

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:

Date Received _____ ☐ Initial Submittal
Paid _____ ☐ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 3535-3353 University Ave and 737 & 733 N Meadow Lane

Title: 3575 University Ave

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

UDC meeting date requested May 28, 2025

- ☐ New development ☐ Alteration to an existing or previously-approved development
☐ Informational ☐ Initial Approval ☒ Final Approval

3. Project Type

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

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Modifications of Height, Area, and Setback
☐ Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Randy Christianson
Street address 702 N. High Point Road
Telephone 608.235.9020

Company Walter Wayne Development
City/State/Zip Madison WI 53717
Email rc@starkcommercial.com

Project contact person Patrick Terry
Street address 800 W Broadway - Suite 200
Telephone 608.442.3823

Company JLA Architects + Planners
City/State/Zip Monona WI, 53713
Email pterry@jla-ap.com

Property owner (if not applicant) University 3000 LLC
Street address 1741 Commercial Ave
Telephone 608.255.3573

City/State/Zip Madison, WI 53713
Email bbosben@apexrents.com

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. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. 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 Modification 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

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

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. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum 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, including material and color 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
- ☒ 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)
- ☒ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☒ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications 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

5. Required Submittal Materials☒ **Application Form**

- 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.

☒ **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 Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Development Plans** (Refer to checklist on Page 4 for plan details)☒ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)☒ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☒ **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.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on March 5, 2025.
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 Randy Christianson Relationship to property Owner's Agent

Authorizing signature of property owner Randy Christianson Date 4/7/2025

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

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

- ☒ Urban Design Districts: \$350 (per [§33.24\(6\) 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 Sign Modifications (of 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



City of Madison Plan Commission, Urban Design Commission
c/o City of Madison Planning Division
215 Martin Luther King Jr. Blvd | Suite 017
Madison, WI 53701

April 7, 2025

Sent via email only:

Plan Commission: PCApplications@cityofmadison.com
Urban Design Commission: UDCapplications@cityofmadison.com

Re: Letter of Intent
Plan Commission Land Use Application & Urban Design Commission Final Approval
3575 University Ave – Mixed Use
Currently addressed as 3535 – 3553 University Ave and 737 & 733 N. Meadow Lane
Madison, WI 53705

City of Madison Plan Commission & Urban Design Commission -

JLA Architects + Planners is submitting, on behalf of our client and 'Applicant' - University 3000 LLC, we are pleased to submit applications to the City of Madison Plan Commission & Urban Design Commission for final approval of land use and design. This 'Letter of Intent' serves to summarize the Project.

Project Team

Owner

University 3000, LLC
1741 Commercial Ave
Madison, Wisconsin 53713

Developer

Walter Wayne Development
702 High Point Rd – Suite 200
Madison, Wisconsin 53717
Contact: Randy Christianson
Phone: 608.235.9020
E-Mail: rc@starkcommercial.com

Structural Engineering

Spire Engineering
305 N. Plankton Avenue – Suite 101
Milwaukee, Wisconsin 53203
Contact: Matt Rau
Phone: 414.278.9200 ext. 111
E-Mail: mjr@spireengineering.com

Architecture & Interior Design

JLA Architects
800 West Broadway – Suite 200
Monona, Wisconsin 53713
Contact: Patrick Terry
Phone: 608.442.3823
E-Mail: pterry@jla-ap.com

Civil & Landscape Design

JSD Engineers
507 W. Verona Ave – Suite 500
Verona, Wisconsin 53593
Contact: Andrew Gefert
Phone: 608.893.0086
E-Mail: andrew.geffert@JSDInc.com

Project History

This is the second time University 3000, LLC will submit a Land Use application and ask for UDC approval. The original project asked to demolish 2-story commercial buildings to construct a 5 story, 67,000 sf, mixed-use building containing 1,435 sq. ft. of commercial space and 71 apartments in Urban Design District 6 and TOD Overlay District. It also included rezoning from PD to CC-T.

As part of the original project's preapplication process, we had a neighborhood meeting on May 20, 2024. The property owner of 737 & 733 N Meadow, Chase Martin, attended, and asked if University 3000 LLC was interested in purchasing his properties; but initial negotiations were not successful, and the original project was submitted for Land Use and UDC approval.

The original project received the following approvals:

A demolish permit was approved July 29, 2024 (Legistar# 83756)

- To demolish two (2) two-story commercial buildings between 3535 and 3553 University Ave.

UDC granted final approval July 17, 2024 (Legistar # 83067) with the following conditions:

- The landscape plan, including the fencing and retaining wall, shall continue to be reviewed and approved administratively. The landscape plan shall be updated to address the Commission's comments, including those that spoke to accurately showing the proposed plantings, reflecting the use of hardwood bark mulch, as well as adding plantings that are more substantial and vertical and that provide multi-seasonal interest, especially along the south side of the building. Consideration could be given to shifting the fence to the north to provide plantings on the neighborhood side of the fence.
- The stone base course material shall be changed to be less rustic, more smooth stone material, which can be reviewed administratively.
- The UDC finds that the building is generally consistent with the UDD 6 guidelines and requirements, including those that speak to compatibility with surroundings and the basic materials being harmonious with surroundings, with the exception of the rustic stone.

Plan Commission approved the conditional use July 29, 2024 (Legistar #83759)

- In the [Proposed] Commercial Corridor-Transitional (CC-T) District to modify the required rear yard height transition to a residential district to allow construction of a five-story mixed-use building containing 1,435 square feet of commercial space and 71 apartments in Urban Design Dist. 6, Transit-Oriented Development Overlay District.

Common Council adopted and closed the public hearing on August 8, 2024 (Legistar #83948)

- Creating Section 28.022-00683 of the Madison General Ordinances to change the zoning of property located at 3535-3553 University Avenue from PD (Planned Development) District to CC-T (Commercial Corridor-Transitional) District. (District 5)

After receiving these approvals, Chase returned, negotiated a deal, and signed an offer to purchase with University 3000, LLC for the sale of 737 & 733 N. Meadow Lane.

This offer to purchase initiated the building redesigned detailed below.

Project Overview

University 3000 LLC is proposing a mixed-use apartment building. The building will be 115,848 sq ft containing approximately 146 residential units with 4000 SF of commercial/retail space. The building is mostly 5 stories tall with a lobby, commercial space and parking on the ground floor, two levels of underground parking below, and 4 stories of wood framed construction above the ground floor. There is 6th floor common room, outdoor terrace and pool on the southwest corner of University and Meadow Lane. University 3000 LLC plans to build and retain long-term ownership of the property.

The 146 residential units will have the following unit mix – as illustrated in the submitted design document.

Executive Studios:	12 units (8%)	Studios:	77 units (53%)
1 bedroom:	43 units (30%)	1 bedroom + Den:	3 units (2%)
2 bedrooms:	11 units (7%)		

In addition to the 'program' spaces described above, the project will also contain service and support spaces like storage and mechanical rooms, and an interior refuse room.

Site:

The project consists of two 0.35-acre parcels on the south side of University Ave, currently addressed as 3535 University Ave and 3553 University Ave and two 0.2-acre residential parcels on N Meadow Lane, currently addressed as 737 and 733. Totaling 1.1 acres. It is in the 5th Aldermanic District within the confines of the Sunset Village Community, and Urban Design District 6.

Proposed Building

Lot Size = 47,916SF / 1.1 acre
Lot Area/Dwelling Unit = 328 SF/Unit
Dwelling Units = 146
Density = 132.7 Units/Acre
Open Space Requirement = 40 SF/Unit
Total Open Space Required = 5,800 SF
Usable Open Space = 31,991 SF

Original Building

Lot Size = 30,250 SF / .70 acre
Lot Area/Dwelling Unit = 426 SF/Unit
Dwelling Units = 71
Density = 101.4 Units/Acre
Open Space Requirement = 40 SF/Unit
Total Open Space Required = 3,360 SF
Usable Open Space = 6,603 SF

Zoning:

The parcels along University Ave are zoned CC-T (*Legistar #83948*). The residential lots are zoned TR-C1. A new CSM will be drafted to create one Corridor -Transitional District (CC-T) zoned parcel. The CSM will follow the same approval calendar as this Land Use submittal.

Existing Conditions:

There is currently 1 (one), two-story building on each parcel along University. The remainder of the existing site is predominantly an asphalt parking lot. There is 1 (one) single family residence on each parcel along N. Meadow that will be demolished prior to construction. Photographs of the existing building are included in the submittal.

An existing 10' public storm and sanitary easement; that bisects the parcels and extends from Bruce Court to University Ave, will be vacated. A new easement will route sanitary and storm utilities around the east end of the proposed building and reconnect to the existing storm and sanitary laterals located under University Ave.

Five mature trees line the terrace of the project. After coordination with Brad Hoffman, City of Madison Forestry, it was decided the eastern-most and western-most trees along University, and one on N Meadow will remain. The trees closest to the existing driveway approach on University will be removed. University 3000 LLC will provide soil amendments to the replacement tree site due to the loss of the center two trees.

Traffic, Circulation and Parking:

All parking for the project will be structured/internal parking. Tenants can enter/exit the building using the existing University Ave approach or the new curb cut at the southwest end of the property on N Meadow. The University entrance/exit will be limited to left in/left out turns between 7:00 to 9:00 AM and 4:00 to 6:00 PM Monday through Friday.

Refuse, recycling, and delivery trucks will access the building along N. Meadow Lane. Refuse and recycling containers serving the building will be in an enclosed room in the southwest corner of the building. The first floor is designed so a moving truck can drive through, park and protect tenants as they move in.

Retail patrons will park inside the building. A high speed roll up door will automatically open when vehicles approach at both entrance locations. An additional overhead door at top of the interior parking ramp will secure tenant parking.

The final parking count will contain:

- At least 10% 'Electric Vehicle Ready' Spaces – per MGO 28.141(8)(e)
- At least 2% 'Electric Vehicle Installed' Spaces – per MGO 28.141(8)(e)

In addition to vehicular parking, the project will have 165 bicycle parking spaces to meet the requirements of MGP 28.141(11).

- Residential Long Term (Interior) 143
- Commercial Short Term (Interior) 2
- Guest / Short Term (Interior) 14
- Guest / Short Term (Exterior) 6

To prevent overflow parking on Bruce Court the applicant will replace the existing fence. In addition to the fence there will be a retaining wall to discourage pedestrian traffic from University Ave onto Bruce Court. A privacy fence is also required to separate the CC-T and Residential zoning districts.

Architecture:

The building is designed with a traditional aesthetic – meant to relate to the urban and residential design aesthetic of the area. It will be built with high quality materials, primarily consisting of masonry and fiber-cement siding. Special consideration was taken in designing the ground floor to enhance the pedestrian experience.

Urban Design Commission:

An informational presentation to Urban Design Commission took place on February 5, 2025. The building was received favorable. Notable items that were discussed include:

- Continue to enhance the pedestrian experience along University Ave.
 - We introduced stone pilasters across the entire north elevation that are coordinated with material changes on the upper floors. We also introduced a significant recess on the first floor of the right “hyphen” and brought the Woodtone material down to both help break up the long elevation with indents and material changes. This now presents a more generous covered external gym entrance from the sidewalk. Lastly, we have enhanced the landscape plan all around the building. We have added built-in benches in a couple of key locations along University Ave as well as doubled the size of the patio that is east of the commercial space.
- Enhance building articulations, material transitions, and breakdown the massing and length along the street.
 - To enhance building articulations and material transitions. In concert with enhancing the pedestrian experience, mentioned above, adding the stone pilasters, indenting the gym entrance, bringing the Woodtone material down to the first floor at the “hyphen” were also meant to address these material transitions. On the east elevation, we removed the cantilevered bum pout, as it no longer matched other architectural aspects of the building. A rhythm of windows along the east façade that align with the ground floor storefronts were added in its place. On the South façade, we also introduced more of the Woodtone material to the recess at Bruce Court, which was also previously only dark grey material. Finally, we stepped the parapet down at the “hyphen” on the south façade to match the stepped parapets that are on the north “hyphens”.
- Improve the landscaping plan.
 - On the north side of the building, we coordinated the planting medium with architectural articulation to be more cohesive. At both the apartment lobby corner and the commercial corner we have added more hardscape for more flexible outdoor seating/programming. Along the south of the building, there is a privacy fence and retaining wall between most of

the apartment and the neighboring single-family houses. We've included a fenced dog-run, enhanced planting and sod to create a private amenity for the residence.

- The stone base course material was changed to be less rustic, more smooth stone material, which can be reviewed administratively.
 - The stone base will remain an ashlar pattern but will be a smooth surface in lieu of hewn.
- Urban Design District 6
 - All of the above recommendations and changes to the building/site design have been geared towards the goal of improving the appearance of the major transportation corridor of University Avenue as people enter the city of Madison. The public right-of-way of both University Avenue and North Meadow Ln have been revised to further align with the planting plans prepared by the City of Madison. The landscape and architectural design have also been further revised to help achieve a degree of visual continuity. Per UDD 6 there is no surface parking proposed as part of this project. All parking will be housed inside of the building, most of which will be below grade. Building loading areas have also been designed to take place inside of the building eliminating the need for on-street move-in/out. Signage for the apartment building, the fitness user and commercial user will be discrete and integrated into the exterior architecture and is intended to fit withing the context of neighboring properties along University Avenue. The building design from the beginning of the process and since gueided by feedback from the UDC information meeting have always been intended to produce a high quality building, built with enduring materials, designed with the local context in mind, and at every turn, trying to make a large building look like a series of smaller buildings that could better relate to its context. Lastly, most utility services will be rerouted around the proposed building either to the east or west, but all buried below ground.

Staff and Neighborhood Input:

The project is in the Sunset Village Community.

The ownership and design team have been in constant communication with city officials and will continue to work with City staff through design, entitlements and during construction.

Original Building Submittal Calendar

- DAT meeting was held April 11, 2024
- Preapplication Meeting was held April 17, 2024
- List-SERV Notice – April 17, 2024
- Alder Meeting – April 22, 2024
- UDC Informational Submittal – April 22, 2024
- UDC Informational Meeting – May 8, 2024
- Neighborhood Meeting – May 20, 2024
- Land Use Application Submittal – May 28, 2024
- UDC Meeting – July 17, 2024
- Plan Commission Meeting – July 28, 2024
- Common Council Meeting – August 8, 2024

Proposed Building Submittal Calendar

- DAT meeting was held November 21, 2024
- Preapplication Meeting was held September 13, 2024
- List-SERV Notice – April 17, 2024
- Neighborhood Meeting – January 16, 2025
- UDC Informational Submittal – January 21, 2025
- UDC Informational Meeting – February 5, 2025
- Land Use Application Submittal – April 7, 2025
- UDC Meeting – May 28, 2025
- Plan Commission Meeting – June 9, 2025
- Common Council Meeting – June 17, 2025

Project Schedule:

Demolition – August 2025

Construction – October 2025 – March 2027

Thank you for your time in reviewing our proposal.

Sincerely,



Patrick Terry
Project Manager

JLA Architects
800 West Broadway – Suite 200
Monona, WI 537

UNIVERSITY 3000 LLC

3575 University Ave, Madison, WI



LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

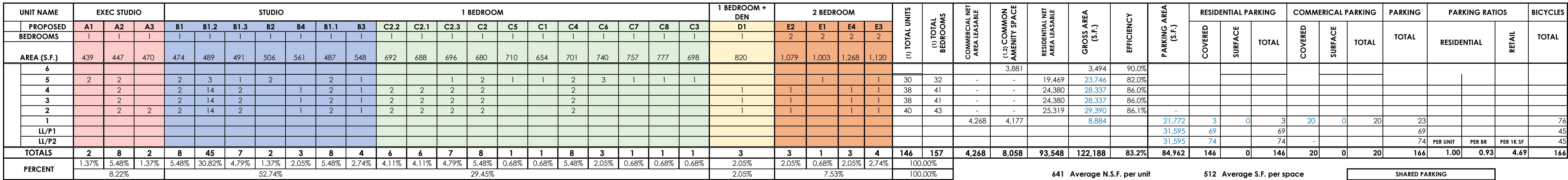
4/7/2025



JLA
ARCHITECTS

JLA PROJECT NUMBER: W23-0222

3/11/2025



- 1 GROSS AREA DOES NOT INCLUDE PARKING / SERVICE AREAS - ONLY FINISHED PROGRAM AREAS,
- 2 FIRST FLOOR COMMON AMENITY SPACE INCLUDES LOBBY, MAIL ROOM, PACKAGE ROOM, MINI MART & FITNESS AREAS
- 3 PARKING AREAS INCLUDE THE STAIRS & ELEVATOR , MECHANICAL & SUPPORT AREAS
- 4 PARKING FOR THE COMMERCIAL SPACES ASSUMES 1 SPACES PER 400 GSF
- 5 GROSS UNIT AREA CALCULATED AT CENTERLINE OF DEMISING WALLS, CORRIDOR FACE OF STUD & EXTERIOR WALL FACE OF STUD

BICYCLE PARKING (REQUIRED)				
Required Bicycle Parking (Per Unit Type)	RATIO	QTY	Description	(REQUIRED) Bicycle Parking Totals
Studio	1.0	89	per Unit	89
1BR	1.0	43	per Unit	43
1BR+Den	1.0	3	per Unit	3
2BR	1.0	11	per Unit	11
Residential Sub-Total:		146		146
RESIDENTIAL FLOOR/WALL ALLOWED				
Residential - Floor	75.0%	146	per Total Req Unit	110
Residential - Wall	25.0%	146	per Total Req Unit	36
**Residential Guest (UNSECURED) - Floor Mounted	10.0%	146	per Total Units	14
Commercial - First Floor	1.0	4268 SF	per 2000 SF	21
TOTALS:				162

PROJECT LIMITS AND DESIGN				
Required Bicycle Parking (Per Unit Type)	PROVIDED BICYCLE PARKING			
	Floor Mount	SITE - Fir Mount (Unsecured)	Wall Mount	GRAND TOTALS:
First Floor - Bike Parking Provided	69			
Lower Level/P1 - Bike Parking Provided	45			
Lower Level/P2 - Bike Parking Provided	45			
Site Bike Parking (Guest)		6		
TOTALS:	159	6	0	165

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
 - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
 - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

Schedule							
Label	QTY	Manufacturer	Catalog	Number Lamps	Lamp Output	LLF	Input Power
D1-M	40	Lithonia Lighting	LDN6 AL01 (750LM) SWW1 AR LSS WD 80CRI	1	879	0.9	9.06
OW1	6	Lithonia Lighting	WPX1 LED P2 XXX MVOLT	1	2913	0.95	24.42

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Typical Under Canopy At Grade	✕	4.59 fc	5.90 fc	3.29 fc	1.8:1	1.4:1
10 FT From Presumed Property Line At 4FT	+	0.03 fc	0.07 fc	0.00 fc	N/A	N/A

EXTERIOR LAYOUT

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

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL

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

REVISION SCHEDULE

SHEET TITLE

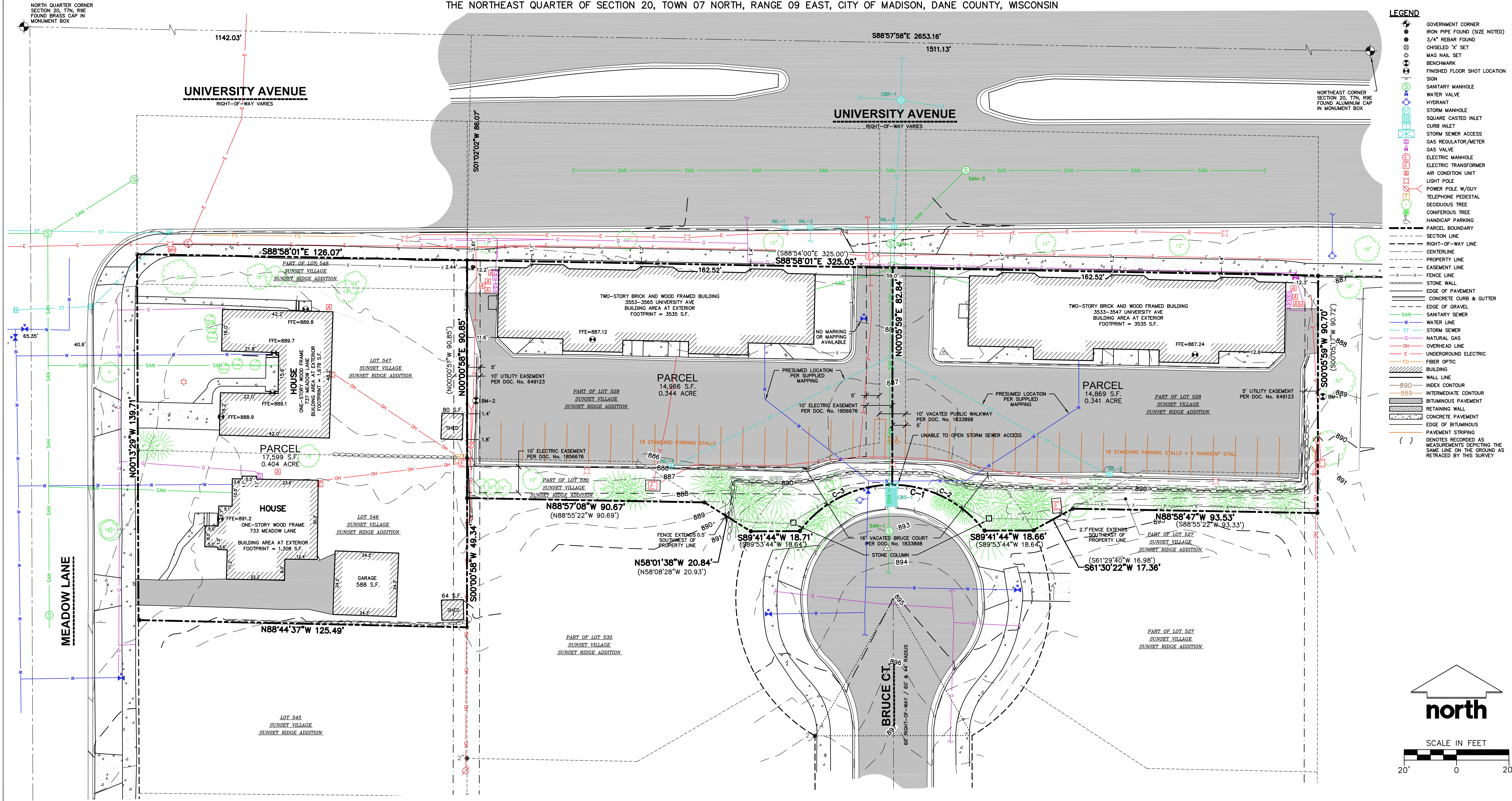
UNIT MATRIX & LIGHTING

SHEET NUMBER

G002

EXISTING CONDITIONS SURVEY

PART OF LOTS 527, 528, 529 AND 530, LOTS 546, 547 AND PART OF LOT 548 AND PART OF VACATED BRUCE COURT AND VACATED PUBLIC WALKWAY LYING BETWEEN THOSE PARTS OF LOTS 528 AND 529, ALL BEING LOCATED IN THE PLAT OF SUNSET VILLAGE, SUNSET RIDGE ADDITION IN THE NORTHEAST QUARTER OF SECTION 20, TOWN 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



STORM SEWER INLETS						SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE	STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
CBS-1*	893.48	N	889.48	15"	ORIFICE	SAN-1	893.00	N	885.04	8"	PVC
		N	889.48	15"	ORIFICE			S	885.15	8"	PVC
INL-1	884.51	E	882.21	12"	RCP			NE	879.08	8"	PVC
INL-2	884.55	W	882.22	12"	PVC	SAN-2	885.04	S	880.76	8"	PVC
		W	882.01	12"	RCP			S-CLO	879.44	8"	PVC
		E	882.00	12"	RCP			SW-CLO	877.18	8"	PVC
INL-3	884.62	W	880.02	12"	RCP	SAN-3	885.28	SW	873.19	8"	PVC
		S	881.19	15"	RCP			W	871.02	24"	RCP
		N	879.97	36"	RCP			E	870.86	24"	RCP
INL-4	885.76	NE	883.76	12"	RCP						
INL-5	885.88	NW	883.62	12"	RCP						
CBR-1	884.89	W	879.94	12"	RCP						
		S	879.94	36"	RCP						
		E	879.94	12"	RCP						
		N	879.94	36"	RCP						

*STORM STRUCTURE MEASURES 56"x42" WITH 2-15" ORIFICES GOING INTO THE STORM SEWER ACCESS STRUCTURE.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	81.58'	44.00'	106°13'46"	70.39'	S89°51'52"W
C-2	40.61'	44.00'	52°52'46"	39.18'	N63°27'38"W
C-3	40.97'	44.00'	53°21'00"	39.51'	S63°25'29"W

NOTES

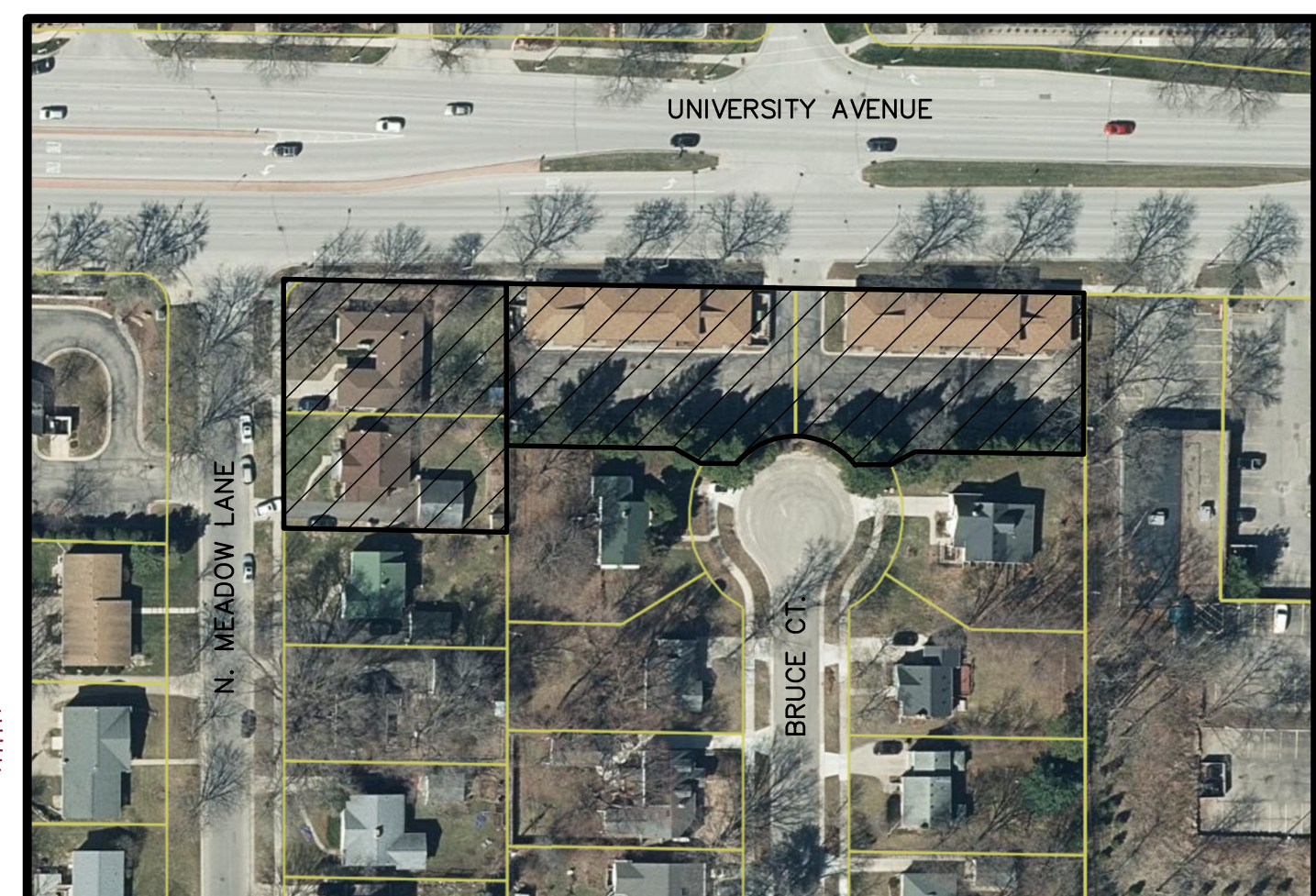
- FIELD WORK PERFORMED ON JUNE 19-20, 2023 AND JANUARY 3 AND 6, 2025.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY THE NORTHEAST LINE OF SECTION 20, T7N, R9E, RECORDED AS S88°57'58"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A CITY OF MADISON MONUMENT MARKING THE NORTH 1/4 CORNER OF SECTION 20, T07N, R09E, ELEVATION = 897.697'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20232406744, 20232406744, 20232406778 AND 20232406828 WITH A CLEAR DATE OF 06/15/2023. DIGGER'S HOTLINE TICKET NO.'s 20250101859, 20250101864, 20250101868 AND 20250101877 WITH A CLEAR DATE OF JANUARY 07, 2025.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF MADISON ENGINEERING MGE (ELECTRIC AND GAS) AMERICAN TRANSMISSION CHARTER COMMUNICATIONS MADISON METRO SEWERAGE MCI
AT&T DISTRIBUTION TDS METROCOM VILLAGE OF SHOREWOOD HILLS LEVEL 3 NOW LUMEN
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.
- PER DOCUMENT NO. 649123, NOTE 9, "VEHICULAR ACCESS SHALL NOT BE PERMITTED FROM UNIVERSITY AVENUE TO LOTS 528, 529 AND 548."

