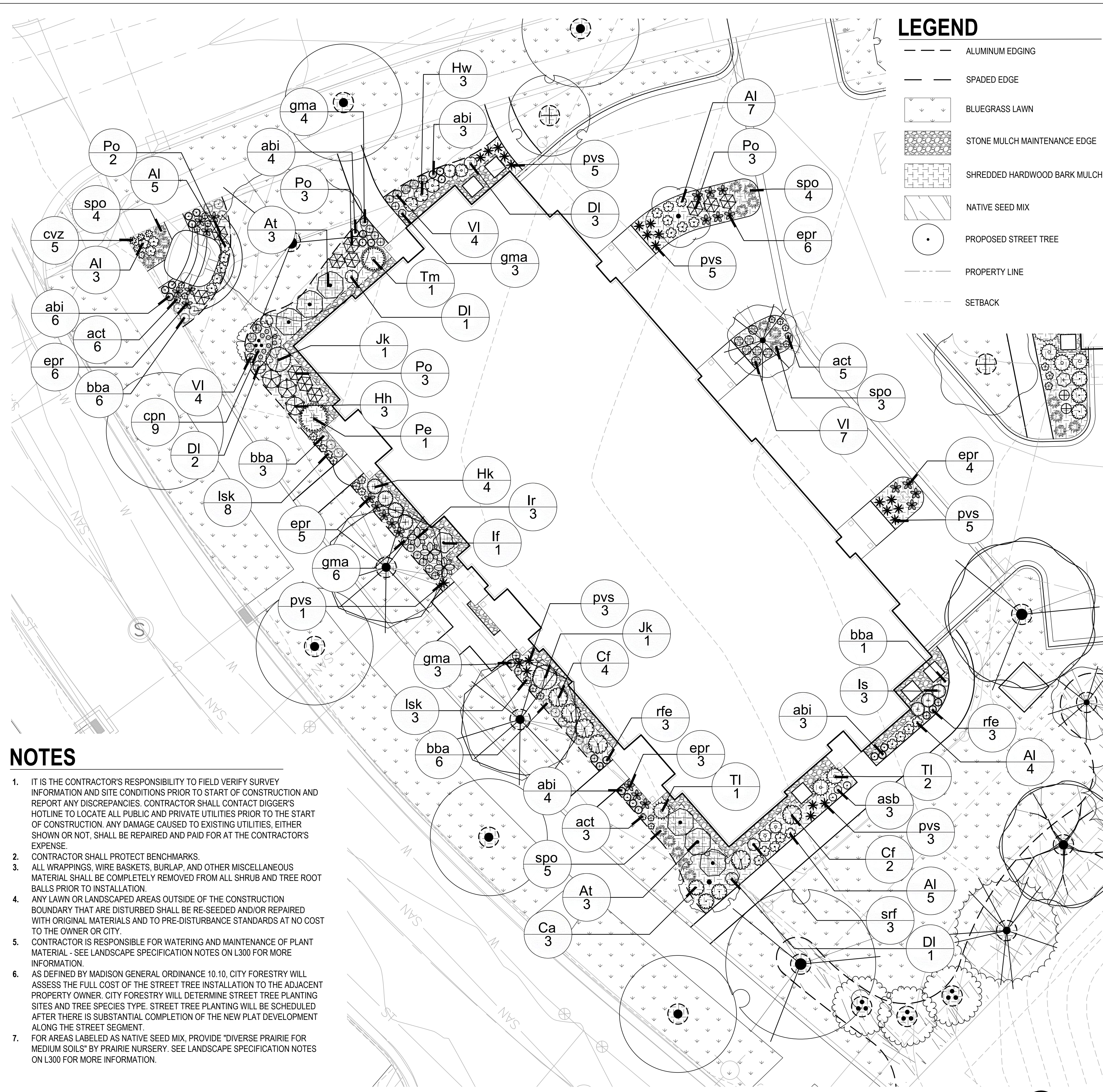
DATE:
MARCH 17, 2025

JOB NUMBER:
12041

DESCRIPTION:
CONSTRUCTION DETAILS

SHEET

C5.0



LEGEND

- ALUMINUM EDGING
- SPADED EDGE
- BLUEGRASS LAWN
- STONE MULCH MAINTENANCE EDGE
- SHREDDED HARDWOOD BARK MULCH
- NATIVE SEED MIX
- PROPOSED STREET TREE
- PROPERTY LINE
- SETBACK

PLANT SCHEDULE - SHRUBS AND PERENNIALS

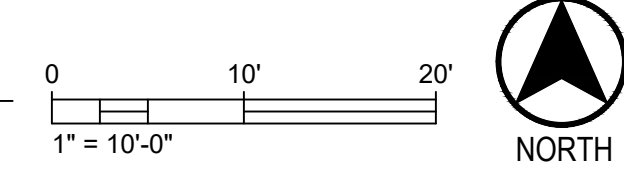
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
DECIDUOUS SHRUBS					
○	At	Amelanchier stolonifera / Running Serviceberry	5 gal	CONT.	6
○	Al	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	2 gal	CONT.	24
○	Ca	Ceanothus americanus / New Jersey Tea	2 gal	CONT.	3
○	Cf	Cornus stolonifera 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal	CONT.	6
○	Di	Diervilla lonicera 'Copper' / Copper Dwarf Bush Honeysuckle	3 gal	CONT.	7
○	Hh	Hydrangea arborescens 'Haas' Halo' / Haas' Halo Smooth Hydrangea	5 gal	CONT.	3
○	Hw	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	CONT.	3
○	Hk	Hypericum kalmianum 'Ames' / St. Johns Wort	3 gal	CONT.	4
○	Ir	Ilex verticillata 'FarrowPop' / Berry Poppins® Winterberry	5 gal	CONT.	3
○	If	Ilex verticillata 'FarrowMP' / Mr. Poppins® Winterberry	5 gal	CONT.	1
○	Is	Itea virginica 'Sprich' / Little Henry® Sweetspire	3 gal	CONT.	3
○	Po	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark	3 gal	CONT.	11
○	Vi	Viburnum cassinoides 'SMNVCCD' / Lil' Ditty® Viburnum	2 gal	CONT.	15
EVERGREEN SHRUBS					
○	Jk	Juniperus chinensis 'Pfitzeriana Kallay' / Kallays Compact Pfitzer Juniper	3 gal	CONT.	2
○	Pe	Pinus strobus 'Nana' / Dwarf White Pine	5 gal	CONT.	1
○	Tm	Taxus x media 'Tauntonii' / Taunton Yew	5 gal	CONT.	1
○	Tl	Thuja occidentalis 'Little Giant' / Little Giant Arborvitae	3 gal	CONT.	3
HERBACEOUS PERENNIALS					
○	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	1 gal	CONT.	3
○	abi	Amsonia tabernaemontana 'Blue Ice' / Blue Ice Blue Star	1 gal	CONT.	20
○	act	Asclepias tuberosa / Butterfly Milkweed	1 gal	CONT.	14
○	cvz	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed	1 gal	CONT.	5
○	epr	Echinacea purpurea / Coneflower	1 gal	CONT.	24
○	gma	Geranium maculatum / Spotted Geranium	1 gal	CONT.	16
○	lsk	Liatris spicata 'Kobold' / Kobold Spike Gayfeather	1 gal	CONT.	11
○	rfe	Rudbeckia fulgida 'Early Bird Gold' / Early Bird Gold Coneflower	1 gal	CONT.	6
○	srf	Solidago rugosa 'Fireworks' / Fireworks Goldenrod	1 gal	CONT.	3
ORNAMENTAL GRASSES					
○	bba	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Grass	1 gal	CONT.	16
○	cpn	Carex pensylvanica / Pennsylvania Sedge	1 gal	CONT.	9
○	pvs	Panicum virgatum 'Shenendoah' / Shenendoah Switch Grass	1 gal	CONT.	22
○	spo	Sporobolus heterolepis / Prairie Dropseed	1 gal	CONT.	16

SEE L100 FOR TREE PLANT SCHEDULE, L103 FOR OVERALL SITE PLANT SCHEDULE.

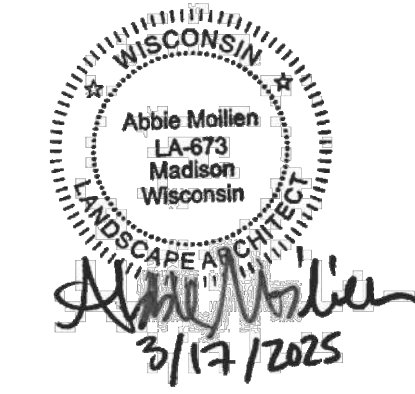
NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT BENCHMARKS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDING AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE LANDSCAPE SPECIFICATION NOTES ON L300 FOR MORE INFORMATION.
- AS DEFINED BY MADISON GENERAL ORDINANCE 10.10, CITY FORESTRY WILL ASSESS THE FULL COST OF THE STREET TREE INSTALLATION TO THE ADJACENT PROPERTY OWNER. CITY FORESTRY WILL DETERMINE STREET TREE PLANTING SITES AND TREE SPECIES TYPE. STREET TREE PLANTING WILL BE SCHEDULED AFTER THERE IS SUBSTANTIAL COMPLETION OF THE NEW PLAT DEVELOPMENT ALONG THE STREET SEGMENT.
- FOR AREAS LABELED AS NATIVE SEED MIX, PROVIDE "DIVERSE PRAIRIE FOR MEDIUM SOILS" BY PRAIRIE NURSERY. SEE LANDSCAPE SPECIFICATION NOTES ON L300 FOR MORE INFORMATION.

1 West Landscape Enlargement
SCALE: 1" = 10' - 0"



1110 S Park Street
Madison, WI 53715
saiki design
608-251-3600



PARAGON PLACE AT BEAR CLAW WAY
ZIEGLER SITE - LOT 4
MADISON, WI

LANDSCAPE ENLARGEMENT

Arden Property Group, Inc.
660 W Ridgeview Dr.
Appleton, WI 54911

FULL SIZE 24X36

Revisions:		
No.	Date:	Description:

Set Type	LAND USE / UDC
Date Issued	03-17-2025
Sheet Number	L101

ISSUED
UDC Info. Submittal - January 21, 2025
LU & UDC Submittal - March 17, 2025