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF WALTER WAYNE DEVELOPMENT THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

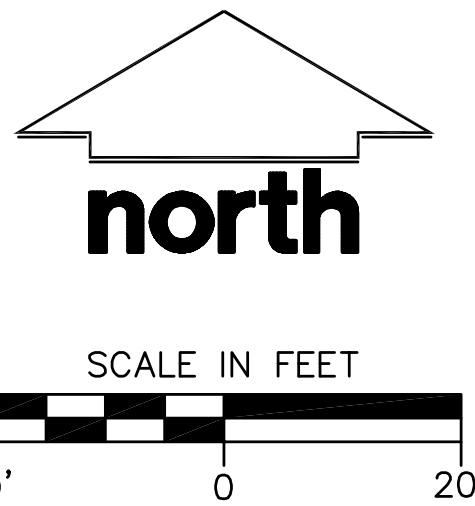
TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE



VICINITY MAP
NOT TO SCALE

- LEGEND
- GOVERNMENT CORNER
 - IRON PIPE FOUND (SIZE NOTED)
 - 3/4" REBAR FOUND
 - CHISELED "X" SET
 - MAG NAIL SET
 - BENCHMARK
 - FINISHED FLOOR SHOT LOCATION
 - SIGN
 - SANITARY MANHOLE
 - WATER VALVE
 - HYDRANT
 - STORM MANHOLE
 - SQUARE CASTED INLET
 - CURB INLET
 - STORM SEWER ACCESS
 - GAS REGULATOR/METER
 - GAS VALVE
 - ELECTRIC MANHOLE
 - ELECTRIC TRANSFORMER
 - AIR CONDITION UNIT
 - LIGHT POLE
 - POWER POLE W/GUY
 - TELEPHONE PEDESTAL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - HANDICAP PARKING
 - PARCEL BOUNDARY
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - PROPERTY LINE
 - EASEMENT LINE
 - FENCE LINE
 - STONE WALL
 - EDGE OF PAVEMENT
 - CONCRETE CURB & GUTTER
 - EDGE OF GRAVEL
 - SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - OVERHEAD LINE
 - UNDERGROUND ELECTRIC
 - FIBER OPTIC
 - BUILDING
 - WALL LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - BITUMINOUS PAVEMENT
 - RETAINING WALL
 - CONCRETE PAVEMENT
 - EDGE OF BITUMINOUS PAVEMENT
 - PAVEMENT STRIPING
 - DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



PROJECT:
**UNIVERSITY AVENUE
MIXED USE DEVELOPMENT**

PROJECT LOCATION:
**3535 AND 3553 UNIVERSITY AVE
MADISON, WI 53717
DANE COUNTY**

MODIFICATIONS:		
#	Date:	Description:
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Prepared By: JK 01/07/25

SHEET TITLE:
**EXISTING
CONDITIONS
SURVEY**

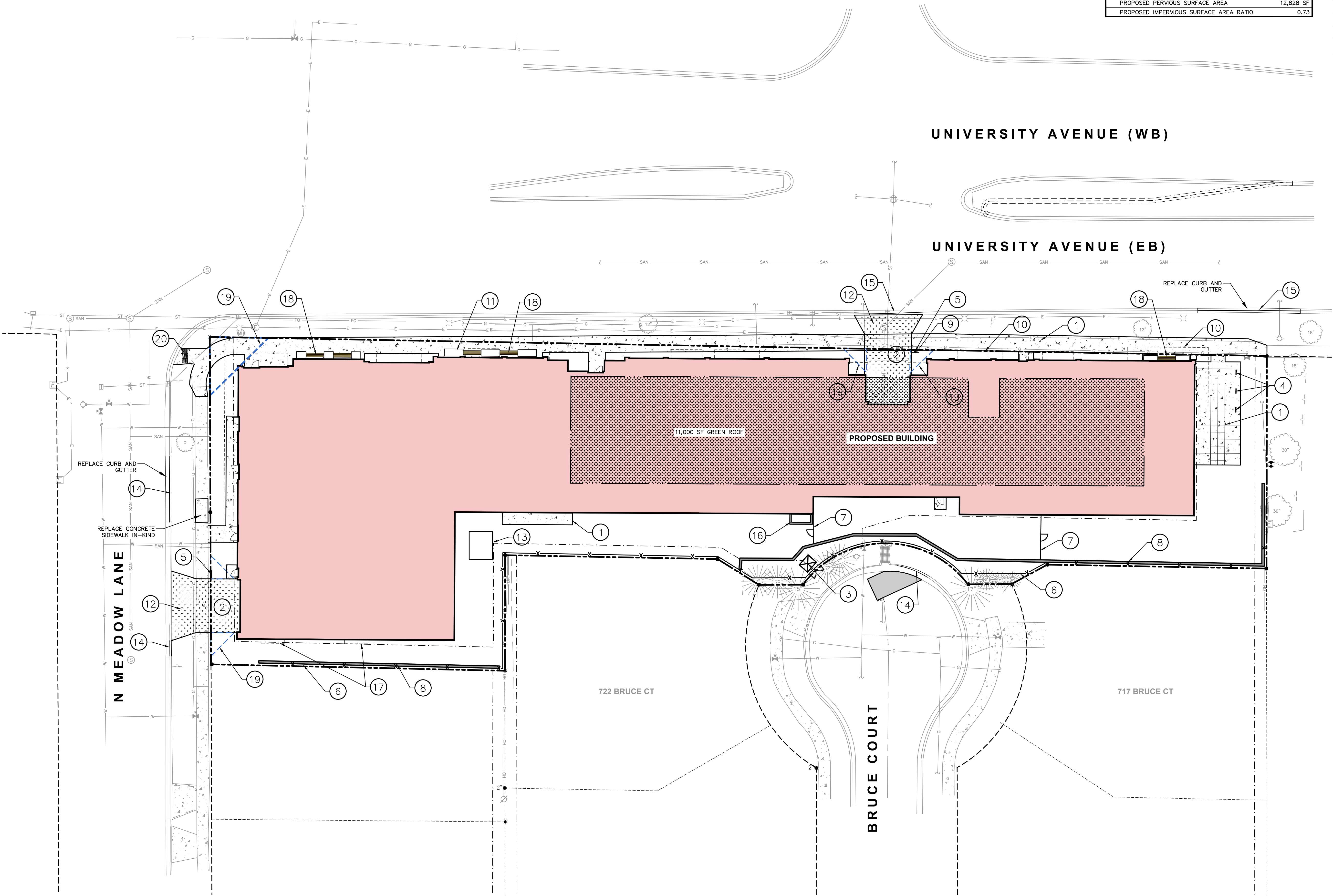
SHEET NUMBER:
1 OF 1

PROJECT NO: 24-14962

CONTRACTOR SHALL CONTACT CITY FORESTRY
AT 266-4816 TO ISSUE A STREET TREE
REMOVAL PERMIT FOR (X) TREE(S) (DBH)
DIAMETER (VARIETY) TREE DUE TO (REASON)
AT (LOCATION).



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SITE INFORMATION BLOCK	
SITE ADDRESS	3535 UNIVERSITY AVE
PROPERTY ACREAGE	1.09 ACRES ACRES
NUMBER OF BUILDING STORIES	5
TOTAL BUILDING SQUARE FOOTAGE	30,982 SF
GREEN ROOF SQUARE FOOTAGE	11,000 SF
NUMBER OF PARKING STALLS	
UNDERGROUND	
LARGE	166
ACCESSIBLE	8
TOTAL UNDERGROUND	172
NUMBER OF SURFACE BICYCLE STALLS	6
NUMBER OF UNDERGROUND BICYCLE STALLS	167
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	27,026 SF
EXISTING PERVIOUS SURFACE AREA	20,408 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.57
PROPOSED IMPERVIOUS SURFACE AREA	34,606 SF
PROPOSED PERVIOUS SURFACE AREA	12,828 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.73

- KEYNOTES**
1. CONCRETE SIDEWALK (REFER TO DETAIL)
 2. COMMERCIAL ENTRANCE CONCRETE PAVEMENT (REFER TO DETAIL)
 3. TRANSFORMER PAD
 4. BIKE RACK
 5. R1-1 STOP SIGN
 6. 6' FENCE (SEE DETAIL)
 7. 4' VINYL COATED CHAIN LINK FENCE WITH GATE (SEE DETAIL)
 8. EARTH RETENTION SYSTEM, I BEAM AND LAGGING BY CONTRACTOR. PERMANENT, ABOVE GROUND PORTION. (SEE LANDSCAPE PLAN FOR COVERING)
 9. R3-2 "NO LEFT TURN 7-9 AM, 4-6 PM" SIGN
 10. BUILDING AWNING
 11. PLANTER BOX
 12. COMMERCIAL ENTRANCE PER CITY DETAIL
 13. GENERATOR PAD
 14. CURB AND GUTTER, 30" TYPE 'A' PER CITY DETAIL
 15. CURB AND GUTTER, 30" TYPE 'H' PER CITY DETAIL
 16. AREA WELL
 17. BUILDING OVERHANG
 18. BENCH (SEE LANDSCAPE PLAN)
 19. VISION TRIANGLE
 20. ADA DETECTABLE WARNING FIELD



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

CLIENT:
UNIVERSITY 3000, LLC

CLIENT ADDRESS:
**1741 COMMERCIAL AVENUE
MADISON, WI 53704**

PROJECT:
**UNIVERSITY 3000
MIXED-USE**

PROJECT LOCATION:
**3535 UNIVERSITY AVENUE
MADISON, WI 53705**

**NOT FOR
CONSTRUCTION**

#	Date:	Description:
1	03.17.2025	LAND USE AND UDC SUBMITTAL
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Designed By: CHG
Reviewed By: ACC
Approved By: ACC

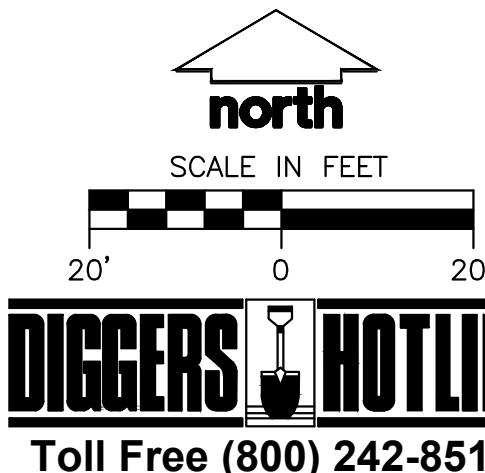
SHEET TITLE:
ANNOTATED SITE PLAN

SHEET NUMBER:

C300

JSD PROJECT NO:

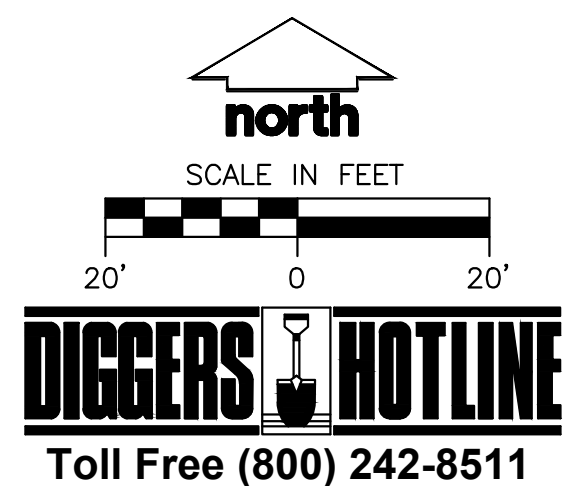
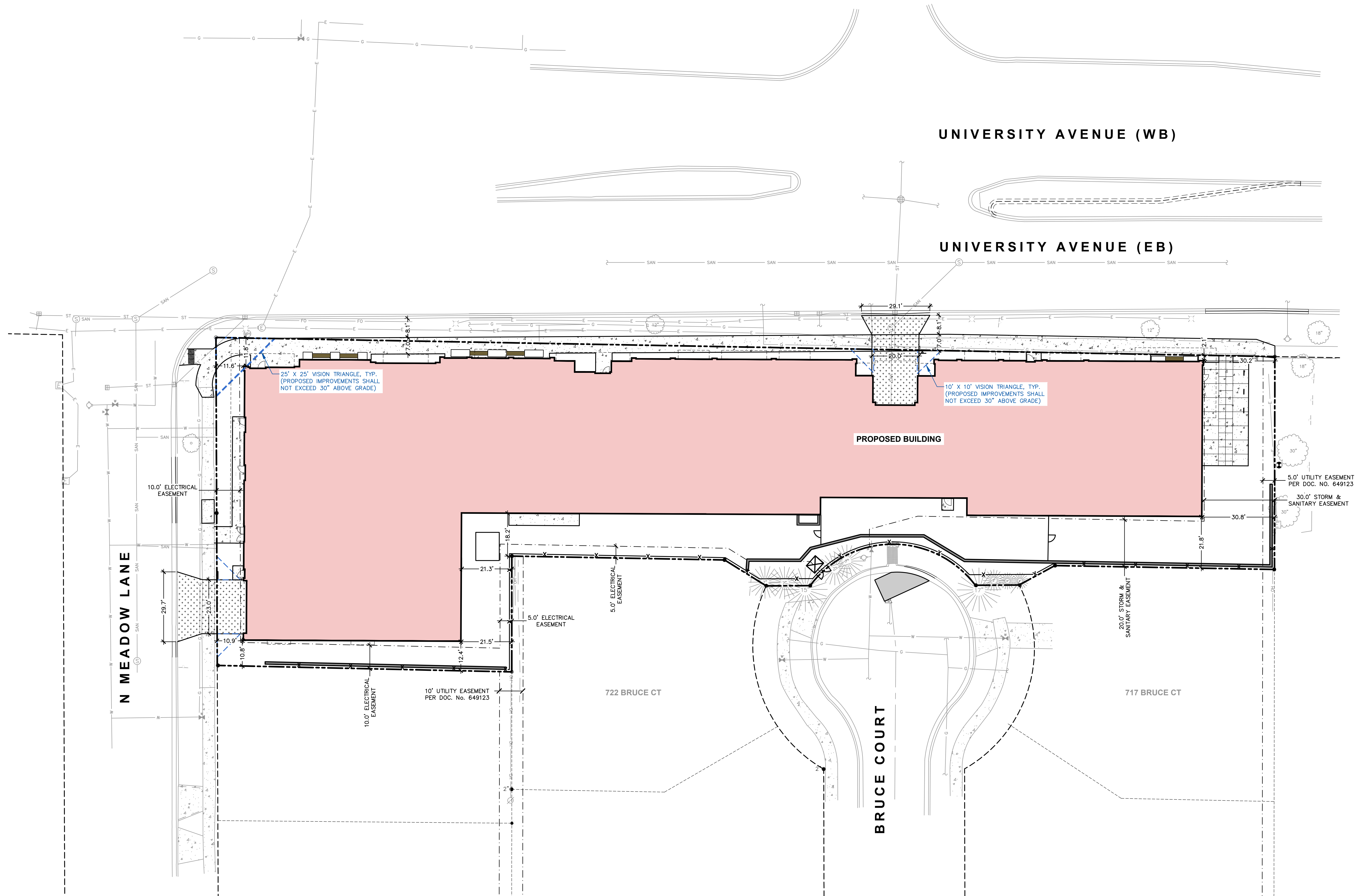
24-14862



DIGGERS HOTLINE
Toll Free (800) 242-8511

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

CLIENT:
UNIVERSITY 3000, LLC

CLIENT ADDRESS:
**1741 COMMERCIAL AVENUE
MADISON, WI 53704**

PROJECT:
**UNIVERSITY 3000
MIXED-USE**

PROJECT LOCATION:
**3535 UNIVERSITY AVENUE
MADISON, WI 53705**

**NOT FOR
CONSTRUCTION**

PLAN MODIFICATIONS:		
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1	03.17.2025	LAND USE AND UDC SUBMITTAL
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Designed By: CHG
Reviewed By: ACC
Approved By: ACC

SHEET TITLE:
DIMENSIONED SITE PLAN

SHEET NUMBER:
C301

JSD PROJECT NO: 24-14862

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NOTES

1. FLOOD PLAIN ELEVATION IS 887.6 AND MINIMUM OPENING ELEVATION IS 888.10



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

CLIENT:

UNIVERSITY 3000, LLC

CLIENT ADDRESS:

1741 COMMERCIAL AVENUE
MADISON, WI 53704

PROJECT:

UNIVERSITY 3000
MIXED-USE

PROJECT LOCATION:

3535 UNIVERSITY AVENUE
MADISON, WI 53705

NOT FOR
CONSTRUCTION

PLAN MODIFICATIONS:		
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1	03.17.2025	LAND USE AND UDC SUBMITTAL
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Designed By: CHG
Reviewed By: ACC
Approved By: ACC

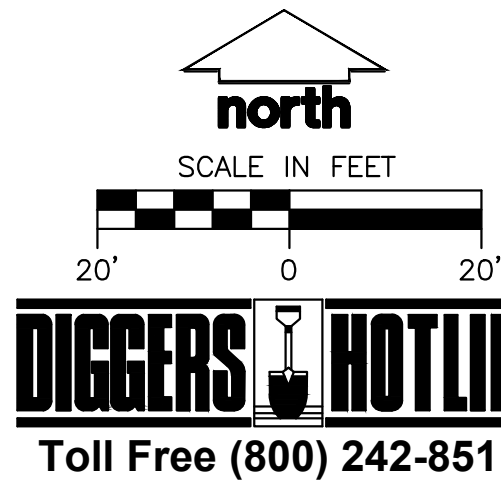
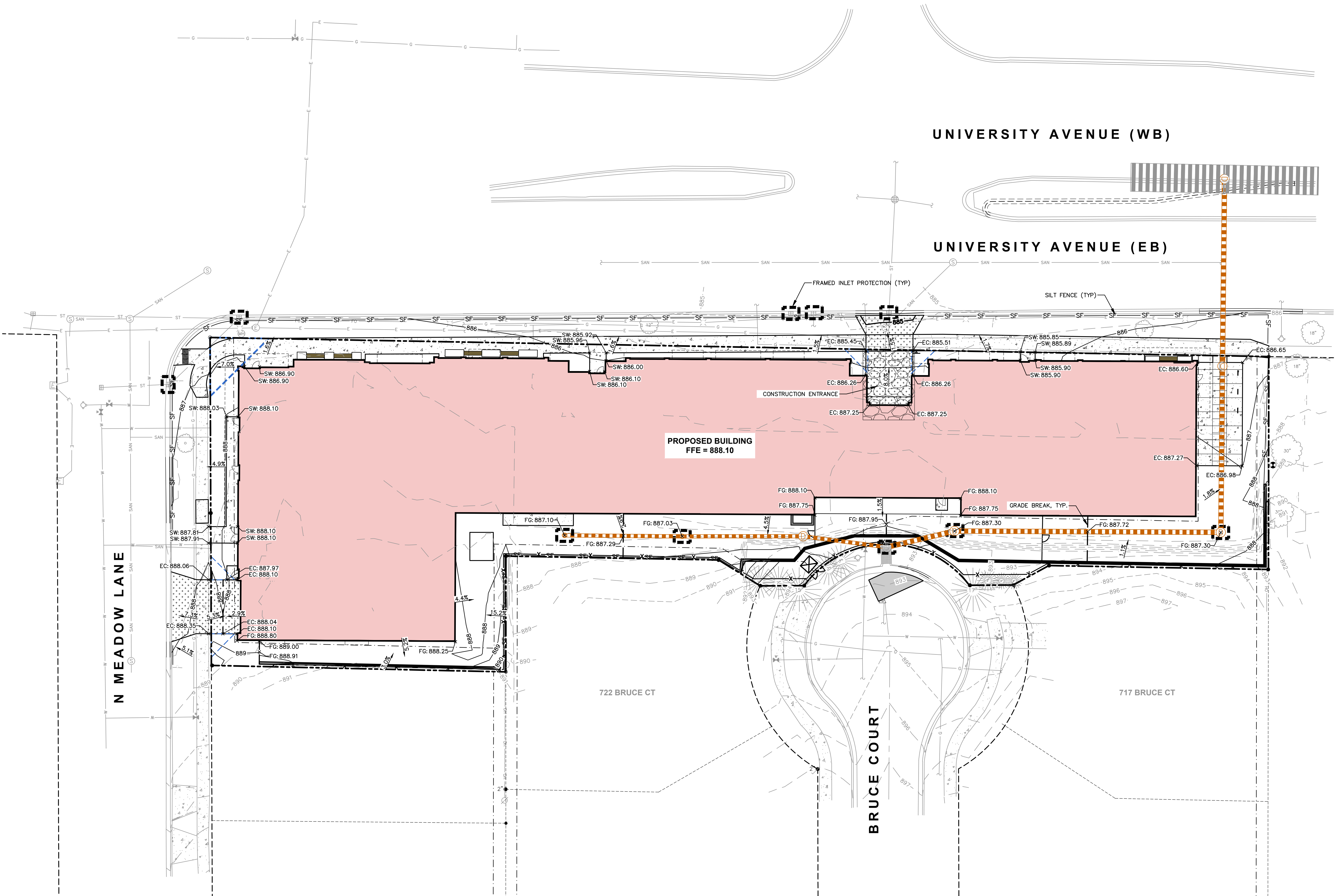
SHEET TITLE:
GRADING PLAN

SHEET NUMBER:

C400

JSD PROJECT NO:

24-14962



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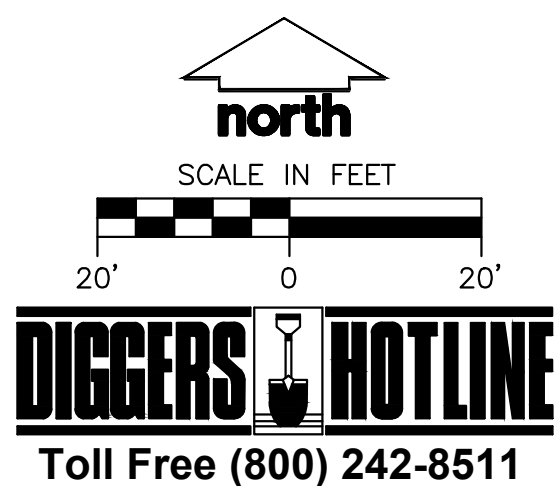
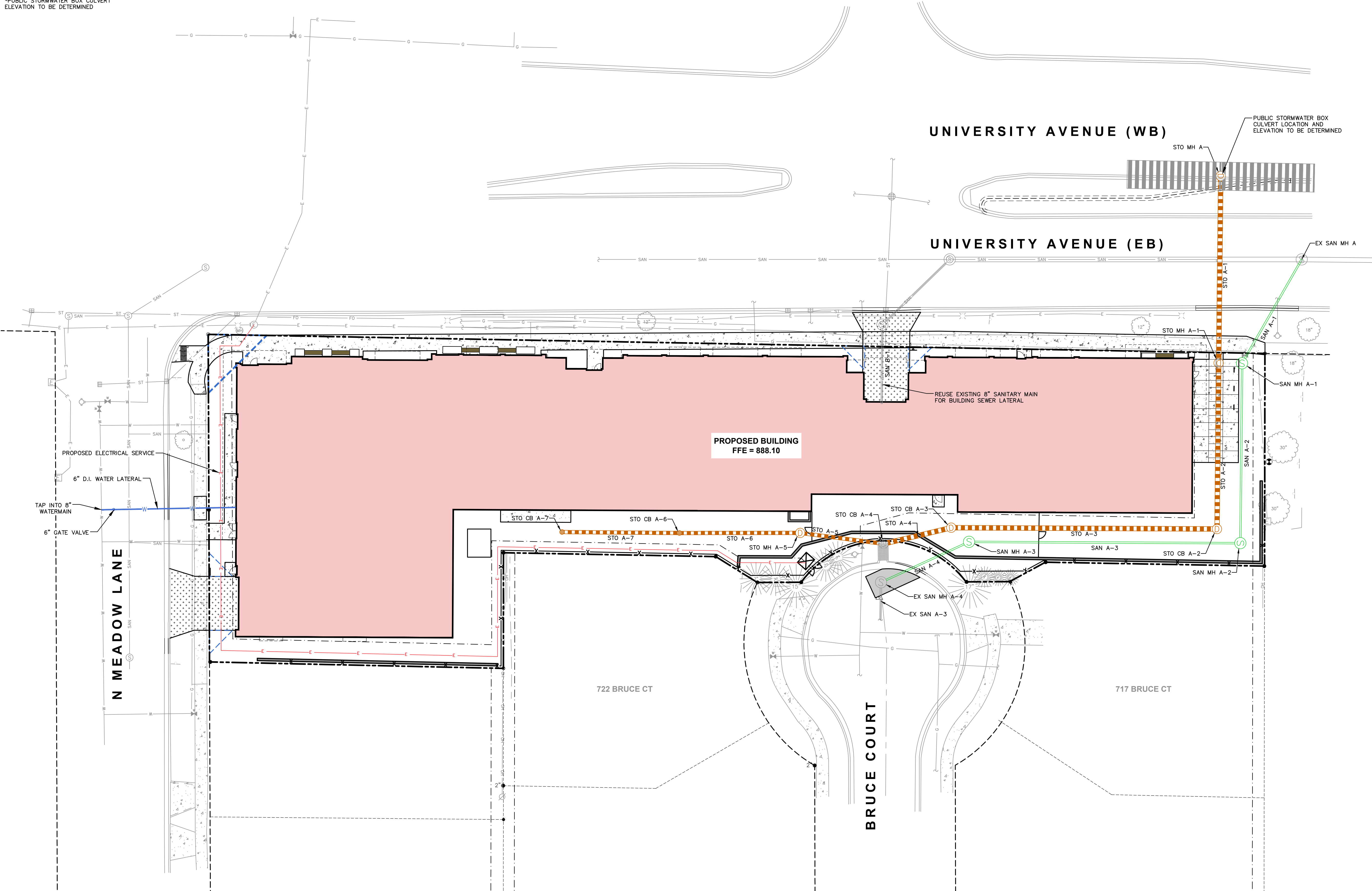
PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO CB A-2	887.30	N INV: 880.64 (24") W INV: 880.74 (24")	6.7	60 IN MH (FLAT)	R-2050 TYPE D
STO CB A-3	887.30	E INV: 881.53 (24") W INV: 881.63 (24")	5.8	60 IN MH (FLAT)	R-2050 TYPE D
STO CB A-4	895.90	E INV: 881.94 (24") W INV: 882.34 (18")	14.1	56"x42" MH	EXISTING CURB INLET
STO CB A-6	887.03	E INV: 883.05 (18") W INV: 883.15 (18")	4.0	36 IN MH (FLAT)	R-2050 TYPE D
STO CB A-7	887.10	E INV: 883.50 (18")	3.6	36 IN MH (FLAT)	R-2050 TYPE D
STO MH A	886.44	E INV: 872.72 (144") S INV: 879.52 (24") W INV: 872.72 (144")	13.7	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-1	886.55	N INV: 880.04 (24") S INV: 880.14 (24")	6.5	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-5	887.59	E INV: 882.59 (18") W INV: 882.69 (18")	5.0	48 IN MH (FLAT)	R-1550 SOLID LID

*PUBLIC STORMWATER BOX CULVERT ELEVATION TO BE DETERMINED

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
STO A-1	STO MH A-1	STO MH A	80'	880.04	879.52	0.65%	24 IN RCP
STO A-2	STO CB A-2	STO MH A-1	71'	880.64	880.14	0.70%	24 IN RCP
STO A-3	STO CB A-3	STO CB A-2	113'	881.53	880.74	0.70%	24 IN HDPE (HP)
STO A-4	STO CB A-4	STO CB A-3	30'	881.84	881.63	0.70%	24 IN RCP
STO A-5	STO MH A-5	STO CB A-4	36'	882.59	882.34	0.70%	18 IN RCP
STO A-6	STO CB A-6	STO MH A-5	52'	883.05	882.69	0.70%	18 IN HDPE
STO A-7	STO CB A-7	STO CB A-6	50'	883.50	883.15	0.70%	18 IN HDPE

PROPOSED SANITARY SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
EX SAN MH A	890.54	E INV: 870.66 (24") SW INV: 872.57 (8") W INV: 870.67 (24")	19.9	48 IN MH	R-1550 SOLID LID
EX SAN MH A-4	892.41	NE INV: 884.50 (8") S INV: 884.60 (8")	7.4	48 IN MH	R-1550 SOLID LID
SAN MH A-1	886.71	NE INV: 873.59 (8") S INV: 874.09 (8")	13.1	48 IN MH	R-1550 SOLID LID
SAN MH A-2	887.90	N INV: 875.62 (8") W INV: 877.45 (8")	12.4	48 IN MH	R-1550 SOLID LID
SAN MH A-3	887.70	E INV: 879.77 (8") SW INV: 881.67 (8")	8.1	48 IN MH	R-1550 SOLID LID

PROPOSED SANITARY SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SAN A-1	SAN MH A-1	EX SAN MH A	51'	873.59	872.57	2.00%	8 IN PVC
SAN A-2	SAN MH A-2	SAN MH A-1	77'	875.62	874.09	2.00%	8 IN PVC
SAN A-3	SAN MH A-3	SAN MH A-2	116'	879.77	877.45	2.00%	8 IN PVC
SAN A-4	EX SAN MH A-4	SAN MH A-3	41'	884.50	881.67	6.85%	8 IN PVC
SAN B-1	BUILDING	EX SAN MH B-2	34'	878.62	878.28	1.00%	8 IN PVC