PROJECT TITLE
**Lot 4 of Paragon
Place Add. No. 1**

305 Bear Claw Way
Madison, WI

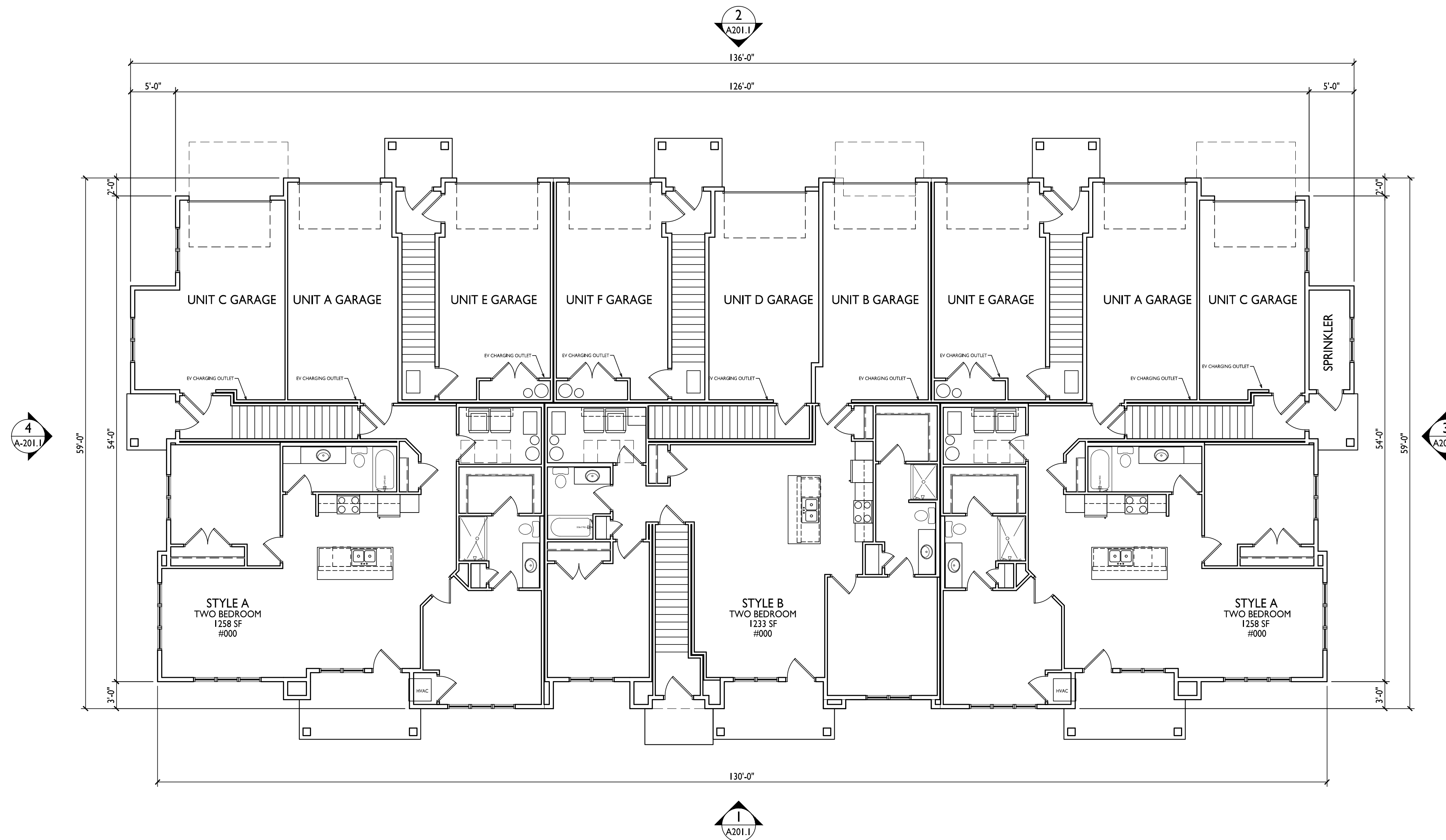
SHEET TITLE
**9-Unit Townhouse
First Floor Plan**

SHEET NUMBER

A101.1

PROJECT NO. **2358**

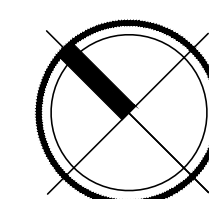
© Knothe & Bruce Architects, LLC



**9-UNIT TOWNHOUSE
FIRST FLOOR PLAN**

1
A101.1

1/8" = 1'-0"





knothe • bruce
ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 900
608.836.3690 Middleton, WI 53562

ISSUED
UDC Info. Submittal - January 21, 2025
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Lot 4 of Paragon
Place Add. No. 1

305 Bear Claw Way
Madison, WI

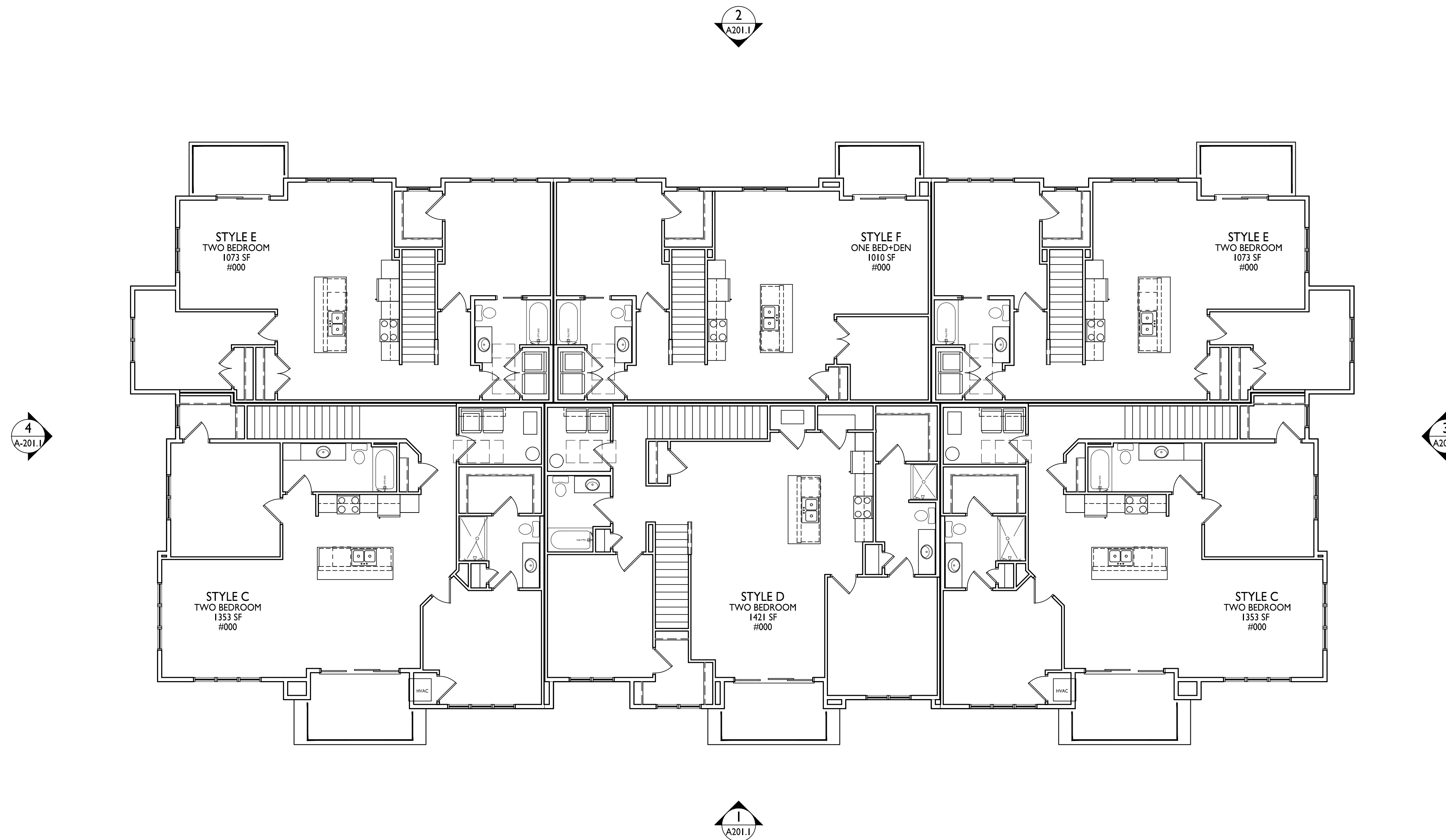
SHEET TITLE
9-Unit Townhouse
Second Floor Plan

SHEET NUMBER

A102.1

PROJECT NO. 2358

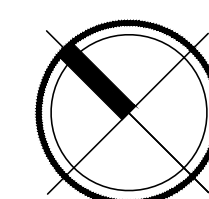
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**9-UNIT TOWNHOUSE
SECOND FLOOR PLAN**

1
A102.1

1/8" = 1'-0"





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ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 900
608.836.3690 Middleton, WI 53562

ISSUED
UDC Info. Submittal - January 21, 2025
LU & UDC Submittal - March 17, 2025

PROJECT TITLE
**Lot 4 of Paragon
Place Add. No. 1**

305 Bear Claw Way
Madison, WI

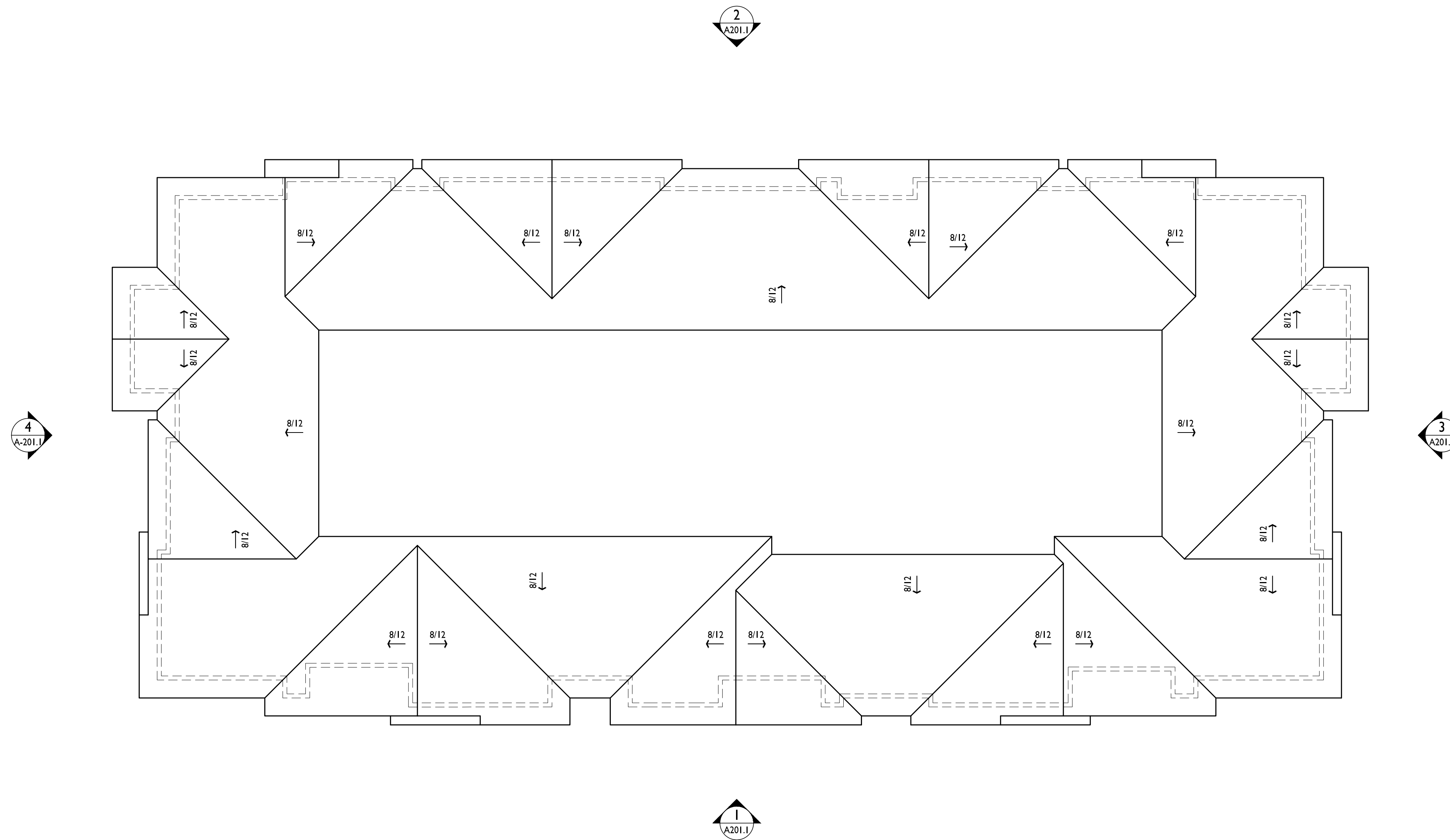
SHEET TITLE
**9-Unit Townhouse
Roof Plan**

SHEET NUMBER

A103.1

PROJECT NO. **2358**

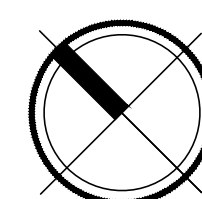
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**9-UNIT TOWNHOUSE
ROOF PLAN**

A103.1

1/8" = 1'-0"





1 SOUTHWEST ELEVATION ALONG BEAR CLAW WAY
A201.1 1/8" = 1'-0"



2 NORTHEAST ELEVATION
A201.1 1/8" = 1'-0"

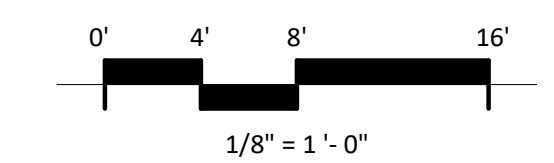


3 SOUTHEAST ELEVATION
A201.1 1/8" = 1'-0"



4 NORTHWEST ELEVATION ALONG SPIRIT STREET
A201.1 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE TRIM	JAMES HARDIE	MATCH WITH LAP SIDING
03	BRICK VENEER	INTERSTATE BRICK	ARCTIC WHITE
04	BRICK SOLDIER COURSE	INTERSTATE BRICK	ARCTIC WHITE
05	BRICK ROWLOCK	INTERSTATE BRICK	ARCTIC WHITE
06	BRICK HERRINGBONE	INTERSTATE BRICK	ARCTIC WHITE
07	CAST STONE	EDWARDS	18-025
08	COMPOSITE WRAPPED COLUMN	JAMES HARDIE	AGED PEWTER
09	COMPOSITE CANOPY & BALCONY TRIM	JAMES HARDIE	AGED PEWTER
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUM. RAILINGS	TBD	BLACK
12	UNIT ENTRY DOORS	TBD	WOOD COLOR
13	GARAGE DOOR	TBD	COLOR TO MATCH LAP SIDING
14	ASPHALT ROOF	CERTAINTeed	WEATHERED WOOD
15	LOUVER	TBD	AGED PEWTER



PROJECT TITLE
**Lot 4 of Paragon
Place Add. No. 1**

**305 Bear Claw Way
Madison, WI**
SHEET TITLE
**9-Unit Townhouse
Exterior
Elevations**

SHEET NUMBER

A201.1

PROJECT NUMBER

2358

ISSUED
UDC Informational Submittal - January 21, 2025
LU & UDC Submittal - March 17, 2025



1 SOUTHWEST ELEVATION ALONG BEAR CLAW WAY
A202.1 1/8" = 1'-0"



2 NORTHEAST ELEVATION
A202.1 1/8" = 1'-0"



3 SOUTHEAST ELEVATION
A202.1 1/8" = 1'-0"



4 NORTHWEST ELEVATION ALONG SPIRIT STREET
A202.1 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
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01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
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14	ASPHALT ROOF	CERTAINTeed	WEATHERED WOOD
15	LOUVER	TBD	AGED PEWTER

PROJECT TITLE
Lot 4 of Paragon
Place Add. No. 1

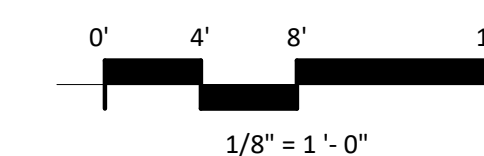
305 Bear Claw Way
Madison, WI
SHEET TITLE
9-Unit Townhouse
Exterior
Elevations - Color

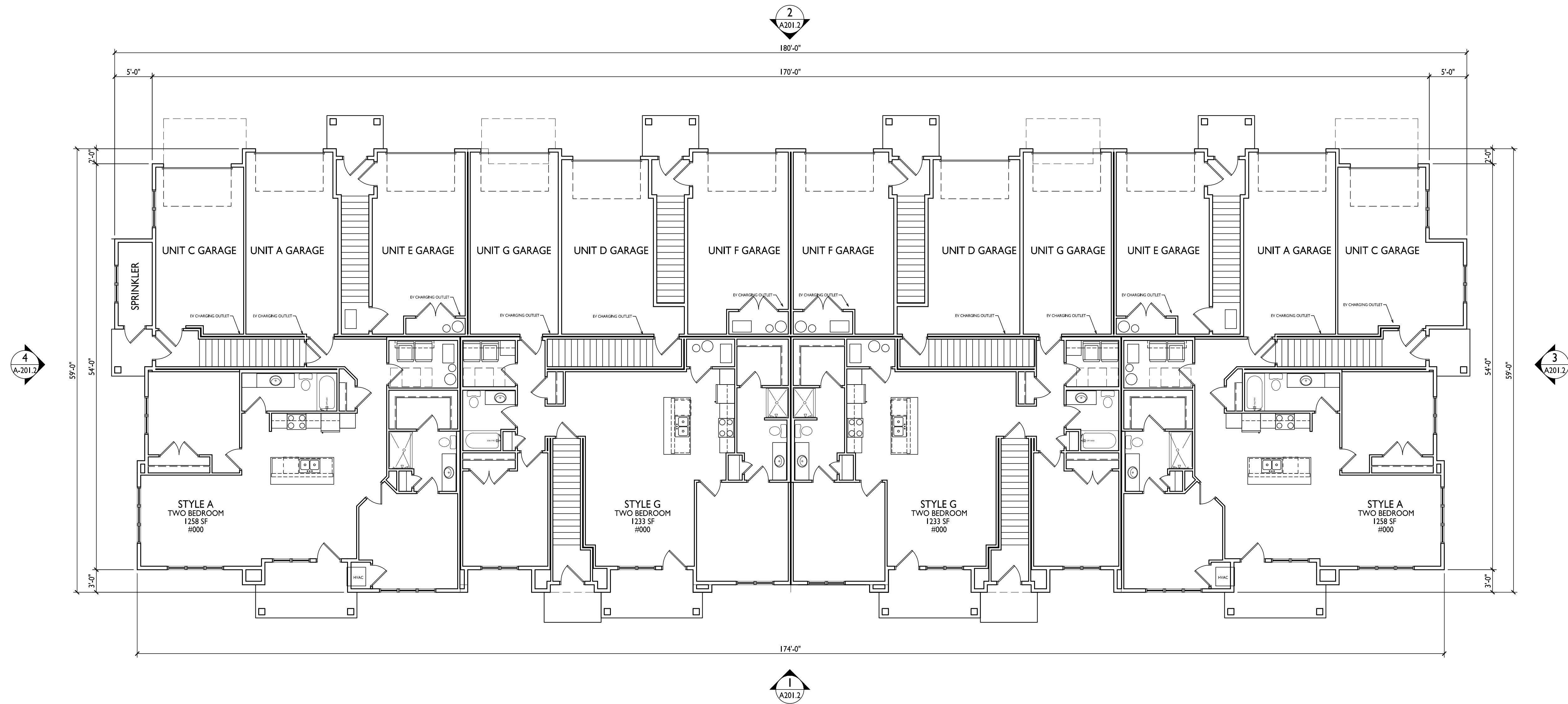
SHEET NUMBER

A202.1

PROJECT NUMBER

2358





ISSUED
UDC Info. Submittal - January 21, 2025
LU & UDC Submittal - March 17, 2025

PROJECT TITLE
Lot 4 of Paragon
Place Add. No. 1

305 Bear Claw Way
Madison, WI

SHEET TITLE
12-Unit
Townhouse
First Floor Plan

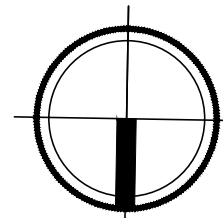
SHEET NUMBER

A101.2

PROJECT NO. 2358

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1
A101.2
1/8" = 1'-0"



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UDC Info. Submittal - January 21, 2025
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PROJECT TITLE

Lot 4 of Paragon
Place Add. No. 1

305 Bear Claw Way
Madison, WI

SHEET TITLE

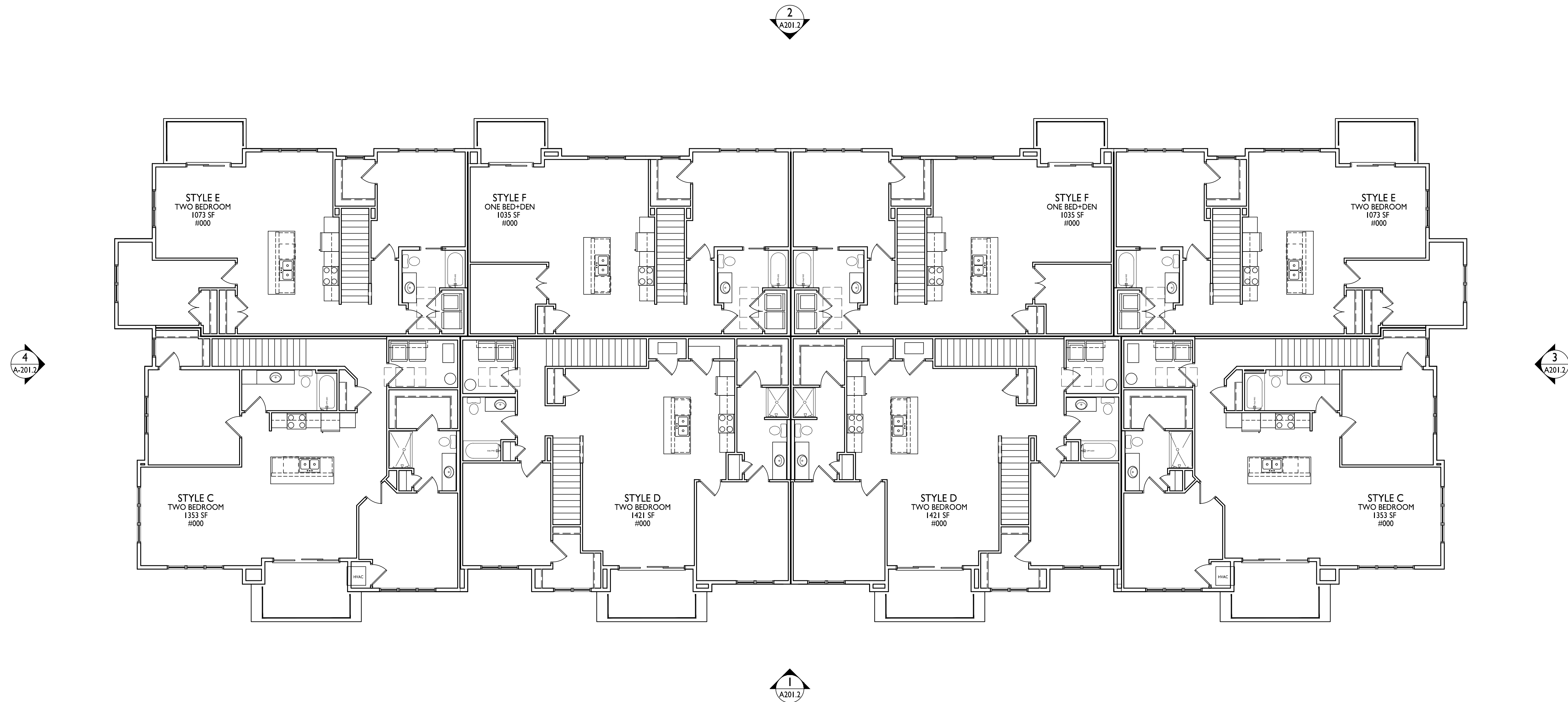
12-Unit
Townhouse
Second Floor Plan

SHEET NUMBER

A102.2

PROJECT NO. **2358**

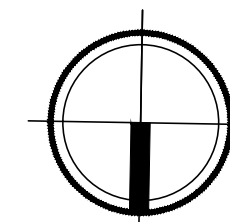
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**12-UNIT TOWNHOUSE
SECOND FLOOR PLAN**