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

CLIENT:
UNIVERSITY 3000, LLC

CLIENT ADDRESS:
1741 COMMERCIAL AVENUE
MADISON, WI 53704

PROJECT:
UNIVERSITY 3000
MIXED-USE

PROJECT LOCATION:
3535 UNIVERSITY AVENUE
MADISON, WI 53705

NOT FOR
CONSTRUCTION

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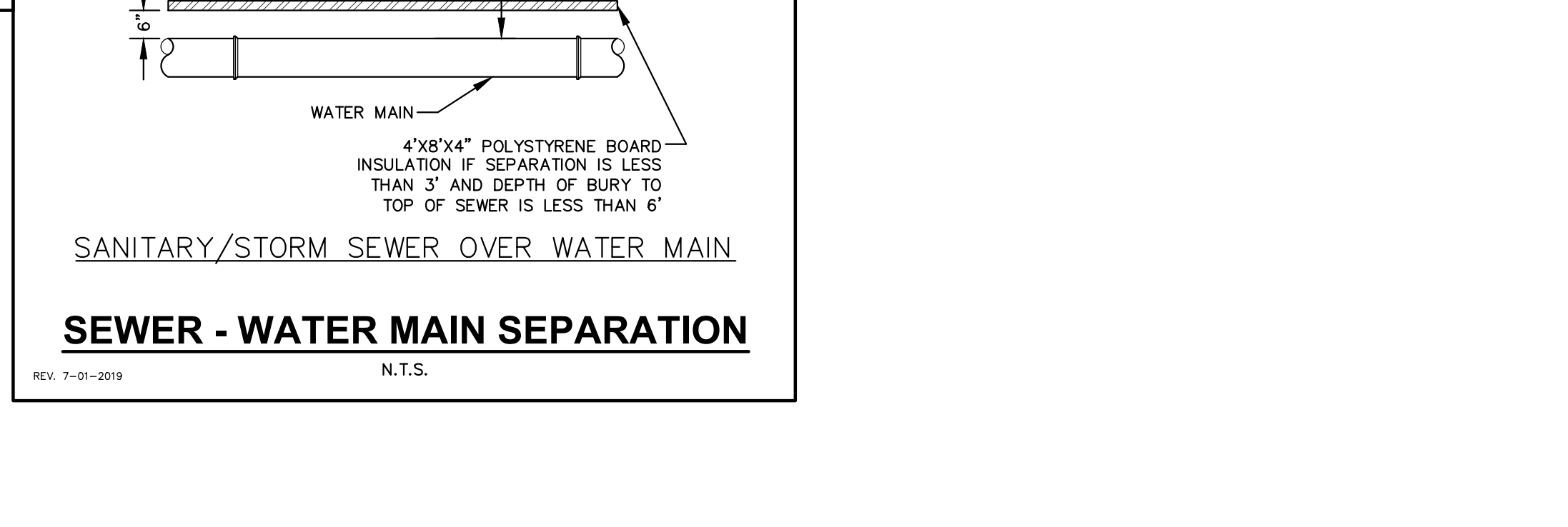
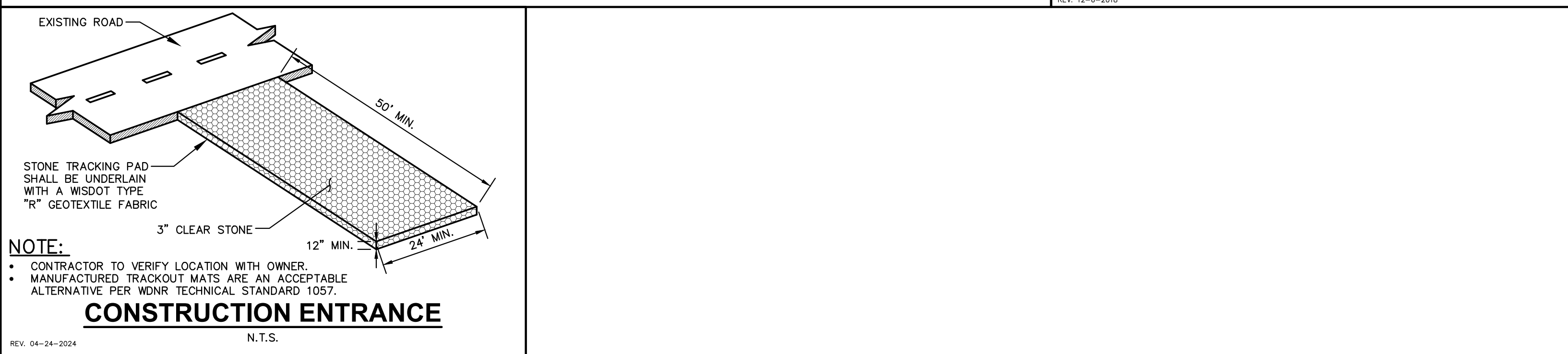
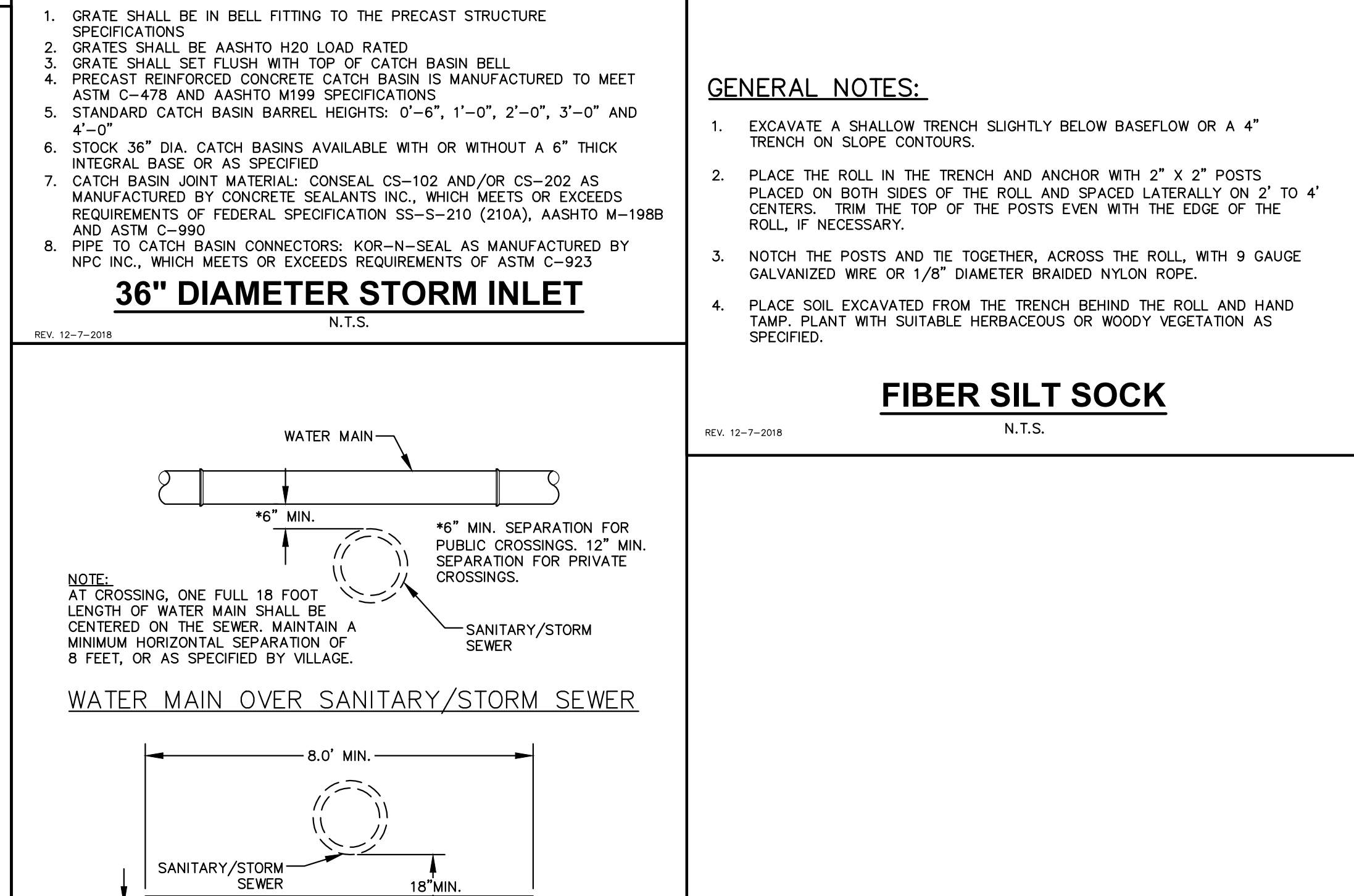
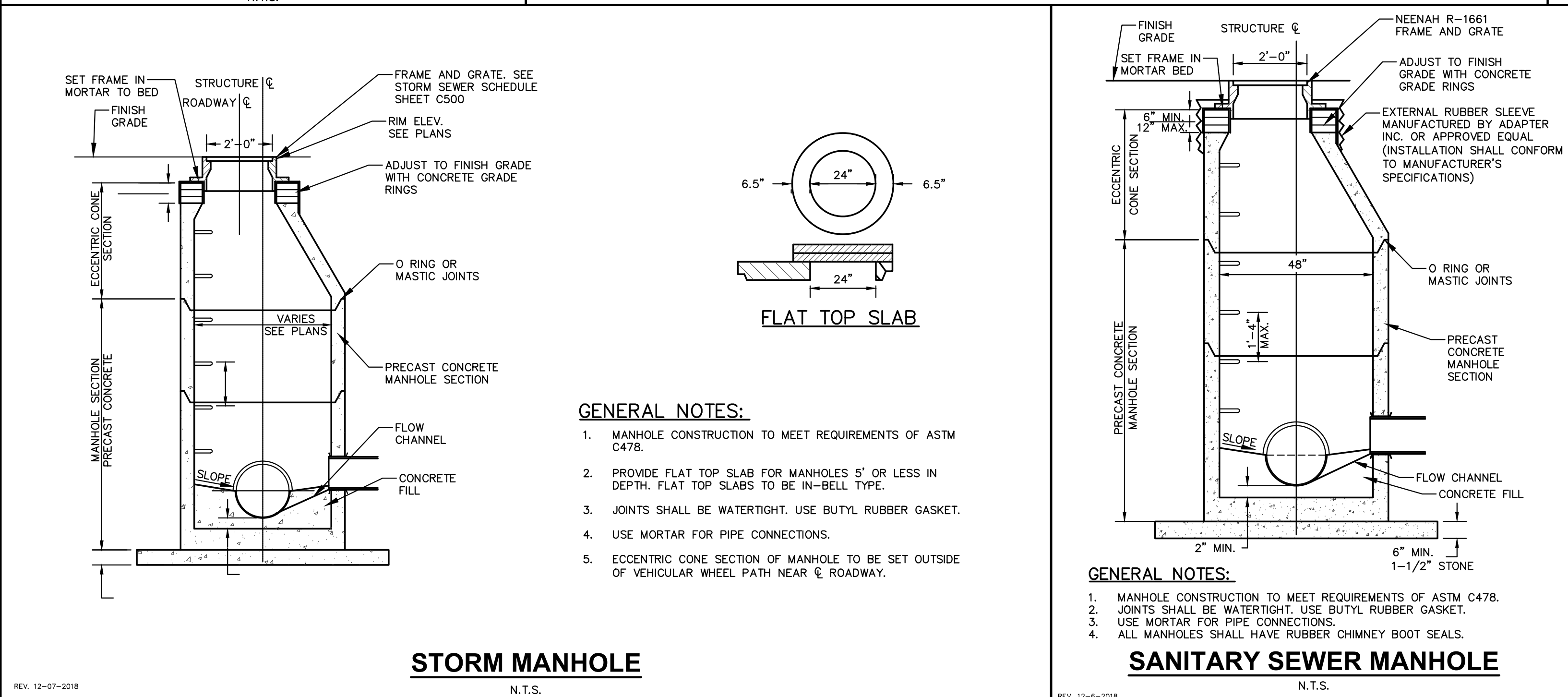
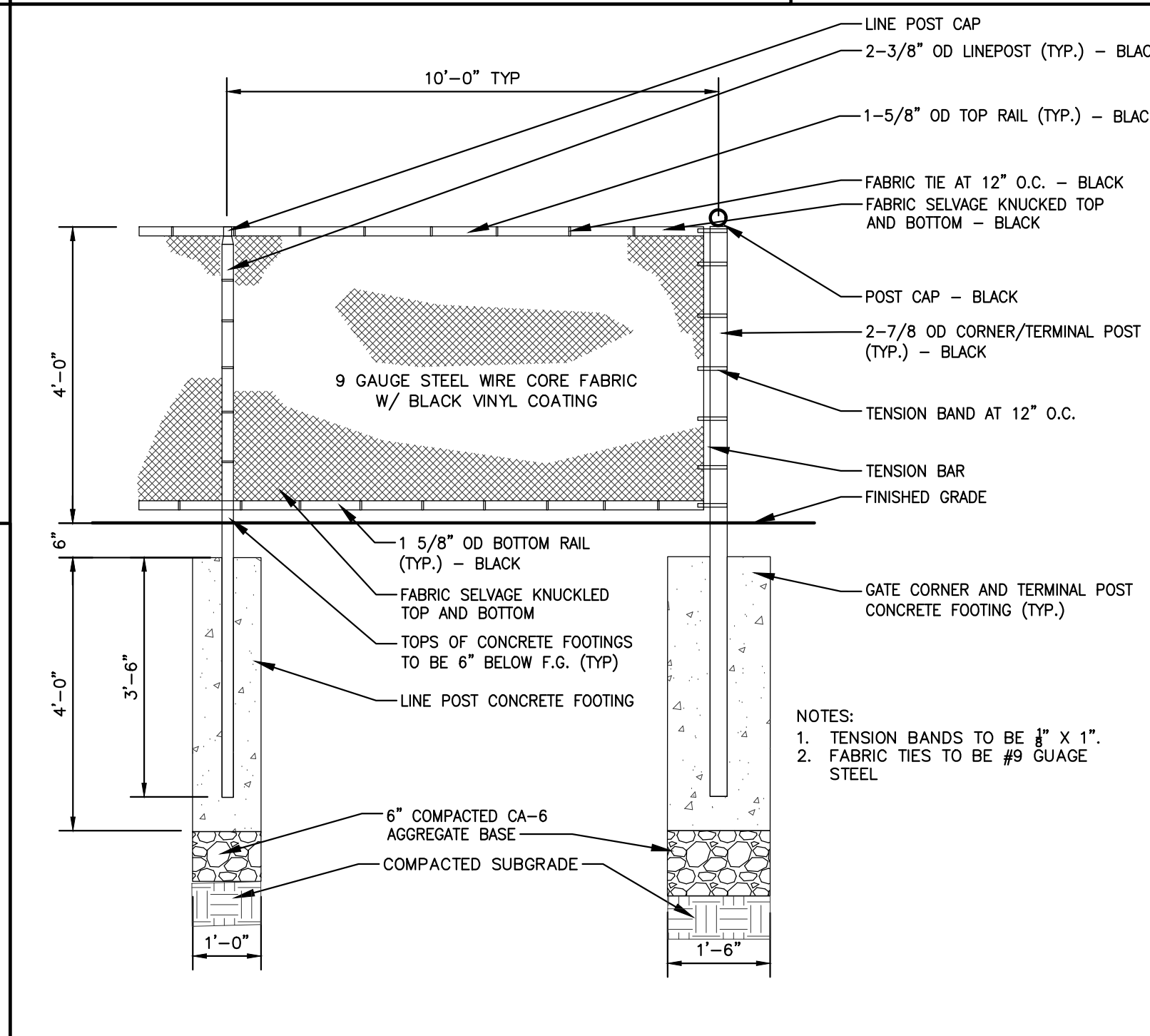
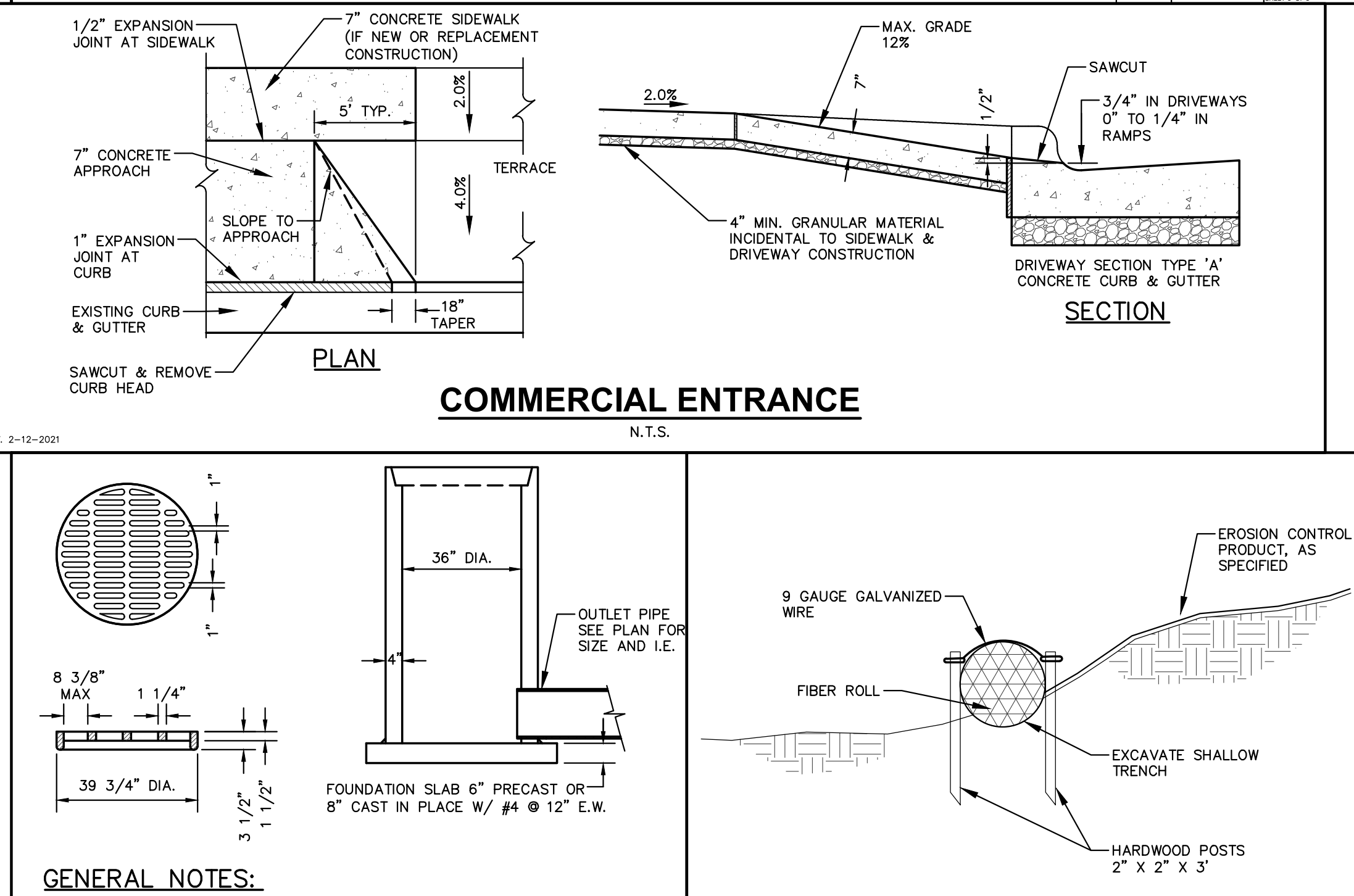
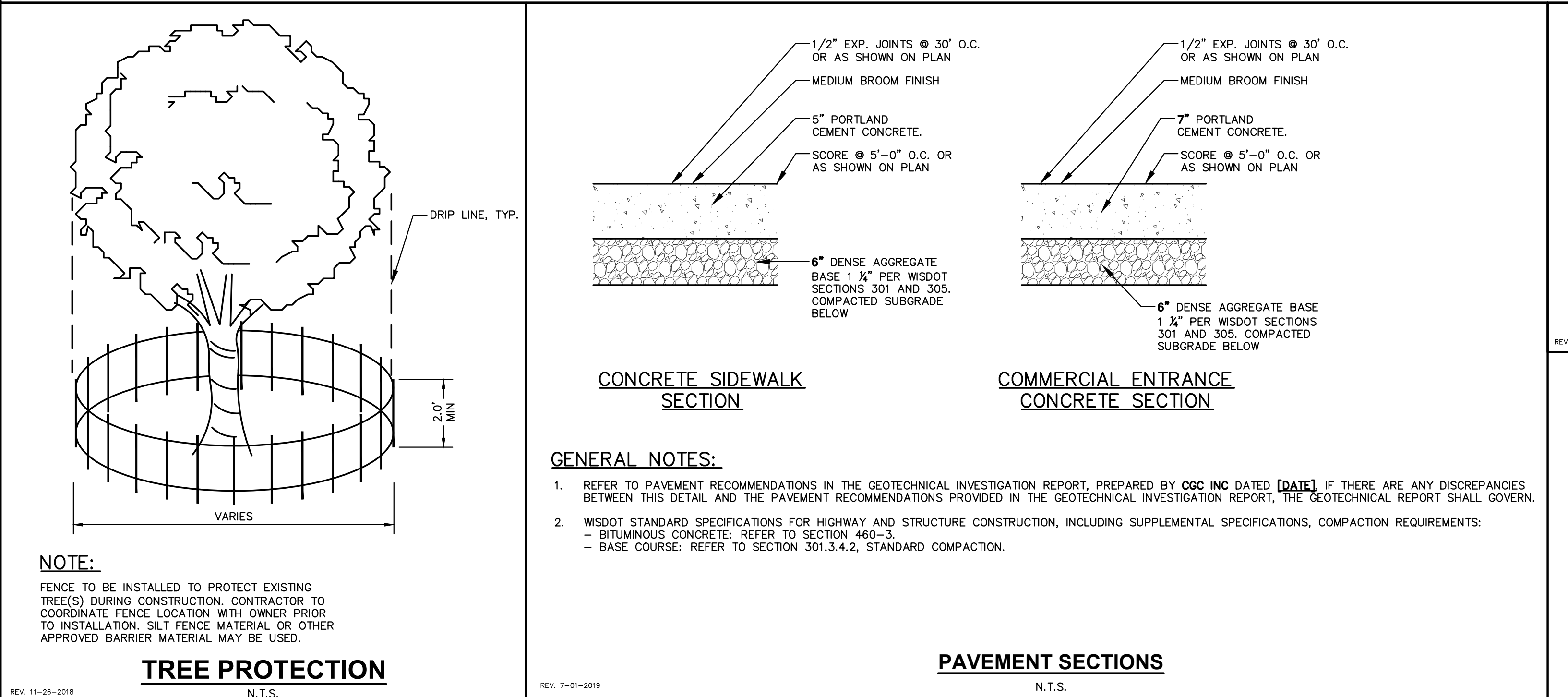
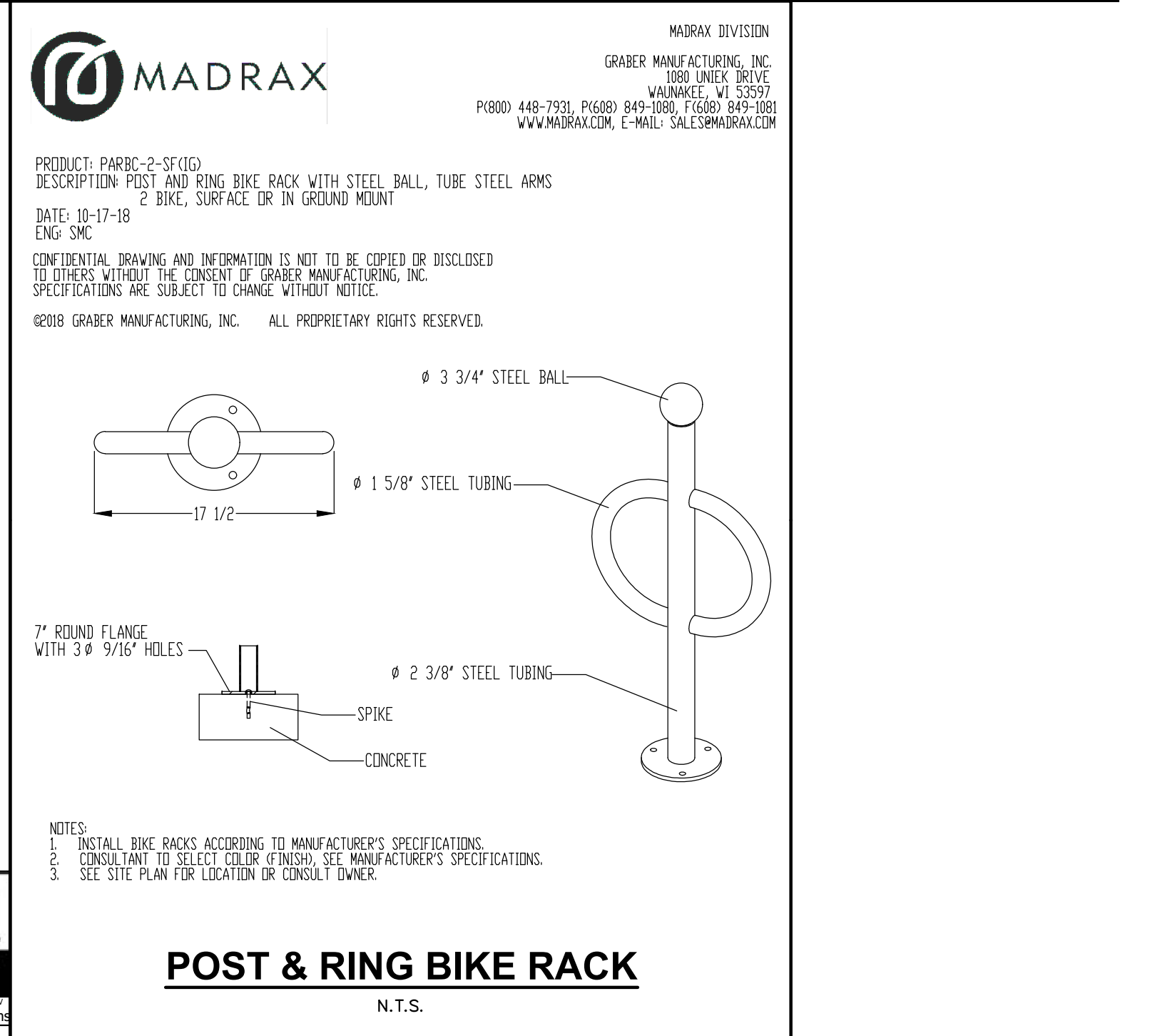
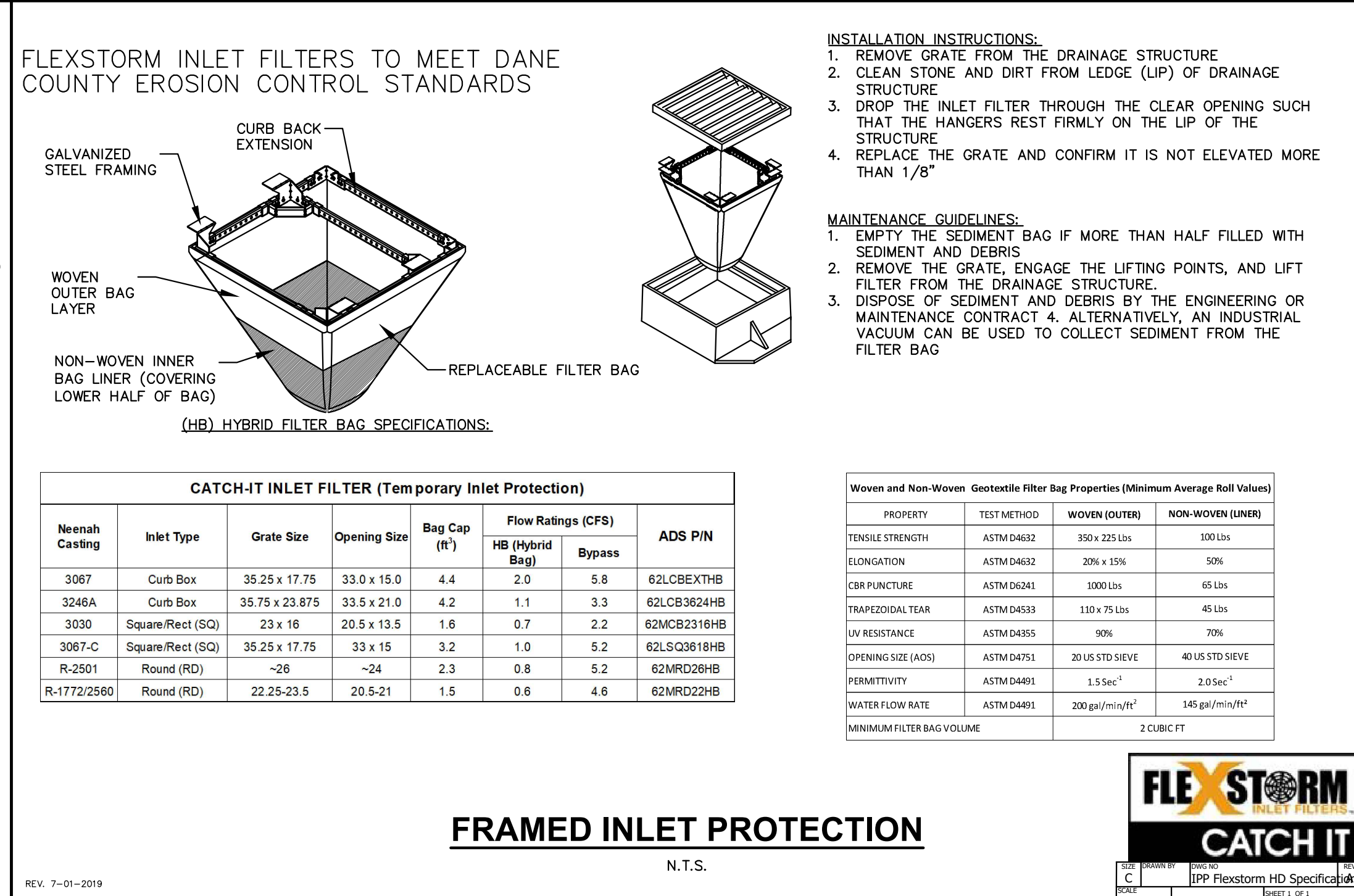
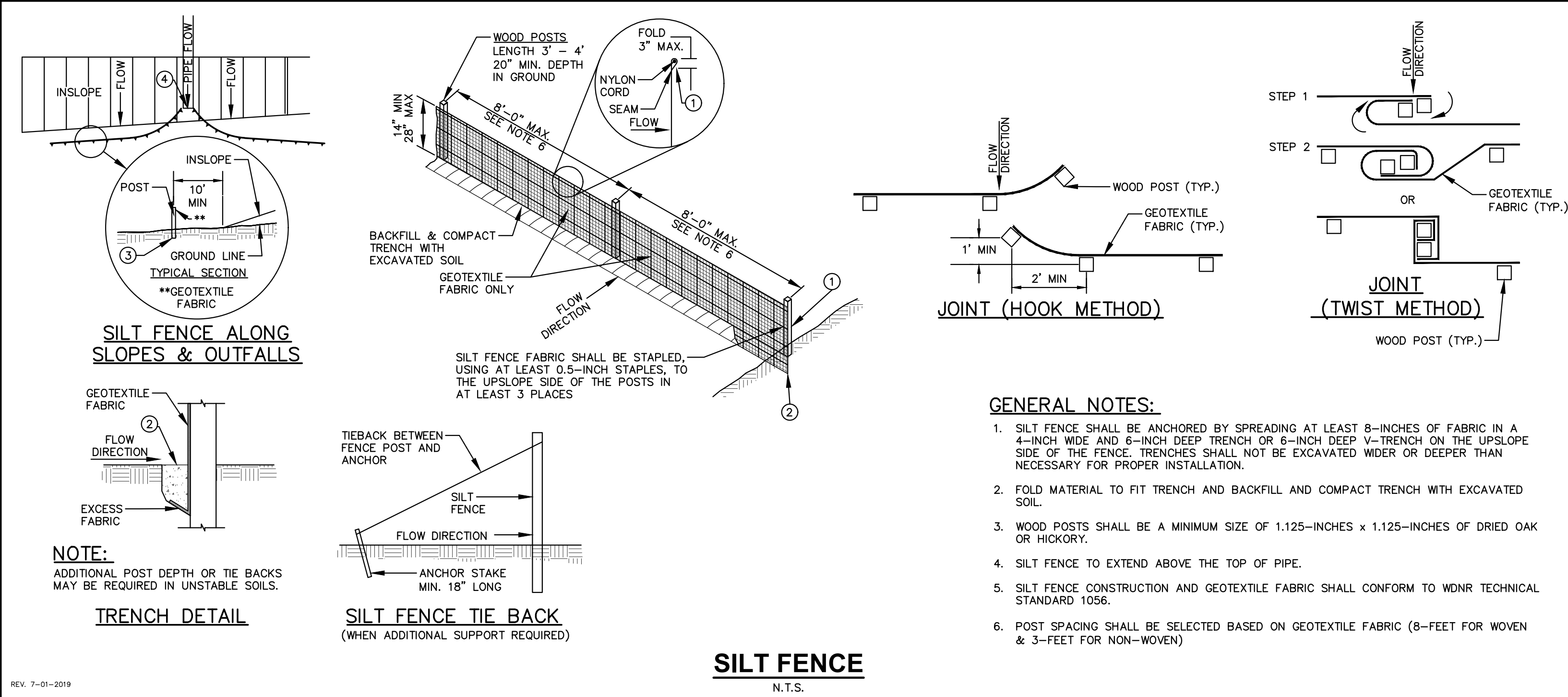
Designed By: CHG
Reviewed By: ACC
Approved By: ACC

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C500

JSD PROJECT NO: 24-14962

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MADRAX

PRODUCT: FABRIC-2-STUD
DESCRIPTION: POST AND RING BIKE RACK WITH STEEL BALL, TUBE STEEL ARMS
2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 10-17-18
ENG: JMC

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1000 LINDSEY BLVD.
WILMINGTON, WI 53757
PHONE: 480-793-7000 FAX: 480-793-7000
WWW.MADRAX.COM E-MAIL: SALES@MADRAX.COM

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jsdinc.com

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

CLIENT:
UNIVERSITY 3000, LLC

CLIENT ADDRESS:
1741 COMMERCIAL AVENUE
MADISON, WI 53704

PROJECT:
UNIVERSITY 3000 MIXED-USE

PROJECT LOCATION:
5335 UNIVERSITY AVENUE
MADISON, WI 53705

NOT FOR CONSTRUCTION

PLAN MODIFICATIONS:

#	Date:	Description:
1	03.17.2025	LAND USE AND UDC SUBMITTAL
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Designed By: CHG
Reviewed By: ACC
Approved By: ACC

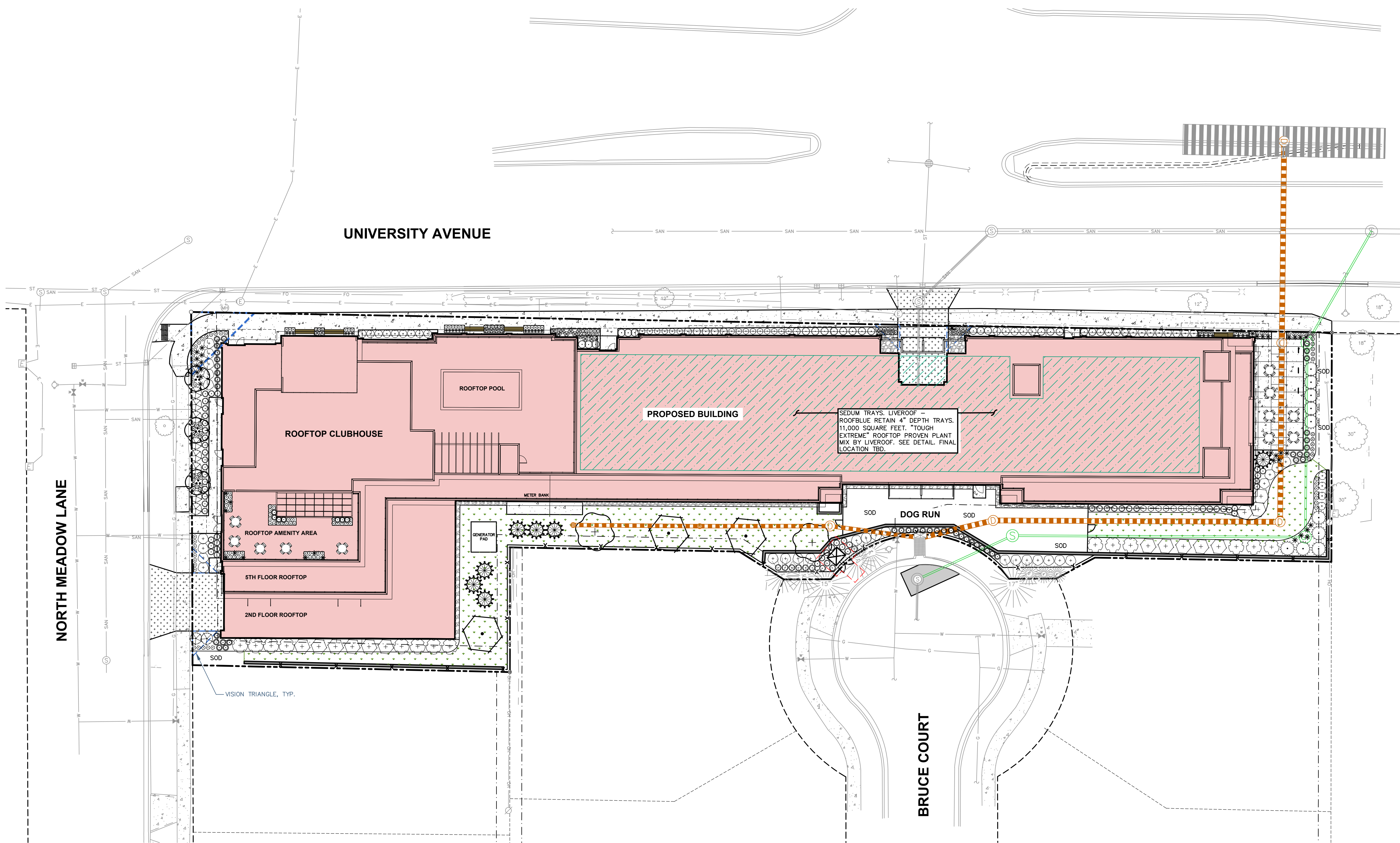
SHEET TITLE:
DETAILS

SHEET NUMBER:
C600

JSD PROJECT NO: 24-14962

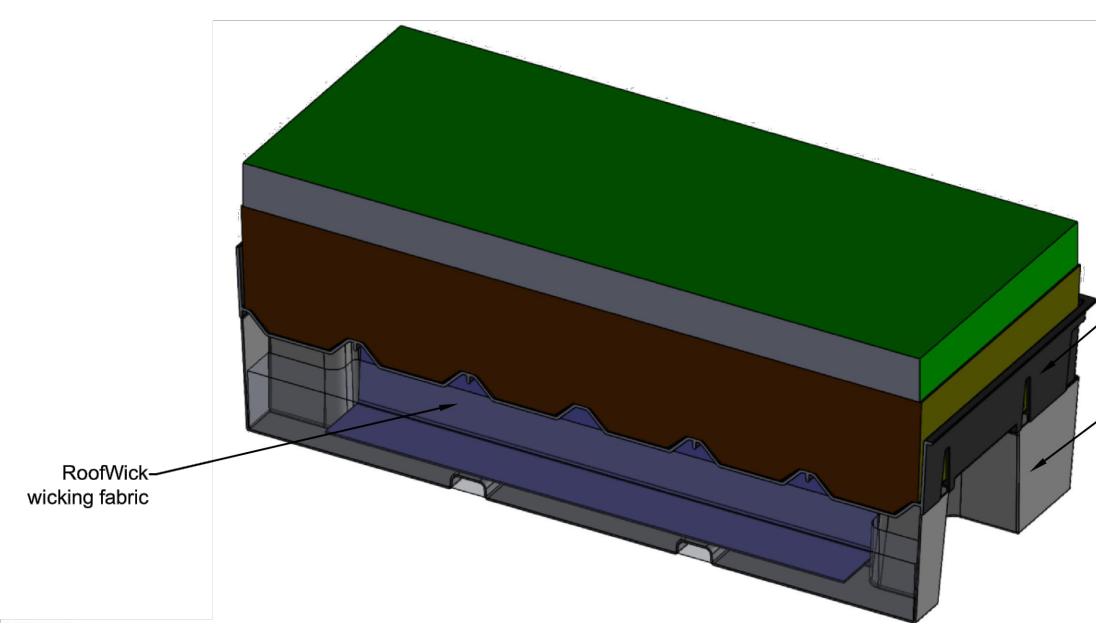
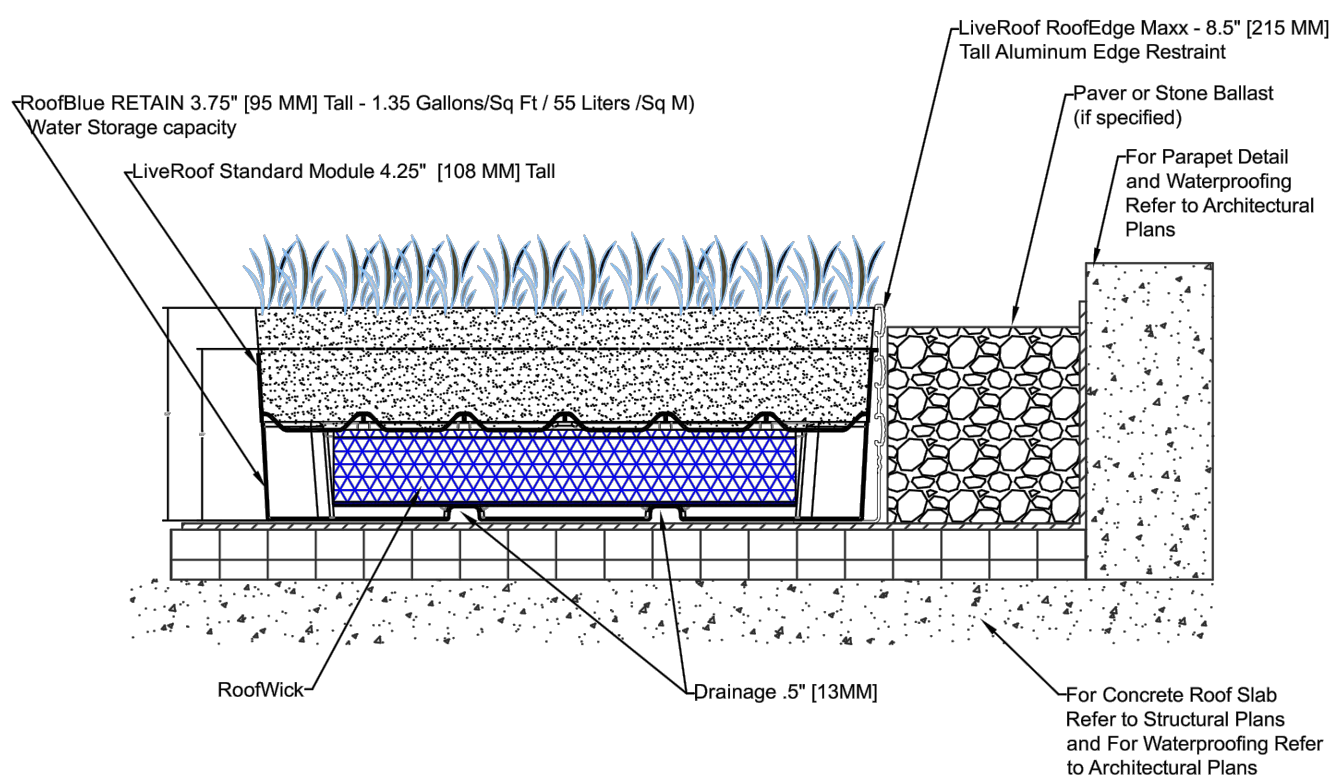
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NOTE: "LIVEROOF" DETAIL PROVIDED FOR REFERENCE ONLY. FINAL DETAILING, SPECIFICATIONS AND DRAINAGE REQUIREMENTS SHALL BE PROVIDED BY LIVEROOF AND/OR ARCHITECTURAL

RooBlue[®] RETAIN Stormwater Retention System with LiveRoof Standard Modules



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

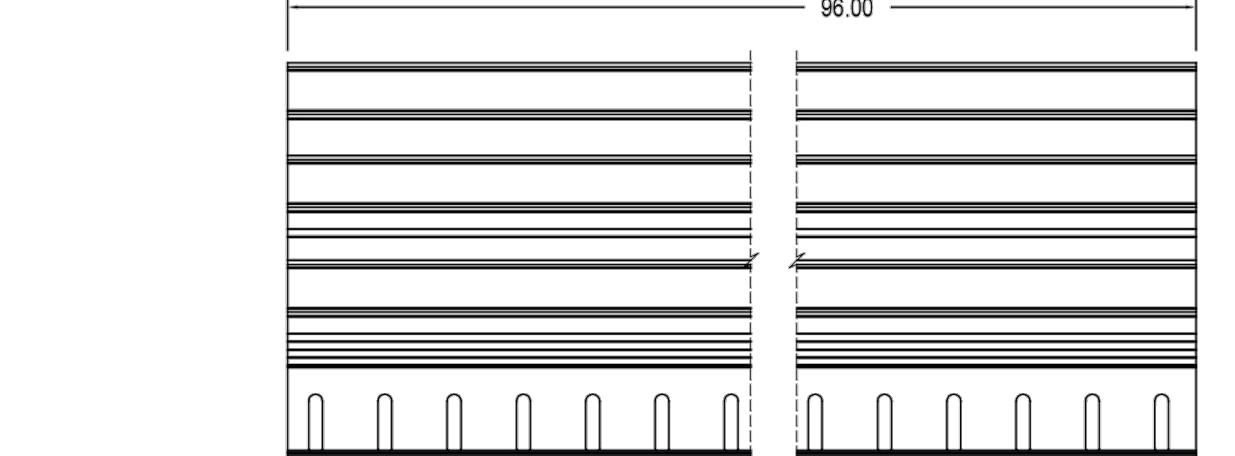
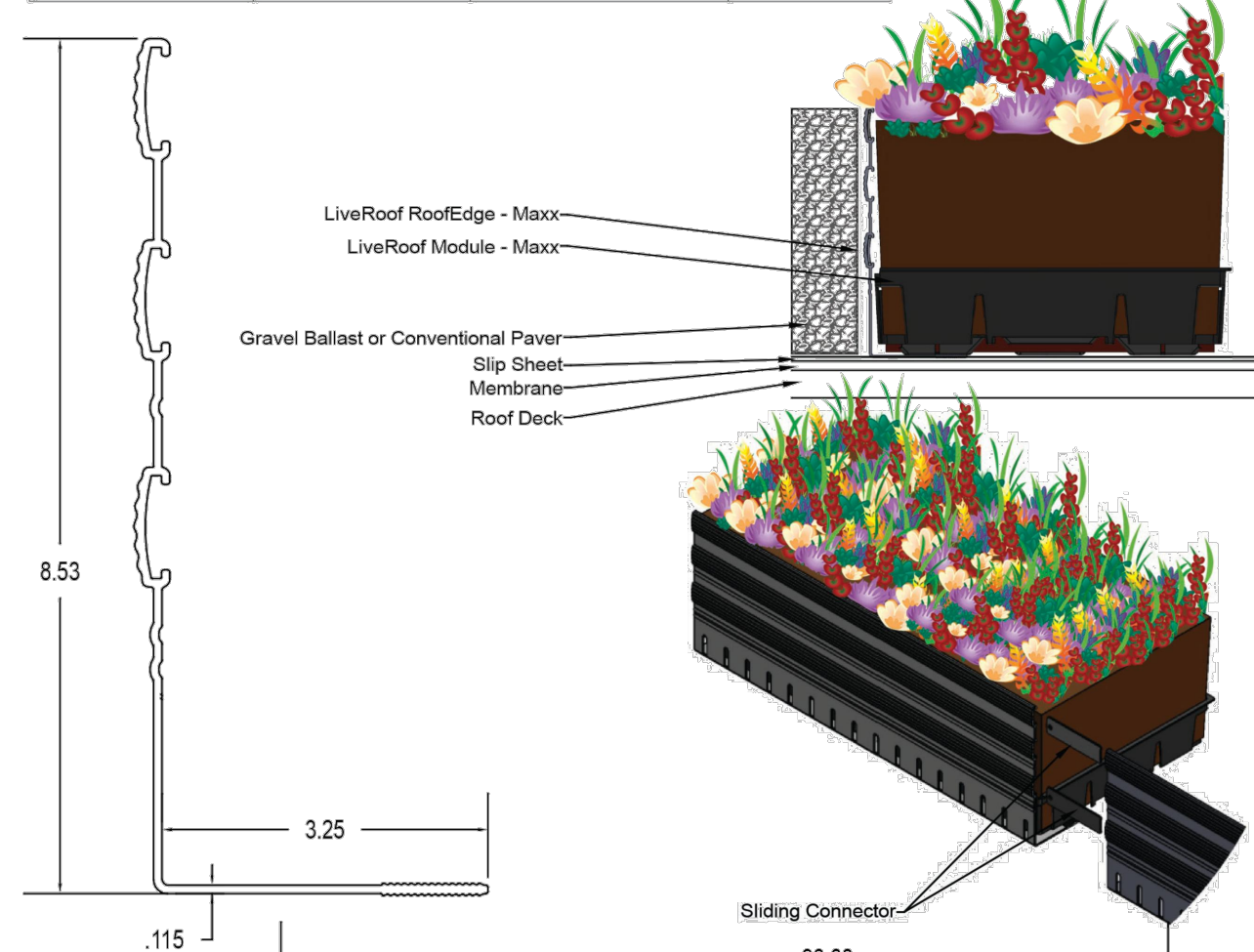
NOT TO SCALE
STD-BLUE-RETAIN
v2022-11-9

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

LiveRoof

RooEdge Maxx Aluminum Edge Restraint

Part Number	LiveRoof System	Dimension	Finish
Maxx-M8-96	Maxx	8.532' x 3.250' x 96"	M8
Maxx-Black-96	Maxx	8.532' x 3.250' x 96"	Black
Maxx-Bronze-96	Maxx	8.532' x 3.250' x 96"	Bronze



NOT TO SCALE
MAXX Restraint
2022-11-8

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

LiveRoof

PLANT SCHEDULE

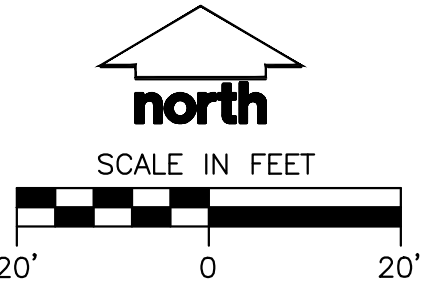
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ORNAMENTAL TREES					
	AMGRR	Amelanchier x grandiflora 'Robin Hill' Robin Hill Apple Serviceberry	B & B	6' Ht. (min)	3
OVERSTORY DECIDUOUS TREES					
	GLDRS	Gleditsia triacanthos inermis 'Draves' Street Keeper® Honey Locust	B & B	2.5" Cal	2
	QUWA	Quercus x warei 'Regal Prince' Regal Prince Oak	B & B	2.5" Cal	3
UPRIGHT EVERGREEN SHRUB					
	JUNF	Juniperus chinensis 'Fairview' Fairview Juniper	B & B	5' Ht. (min)	7
DECIDUOUS SHRUBS					
	ARME	Aronia melanocarpa 'Morton' TM Iroquois Beauty Black Chokeberry	#5	36" Ht. (min)	28
	CLEH	Clethra alnifolia 'Hummingbird' Hummingbird Summersweet	#3	24" Ht. (min)	26
	COBA	Cornus baileyi Bailey's Red-twig Dogwood	B & B	36" Ht. (min)	14
	ITEA	Itea virginica 'Sprich' Little Henry® Sweetspire	#3	24" Ht. (min)	23
	PHOPS	Physocarpus opulifolius 'Seward' Summer Wine® Ninebark	#5	36" Ht. (min)	14
EVERGREEN SHRUBS					
	BUGV	Buxus x 'Green Velvet' Green Velvet Boxwood	#3	24" Ht. (min)	32
	JUCHD	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	#5	24" Dia. (min)	10
	JUCH	Juniperus chinensis 'Sea Green' Sea Green Juniper	#5	36" Ht. (min)	10
PERENNIALS & GRASSES					
	ALSU	Allium x 'Summer Beauty' Summer Beauty Allium	#1	Min. 8"-18"	42
	AMSB	Amsonia 'Blue Ice' Blue Ice Bluestar	#1	Min. 8"-18"	21
	ASCHW	Astilbe chinensis 'Vision in White' Vision in White Chinese Astilbe	#1	Min. 8"-18"	26
	CAAC	Karl Foerster Feather Reed Grass	#1	Min. 8"-18"	51
	CANE	Calamintha nepeta 'Montrose White' Montrose White Catmint	#1	Min. 8"-18"	31
	CARG	Carex grayi Gray's Sedge	#1	Min. 8"-18"	32
	LIGS	Ligularia stenocephala 'Little Rocket' Little Rocket Ligularia	#1	Min. 8"-18"	25
	PAVI	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	#1	Min. 8"-18"	64
	RUFUB	Rudbeckia fulgida 'Bloui' Viete's Little Suzy Coneflower	#1	Min. 8"-18"	48
	SPHE	Sporobolus heterolepis Prairie Dropseed	#1	Min. 8"-18"	38

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	RETAINING WALL
	FENCE
	BIKE RACK
	LANDSCAPE EDGING
	DECORATIVE STONE MULCH
	NO-MOW SEED MIX

CONTRACTOR NOTES

- ALL LANDSCAPE EDGING SHALL BE ALUMINUM EDGING, UNLESS OTHERWISE DEPICTED.
- ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
- ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.
- REFER TO CITY ISSUED IMPROVEMENT PLANS FOR STREET TREE PLAN. CONTRACTOR SHALL CONTACT CITY FORESTRY (608)268-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPE CONTRACTOR.
- ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. ####, PROJECT NO. ####). IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.
- THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT



DIGGERS HOTLINE
Toll Free (800) 242-8511



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P. 608.848.5060

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CLIENT ADDRESS:
**1741 COMMERCIAL AVENUE
MADISON, WI 53704**

PROJECT:
**UNIVERSITY 3000
MIXED-USE**

PROJECT LOCATION:
**3535 UNIVERSITY AVENUE
MADISON, WI 53705**

**NOT FOR
CONSTRUCTION**

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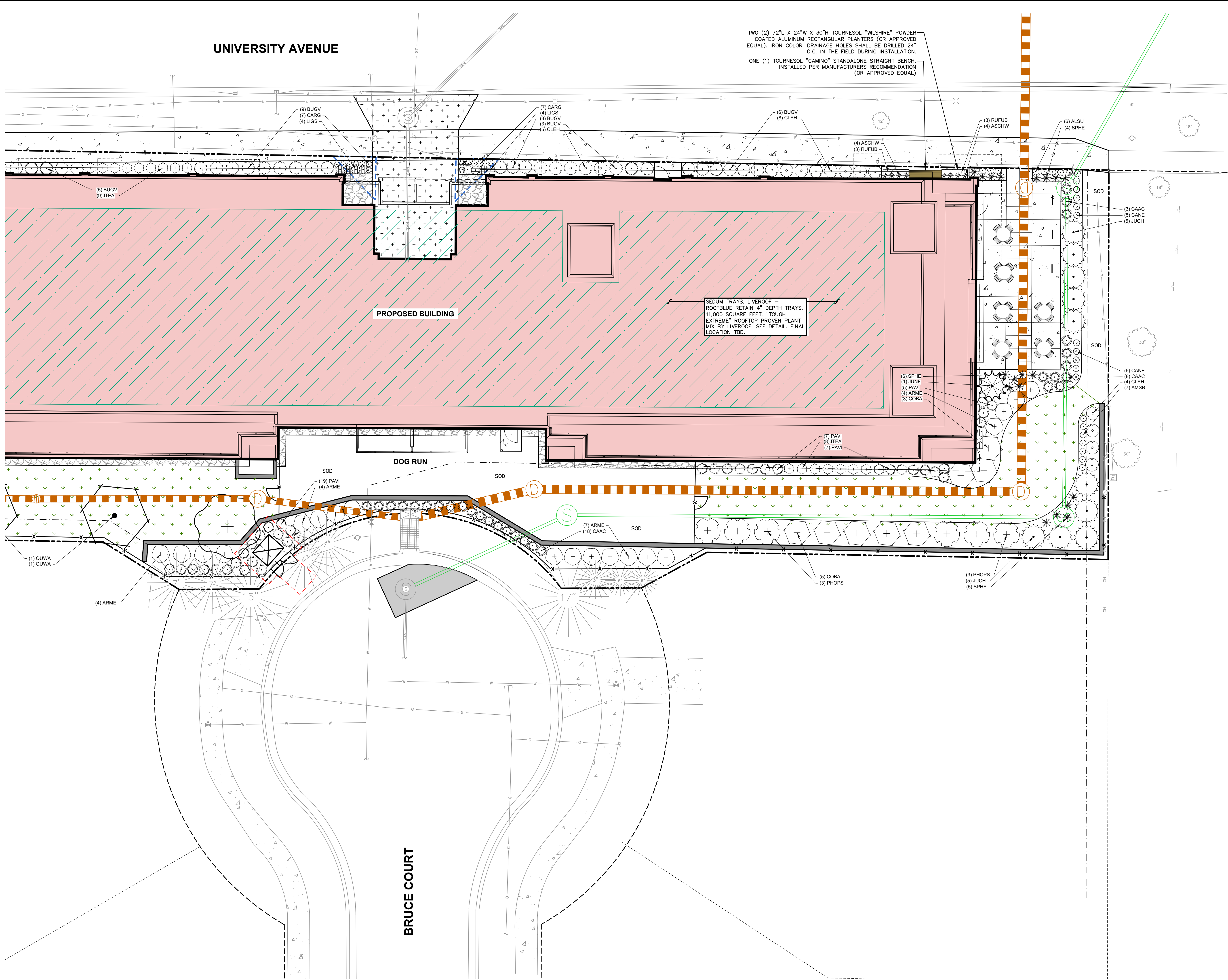
Designed By: MRA
Reviewed By: KJN
Approved By: KJN