1
A102.2

1/8" = 1'-0"





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ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 900
608.836.3690 Middleton, WI 53562

ISSUED
UDC Info. Submittal - January 21, 2025
LU & UDC Submittal - March 17, 2025

PROJECT TITLE
Lot 4 of Paragon
Place Add. No. 1

305 Bear Claw Way
Madison, WI

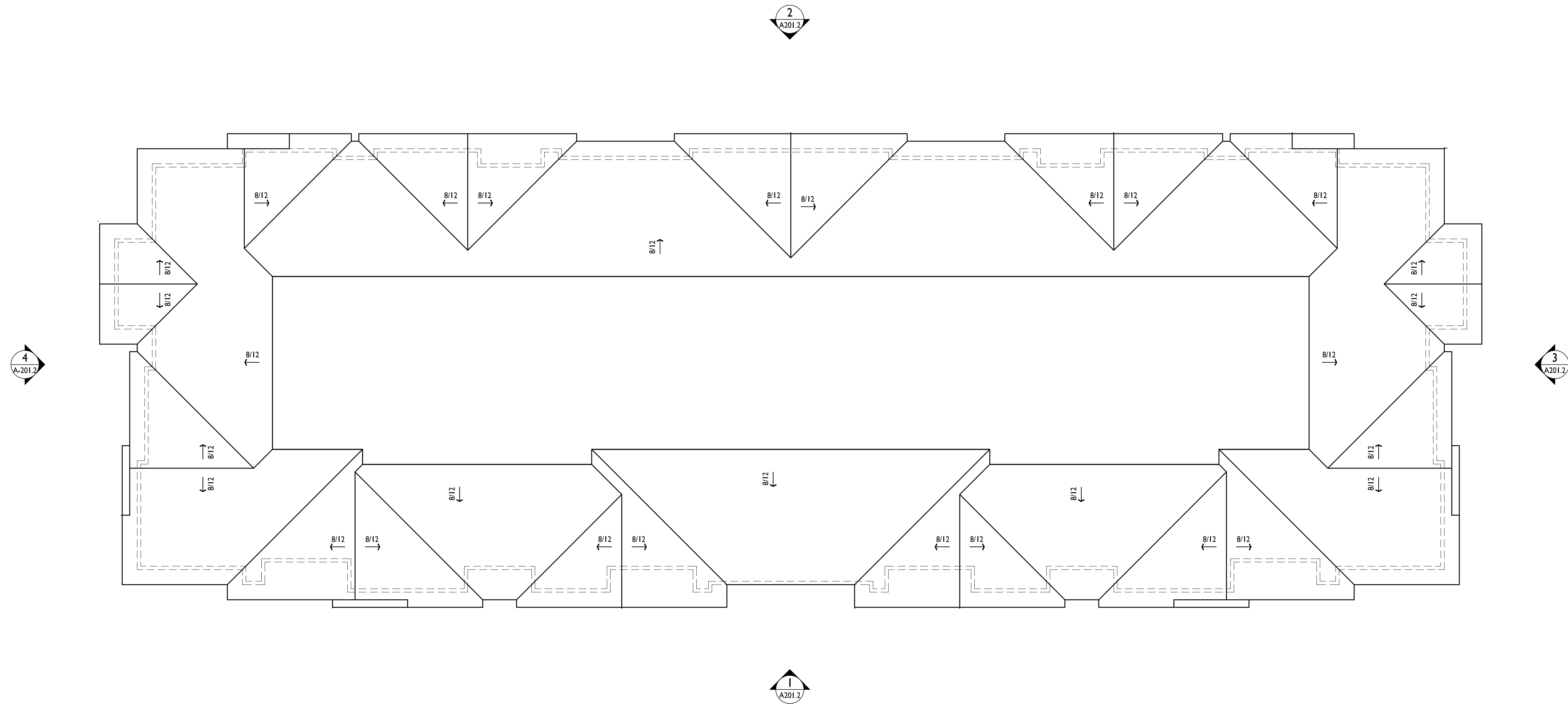
SHEET TITLE
12-Unit
Townhouse
Roof Plan

SHEET NUMBER

A103.2

PROJECT NO. 2358

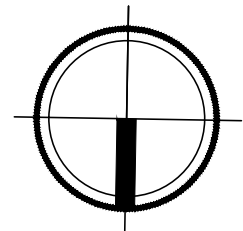
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1
A103.2

**12-UNIT TOWNHOUSE
ROOF PLAN**

1/8" = 1'-0"





1 NORTH ELEVATION ALONG SPIRIT STREET
A201.2 1/8" = 1'-0"



2 SOUTH ELEVATION
A201.2 1/8" = 1'-0"

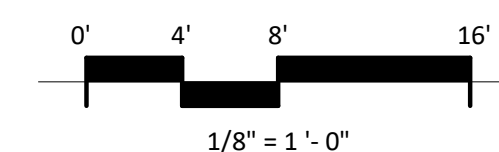


3 WEST ELEVATION
A201.2 1/8" = 1'-0"



4 EAST ELEVATION
A201.2 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
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1 NORTH ELEVATION ALONG SPIRIT STREET
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2 SOUTH ELEVATION
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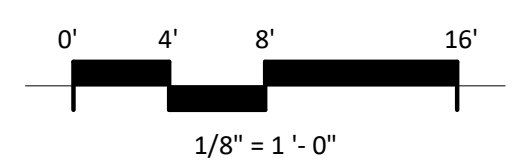


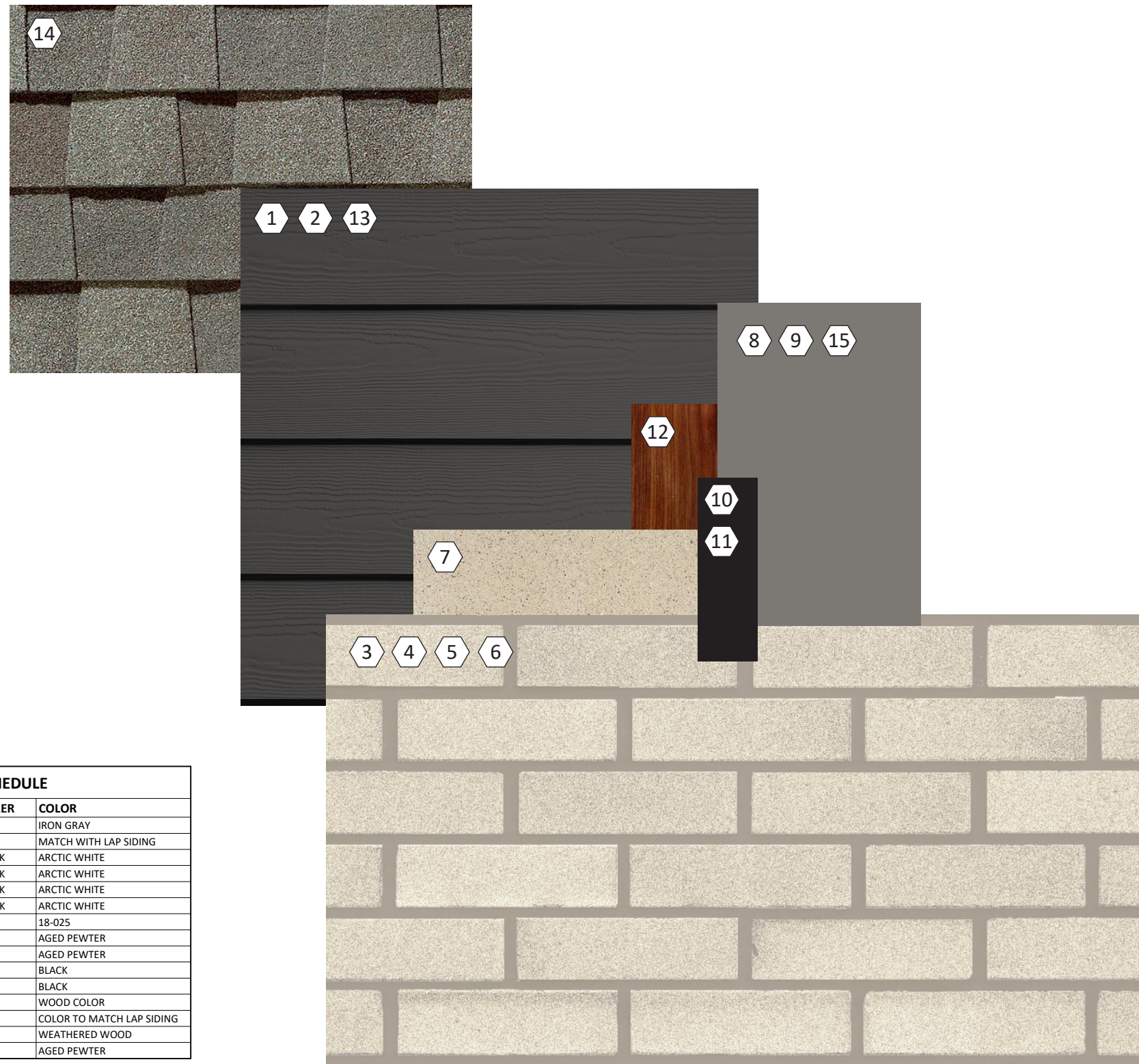
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Concept Image

Lot 4 of Paragon Place Add. No. 1
305 Bear Claw Way, Madison, WI

LU & UDC Submittal | 2025.03.17 | 2358



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ARCHITECTS



Concept Image

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Concept Image

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Concept Image

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305 Bear Claw Way, Madison, WI

LU & UDC Submittal | 2025.03.17 | 2358



Project Name:

Type:

Quantity: **5**
23

Paragon Place - Lot 4
Lighting Fixture Type A

Alcon 11256 Architectural Outdoor LED Frosted Lens Wall Sconce

FIXTURE SPECIFICATIONS

INTENDED USE

Offered in 12", 18" and 24" height, our frosted lens outdoor wall sconce provides high quality, 80 CRI light for residential or commercial applications. With a color temperature switch capable of soft, cool and daylight white temperatures, this wet location fixture is ideal applications such as porch lighting, entry ways, stairwells, balconies and garages.