**OVERALL
LANDSCAPE PLAN**

SHEET NUMBER:
L100

JSD PROJECT NO: 24-14962

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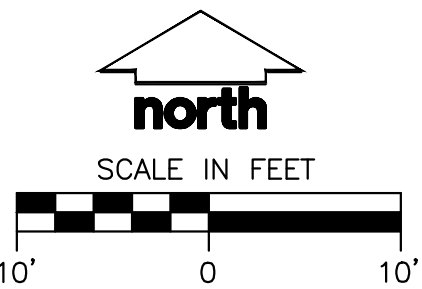


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ORNAMENTAL TREES					
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	SPHE	Sporobolus heterolepis Prairie Dropseed	#1	Min. 8"-18"	38

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	RETAINING WALL
	FENCE
	BIKE RACK
	LANDSCAPE EDGING
	DECORATIVE STONE MULCH
	NO-MOW SEED MIX



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MADISON, WI 53704

PROJECT:
UNIVERSITY 3000
MIXED-USE

PROJECT LOCATION:
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MADISON, WI 53705

NOT FOR
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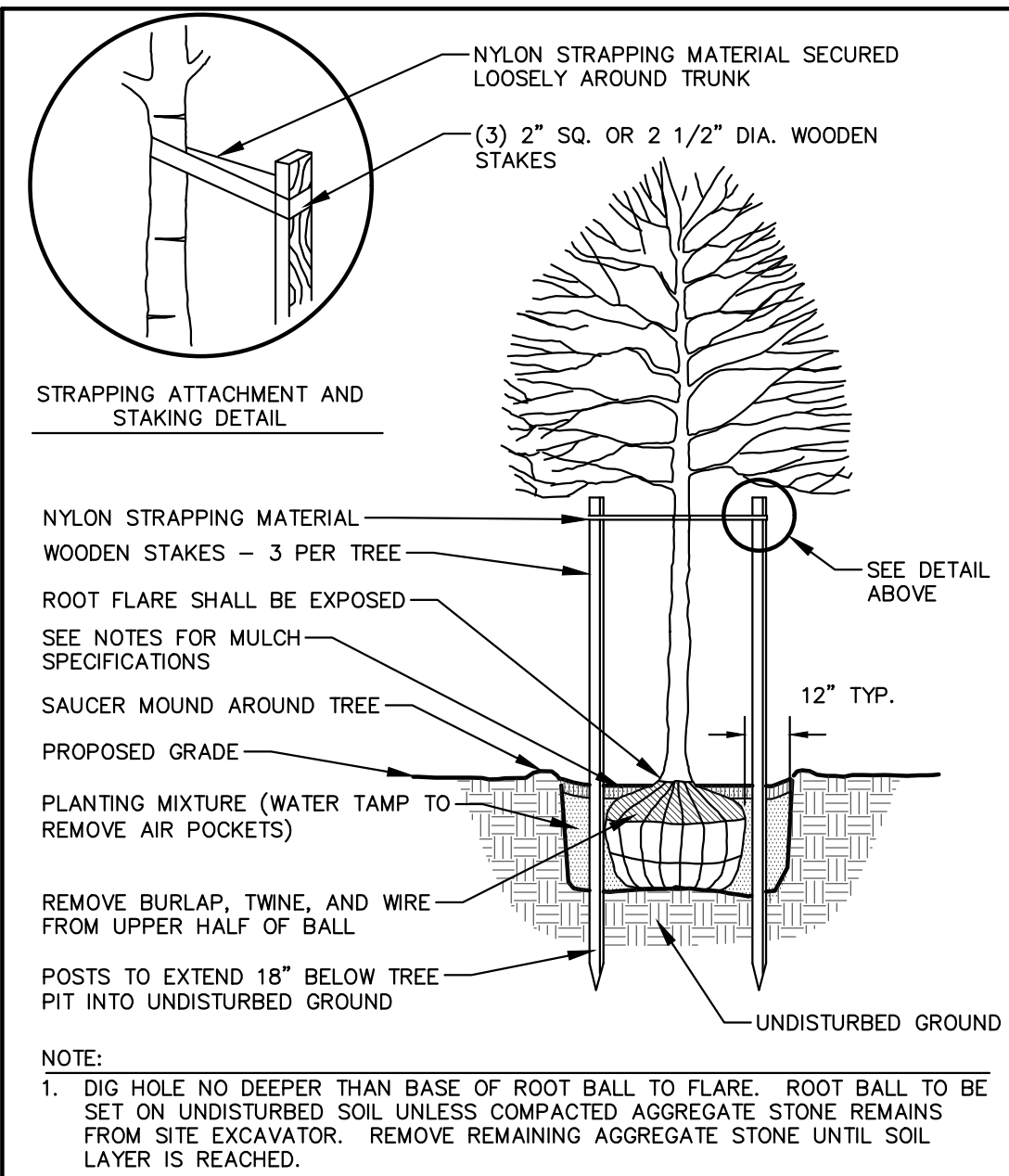
Designed By: MRA
Reviewed By: KJN
Approved By: KJN

SHEET TITLE:
DETAILED LANDSCAPE
PLAN - EAST

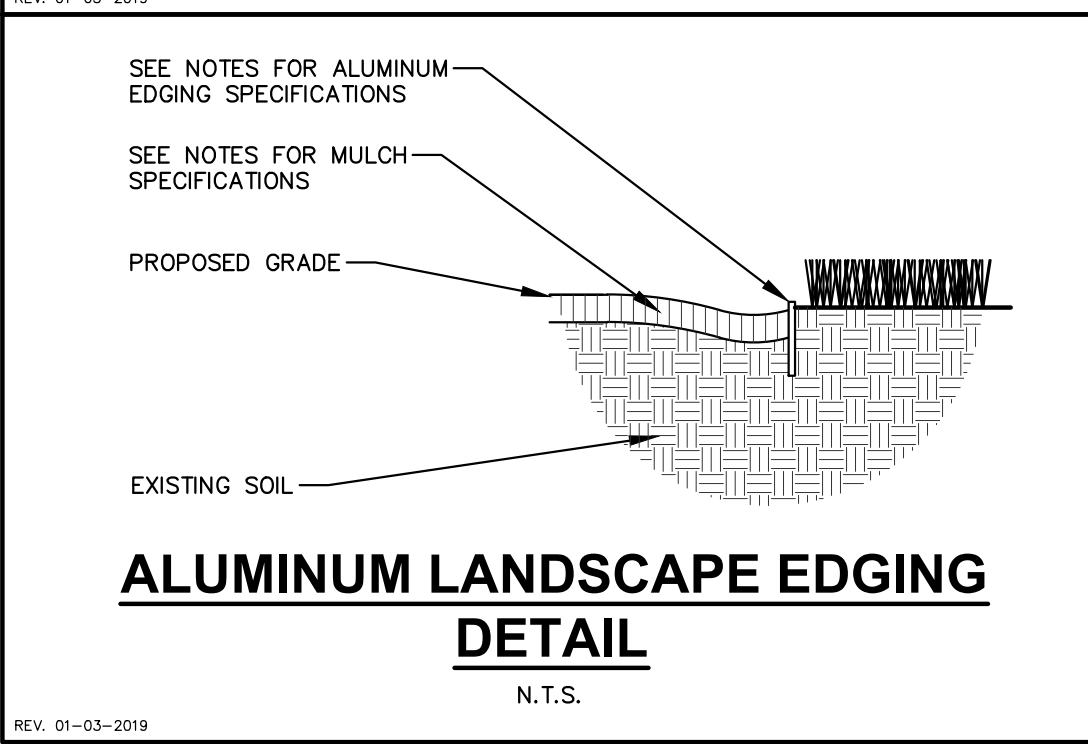
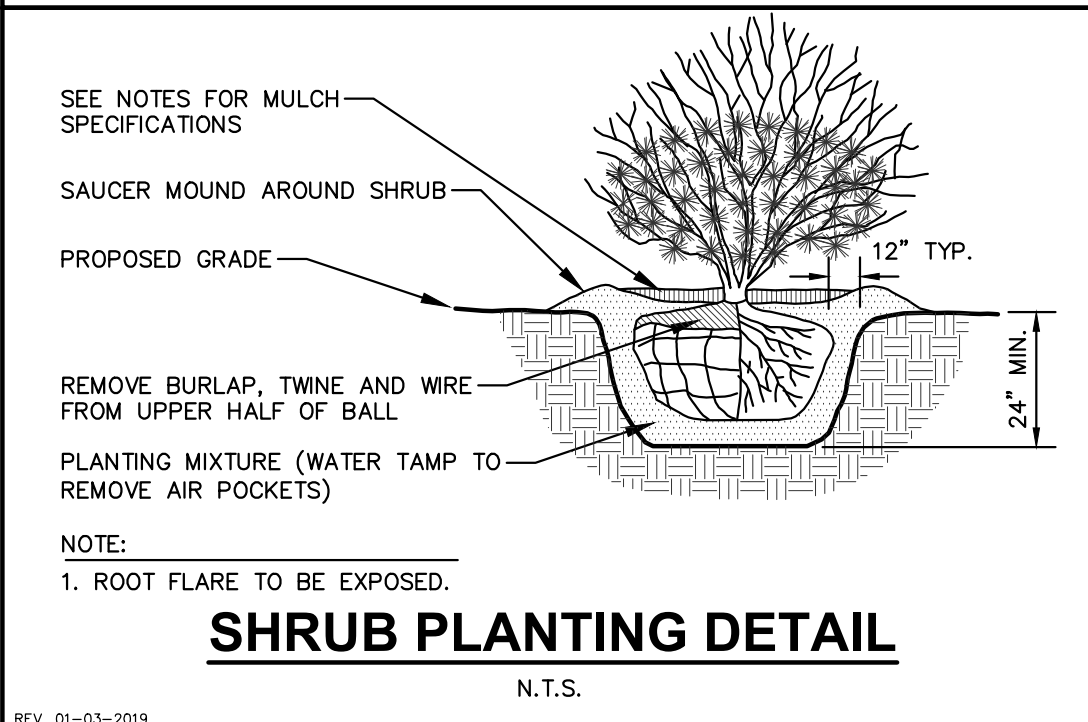
SHEET NUMBER:
L102

JSD PROJECT NO: 24-1462

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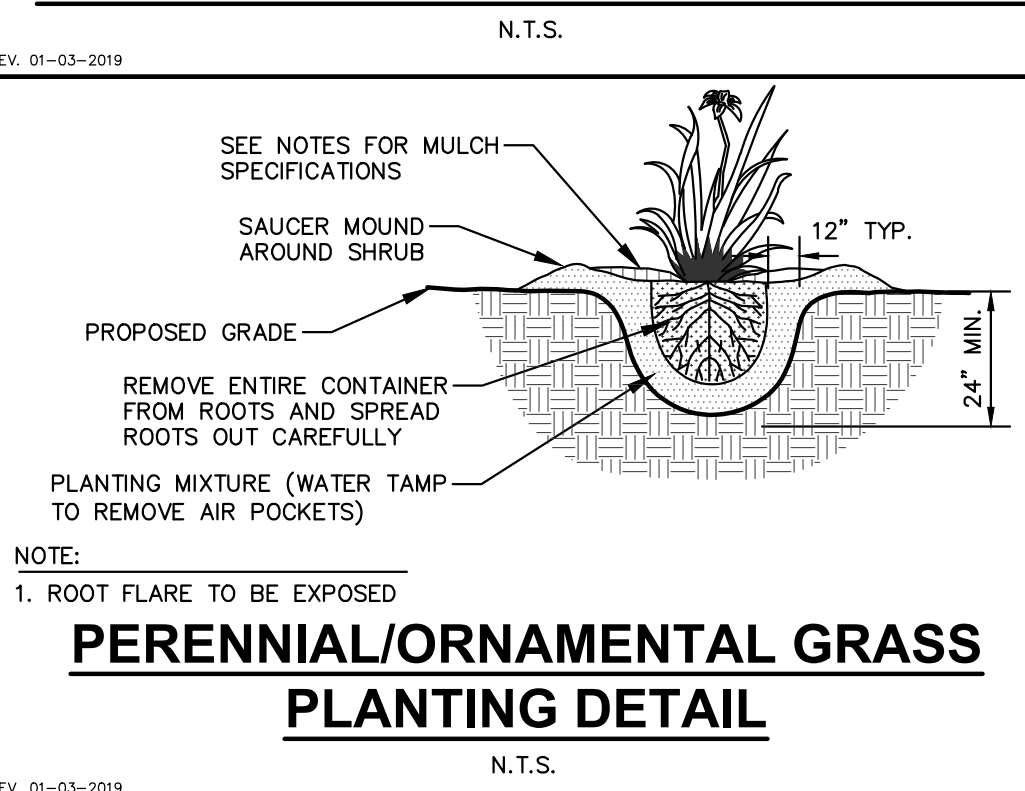
NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION



LANDSCAPE CALCULATIONS AND DISTRIBUTIONS	
Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and zoning district.	
(A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.	
Total square footage of developed area: 3,185	
Total landscape points required: 53	
(B) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres; and one (1) point per one hundred (100) square feet for all additional acres.	
Total square footage of developed area: _____	
Five (5) acres = _____	
First five (5) developed acres = _____	
Remainder of developed area = _____	
Total landscape points required: _____	
(C) For the Industrial—Limited (C1) and Industrial—General (C2) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.	
Total square footage of developed area: _____	
Total landscape points required: _____	

TABULATION OF LANDSCAPE CREDITS AND POINTS						
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
			QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	5	175
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	3	45
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	7	70
SHRUB, DECIDUOUS	#2 CONT., MIN. 12" -24"	3	0	0	105	315
SHRUB, EVERGREEN	#3 CONT., MIN. 12" -24"	4	0	0	52	208
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8" -18"	2	0	0	378	756
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	4	0	0	0	0
EXISTING SIGNIFICANT SPECIMEN TREE	14 POINTS / CAL. MAXIMUM 100 POINTS PER TREE	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT WITHIN PUBLICLY ACCESSIBLE DEVELOPED AREA. CANNOT COUNTER MORE THAN 10% OF TOTAL REQUIRED POINTS	5	0	0	0	0
SUBTOTAL				0		1,569
TOTAL NUMBER OF POINTS PROVIDED					1,569	

EVERGREEN TREE PLANTING DETAIL



NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

NOTE:
1. ROOT FLARE TO BE EXPOSED

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL, PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FREELY OUTGROWING THE MOST RECENT FAVORABLE HARVEST SEASON. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A320. PRUNE TREES IN ACCORDANCE WITH MA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHARP WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BND AND WRAP THESE MATERIALS, ANY RESULTING PLANTS AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS SHALL RECEIVE CERTIFIED WOOD FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES UNLESS OTHERWISE DEPICTED. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS – STONE MULCH: PLANTING AREAS DEPICTED BY THE LEGEND SHALL RECEIVE 1.5" GRANITE MIST DECORATIVE STONE MULCH PER MIDWEST DECORATIVE STONE (OR APPROVED EQUAL) SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES (www.midwestdecorativestone.com). FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC, NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SEEDING, SODDING, & POND VEGETATION NOTES

- MATERIALS – "NO-MOW" SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL PEE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

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



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

CLIENT:
UNIVERSITY 3000, LLC

CLIENT ADDRESS:
1731 COMMERCIAL AVENUE
MADISON, WI 53704

PROJECT:
UNIVERSITY 3000
MIXED-USE

PROJECT LOCATION:
3535 UNIVERSITY AVENUE
MADISON, WI 53705

NOT FOR
CONSTRUCTION

PLAN MODIFICATIONS:		
#	Date:	Description:
1	03.17.2025	LAND USE AND UDC SUBMITTAL
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Designed By: MRA
Reviewed By: KJY
Approved By: KJY

SHEET TITLE:
LANDSCAPE
DETAILS & NOTES

SHEET NUMBER:

L200

JSD PROJECT NO:

24-1462

DIGGERS HOTLINE
Toll Free (800) 242-8511



City of Madison Fire Department

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

Project Address: 3535 University Ave.

Contact Name & Phone #: Andrew Geffert, 608.893.0086

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

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

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

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

This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 06/2022

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- CONCRETE PAVEMENT
- 26' WIDE FIRE LANE - AERIAL APPARATUS
- EXISTING HYDRANT LOCATION
- PROPOSED STREET TREE (REFER TO LANDSCAPE)



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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
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PROJECT:
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MIXED-USE

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3535 UNIVERSITY AVENUE
MADISON, WI 53705

NOT FOR
CONSTRUCTION

#	Date:	Description:
1	03.17.2025	LAND USE AND UDC SUBMITTAL
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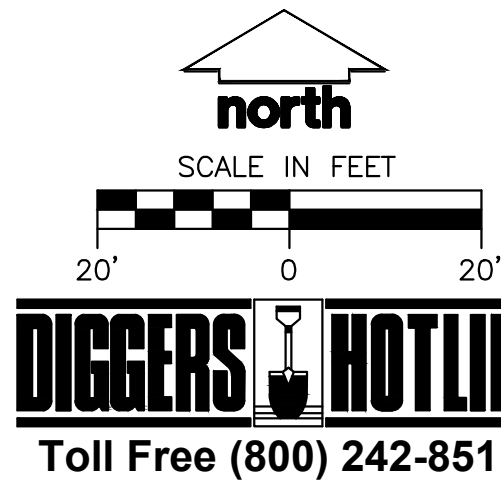
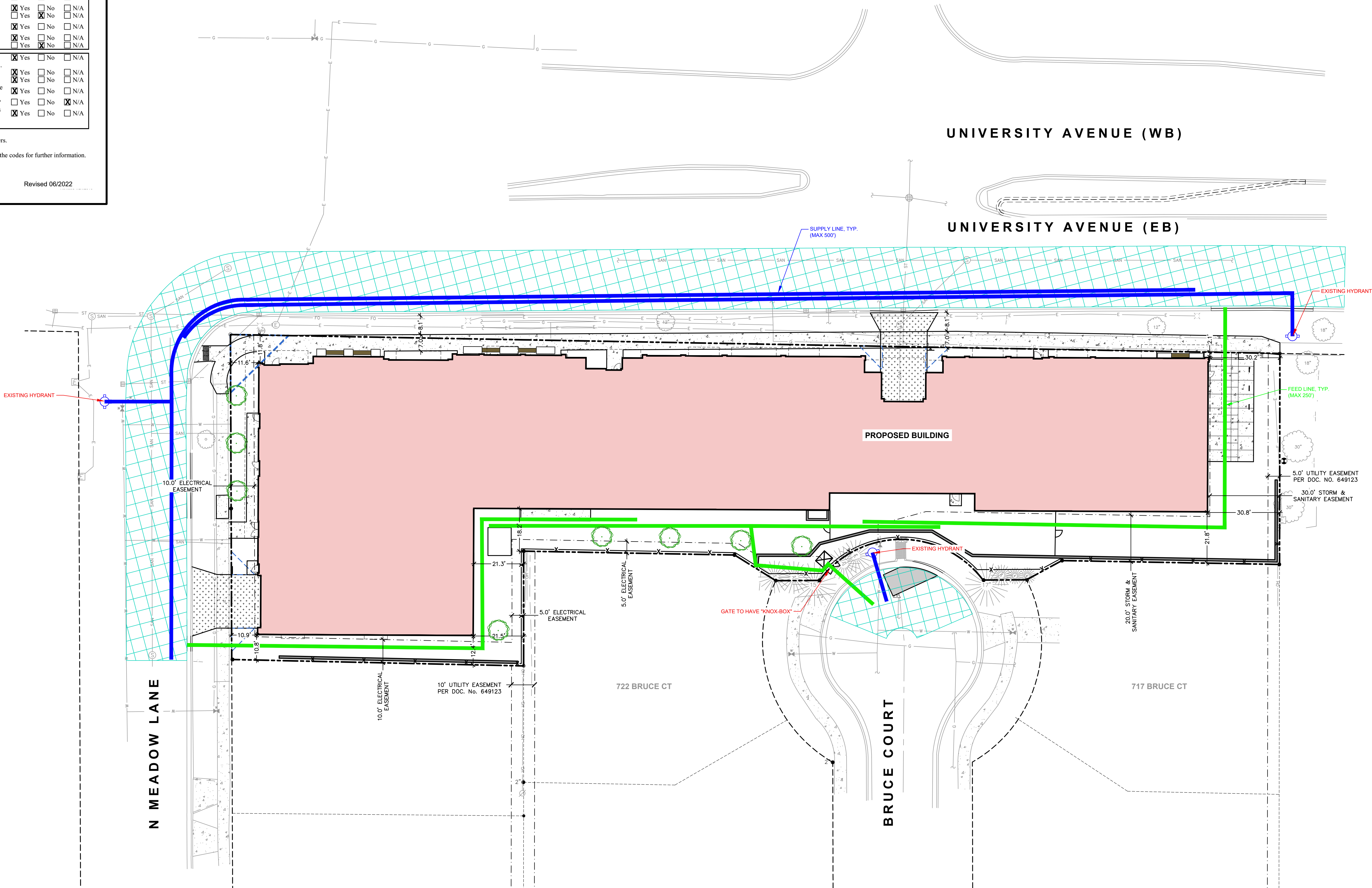
Designed By: CHG
Reviewed By: ACO
Approved By: ACO

SHEET TITLE:
FIRE ACCESS PLAN

SHEET NUMBER:

1 OF 1

JSD PROJECT NO: 24-14962





JLA
ARCHITECTS

MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE 4/7/2025

REVISION SCHEDULE

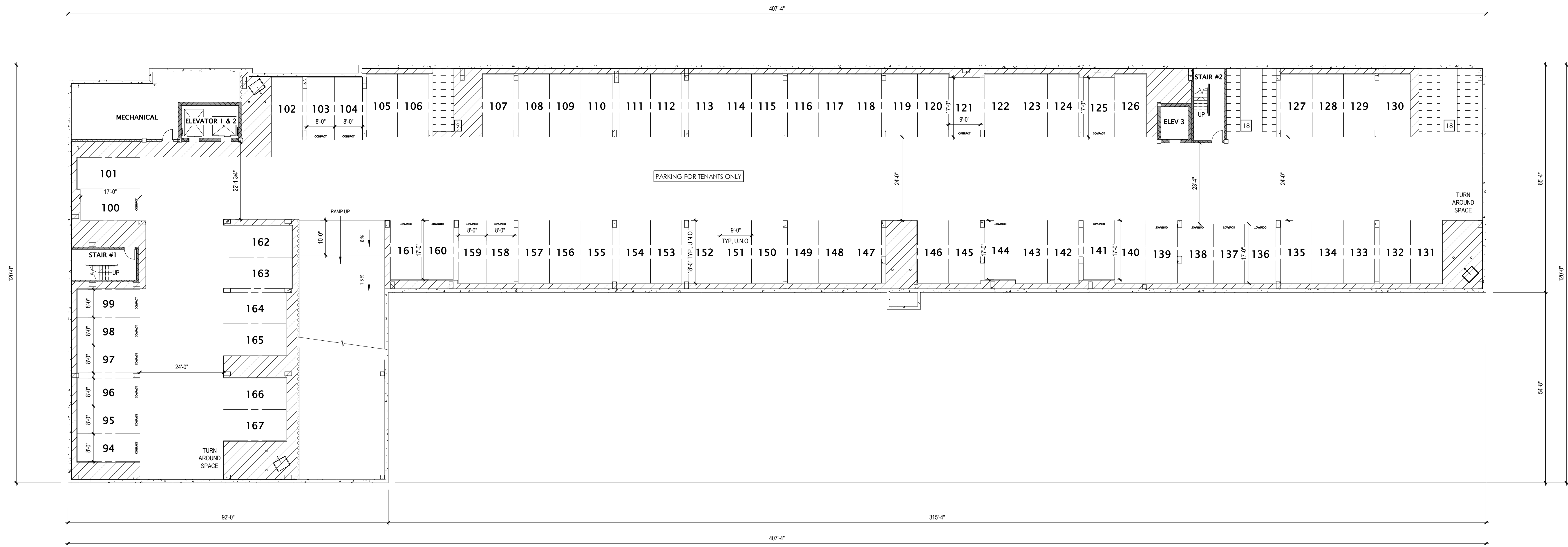
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SHEET TITLE

**LOWER LEVEL 2
FLOOR PLAN -
OVERALL**

SHEET NUMBER

A100



1 LOWER LEVEL 2 FLOOR PLAN - OVERALL
1/16" = 1'-0"





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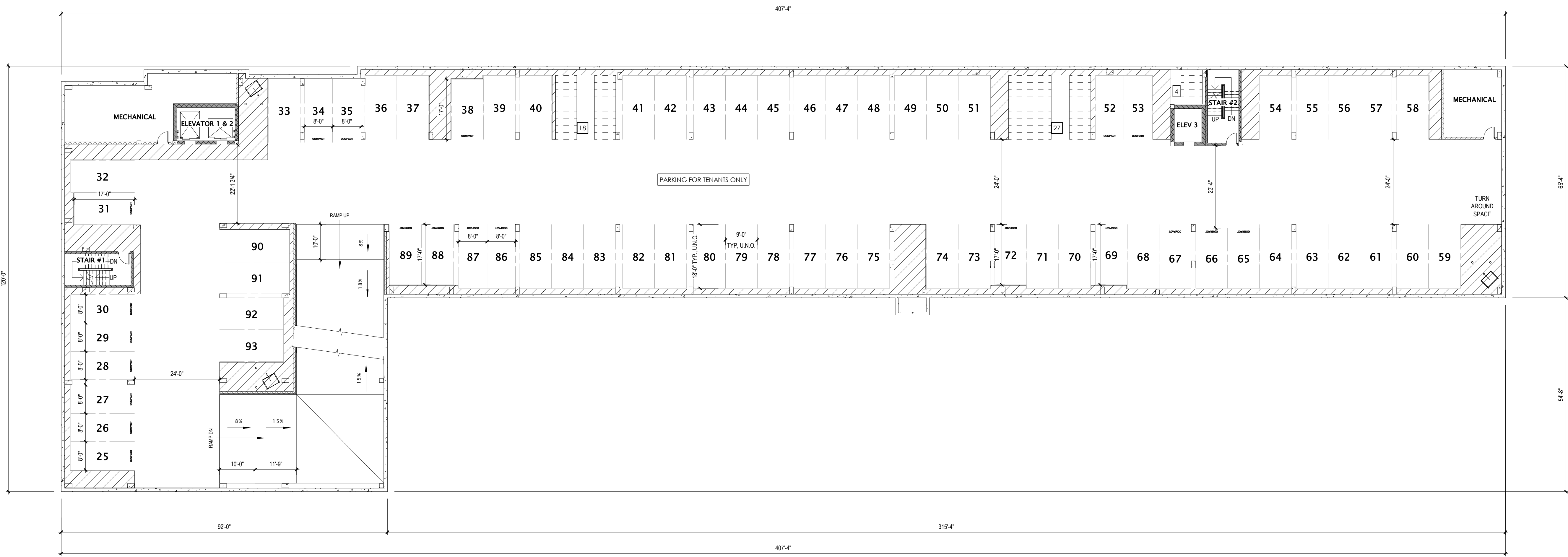
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SHEET TITLE

LOWER LEVEL 1
FLOOR PLAN -
OVERALL

SHEET NUMBER

A100.5



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





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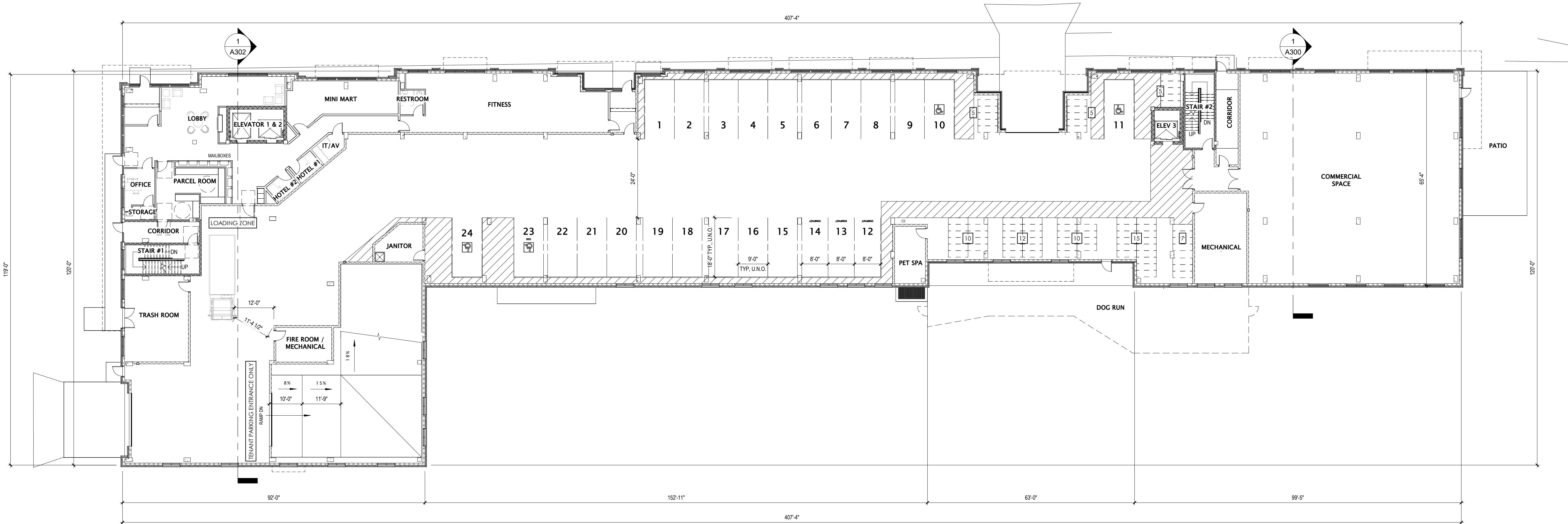
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN -
OVERALL

SHEET NUMBER

A101



1 FIRST FLOOR PLAN - OVERALL
1/16" = 1'-0"





LA PROJECT NUMBER: W23-022

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR
PLAN - OVERALL

A102





JLA
ARCHITECTS

MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
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PROGRESS DOCUMENTS

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DATE OF ISSUANCE 4/7/2025

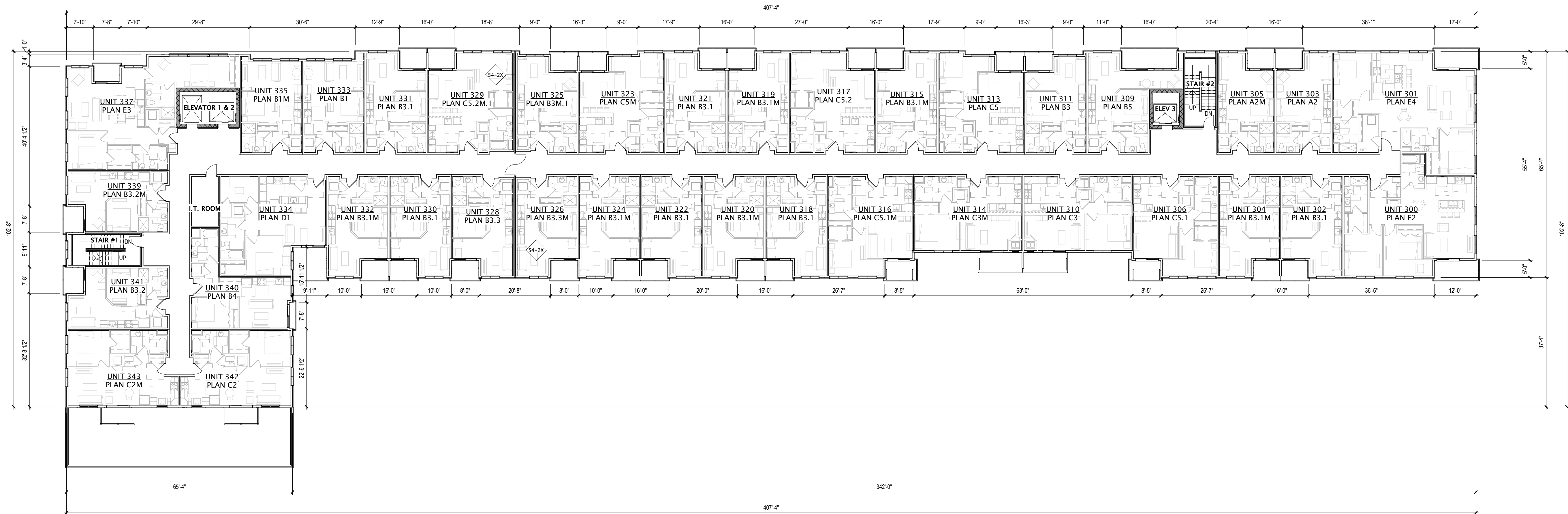
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN -
OVERALL

SHEET NUMBER

A103



1 THIRD FLOOR PLAN - OVERALL
1/16" = 1'-0"





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LAND USE AND URBAN DESIGN
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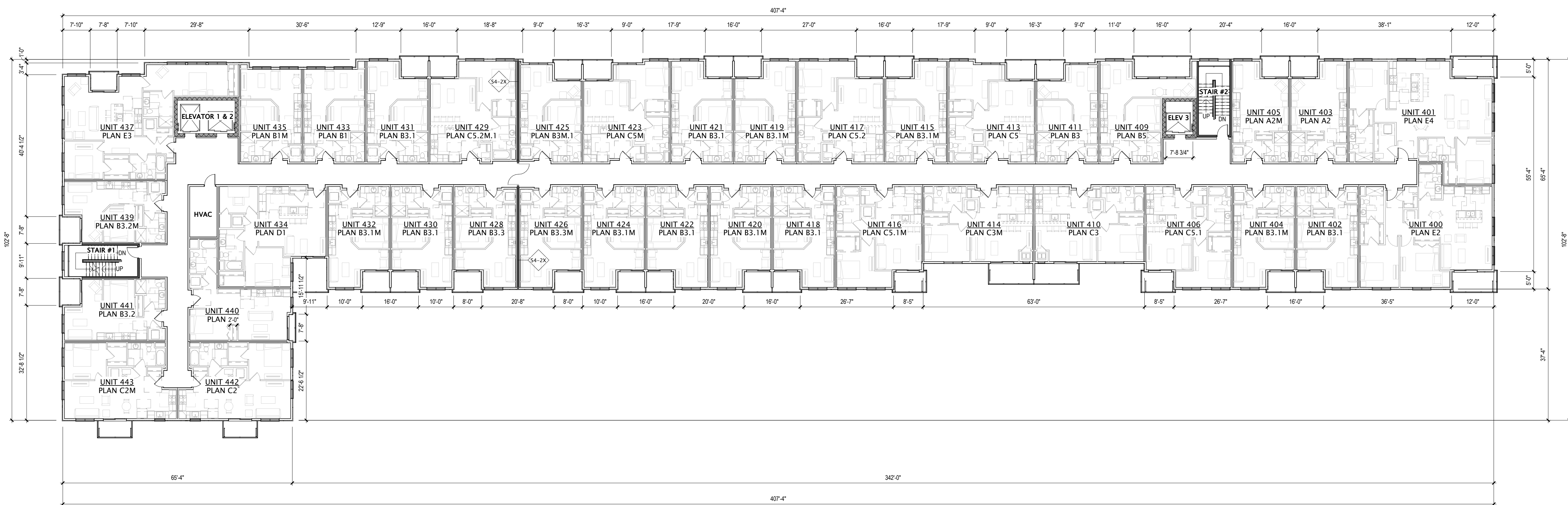
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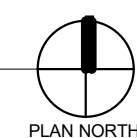
**FOURTH FLOOR PLAN
- OVERALL**

SHEET NUMBER

A104



① FOURTH FLOOR PLAN - OVERALL
1/16" = 1'-0"





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JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL

PROGRESS DOCUMENTS

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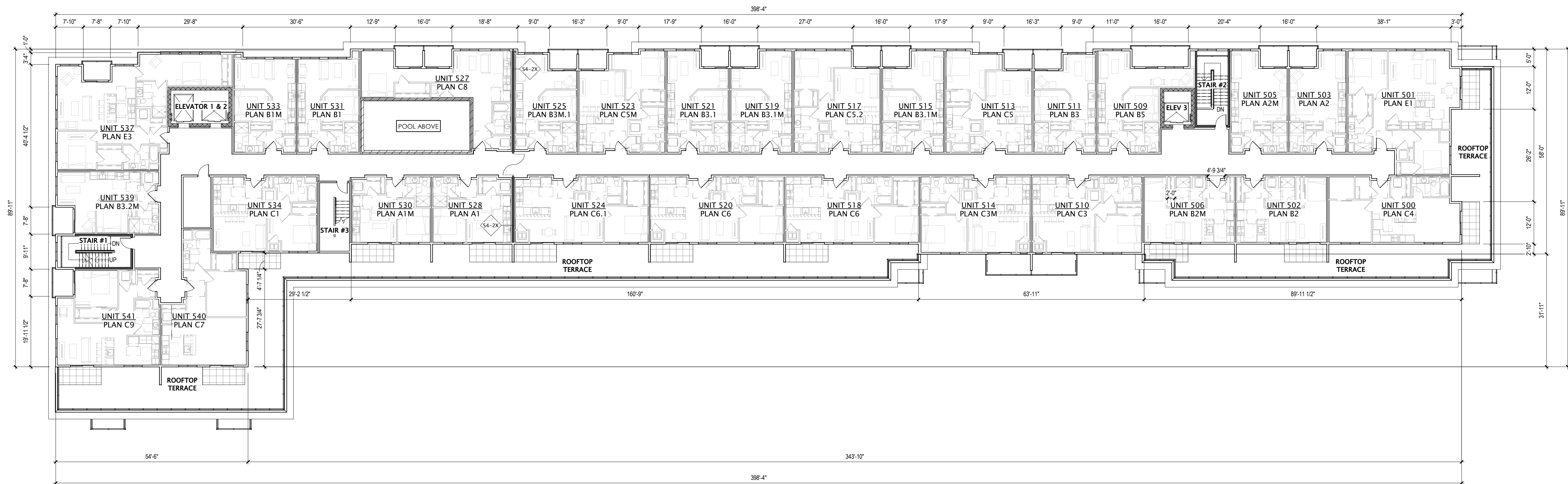
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIFTH FLOOR PLAN -
OVERALL

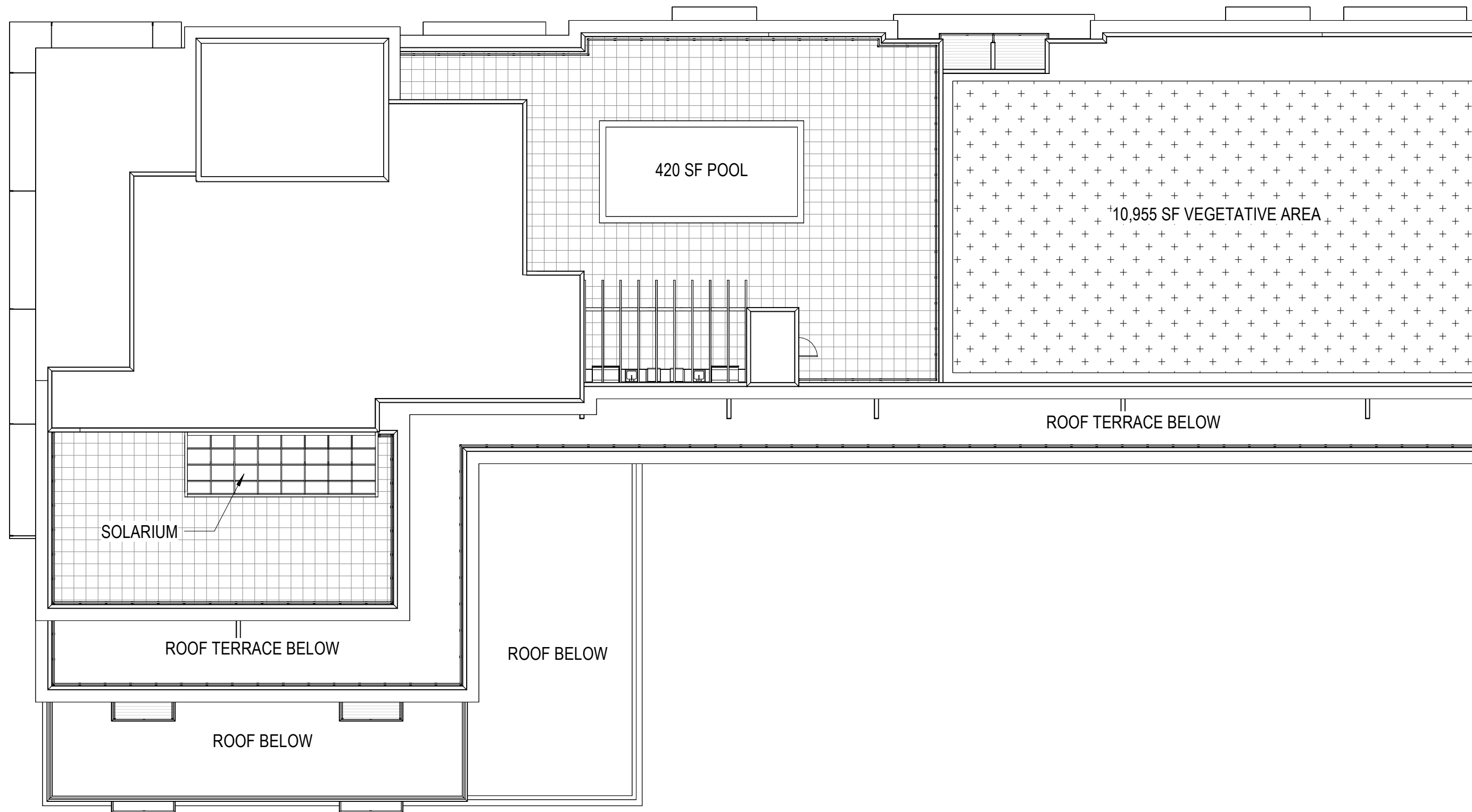
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A105

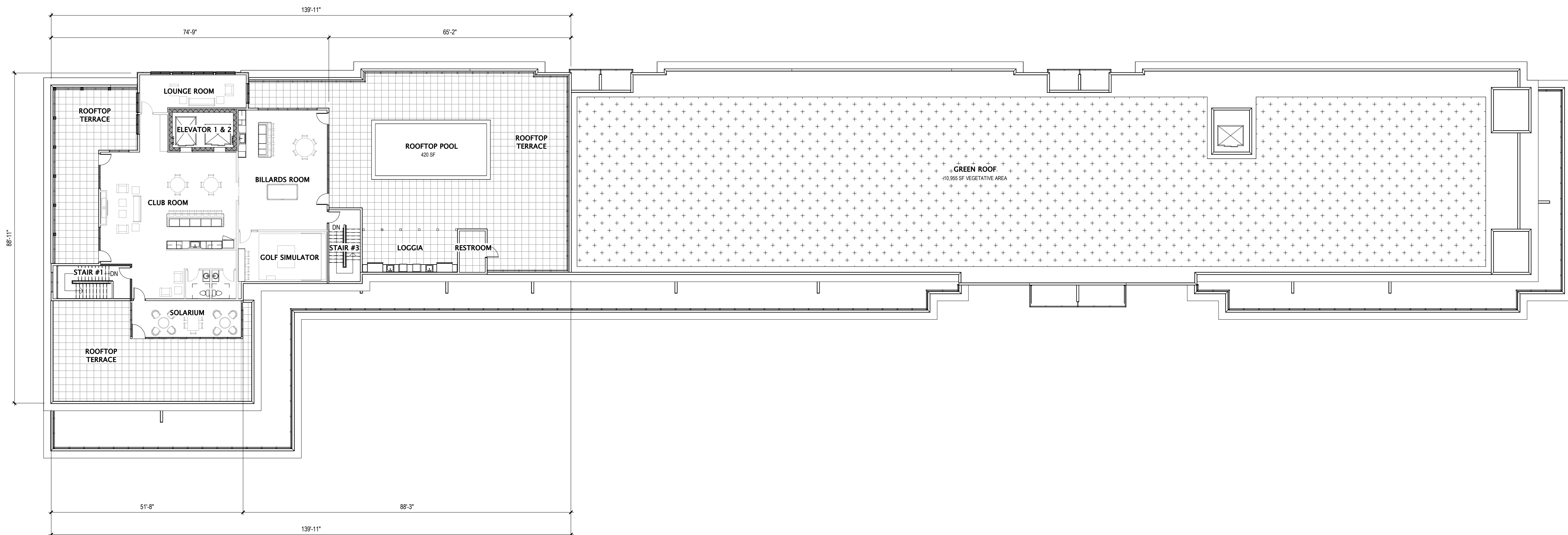


① FIFTH FLOOR PLAN - OVERALL
1/16" = 1'-0"





2 ROOF PLAN - OVERALL
1/16" = 1'-0"



1 ROOFTOP TERRACE PLAN - OVERALL
1/16" = 1'-0"



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JLA-AP.COM

JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE 4/7/2025

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

**SIXTH FLOOR PLAN -
OVERALL**

SHEET NUMBER

A106

UNIVERSITY 3000 LLC

3575 University Ave, Madison, WI



LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

MAY 19, 2025



JLA
ARCHITECTS

JLA PROJECT NUMBER: W23-0222



1 NORTH ELEVATION - OVERALL
1/16" = 1'-0"



2 SOUTH ELEVATION - OVERALL
1/16" = 1'-0"



3 EAST ELEVATION - OVERALL
1/16" = 1'-0"



4 WEST ELEVATION - OVERALL
1/16" = 1'-0"

EXTERIOR MATERIALS	
MARK	DESCRIPTION
1	COMPOSITE HORIZONTAL SIDING
2	COMPOSITE ACCENT VERTICAL SIDING
3	COMPOSITE ACCENT PANEL SIDING
4	MASONRY - MANUFACTURED STONE
5	PRECAST STONE UNIT
6	MASONRY - THIN SET BRICK
7	PRECAST STONE
8	ALUMINUM ENTRANCE DOOR
9	ALUMINUM STOREFRONT WINDOW
10	VINYL WINDOWS
11	VINYL PATIO DOORS
12	OVERHEAD GARAGE DOOR
13	ACCENT CANOPY / ROOF
14	BALCONY DECK
15	STEEL ENTRY DOOR
16	BALCONY RAILING
17	PRECAST CONCRETE SILL
18	CAST STONE BAND
19	EXTRUDED ALUMINUM EYEBROW
20	ALUMINUM FACIA
21	FLUSH PANEL SOFFIT
22	SOLARIUM

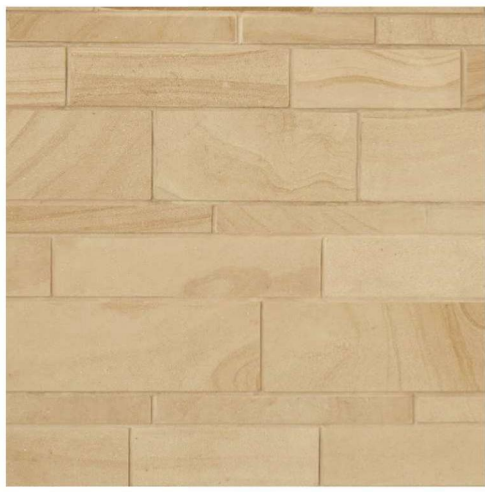
1 HARDIE CEDARMILL
NIGHT GREY



2 HARDIE WOODTONE RUSTIC SERIES
OLD CHERRY



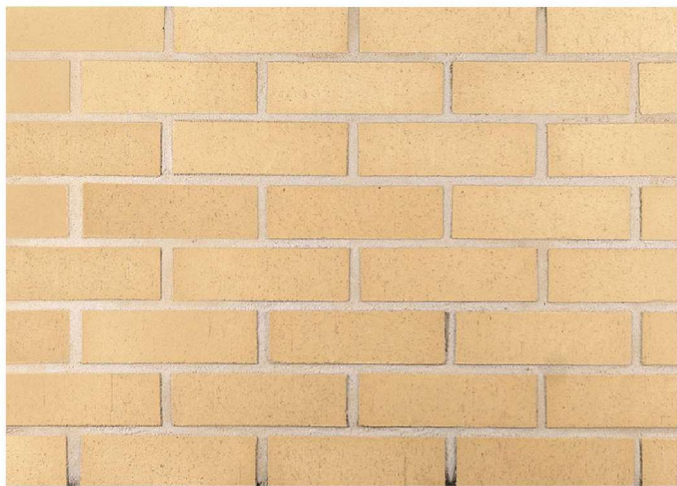
3 HARDIE METAL
TRIM NIGHT GREY



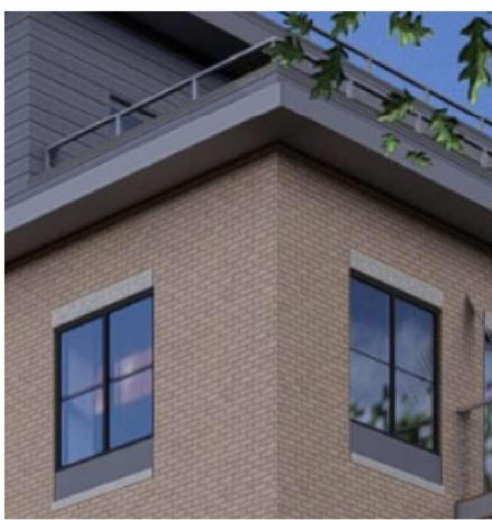
4 ELDORADO LIGHT ASHLAR SANDSTONE



5 WESTBROOK DARK BUFF PRECAST STONE



6 ACME CHINO THIN BRICK



15 EXTRUDED ALUMINUM EYEBROW



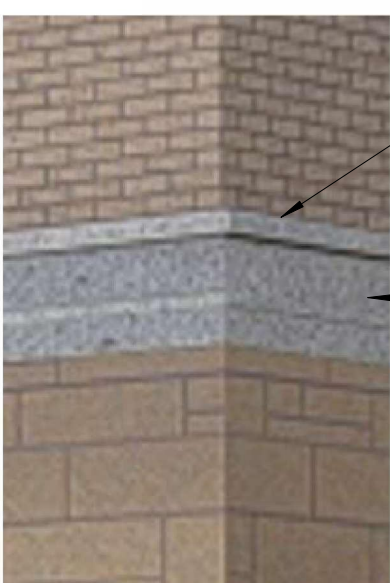
9 STOREFRONT WINDOW



16 RAILING PROFILE



WATERTABLE



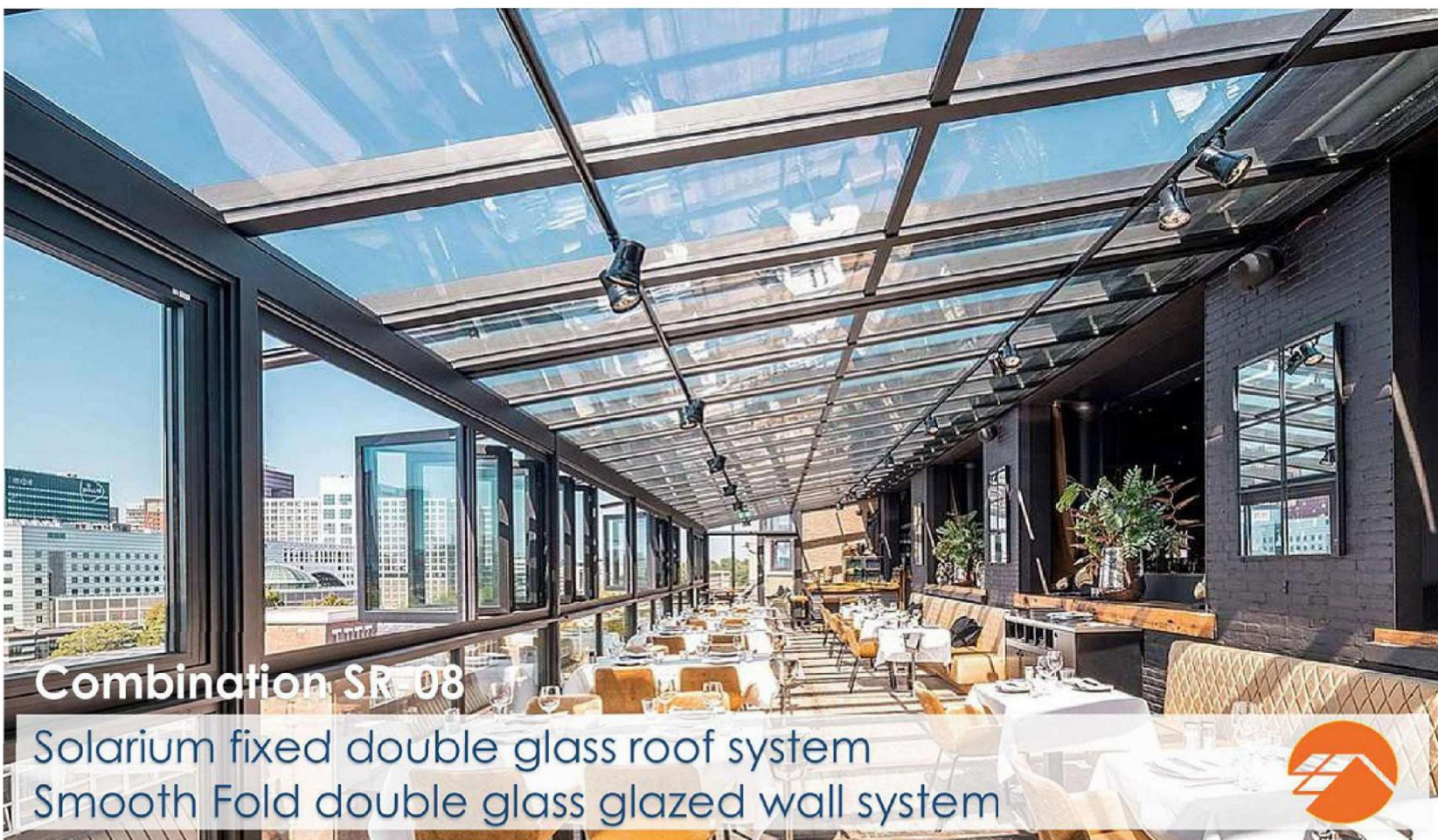
18 CAST STONE CORNICE PROFILE



12 OVERHEAD GARAGE DOORS



13 ACCENT CANOPY / ROOF



22 SOLARIUM



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LAND USE AND URBAN DESIGN
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PROGRESS DOCUMENTS

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DATE OF ISSUANCE MAY 19, 2025

REVISION SCHEDULE

Mark	Description	Date
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SHEET TITLE

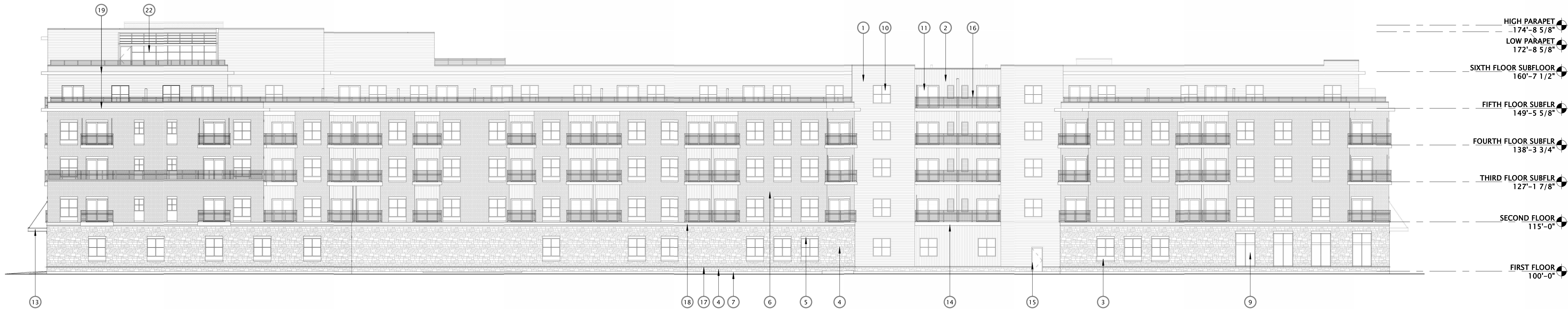
EXTERIOR
ELEVATIONS &
MATERIALS

SHEET NUMBER

A200



1 NORTH ELEVATION - OVERALL (B&W)
1/16" = 1'-0"



2 SOUTH ELEVATION - OVERALL (B&W)
1/16" = 1'-0"



3 EAST ELEVATION - OVERALL (B&W)
1/16" = 1'-0"



4 WEST ELEVATION - OVERALL (B&W)
1/16" = 1'-0"

EXTERIOR MATERIALS	
MARK	DESCRIPTION
1	COMPOSITE HORIZONTAL SIDING
2	COMPOSITE ACCENT VERTICAL SIDING
3	COMPOSITE ACCENT PANEL SIDING
4	MASONRY - MANUFACTURED STONE
5	PRECAST STONE UNIT
6	MASONRY - THIN SET BRICK
7	PRECAST STONE
8	ALUMINUM ENTRANCE DOOR
9	ALUMINUM STOREFRONT WINDOW
10	VINYL WINDOWS
11	VINYL PATIO DOORS
12	OVERHEAD GARAGE DOOR
13	ACCENT CANOPY ROOF
14	BALCONY DECK
15	STEEL ENTRY DOOR
16	BALCONY RAILING
17	PRECAST CONCRETE SILL
18	CAST STONE BAND
19	EXTRUDED ALUMINUM EYEBROW
20	ALUMINUM FACIA
21	FLUSH PANEL SOFFIT
22	SOLARIUM



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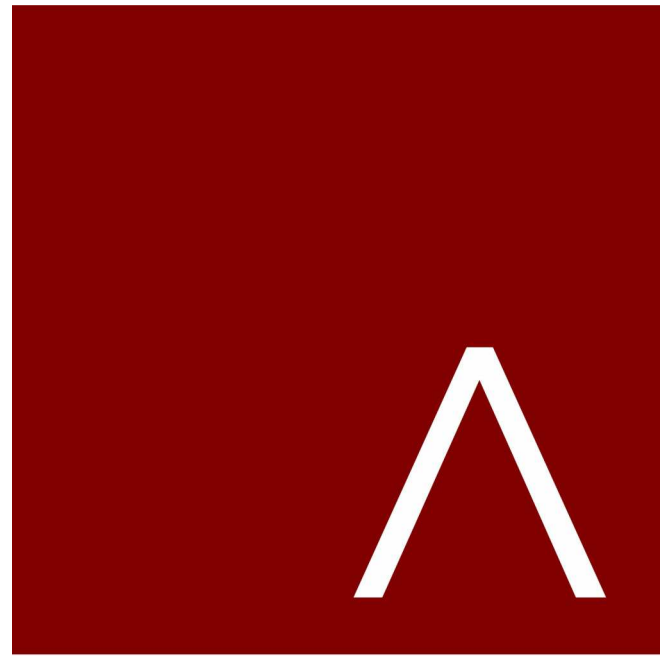
EXTERIOR
ELEVATIONS - BLACK
& WHITE