DIMENSIONS

- Small: **L 12" x W 6" x H 4"**
- Medium: **L 18" x W 6" x H 4"**
- Large: **L 24" x W 6" x H 4"**

FEATURES

- Construction:** Aluminum Frame
- Finish:** Bronze
- Lens:** UV resistant, frosted
- Beam Spread:** 160° beam angle
- Color Temperature Switch:** Capable of switching color temperatures from 3000K 4000K 5000K
- CRI:** 80
- Voltage:** 120-277 V
- Driver:** Non-dimming
- Life:** 50,000 Hours
- Operating Temperature:** -40°F to 113°F
- Listings:** cULus certified, Suitable for Wet Location, Energy Star listed
- Warranty:** 5 Years Carefree for Parts & Components (Labor Not Included)



ORDERING INFORMATION Example: (11256-S)

Model	Height Wattage Lumen
11256	S 12" Tall 15W 800L
	M 18" Tall 20W 1100L
	L 24" Tall 23W 1200L

Catalog Number
Notes
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



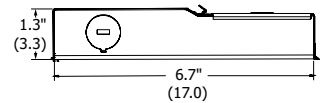
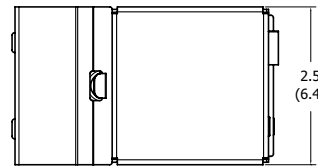
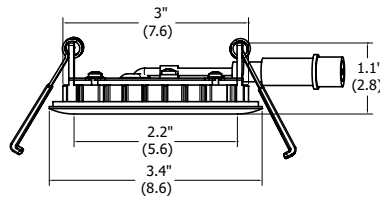
Brushed nickel



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 in 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	27K² 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

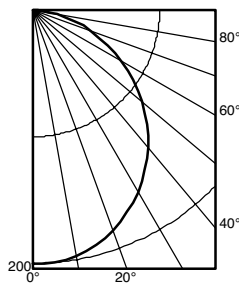
- Total system delivered lumens.
- Available in Matte White only.

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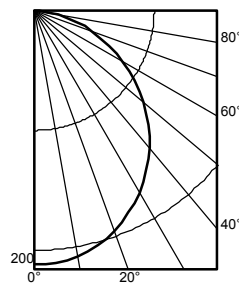
WF3 LED 27K, 2700 K LEDs, 8 watts, 545 lumens, 68.1 lm/w, test no. ISF 30891P2



Ave Lumens	Zone Lumens % Lamp	80% 50% 30% 10%	70% 50% 30% 10%	50% 50% 30% 10%
0 201	0° - 30° 154.4 28.3	0 119 119 119	116 116 116	111 111 111
5 200 19	0° - 40° 250.9 46.0	1 104 100 96	102 98 95	98 94 92
15 192 54	0° - 60° 435.3 79.8	2 91 84 79	89 83 78	86 80 76
25 176 81	0° - 90° 545.2 100.0	3 80 72 65	78 71 65	75 69 64
35 154 96	90° - 180° 0.0 0.0	4 71 62 56	70 61 55	67 60 54
45 127 98	0° - 180° 545.2 *100.0	5 63 54 48	62 54 48	60 53 47
55 97 86	*Efficiency	6 57 48 42	56 48 42	54 47 41
65 65 65		7 52 43 37	51 43 37	50 42 37
75 34 36		8 47 39 33	47 39 33	45 38 33
85 8 9		9 43 35 30	43 35 30	42 35 30
90 0		10 40 32 27	40 32 27	39 32 27

Mounting Height	Initial 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

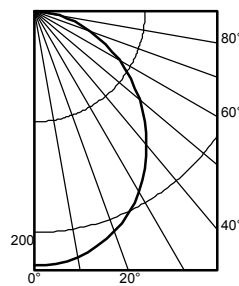
WF3 LED 30K, 3000 K LEDs, 8 watts, 550 lumens, 68.8 lm/w, test no. ISF 30891



Ave Lumens	Zone Lumens % Lamp	80% 50% 30% 10%	70% 50% 30% 10%	50% 50% 30% 10%
0 212	0° - 30° 163.2 28.3	0 119 119 119	116 116 116	111 111 111
5 212 20	0° - 40° 265.1 46.0	1 104 100 96	102 98 95	98 94 92
15 203 57	0° - 60° 460.0 79.8	2 91 84 79	89 83 78	86 80 76
25 186 86	0° - 90° 576.1 100.0	3 80 72 65	78 71 65	75 69 64
35 163 102	90° - 180° 0.0 0.0	4 71 62 56	70 61 55	67 60 54
45 134 104	0° - 180° 576.1 *100.0	5 63 54 48	62 54 48	60 53 47
55 102 91	*Efficiency	6 57 48 42	56 48 42	54 47 41
65 69 68		7 52 43 37	51 43 37	50 42 37
75 36 38		8 47 39 33	47 39 33	45 38 33
85 8 10		9 43 35 30	43 35 30	42 35 30
90 0		10 40 32 27	40 32 27	39 32 27

Mounting Height	Initial 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	Zone Lumens % Lamp	80% 50% 30% 10%	70% 50% 30% 10%	50% 50% 30% 10%
0 230	0° - 30° 176.6 29.0	0 119 119 119	116 116 116	111 111 111
5 229 22	0° - 40° 285.2 46.8	1 104 100 96	102 98 95	98 95 92
15 219 62	0° - 60° 488.6 80.2	2 91 84 79	89 83 78	86 80 76
25 202 93	0° - 90° 609.6 100.0	3 80 72 66	79 71 65	76 69 64
35 174 109	90° - 120° 0.1 0.0	4 71 63 56	70 62 55	67 60 55
45 141 109	90° - 130° 0.1 0.0	5 64 55 48	63 54 48	60 53 47
55 106 95	90° - 150° 0.1 0.0	6 57 49 42	57 48 42	55 47 42
65 70 70	90° - 180° 0.1 0.0	7 52 44 37	51 43 37	50 42 37
75 38 40	0° - 180° 609.6 *100.0	8 48 39 33	47 39 33	46 38 33
85 9 11	*Efficiency	9 44 36 30	43 35 30	42 35 30
90 1		10 40 33 27	40 32 27	39 32 27

Mounting Height	Initial 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

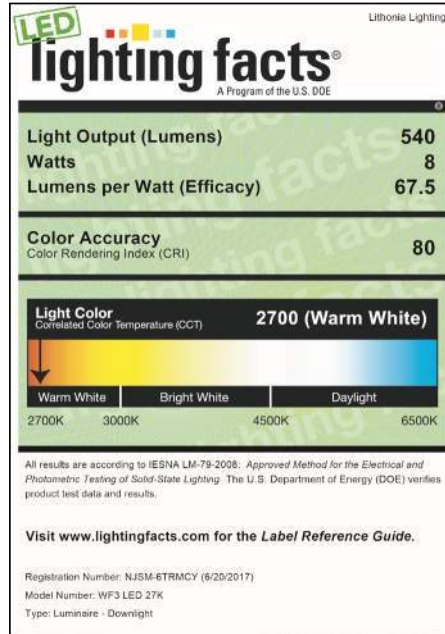
COMPATIBLE DIMMERS					
Leviton	Lutron			Sensorswitch	Synergy/Leviton
6633-PA	Maestro MACL-153M (TX)	Diva/Skylark DVRP-253PCTRP-253P	Panel Module HW/LP-RPM-4A-120	nSP5 PCD 2W	ISD 600 I 120/IP106
IPL06-LED/INC mode	Maestro Wireless MRF2-6ELV	Skylark CTCL-150	Panel Module HW/LP-RPM-4U-120	nSP5 PCD ELV 120	ISD 400 ELV 120/IPE04
6615-P	Gen 3.0 DVCL-153P (T9)	Caseta Wireless PD-SNE	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-SNEM / GTJ-SNEM	HomeWorks HQRD-6NA	Homeworks QS LQSE-4A-120-D		

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

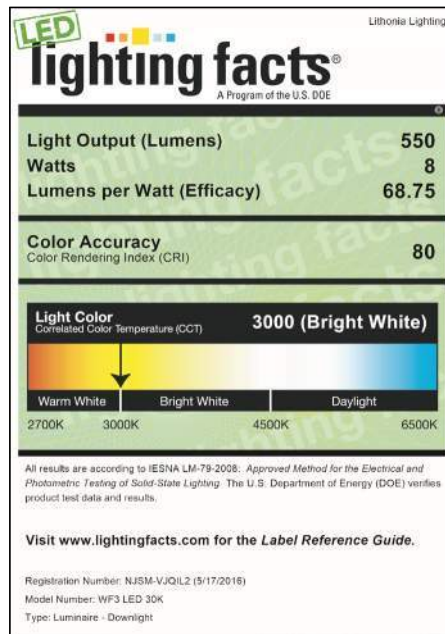
WF3 3" LED Wafer Module

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

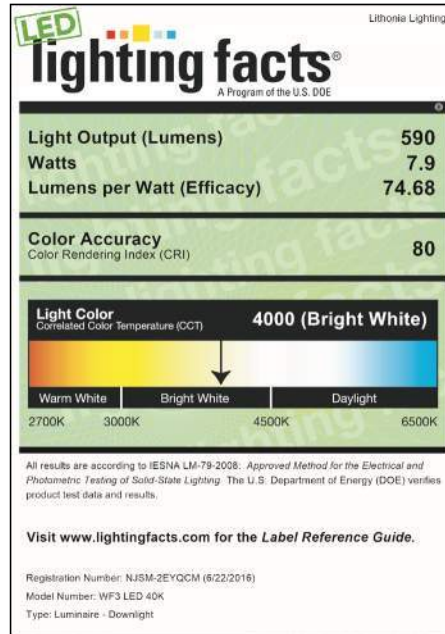


3" ENERGY DATA - 3000K	
Lumens	550
Color temperature	3000K
CRI	80
Lumens/Watt	68.75
Min. starting temperature	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A standards
Input voltage	120V
Total Harmonic Distortion	13.5%
Min. power factor	0.97
Input frequency	50/60 Hz
Rated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



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



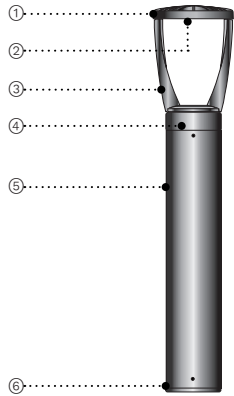
PROJECT NAME: **Paragon Place - Lot 4**

QUANTITY: **6**

TYPE:

ORDERING CODE:

Lighting Fixture Type C



- ① Cast aluminum LED heat sink.
- ② Optical system assembly
- ③ Set of two cast aluminum supporting struts.
- ④ Removable cast aluminum cover for easy access to electrical components and driver.
- ⑤ Ø 6" (152mm) extruded aluminum base stand.
- ⑥ Cast aluminum anchor plate.