SHEET NUMBER

A201



PERSPECTIVE EAST



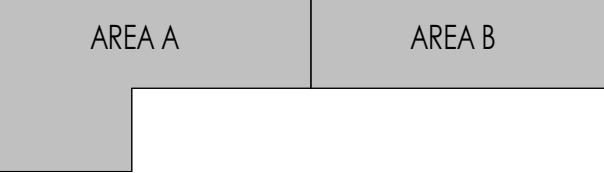
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KEY PLAN
PROGRESS DOCUMENTS

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SHEET TITLE

EXTERIOR
RENDERINGS

SHEET NUMBER

A202



PERSPECTIVE EAST - DUSK



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KEY PLAN

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SHEET TITLE

EXTERIOR
RENDERINGS

SHEET NUMBER

A203



PERSPECTIVE WEST

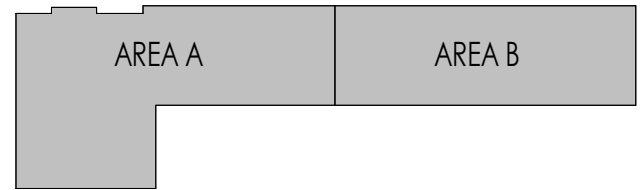


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KEY PLAN
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SHEET TITLE
**EXTERIOR
RENDERINGS**

SHEET NUMBER
A204



PERSPECTIVE WEST - DUSK



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KEY PLAN

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SHEET TITLE

EXTERIOR
RENDERINGS

SHEET NUMBER

A205



PERSPECTIVE NORTH



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KEY PLAN

PROGRESS DOCUMENTS

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SHEET TITLE

EXTERIOR
RENDERINGS

SHEET NUMBER

A206



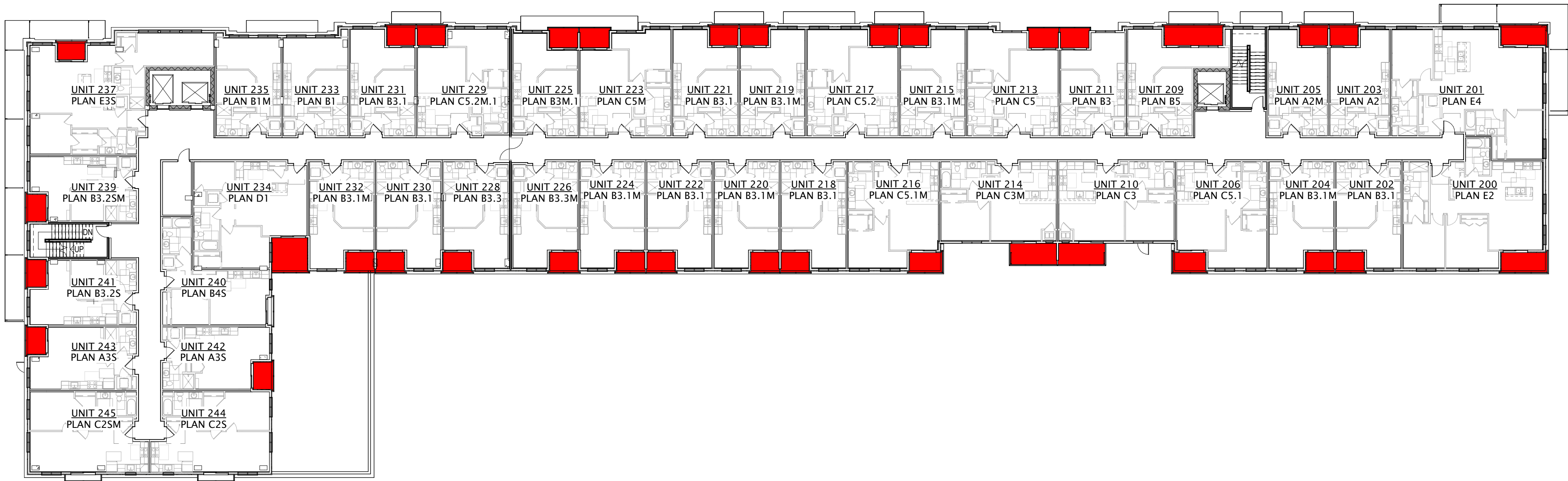
USABLE OPEN AREA CHART

- DENOTES USABLE OPEN AREA AT GRADE = 9,948 S.F.
- DENOTES USABLE OPEN AREA PRIVATE BALCONIES = 6,648 S.F.
- DENOTES USABLE OPEN AREA ROOF DECKS = 4,437 S.F.
- DENOTES USABLE OPEN AREA GREEN ROOF = 10,958 S.F.

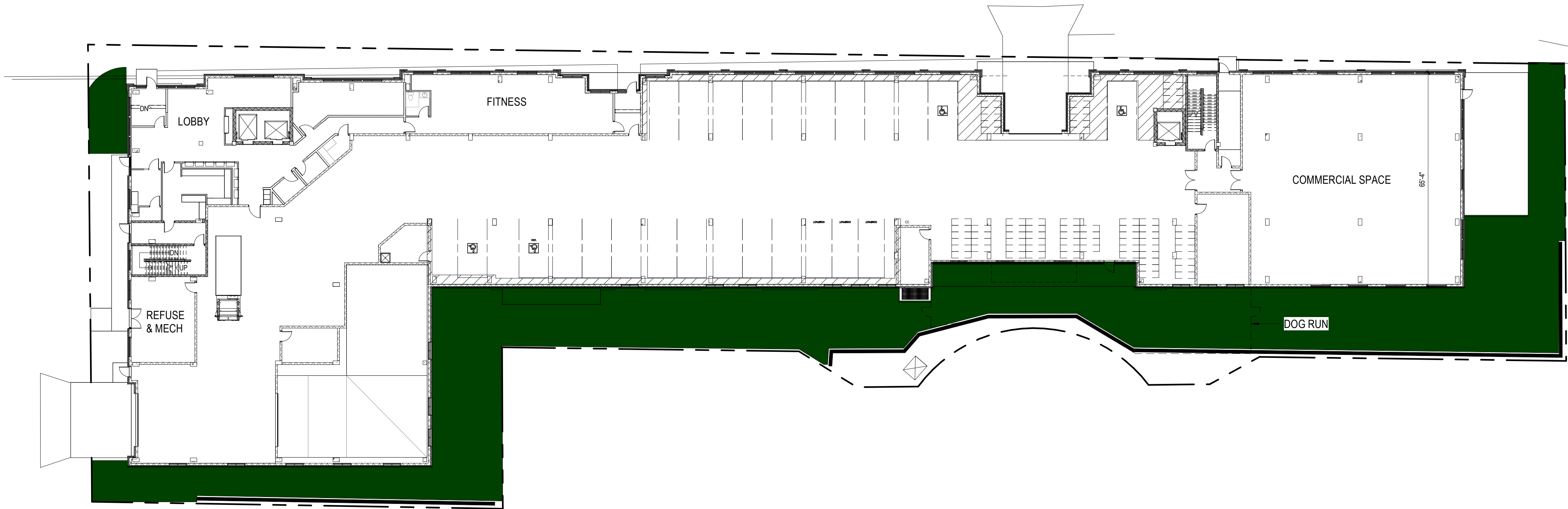
REQUIRED USABLE OPEN AREA (40 S.F. x 146 DWELLING UNITS) = 5,840 S.F.

TOTAL USABLE OPEN AREA = 31,991 S.F.

3 THIRD FLOOR PLAN - USABLE OPEN SPACE
1" = 20'-0"



2 SECOND FLOOR PLAN - USABLE OPEN SPACE
1" = 20'-0"



1 FIRST FLOOR PLAN - USABLE OPEN SPACE
1" = 20'-0"



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UNIVERSITY 3000 LLC

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COMMISSION SUBMITTAL

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DATE OF ISSUANCE 4/7/2025

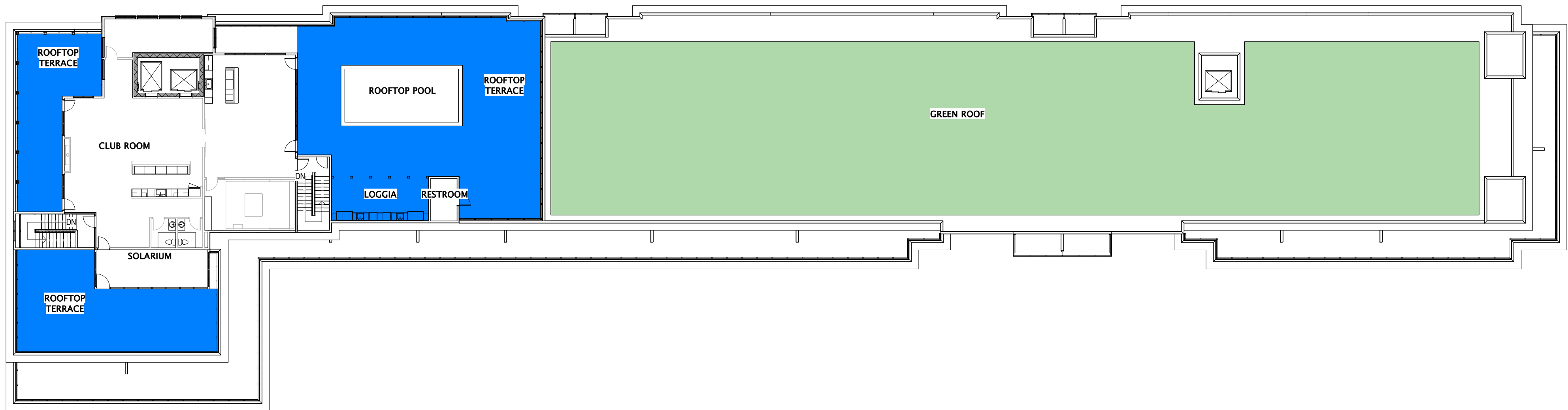
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

USEABLE OPEN SPACE

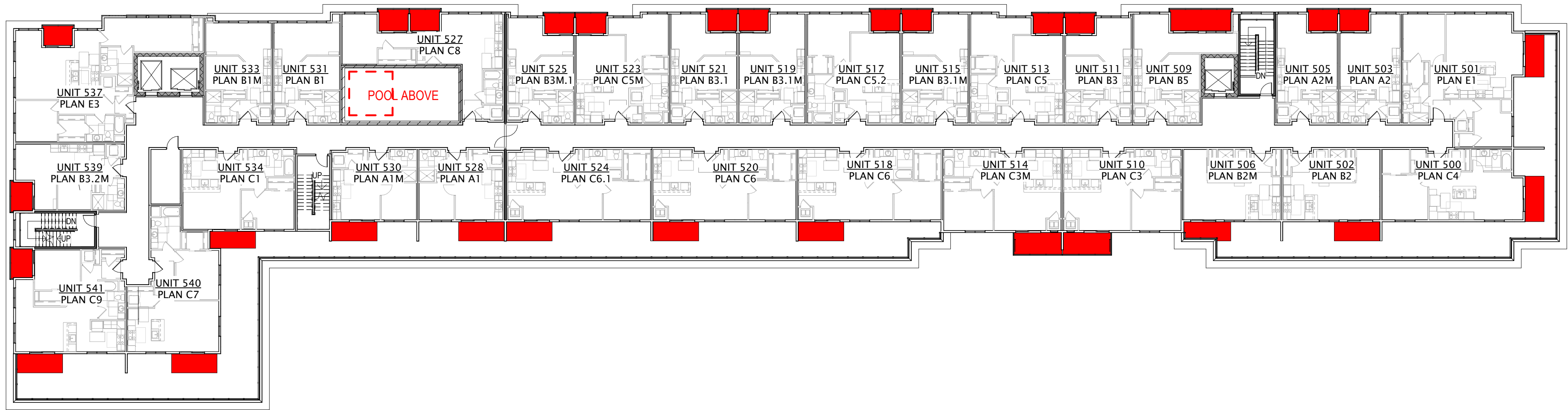
SHEET NUMBER

A250

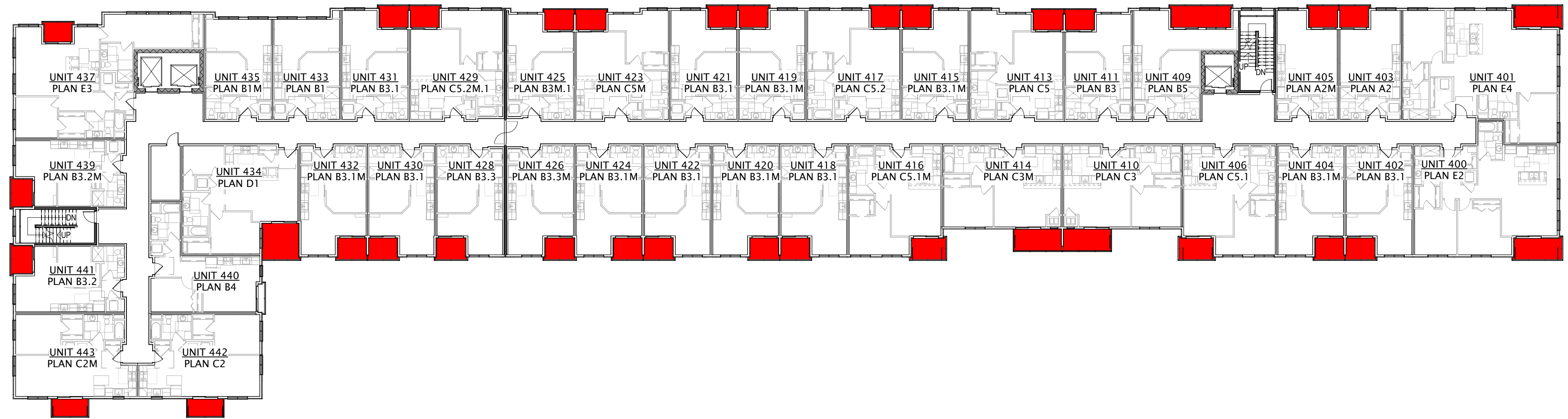


USABLE OPEN AREA CHART	
<div></div>	DENOTES USABLE OPEN AREA AT GRADE = 9,948 S.F.
<div></div>	DENOTES USABLE OPEN AREA PRIVATE BALCONIES = 6,648 S.F.
<div></div>	DENOTES USABLE OPEN AREA ROOF DECKS = 4,437 S.F.
<div></div>	DENOTES USABLE OPEN AREA GREEN ROOF = 10,958 S.F.
REQUIRED USABLE OPEN AREA (40 S.F. x 146 DWELLING UNITS) = 5,840 S.F.	
TOTAL USABLE OPEN AREA = 31,991 S.F.	

3 ROOFTOP TERRACE PLAN - USABLE OPEN SPACE
1" = 20'-0"



2 FIFTH FLOOR PLAN - USABLE OPEN SPACE
1" = 20'-0"



1 FOURTH FLOOR PLAN - USABLE OPEN SPACE
1" = 20'-0"



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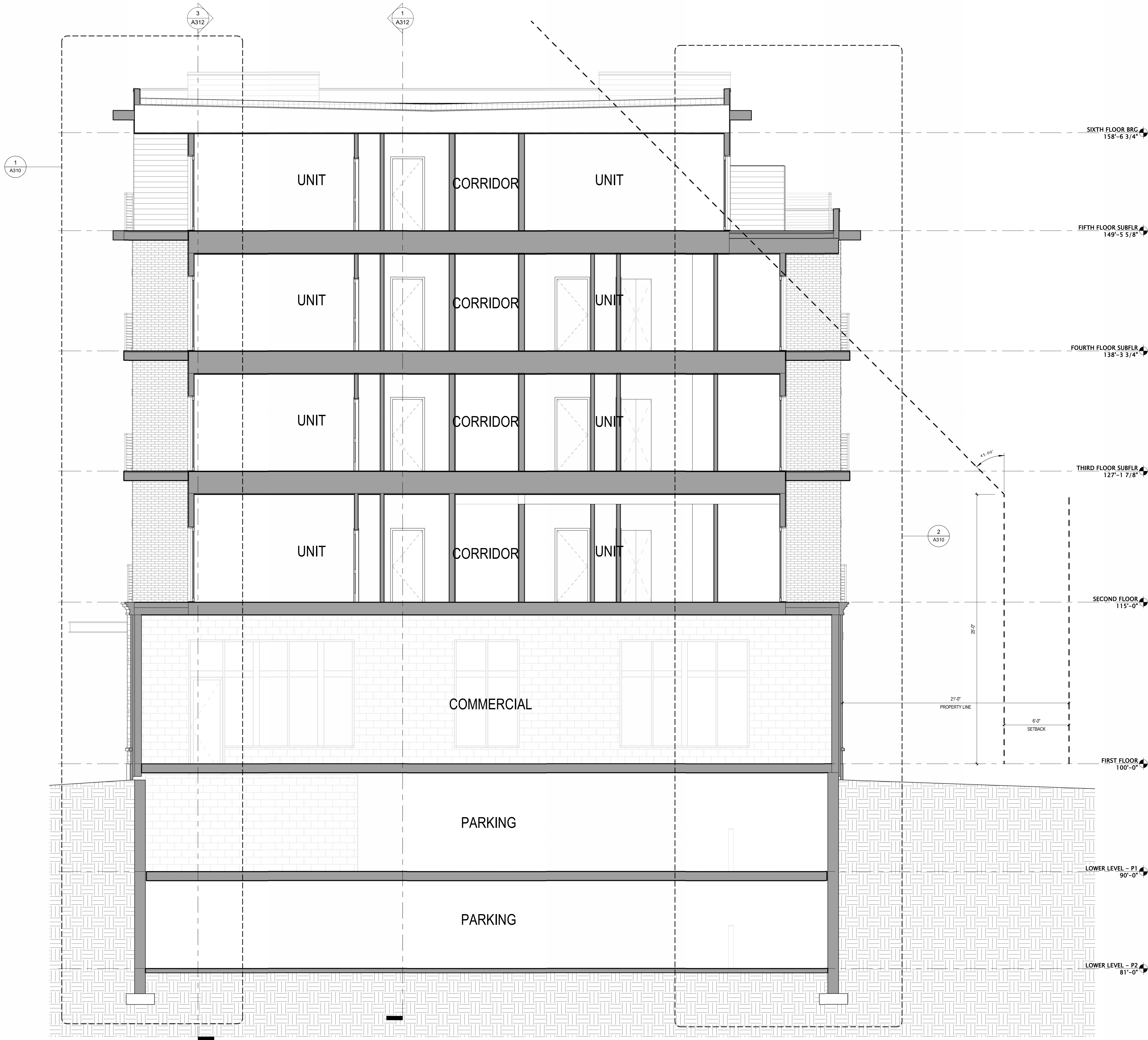
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DATE OF ISSUANCE		4/7/2025
REVISION SCHEDULE		
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SHEET TITLE
USEABLE OPEN SPACE

SHEET NUMBER
A251



1 BUILDING SECTION 1
1/4" = 1'-0"



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DATE OF ISSUANCE 4/9/2025

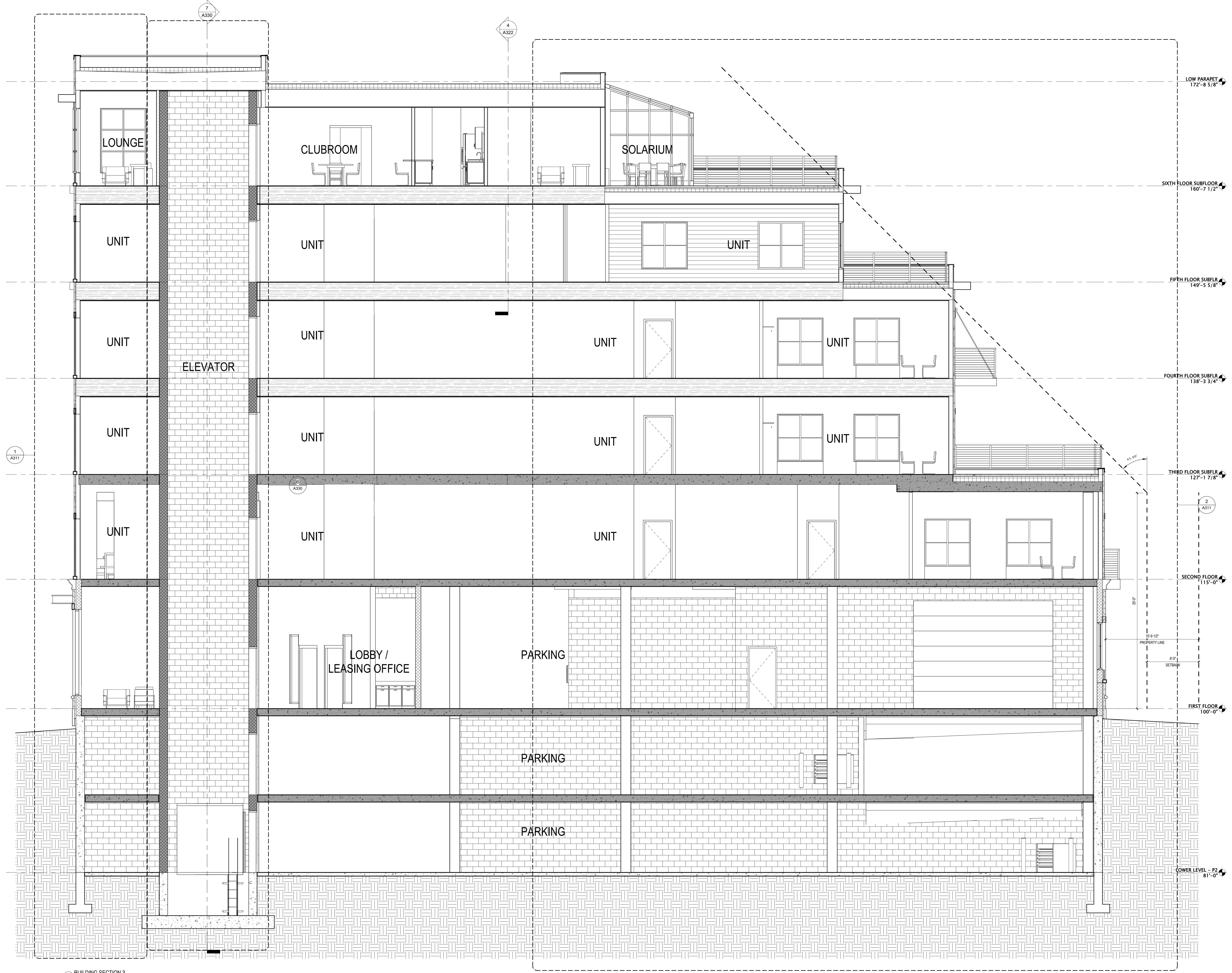
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

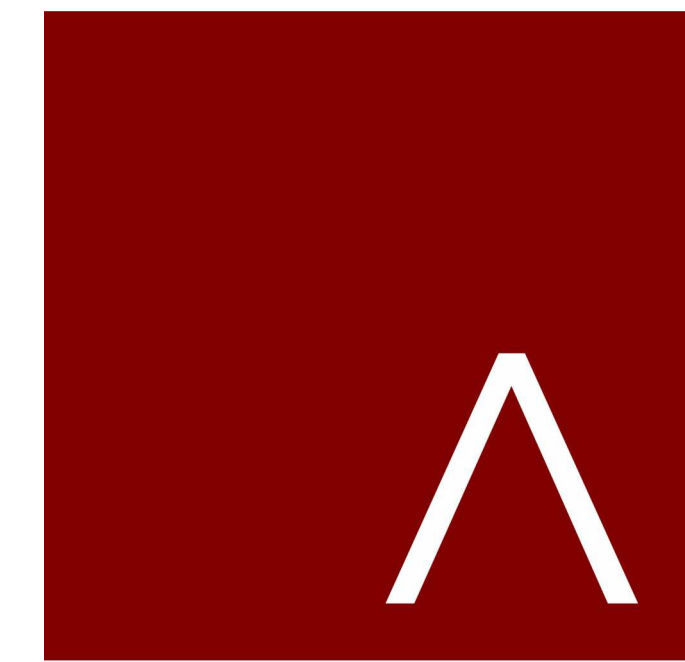
BUILDING SECTIONS

SHEET NUMBER

A300



1 BUILDING SECTION 3
1/4" = 1'-0"



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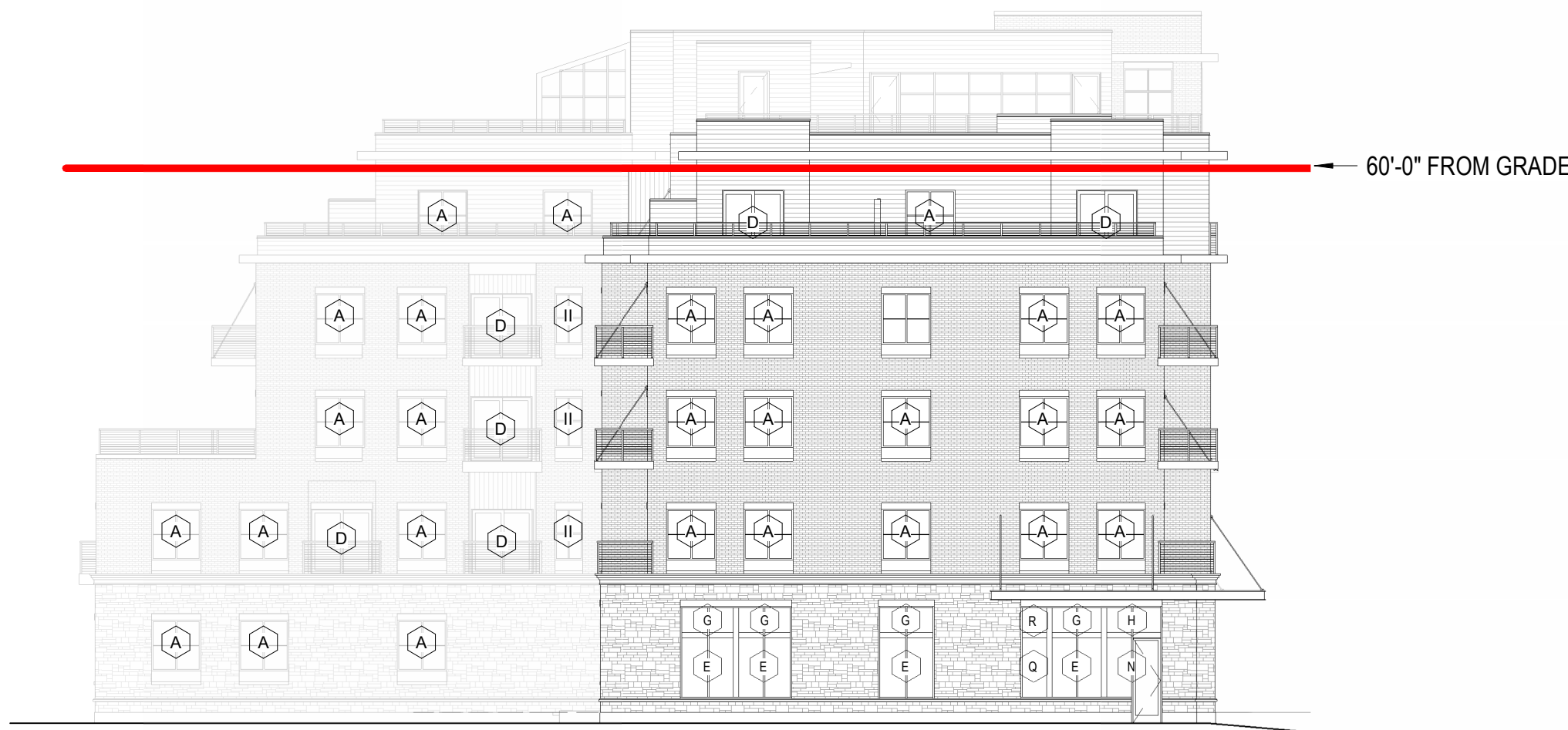
SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A302