MA30



MATERIALS

Maya is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. COB LED is assembled on a thick pad housing chamber designed with a heat sink pattern to optimize heat dissipation and luminaire efficacy. The power supply is enclosed in an isolated chamber allowing a quick access for electrical maintenance without disturbing the optical light chamber. COB LED is removable and replaceable for ease of maintenance or lighting upgrade.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30°C/-22°F to 60°C/140°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery. Optional 347/480V available on selected models.

LED LIGHT ENGINE

Type II, III, IV or V light distribution via high performance optical lenses. Offered in 2700K, 3000K, 3500K, 4000K with 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas. Wavelengths: 585nm to 597nm.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

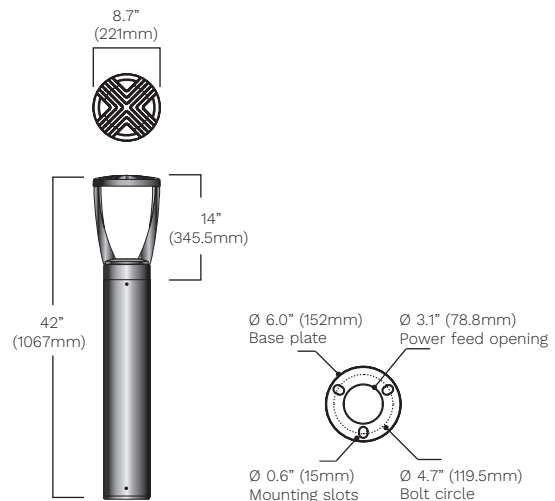
WARRANTY

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: <https://www.acuitybrands.com/support/warranty/terms-and-conditions>

MOUNTING

Mounts with a set of three 1/2"-13 x 18" lg. galvanized anchor bolts.


MEASUREMENTS



LUMINIS.COM

Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

ORDERING CODE

*SERIES	*LIGHT OUTPUT	*DISTRIBUTION	*CCT ²	*VOLTAGE	BOLLARD HEIGHT
 <p>MA30</p>	<p><u>Static White</u></p> <p>L1L10 1295 lm / 13w</p> <p>L1L20 1842 lm / 19w</p> <p>L1L30 3293 lm / 35w</p> <p>L1L45 4534 lm / 50w</p> <p><u>True Amber</u></p> <p>L1LK2A 269 lm / 11w¹</p> <p>Delivered lumens calculated at 4000K/80CRI except for amber. Type V distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.</p>	<p>LD2 Type II</p> <p>LD4 Type IV</p> <p>LD5 Type V</p>	<p>27K 2700K</p> <p>30K 3000K</p> <p>35K 3500K</p> <p>40K 4000K</p> <p>AMB Wavelengths: 585nm to 597nm</p>	<p>120 120V</p> <p>277 277V</p> <p>347 347V</p> <p>480 480V</p> <p>HVOLT 347V-480V</p> <p>MVOLT 120V-277V</p>	<p>PR6 Optional pedestal mount adaptor. OAH 20.5".³</p>

FUSE	PHOTOCELL	SURGE PROTECTOR	GFI	EMERGENCY
FS Fuse	PH Photocell	SP Surge protector 10KV	<p>CGF Circuit ground fault interruption receptacle with clear in-use cover^{4,5}</p> <p>GFI Circuit ground fault interruption receptacle⁴</p>	REM7 Remote emergency battery, 90 min, 7W ⁶

SHIELDING ACCESSORIES	*FINISH	WOOD FINISHES ¹⁰	ENVIRONMENT	LESS ANCHOR BOLTS
BLC Back light control ⁷	<p>BKT Jet black</p> <p>BZT Bronze</p> <p>CHT Champagne</p> <p>DGT Gun metal</p> <p>GRT Titanium gray</p> <p>MST Matte silver</p> <p>SGT Steel gray</p> <p>WHT Snow white</p> <p>CMC Custom matched color⁸</p> <p>RAL RAL color⁹</p>	<p>ADG American douglas</p> <p>BRC Birch</p> <p>CHN Chestnut</p> <p>CRY Cherry</p> <p>KNP Knotty pine</p> <p>MPL Maple</p> <p>OFL Oak</p> <p>RSW Rosewood</p> <p>TEK Teak</p> <p>WLN Walnut</p>	MG Marine grade paint ¹¹	L/AB Less anchor bolts

NOTES

- *- Denotes a required field
- 1- Available only with AMB option.
- 2- For IDA certification compliance, luminaire must be ordered with 3000K or warmer.
- 3- OAH is 20.5" (521mm). Not available with CFG, GFI.
- 4- GFI and CGF are installed 18" above grade. GFI and CGF requires 120V feed.
- 5- CGF cover protrudes by 3.62" (92mm).
- 6- Remote mount 50ft - 12" square enclosure with access cover. Cable by others. Not available with 347V, 480V or HVOLT.
- 7- Not available with LD5. Can be installed in the field.
- 8- Contact factory to coordinate custom matching color.
- 9- Specify RAL number.
- 10- Faux wood finish not applied to the fixture head or accessories. Additional delay required. Not compatible with marine grade paint.
- 11- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.

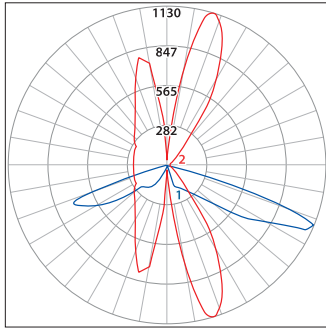
LUMINIS.COM

Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

TYPICAL PHOTOMETRY SUMMARY

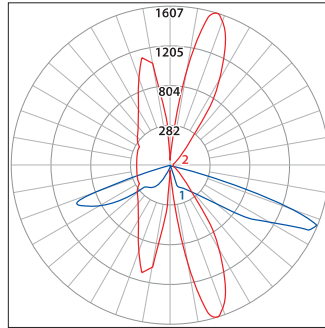
TYPE II

MA30-L1L10-LD2



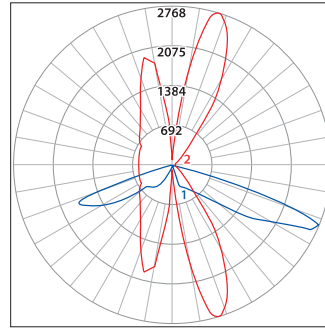
Total Lms: 1231 Lumens
Total Input Watts: 13 W
Efficacy: 95 Lumens/Watt
BUG: B1-U0-G1
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 1130
 (72.5°H, 67.5°V)

MA30-L1L20-LD2



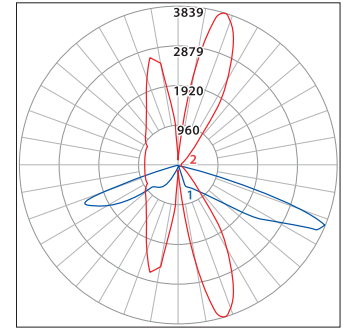
Total Lms: 1751 Lumens
Total Input Watts: 19 W
Efficacy: 92 Lumens/Watt
BUG: B1-U0-G1
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 1607
 (72.5°H, 67.5°V)

MA30-L1L30-LD2



Total Lms: 3016 Lumens
Total Input Watts: 34 W
Efficacy: 89 Lumens/Watt
BUG: B2-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 2768
 (72.5°H, 67.5°V)

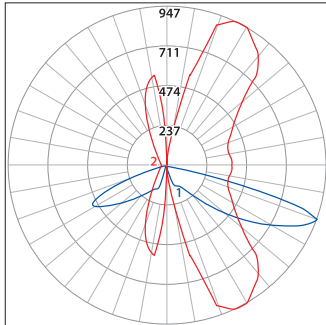
MA30-L1L45-LD2



Total Lms: 4183 Lumens
Total Input Watts: 48 W
Efficacy: 87 Lumens/Watt
BUG: B2-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 3839
 (72.5°H, 67.5°V)

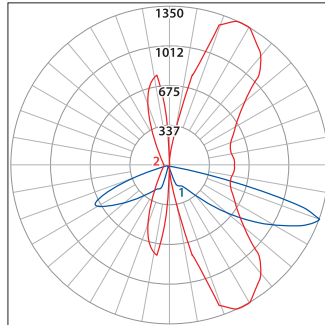
TYPE IV

MA30-L1L10-LD4



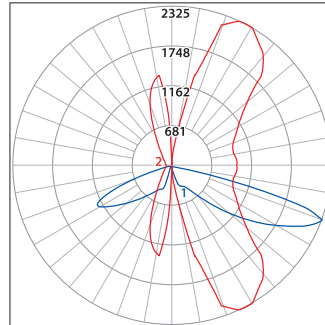
Total Lms: 1281 Lumens
Total Input Watts: 13 W
Efficacy: 99 Lumens/Watt
BUG: B1-U1-G1
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 947 (115°H,
 70°V)

MA30-L1L20-LD4



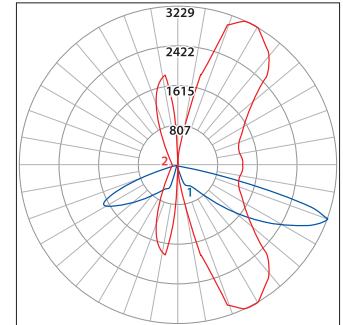
Total Lms: 1825 Lumens
Total Input Watts: 19 W
Efficacy: 96 Lumens/Watt
BUG: B2-U1-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 1350 (115°H,
 70°V)

MA30-L1L30-LD4



Total Lms: 3143 Lumens
Total Input Watts: 34 W
Efficacy: 92 Lumens/Watt
BUG: B2-U1-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 2325 (115°H,
 70°V)

MA30-L1L45-LD4

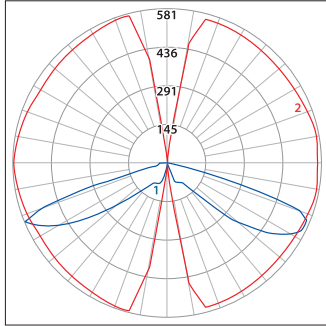


Total Lms: 4366 Lumens
Total Input Watts: 48 W
Efficacy: 91 Lumens/Watt
BUG: B3-U1-G3
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 3229 (115°H,
 70°V)

TYPICAL PHOTOMETRY SUMMARY

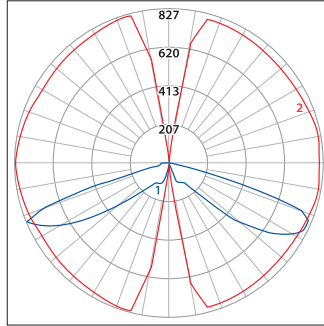
TYPE V

MA30-L1L10-LD5



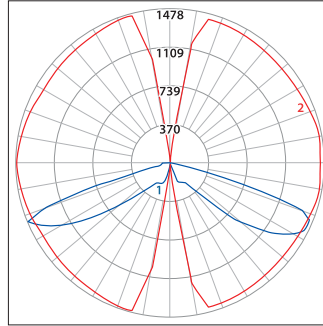
Total Lms: 1295 Lumens
Total Input Watts: 13 W
Efficacy: 100 Lumens/Watt
BUG: B1-U0-G1
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 581 (67.5°)

MA30-L1L20-LD5



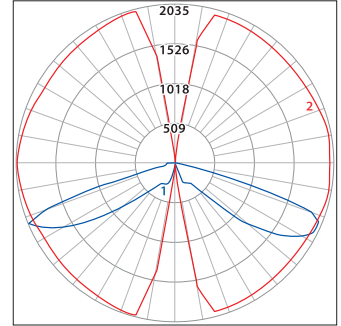
Total Lms: 1842 Lumens
Total Input Watts: 19 W
Efficacy: 97 Lumens/Watt
BUG: B1-U0-G1
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 827 (67.5°)

MA30-L1L30-LD5



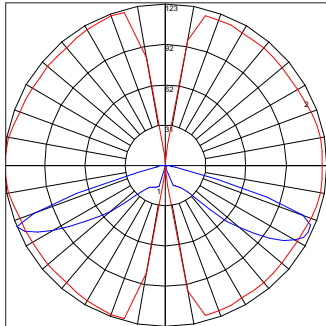
Total Lms: 3293 Lumens
Total Input Watts: 35 W
Efficacy: 94 Lumens/Watt
BUG: B2-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 1478 (67.5°)

MA30-L1L45-LD5



Total Lms: 4534 Lumens
Total Input Watts: 50 W
Efficacy: 91 Lumens/Watt
BUG: B3-U0-G3
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 2035 (67.5°)

MA30-L1LK2A-LD5



Total Lms: 269 Lumens
Total Input Watts: 11 W
Efficacy: 25 Lumens/Watt
BUG: B0-U0-G0
Cutoff Class: Full Cutoff
CCT/CRI: AMBER
Maximum Candela: 123 (67.5°)

REFERENCE TABLE - LIGHT OUTPUT

SERIES	LIGHT OUTPUT - STATIC WHITE		LIGHT OUTPUT - TRUE AMBER		LUMEN CONVERSION FACTOR (LCF)		
					CCT	CRI	LCF
MA30	<u>Type II</u>		<u>Type II</u>		2700K	80	0.91
	L1L10	1231 lm / 13w	L1LK2A	280 lm / 11w	3000K	80	0.94
	L1L20	1751 lm / 19w			3500K	80	0.98
	L1L30	3016 lm / 34w	<u>Type IV</u>		4000K	80	1.00
	L1L45	4183 lm / 48w	L1LK2A	282 lm / 11w			
	<u>Type IV</u>						
	L1L10	1281 lm / 13w					
	L1L20	1825 lm / 19w					
	L1L30	3143 lm / 34w					
	L1L45	4366 lm / 48w					

All Photometry shown use the 80CRI 4000K LEDs.
Please visit our web site www.luminis.com for complete I.E.S. file.

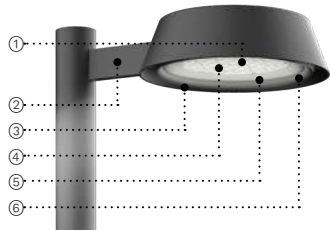
PROJECT NAME: **Paragon Place - Lot 4**

QUANTITY: **5**

TYPE:

ORDERING CODE:

Lighting Fixture Types D and E



- ① Performance optic series.
- ② Side mount or post-top attachment.
- ③ Corrosion resistant diecast aluminum housing.
- ④ High efficiency LED light engine with acrylics optics.
- ⑤ Clear tempered glass.
- ⑥ All stainless steel hardware.



CT152-PM



CT152-PT4

MATERIALS

Clermont is made of aluminum diecast offering exceptional precision and durability. The main housing is sealed with durable gasket. Features a high efficiency LED light engine, mounted on a recessed heatsink whose pattern is optimized for heat dissipation. The driver is preinstalled inside the main housing, sealed with gasket, and secured with four captive screws which makes it easy for maintenance.

ELECTRICAL DRIVER

Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C to +55°C -40°F to +131°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery. Optional 347/480V available.

LED LIGHT ENGINE

Offered in 2700K, 3000K, 3500K & 4000K / 80CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP66/IK10. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

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: <https://www.acuitybrands.com/support/warranty/terms-and-conditions>

MOUNTING

For PM mounting: designed to fit on 4" or 5" OD pole.
 For PT4 mounting: designed to fit on 4" OD pole with 1/4", 3/16" or 1/8" wall thickness.

MEASUREMENTS

Maximum weight: 40 lbs (18 kg)

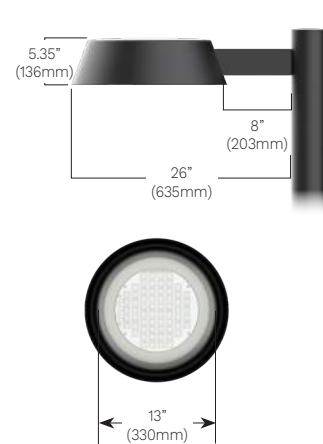
CT152-PT4

EPA: 1.11 ft²




CT152-PM

EPA: 0.81 ft²




ORDERING CODE

*SERIES	*LIGHT OUTPUT	*DISTRIBUTION	*CCT ⁴	*VOLTAGE	*MOUNTING
CT152 	<u>Static White</u>	LD2 Type II	27K 2700K	120 120V	PM Pole mount PT4 Post top mounting on Ø4" pole ⁵
	L1L50 5109 lm / 40w	LD3 Type III	30K 3000K	277 277V	
	L1L80 7457 lm / 60w	LD4 Type IV	35K 3500K	347 347V	
	L1L100 9778 lm / 80w	LD5 Type V	40K 4000K	480 480V	
	L1L120 11894 lm / 100w		AMB Wavelengths: 585nm to 597nm	MVOLT 120V-277V	
	L1L180 16526 lm / 160w		WDIM 2200K-4000K	HVOLT 347V-480V	
	<u>True Amber</u>		TUWH 2700K-5000K		
	L1LK2A 2647 lm / 48w ¹				
	<u>Warm Dimming</u>				
	L1LDW 7779 lm / 76w ²				
	<u>Tunable White</u>				
	L1LWT 7779 lm / 76w ³				

Delivered lumens calculated at 4000K/80CRI for static white. Delivered lumens calculated at 5000K/80CRI for warm dimming and tunable white. Type V distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.

CONTROLS		PHOTOCELL	SURGE PROTECTOR	EMERGENCY
NLTH	nLight AIR 2.0 integrated in head ⁶	PH7 7-PIN receptacle with photocell sensor on head ⁷	SP Surge protector	EM7 7W integral emergency battery, 90 min ⁸
		PHSC 7-PIN receptacle with default shorting cap on head ⁷		

SHIELDING ACCESSORIES		*FINISH	ENVIRONMENT
HS House side shield ⁹	BKT	Jet black	MG Marine grade paint ¹² NT Natatorium suitable ¹³
	BZT	Bronze	
	CHT	Champagne	
	DGT	Gun metal	
	GRT	Titanium gray	
	MST	Matte silver	
	SGT	Steel gray	
	WHT	Snow white	
	CMC	Custom matched color ¹⁰	
	RAL	RAL color ¹¹	

 **Looking for Fuse?**
Refer to Luminis pole spec sheets.

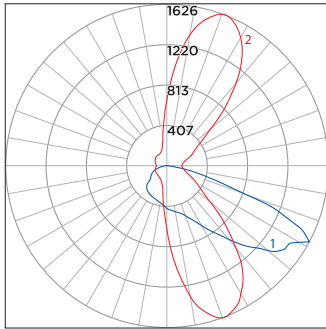
NOTES

- *- Denotes a required field
- 1- Available only with AMB.
- 2- Available only with WDIM. Not available with 347V, 480V, HVOLT or EM7.
- 3- Available only with TUWH. Not available with 347V, 480V, HVOLT or EM7.
- 4- For IDA certification compliance, luminaire must be ordered with 3000K or warmer.
- 5- Compatible with 4" O.D. pole only with 1/4" or 1/8" wall thickness.
- 6- Not available with PH7, PHSC, 347V, 480V, HVOLT, REM7, EM7, WDIM, TUWH.
- 7- For multiple CT152-PM to be mounted on a Luminis pole, PH7/PHSC will be installed on the pole. Photocell option must be ordered with the pole, do not select this option. Refer to pole spec sheets.
- 8- Integral to luminaire housing. Integral is not suitable for temperatures under 0°C (32°F). Not available with 347V, 480V or HVOLT.
- 9- Not available with LD5. Field installable. Lumen conversion factor (LCF) 0.8.
- 10- Contact factory to coordinate custom matching color.
- 11- Specify RAL number.
- 12- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
- 13- Available only in WHT and BKT.

TYPICAL PHOTOMETRY SUMMARY

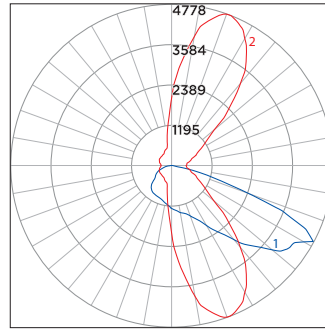
TYPE II

CT152-L1LK2A-LD2



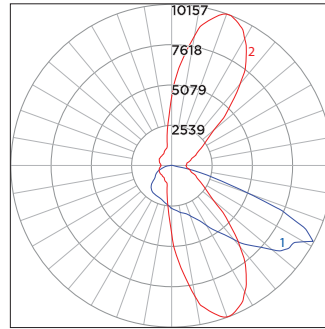
Total Lms: 2509 Lumens
Total Input Watts: 47 W
Efficacy: 54 Lumens/Watt
BUG: B1-U0-G1
CCT/CRI: Amber
Maximum Candela: 1626 (68H, 62°V)

CT152-L1LWT-LD2/CT152-L1LDW-LD2



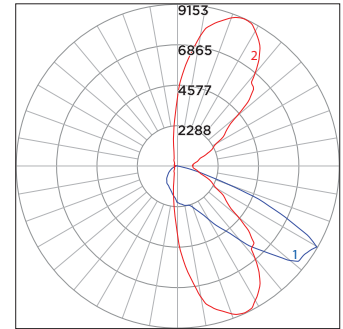
Total Lms: 7374 Lumens
Total Input Watts: 76 W
Efficacy: 97 Lumens/Watt
BUG: B1-U0-G1
CCT/CRI: 2700K-5000K
Maximum Candela: 4778 (68H, 62°V)

CT152-L1L180-LD2



Total Lms: 15726 Lumens
Total Input Watts: 160 W
Efficacy: 98 Lumens/Watt
BUG: B2-U0-G2
CCT/CRI: 4000K/80CRI
Maximum Candela: 10157 (68H, 62°V)

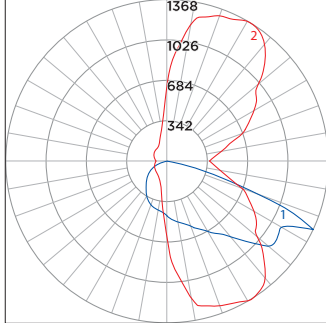
CT152-L1L180-LD2-HS



Total Lms: 12299 Lumens
Total Input Watts: 160 W
Efficacy: 77 Lumens/Watt
BUG: B2-U0-G2
CCT/CRI: 4000K/80CRI
Maximum Candela: 9153 (65H, 60°V)