3575 UNIVERSITY AVENUE					*50+ SQ FT AND REQUIRE A BIRD GLAZING SAFETY SYSTEM ON A MIN. OF 85% OF THE GLAZING							
BIRD GLASS CALCULATIONS					3/14/2025							
WINDOW/ STOREFRONT DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	WALL DESIGNATION							
					NORTH ELEVATION		SOUTH ELEVATION		EAST ELEVATION		WEST ELEVATION	
					GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW
A - WINDOW - 5'-4"x 5'-6"	5.0	5.2	4.0	25.9	2895.2	112.0	2429.9	94.0	878.9	34.0	827.2	32.0
B - WINDOW - 3'-0"x 4'-0"	2.7	3.7	1.0	9.9	79.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0
C - STOREFRONT - 6'-0" x 7'-0"	5.7	6.7	2.0	38.2	878.4	23.0	0.0	0.0	0.0	0.0	0.0	0.0
D - PATIO DOOR - 6'-8" x 7'-0"	6.3	6.7	2.0	42.4	2671.9	63.0	2290.2	54.0	254.5	6.0	381.7	9.0
E - STOREFRONT - 5'-8" x 6'-6"	5.7	6.5	2.0	36.8	846.2	23.0	0.0	0.0	147.2	4.0	110.4	3.0
F - STOREFRONT - 6'-0" x 6'-6"	6.0	6.5	2.0	39.0	390.0	10.0	156.0	4.0	0.0	0.0	156.0	4.0
G - STOREFRONT - 5'-8" x 2'-10"	5.7	2.8	2.0	16.0	367.1	23.0	0.0	0.0	63.8	4.0	47.9	3.0
H - STOREFRONT - 6'-0" x 2'-10"	6.0	2.8	2.0	16.8	201.6	12.0	67.2	4.0	0.0	1.0	117.6	7.0
J - STOREFRONT - 6'-3" x 6'-6"	6.3	6.5	2.0	40.95	40.95	1.0	0.0		0.0		0.0	
K - STOREFRONT - 6'-3" x 2'-10"	6.3	2.8	2.0	17.64	17.64	1.0	0.0		0.0		0.0	
L - STOREFRONT - 3'-0" x 9'-10"	3.0	9.8	1.0	29.4	29.4	1.0	0.0		0.0		0.0	
M - STOREFRONT - 6'-0" x 2'-10"	3.0	2.8	1.0	8.4	8.4	1.0	0.0		0.0		0.0	
N - STOREFRONT - 5'-0" x 9'-2"	5.0	9.2	1.0	46	92	2.0	0.0		46.0	1.0	0.0	
O - STOREFRONT - 5'-0" x 9'-2"	5.0	9.2	2.0	46	46	1.0	0.0		0.0		0.0	
Q - STOREFRONT - 2'-10" x 6'-6"	2.8	6.5		18.2	0		0.0		18.2	1.0	0.0	
R - STOREFRONT - 2'-10" x 2'-10"	2.8	2.8		7.84	0		0.0		7.8	1.0	0.0	
S - STOREFRONT - 6'-0" x 8'-0"	6.0	8.0		48	0		0.0		0.0		96.0	2.0
T - WINDOW - 3'-0" x 3'-8"	3.0	3.7		11.1	0		66.6	6.0	0.0		0.0	
				0	0		0.0		0.0		0.0	
					8127.7	TOTAL GLZ	4,876.1	TOTAL GLZ	1,344.4	TOTAL GLZ	1,640.7	TOTAL GLZ
					24,392	WALL AREA	24,104.0	WALL AREA	6,439.0	WALL AREA	6,499.0	WALL AREA
					33.32%	% GLAZING	20.23%	% GLAZING	20.88%	% GLAZING	25.25%	% GLAZING



1 NORTH ELEVATION - BIRD SAFE GLASS
1/16" = 1'-0"



2 EAST ELEVATION - BIRD SAFE GLASS
1/16" = 1'-0"



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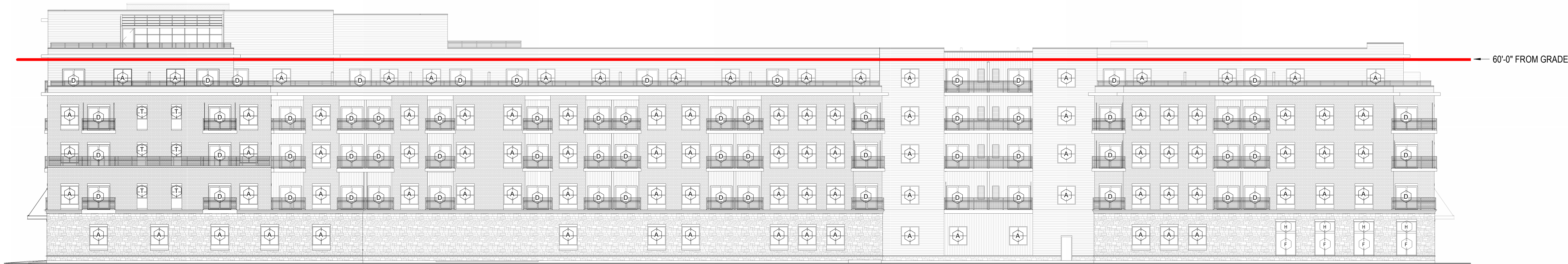
BIRDGLASS
CALCULATIONS

A820

3575 UNIVERSITY AVENUE
BIRD GLASS CALCULATIONS
3/14/2025

*50+ SQ FT AND REQUIRE A BIRD GLAZING SAFETY SYSTEM ON A MIN. OF 85% OF THE GLAZING

WINDOW/ STOREFRONT DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	WALL DESIGNATION							
					NORTH ELEVATION		SOUTH ELEVATION		EAST ELEVATION		WEST ELEVATION	
					GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW
A - WINDOW - 5'-4"x 5'-6"	5.0	5.2	4.0	25.9	2895.2	112.0	2429.9	94.0	878.9	34.0	827.2	32.0
B - WINDOW - 3'-0"x 4'-0"	2.7	3.7	1.0	9.9	79.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0
C - STOREFRONT - 6'-0" x 7'-0"	5.7	6.7	2.0	38.2	878.4	23.0	0.0	0.0	0.0	0.0	0.0	0.0
D - PATIO DOOR - 6'-8" x 7'-0"	6.3	6.7	2.0	42.4	2671.9	63.0	2290.2	54.0	254.5	6.0	381.7	9.0
E - STOREFRONT - 5'-8" X 6'-6"	5.7	6.5	2.0	36.8	846.2	23.0	0.0	0.0	147.2	4.0	110.4	3.0
F - STOREFRONT - 6'-0" X 6'-6"	6.0	6.5	2.0	39.0	390.0	10.0	156.0	4.0	0.0	0.0	156.0	4.0
G - STOREFRONT - 5'-8" X 2'-10"	5.7	2.8	2.0	16.0	367.1	23.0	0.0	0.0	63.8	4.0	47.9	3.0
H - STOREFRONT - 6'-0" X 2'-10"	6.0	2.8	2.0	16.8	201.6	12.0	67.2	4.0	0.0	1.0	117.6	7.0
I - STOREFRONT - 6'-3" X 6'-6"	6.3	6.5	2.0	40.95	40.95	1.0	0.0	0.0	0.0	0.0	0.0	0.0
K - STOREFRONT - 6'-3" X 2'-10"	6.3	2.8	2.0	17.64	17.64	1.0	0.0	0.0	0.0	0.0	0.0	0.0
L - STOREFRONT - 3'-0" X 9'-10"	3.0	9.8	1.0	29.4	29.4	1.0	0.0	0.0	0.0	0.0	0.0	0.0
M - STOREFRONT - 6'-0" X 2'-10"	3.0	2.8	1.0	8.4	8.4	1.0	0.0	0.0	0.0	0.0	0.0	0.0
N - STOREFRONT - 5'-0" X 9'-2"	5.0	9.2	1.0	46	92	2.0	0.0	0.0	46.0	1.0	0.0	0.0
O - STOREFRONT - 5'-0" X 9'-2"	5.0	9.2	2.0	46	46	1.0	0.0	0.0	0.0	0.0	0.0	0.0
Q - STOREFRONT - 2'-10" X 6'-6"	2.8	6.5	0.0	18.2	0	0.0	0.0	0.0	18.2	1.0	0.0	0.0
R - STOREFRONT - 2'-10" X 2'-10"	2.8	2.8	0.0	7.84	0	0.0	0.0	0.0	7.8	1.0	0.0	0.0
S - STOREFRONT - 6'-0" X 8'-0"	6.0	8.0	0.0	48	0	0.0	0.0	0.0	0.0	0.0	96.0	2.0
T - WINDOW - 3'-0" X 3'-8"	3.0	3.7	0.0	11.1	0	0.0	66.6	6.0	0.0	0.0	0.0	0.0
				0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
					8127.7 TOTAL GLZ		4,876.1 TOTAL GLZ		1,344.4 TOTAL GLZ		1,640.7 TOTAL GLZ	
					24,392 WALL AREA		24,104.0 WALL AREA		6,439.0 WALL AREA		6,499.0 WALL AREA	
					33.32% % GLAZING		20.23% % GLAZING		20.88% % GLAZING		25.25% % GLAZING	



1 SOUTH ELEVATION - BIRD SAFE GLASS
1/16" = 1'-0"



2 WEST ELEVATION - BIRD SAFE GLASS
1/16" = 1'-0"



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Mark	Description	Date

SHEET TITLE

BIRGLASS
CALCULATIONS

SHEET NUMBER

A821



SHADOW ON SEPT 21ST @ 9AM



SHADOW ON SEPT 21ST @ 2PM



SHADOW ON SEPT 21ST @ 4PM



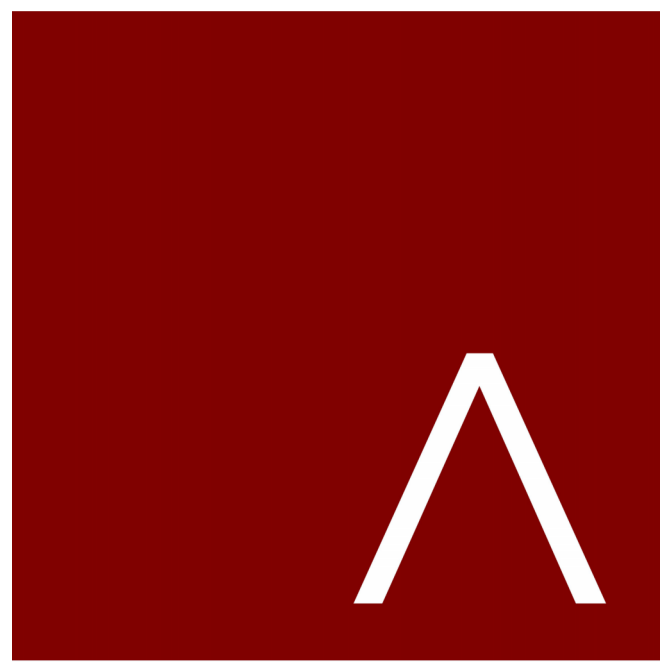
SHADOW ON DEC 21ST @ 9AM



SHADOW ON DEC 21ST @ 2PM



SHADOW ON DEC 21ST @ 4PM



JLA
ARCHITECTS

MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL

DATE OF ISSUANCE 4/7/2025

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SHADOW STUDY

SHEET NUMBER

A850



SHADOW ON MARCH 21ST @ 9AM



SHADOW ON JUNE 21ST @ 9AM



SHADOW ON MARCH 21ST @ 2PM



SHADOW ON JUNE 21ST @ 2PM



SHADOW ON MARCH 21ST @ 4PM



SHADOW ON JUNE 21ST @ 4PM



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL

DATE OF ISSUANCE 4/7/2025

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SHADOW STUDY

SHEET NUMBER

A851

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are RoHS compliant

GOVERNMENT PROCUREMENT — BAA — Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA — Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed.

Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

PERFORMANCE DATA

LDN6 3500K AR LSS 80CRI			
Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.



Catalog Number
Notes
Type

LDN6 STATIC WHITE



**6" Open and Wallwash LED
Non-IC
New Construction Downlight**

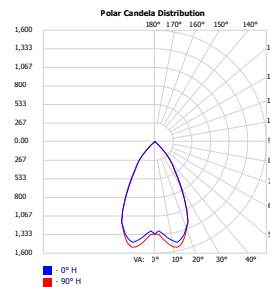


Open Trim

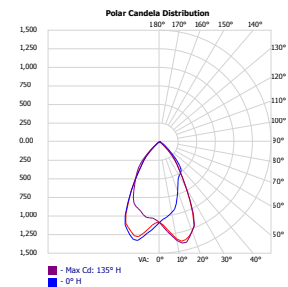


Wallwash Trim

DISTRIBUTIONS



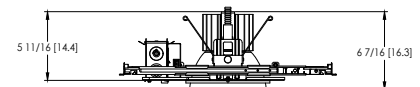
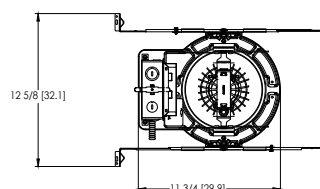
Open



Wallwash

DIMENSIONS

LDN6 500-3000 Lumens



Aperture: Ø 6-1/4" [15.9]
Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged
Overlap Trim: Ø 7-1/2" [19.1]

See page 4 for other fixture dimensions

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 L06 AR LSS MVOLT EZ10

LDN6							
Series	Color temperature	Lumens ‡	Trim Style	Trim Color	Trim Finish	Flange Color ‡	Voltage
LDN6 6" round	27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens 50 5000 lumens	L06 Downlight LW6 Wallwash	AR Clear WR ‡ White BR ‡ Black TCPC ‡ Custom painted trim TRALTBD ‡ RAL painted trim	LSS Semi-specular LD Matte diffuse LS Specular	TRW White painted flange TRBL Black painted flange FCPC Custom painted flange only FRALTBD RAL painted flange only	MVOLT Multi-volt 120 120V 277 277V 347 ‡ 347V

Driver	Emergency ‡	Control Input ‡	Options
GZ10 0-10V driver dims to 10%	(blank) No Emergency Needed	(blank) No Control Input Needed	HAO ‡ High ambient option (40°C)
GZ1 0-10V driver dims to 1%	EL Battery pack (10W constant power), non-T20 compliant, integral test switch	JOT Wireless room control with "Just One Touch" pairing	CP ‡ Chicago Plenum
D10 Minimum dimming 10% driver for use with JOT	ELR Battery pack (10W constant power), non-T20 compliant, remote test switch	NPP16D nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	RRL___ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
D1 Minimum dimming 1% driver for use with JOT	ELSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, integral test switch	NPP16DER nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	BAA Buy America(n) Act and/or Build America Buy America Qualified
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELRSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, remote test switch	NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers (EZ1).	90CRI High CRI (90+)
EDAB eldoLED DALI SOLDRIIVE dim to dark	E10WCP Battery pack (10W constant power), T20 compliant, integral test switch	NPS80EZER nLight® dimming pack controls 0-10V eldoLED drivers (EZ1). ER controls fixtures on emergency circuit.	SF ‡ Single fuse
	E10WCPR Battery pack (10W constant power), T20 compliant, remote test switch	N80 nLight™ Lumen Compensation	
	E10WRSTAR Emergency battery pack, 10W with remote test switch and Iota STAR technology	NLTAIR2 nLight® Air enabled	
		NLTAIRER2 nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options	
		NLTAIREM2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.	

‡ Option Value Ordering Restrictions

Option value	Restriction
Lumens	Overall height varies based on lumen package; refer to dimensional chart.
WR, BR	Not available with finishes.
347	Not available with emergency options.
SF	Must specify voltage 120V or 277V.
TRW, TRBL	Available with clear (AR) reflector only.
EL, ELR, ELSD, ELRSD, E10WCP, E10WCPR	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER, NPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. See UL 924 Sequence of Operation table.
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ1 drivers.
NLTAIR, NLTAIR2, NLTAIRER2, NLTAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. not recommended for metal ceiling installations.
HAO	Fixture height is 6.5" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
Reloc® Options	Refer to RRL specification sheet on acuitybrands.com for further details.
RRLAE	Commercial fixtures should disconnect the TSPL before unplugging the RRL so it does not go into discharge mode.
RRLC12S	RRLC12S option is to be used with the OnePass OCU, OCS, OD, OFC and OD for 0-24V integrated single-circuit or 0-10V low voltage controls applications. Not available with integral dimming sensors.
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, AL03 & AL04 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch

Accessories: Order as separate catalog number.

EAC ISSM 375	Compact interruptible emergency AC power system	SCA6 Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D
EAC ISSM 125	Compact interruptible emergency AC power system	
GRA68 JZ	Oversized trim ring with 8" outside diameter	



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

(Maximum order quantity for design select lead times is 112.)

Emergency Battery Pack Options - Field Installable

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter / 2 Hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL Listed products that are certified for field install external/remote to the fixture.

*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.

The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.

Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

PHOTOMETRY

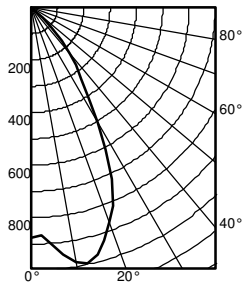
Distribution Curve

Distribution Data

Output Data

Illuminance Data at 30" Above Floor for
a Single Luminaire

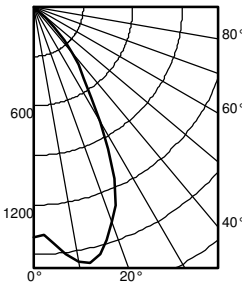
LDN6 35/10 L06AR, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0= 1.02, test no. ISF 30716P262.



Ave	Lumens	Zone	Lumens	% Lamp
0	876	0° - 30°	680.7	69.0
5	905	0° - 40°	895.0	90.7
15	971	0° - 60°	986.0	99.9
25	720	0° - 90°	987.0	100.0
35	330	90° - 120°	0.0	0.0
45	110	90° - 130°	0.0	0.0
55	1	90° - 150°	0.0	0.0
65	1	90° - 180°	0.0	0.0
75	0	0° - 180°	987.0	*100.0
85	0			
90	0			

		50% beam - 54.5°		10% beam - 82.2°	
Initial FC					
Mounting	Center				
Height	Beam	Diameter	FC	Diameter	FC
8.0	29.0	5.7	14.5	9.6	2.9
10.0	15.6	7.7	7.8	13.1	1.6
12.0	9.7	9.8	4.9	16.6	1.0
14.0	6.6	11.8	3.3	20.1	0.7
16.0	4.8	13.9	2.4	23.6	0.5

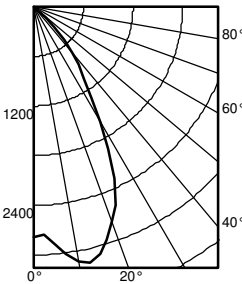
LDN6 35/15 L06AR, input watts: 17.52, delivered lumens: 1572.9, LM/W = 89.77, spacing criterion at 0= 1.02, test no. ISF 30716P265.



Ave	Lumens	Zone	Lumens	% Lamp
0	1396	0° - 30°	1084.6	69.0
5	1442	0° - 40°	1426.2	90.7
15	1547	0° - 60°	1571.3	99.9
25	1147	0° - 90°	1572.9	100.0
35	526	90° - 120°	0.0	0.0
45	176	90° - 130°	0.0	0.0
55	2	90° - 150°	0.0	0.0
65	1	90° - 180°	0.0	0.0
75	1	0° - 180°	1572.9	*100.0
85	0			
90	0			

		50% beam - 54.5°		10% beam - 82.2°	
Initial FC					
Mounting	Center				
Height	Beam	Diameter	FC	Diameter	FC
8.0	46.2	5.7	23.1	9.6	4.6
10.0	24.8	7.7	12.4	13.1	2.5
12.0	15.5	9.8	7.7	16.6	1.5
14.0	10.6	11.8	5.3	20.1	1.1
16.0	7.7	13.9	3.8	23.6	0.8

LDN6 35/30 L06AR, input watts: 34.75, delivered lumens: 3138.5, LM/W = 90.31, spacing criterion at 0= 1.02, test no. ISF 30716P274.



Ave	Lumens	Zone	Lumens	% Lamp
0	2786	0° - 30°	2164.3	69.0
5	2877	0° - 40°	2845.9	90.7
15	3087	0° - 60°	3135.3	99.9
25	2289	0° - 90°	3138.5	100.0
35	1049	90° - 120°	0.0	0.0
45	350	90° - 130°	0.0	0.0
55	5	90° - 150°	0.0	0.0
65	2	90° - 180°	0.0	0.0
75	1	0° - 180°	3138.5	*100.0
85	0			
90	0			

		50% beam - 54.5°		10% beam - 82.2°	
Initial FC					
Mounting	Center				
Height	Beam	Diameter	FC	Diameter	FC
8.0	92.1	5.7	46.1	9.6	9.2
10.0	49.5	7.7	24.8	13.1	5.0
12.0	30.9	9.8	15.4	16.6	3.1
14.0	21.1	11.8	10.5	20.1	2.1
16.0	15.3	13.9	7.6	23.6	1.5

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

$$\text{Delivered Lumens} = 1.25 \times P \times \text{LPW}$$

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

LUMEN OUTPUT MULTIPLIERS - FINISH

	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CRI

80	1.0
90	0.874

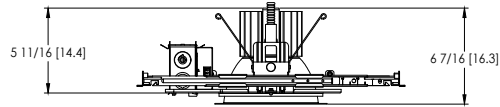
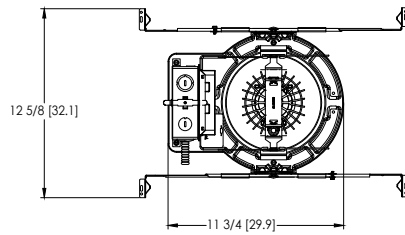
LUMEN OUTPUT MULTIPLIERS - CCT

	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

LDN6

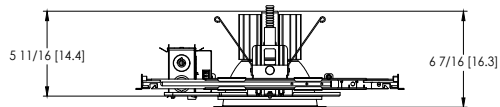
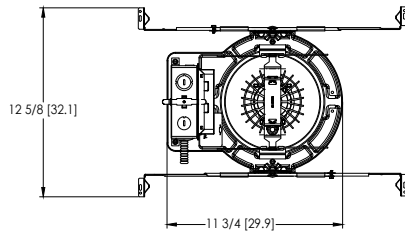
* All dimensions are inches (centimeters) unless otherwise noted.

LDN6 500-3000 Lumens



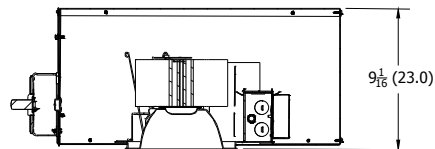
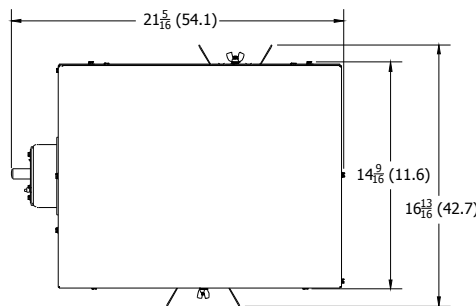
Aperture: \varnothing 6-1/4" [15.9]
Ceiling Cutout: \varnothing 7-1/8" [18.1] Self-flanged
Overlap Trim: \varnothing 7-1/2" [19.1]

LDN6 4000-5000 Lumens



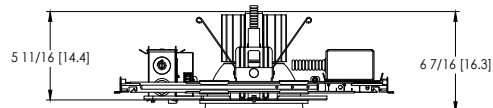
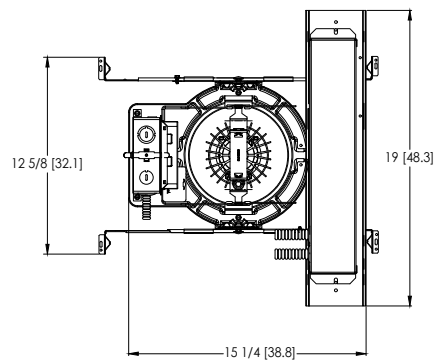
Marked Spacing: 24" x 24" x 10"
Aperture: \varnothing 6-1/4" [15.9]
Ceiling Cutout: \varnothing 7-1/8" [18.1] Self-flanged
Overlap Trim: \varnothing 7-1/2" [19.1]

LDN6 CP



Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)

LDN6 EL



Marked Spacing above 3000lm: 24" x 24" x 10"
Aperture: \varnothing 6-1/4" [15.9]
Ceiling Cutout: \varnothing 7-1/8" [18.1] Self-flanged
Overlap Trim: \varnothing 7-1/2" [19.1]

ADDITIONAL DATA



The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

Diagram



LDN6 Series



Sensor Switch
WSXA JOT

- 1. **Power:** Install JOT enabled fixtures and controls as instructed.
- 2. **Pair:** Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
- 3. **Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

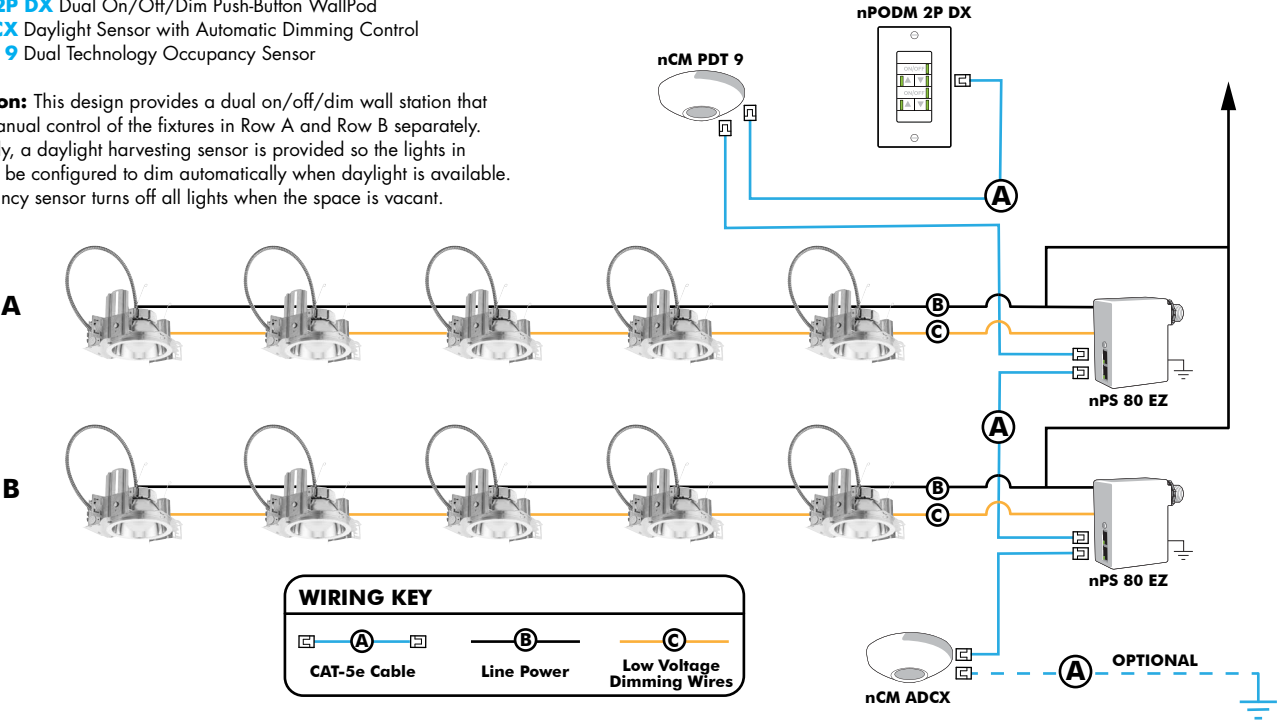
COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSCVT	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALI.net Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

EXAMPLE

Group Fixture Control*
*Appiication diagram applies for fixtures with eldoLED drivers only.

- nPS 80 EZ Dimming/Control Pack (qty: 2 required)
- nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
- nCM ADCX Daylight Sensor with Automatic Dimming Control
- nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.



Push-Button Wallpod
Traditional tactile buttons and LED user feedback



Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:			
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.			
WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model Number	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model Number
		10', CAT5 10FT	CAT5 10FT J1
		15, CAT5 15FT	CAT5 15FT J1

nLight® AIR Control Accessories: <i>Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair.</i>	
Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH ¹

Notes

- 1 Can only be ordered with the RES7Z zone control sensor version.

UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome





Catalog Number
Notes
Type

Contractor Select™

WPX LED

Wall packs

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing full-cut off solution for both new construction and HID wall pack replacement/renovation opportunities. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life.

FEATURES:

- Architectural design at very economical prices
- Energy efficient - payback in less than two years
- Wide range of configuration options available

Note : WPX3 lumen package and all the WPX configuration options are not included in the Contractor Select program. For more information, please visit [WPX LED](#).



Luminaire	CCT	Lumens	Input Watts	Photocell	Finish	Voltage	Catalog Number	CI Code	UPC	Pallet qty.	Replaces Up To
WPX0	SWW2 3000K/ 4000K/ 5000K	850 - 1,650	6.4-13W	Switchable On/Off	DARK BRONZE	120-277V	WPX0 LED ALO SWW2 MVOLT PE DDBXD M2	*276U4U	196182511806	280	70W Metal Halide
WPX1	4000K	2,900	24W	N/A	DARK BRONZE	120-277V	WPX1 LED P2 40K MVOLT DDBXD M4	*265SWK	193048870589	160	150W Metal Halide
WPX2	4000K	6,000	47W	N/A	DARK BRONZE	120-277V	WPX2 LED 40K MVOLT DDBXD M2	*265SX3	193048870756	120	250W Metal Halide
	5000K	6,000	47W	N/A	DARK BRONZE	120-277V	WPX2 LED 50K MVOLT DDBXD M2	*265SX6	193048870770	120	250W Metal Halide

More configurations are available. [Click here](#) or visit [www.acuitybrands.com](#) and search for [WPX LED](#).



Specifications

INTENDED USE:

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION:

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

ELECTRICAL:

Light engine(s) configurations consist of high-efficacy LEDs with a min LED lumen maintenance of L86/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70 (80 for WPX0). Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package and WPX0 comes with a standard surge protection rating of 2.5kV).

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

INSTALLATION:

WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. WPX1, WPX2 and WPX3 come with three 1/2 inch conduit ports on three sides that allow for surface conduit wiring. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS:

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

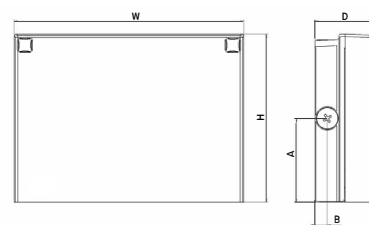
WARRANTY:

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

Dimensions

All dimensions are inches (centimeters) unless otherwise indicated.



Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX0	5.75" (14.6 cm)	5.5" (14.0 cm)	2" (5.1 cm)	N/A	N/A	2.5 lbs (1.1kg)
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)