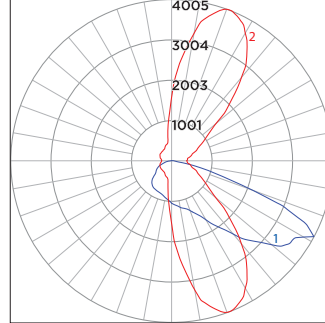
TYPE III

CT152-L1LK2A-LD2



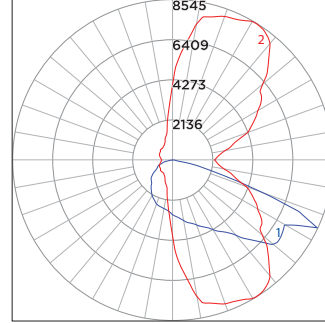
Total Lms: 2612 Lumens
Total Input Watts: 47 W
Efficacy: 53 Lumens/Watt
BUG: B1-U0-G1
CCT/CRI: Amber
Maximum Candela: 1368 (58H, 65°V)

CT152-L1LWT-LD2/CT150-L1LDW-LD2



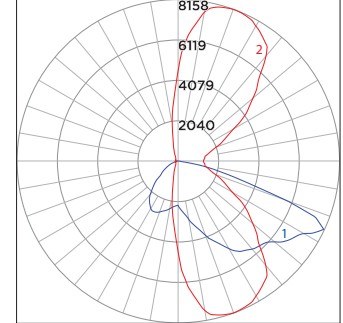
Total Lms: 7650 Lumens
Total Input Watts: 76 W
Efficacy: 97 Lumens/Watt
BUG: B1-U0-G1
CCT/CRI: 2700K-5000K
Maximum Candela: 4005 (58H, 65°V)

CT152-L1L180-LD2



Total Lms: 15704 Lumens
Total Input Watts: 160 W
Efficacy: 98 Lumens/Watt
BUG: B3-U0-G2
CCT/CRI: 4000K/80CRI
Maximum Candela: 8545 (58H, 65°V)

CT152-L1L180-LD2-HS



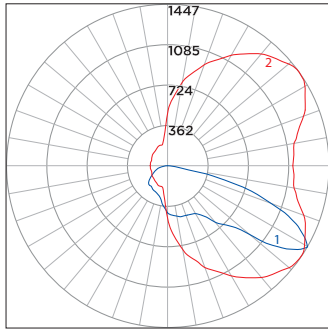
Total Lms: 13807 Lumens
Total Input Watts: 160 W
Efficacy: 86 Lumens/Watt
BUG: B2-U0-G2
CCT/CRI: 4000K/80CRI
Maximum Candela: 8158 (70H, 65°V)

All Photometry shown use the 80CRI 4000K LEDs.
 Please visit our web site www.luminis.com for complete I.E.S. file.

TYPICAL PHOTOMETRY SUMMARY

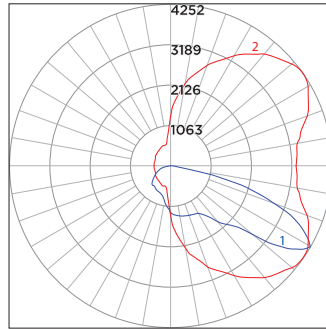
TYPE IV

CT152-L1LK2A-LD4



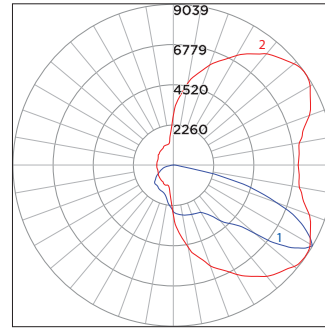
Total Lms: 2575 Lumens
Total Input Watts: 47 W
Efficacy: 52 Lumens/Watt
BUG: B1-U0-G1
CCT/CRI: Amber
Maximum Candela: 1447 (35H, 60°V)

CT152-L1LWT-LD4/CT152-L1LDW-LD4



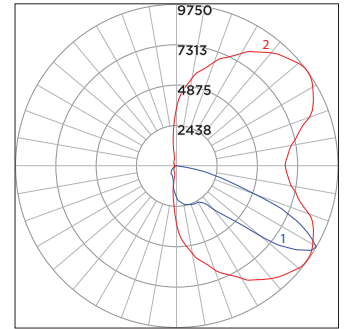
Total Lms: 7567 Lumens
Total Input Watts: 76 W
Efficacy: 94 Lumens/Watt
BUG: B1-U0-G2
CCT/CRI: 2700K-5000K
Maximum Candela: 4252 (35H, 60°V)

CT152-L1L180-LD4



Total Lms: 15223 Lumens
Total Input Watts: 160 W
Efficacy: 95 Lumens/Watt
BUG: B2-U0-G3
CCT/CRI: 4000K/80CRI
Maximum Candela: 9039 (35H, 60°V)

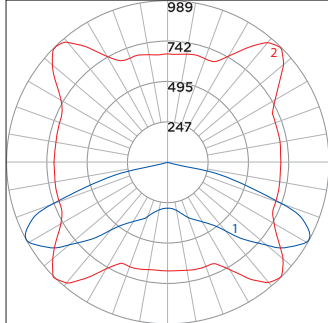
CT152-L1L180-LD4-HS



Total Lms: 12627 Lumens
Total Input Watts: 160 W
Efficacy: 79 Lumens/Watt
BUG: B1-U0-G3
CCT/CRI: 4000K/80CRI
Maximum Candela: 9750 (35H, 60°V)

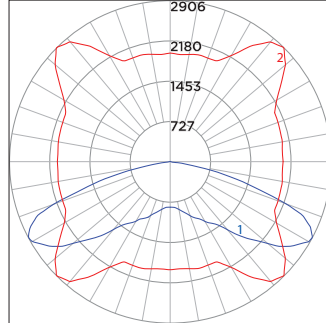
TYPE V

CT152-L1LK2A-LD5



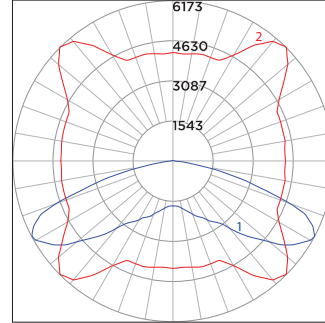
Total Lms: 2647 Lumens
Total Input Watts: 47 W
Efficacy: 56 Lumens/Watt
BUG: B1-U0-G0
CCT/CRI: Amber
Maximum Candela: 989 (135°H, 62°V)

CT152-L1LWT-LD5/CT152-L1LDW-LD5



Total Lms: 7779 Lumens
Total Input Watts: 76 W
Efficacy: 103 Lumens/Watt
BUG: B3-U0-G1
CCT/CRI: 2700K-5000K
Maximum Candela: 2906 (135°H, 62°V)

CT152-L1L180-LD5



Total Lms: 16572 Lumens
Total Input Watts: 160 W
Efficacy: 104 Lumens/Watt
BUG: B4-U0-G2
CCT/CRI: 4000K/80CRI
Maximum Candela: 6173 (135°H, 62°V)

LUMEN CONVERSION FACTOR (LCF)		
CCT	CRI	LCF
2700K	80	0.91
3000K	80	0.94
3500K	80	0.98
4000K	80	1.00

All Photometry shown use the 80CRI 4000K LEDs.
 Please visit our web site www.luminis.com for complete I.E.S. file.

LUMINIS.COM

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REFERENCE TABLE - LIGHT OUTPUT

LIGHT OUTPUT - STATIC WHITE		LIGHT OUTPUT - TRUE AMBER		LIGHT OUTPUT - TUNABLE WHITE		LIGHT OUTPUT - WARM DIMMABLE	
<u>Type II</u>		<u>Type II</u>		<u>Type II</u>		<u>Type II</u>	
L1L50	4843 lm / 40w	L1LK2A	2509 lm / 48w	L1LWT	7374 lm / 76w	L1LDW	7374 lm / 76w
L1L80	7069 lm / 60w	<u>Type III</u>		<u>Type III</u>		<u>Type III</u>	
L1L100	9269 lm / 80w	L1LK2A	2612 lm / 48w	L1LWT	7650 lm / 76w	L1LDW	7650 lm / 76w
L1L120	11274 lm / 100w	<u>Type IV</u>		<u>Type IV</u>		<u>Type IV</u>	
L1L180	15675 lm / 160w	L1LK2A	2575 lm / 48w	L1LWT	7567 lm / 76w	L1LDW	7567 lm / 76w
<u>Type III</u>							
L1L50	5043 lm / 40w						
L1L80	7360 lm / 60w						
L1L100	9651 lm / 80w						
L1L120	11739 lm / 100w						
L1L180	16321 lm / 160w						
<u>Type IV</u>							
L1L50	4970 lm / 40w						
L1L80	7254 lm / 60w						
L1L100	9512 lm / 80w						
L1L120	11570 lm / 100w						
L1L180	16086 lm / 160w						

TUNABLE WHITE

User can modify the correlated color temperature (CCT) and intensity of the source using two slider controls or an intelligent lighting management system.

0-10V Input 1
CCT control

2700K CCT scale 5000K

0 10V

0-10V Input 2
Intensity control

1% Intensity scale 100%

0 10V

WARM DIMMING

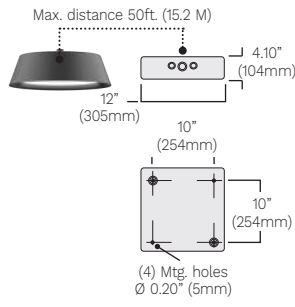
Warm dimming (0-10V) lowers the LED temperature (CCT) as it is dimmed. The lower the brightness, the warmer the CCT.

0-10V Input 1
CCT & Intensity control


2200K Intensity & CCT scale 4000K

0 10V

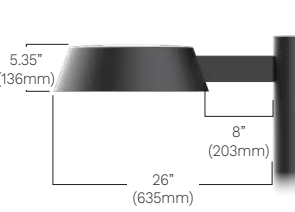
OPTION DETAILS




REM7
 Remote mount 120/277V emergency battery pack (1110 lm/90 min). Test switch provided within enclosure with 5" (127mm) leads.



PT4
 Post top. EPA: 1.11 ft²



PM
 Pole mount. EPA: 0.81 ft²



HS
 House side shield. Field installable. Not available with distribution type V.



NLTH 
 nLight AIR Control gen2 and black antenna integrated in head. Also available with PT4.



PHSC
 7-PIN receptacle with shorting cap option mounted on top of the fixture housing as shown.

NOTE: For multiple CT152-PM mounted on a Luminis pole, PHSC will be installed on the pole. Photocell option must be ordered with the pole. Refer to pole spec sheets.

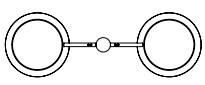


PH7
 7-PIN receptacle with photocell option mounted on top of the fixture housing as shown.

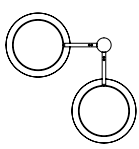
NOTE: For multiple CT152-PM mounted on a Luminis pole, PH7 will be installed on the pole. Photocell option must be ordered with the pole. Refer to pole spec sheets.

MULTIPLE LUMINAIRE MOUNTING (Only available when ordered with Luminis Poles)

*For reference only. Must be selected with the pole. Refer to the separate pole specification for details. To specify these assemblies: Fixture quantity should be total number of fixture heads, and include the given code as part of the ordering code on the Luminis pole.



P2
 Twin mount
 180° offset
 Installation on 4" and 5" poles



P290
 "L" mount
 90° offset
 Installation on 4" and 5" poles