

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 horntawv 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

Company Walter Wayne Development

Street address 702 N. High Point Road

City/State/Zip Madison WI 53717

Telephone 608.235.9020

Email rc@starkcommercial.com

Project contact person Patrick Terry

Company JLA Architects + Planners

Street address 800 W Broadway - Suite 200

City/State/Zip Monona WI, 53713

Telephone 608.442.3823

Email pterry@jla-ap.com

Property owner (if not applicant) University 3000 LLC

Street address 1741 Commercial Ave

City/State/Zip Madison, WI 53713

Telephone 608.255.3573

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

UDC

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 UDCappllications@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: UDCappllications@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 Desing 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

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

Structural Engineering

Spire Engineering
305 N. Plankton Avenue – Suite 101
Milwaukee, Wisconsin 53203
Contact: Matt Rau
Phone: 414.278.9200 ext. 111
E-Mail: mj@spireengineering.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 Univrsity 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 within the context of neighboring properties along University Avenue. The building design from the beginning of the process and since guided 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

ABBREVIATIONS

A	D	G	(CONTINUED)	N	S	(CONTINUED)								
AAC	AIR CONDITION	DEMOLITION	GLULAM: GLUE LAMINATED WOOD	N	STNB: STONE BASE									
ACE	ARCHITECT/ENGINEER	DEPT: DEPARTMENT	GR: GRADE, GRADING	NO	STRUCT: STRUCTURAL									
ACG	ACOUSTIC CEILING TILE	DEPT: DEPARTMENT	GROUT: GROUT	NC	STV: SHEET VINYL									
ADL	ADDITIONAL	DOOR & FRAME SCHEDULE	GYPSUM: GYPSUM BOARD	NOM										
AFS	ABOVE FINISHED COUNTER	DOOR: DOOR	GYPSUM WALL TILE: GYPSUM WALL BOARD	NO: NORMA										
AFS	ABOVE FINISHED CABINET	DOOR & FRAME	GROUT: GROUT	NO: NORMA										
ALU	ALUMINUM	DOOR FRAME	GROUT: GROUT	NTS: NOT TO SCALE										
ALUM	ALUMINUM	DOOR FRAME	GROUT: GROUT											
APD	APPROVED	DOOR FRAME	GROUT: GROUT											
APR	APPROVED	DRAWING	GROUT: GROUT											
ASK	ABOVE SUSPENDED CEILING													
B	E	H	I	O	P	U								
BB	EAST	HOSE: HOSE	OC: ON CENTER	OC: OUTSIDE CENTER	PLASTIC: PLASTIC	UNL: UNLESS NOTED OTHERWISE								
BBL	EFS: EXTERIOR INSULATION AND FINISH SYSTEM	HOSE: HOSE	OD: OUTSIDE DIMER	OD: OUTSIDE DIMER	PLYWOOD: PLYWOOD	UNN: UNLESS OTHERWISE NOTED								
BL	BLINDS (WINDOW)	HOUSEKEEPING	OF: ON CENTER	OF: OUTSIDE FINISHED	PREFAB: PREFABRICATED	UNP: UNPAINTED								
BL	BULB: LIGHT	HT: HOT	OF: ON CENTER	OF: OUTSIDE FINISHED	PREFN: PREFACTURED	UP: UP								
BD	BELOW	HEATING: HEATING	OF: ON CENTER	OF: OUTSIDE FINISHED	PTN: PARTITION	UON: UNPAINTED								
BD	BOTTOM	VENTILATING: VENTILATING	OF: ON CENTER	OF: OUTSIDE FINISHED	PTN: PARTITION	UON: UNPAINTED								
BD	BOTTOM OF STEEL	HW: HOT WATER	OF: ON CENTER	OF: OUTSIDE FINISHED	PTN: PARTITION	UON: UNPAINTED								
BD	BOTTOM OF STEEL	HIGHWAY: HIGHWAY	OF: ON CENTER	OF: OUTSIDE FINISHED	PTN: PARTITION	UON: UNPAINTED								
C	F	G	I	J	K	L	Q	R	S	U	V	W	Y	Z
CB	FEMALE	INSIDE DIAMETER	PLASTIC: PLASTIC	JANITOR SINK: JANITOR SINK	QUARRY: QUARRY	QUARRY TILE: QUARRY TILE	VCT: VINYL COMPOSITE TILE			WEST: WEST	W: W			
CB	CONSTRUCTION BULLETIN	PIPE: PIPE	PLYWOOD: PLYWOOD	INT: INT.	INSUL: INSULATION	BASE: BASE	VFC: VENDOR FURNISHED			WITH: WITH	W/: W/			
CFI	CONTRACTOR FURNISHED	PLATE: PLATE	PREFAB: PREFABRICATED	INT: INT.	INSUL: INSULATION	CEIL: CEIL	VFO: VENDOR FURNISHED OWNER			WOOD: WOOD	WC: WC			
CFI	CONTRACTOR FURNISHED	PLATE: PLATE	PREFN: PREFACTURED	INT: INT.	INSUL: INSULATION	CEIL: CEIL	VFO: VENDOR FURNISHED OWNER			WOOD: WOOD	WC: WC			
CFI	CONTRACTOR FURNISHED	PLATE: PLATE	PTN: PARTITION	INT: INT.	INSUL: INSULATION	CEIL: CEIL	VFO: VENDOR FURNISHED OWNER			WOOD: WOOD	WC: WC			
CG	CONCRETE	PLATE: PLATE	PTN: PARTITION	INT: INT.	INSUL: INSULATION	CEIL: CEIL	VFO: VENDOR FURNISHED OWNER			WOOD: WOOD	WC: WC			
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UNIVERSITY 3000-MIXED USE - PROJECT DATA

3/11/2025



UNIT NAME	EXEC STUDIO			STUDIO								1 BEDROOM + DEN								2 BEDROOM				1 TOTAL UNITS	1 TOTAL BEDROOMS	COMMERCIAL NET AREA LEASABLE	1,2 COMMON AMENITY SPACE	RESIDENTIAL NET AREA LEASABLE	GROSS AREA (S.F.)	EFFICIENCY	RESIDENTIAL PARKING			COMMERCIAL PARKING			PARKING		PARKING RATIOS		BICYCLES			
	A1	A2	A3	B1	B1.2	B1.3	B2	B4	B1.1	B3	C2.2	C2.1	C2.3	C2	C5	C1	C4	C7	C8	C3	D1	E2	E1	E4	E3																			
PROPOSED	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2																			
BEDROOMS	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2																			
AREA (S.F.)	439	447	470	474	489	491	506	561	487	548	692	688	696	680	710	654	701	740	757	777	698	820	1,079	1,03	1,268	1,120																		
6																														3,81	3,494	90.0%												
5	2	2		2	3	1	2		2	1							1	2	1	1	2	3	1	1	1	1	30	32	-	-	19,499	23,746	82.0%											
4		2		2	14	2		1	2	1	2	2	2	2	2	2	2	2	2	2										24,380	28,337	86.0%												
3		2		2	14	2		1	2	1	2	2	2	2	2	2	2	2	2	2									24,380	28,337	86.0%													
2		2	2	2	14	2		1	2	1	2	2	2	2	2	2	2	2	2	2	40	43	-	-	25,319	29,390	86.1%																	
1																													4,268	4,177		76												
LL/P1																														3,55	3,55	69	45											
LL/P2																													3,55	3,55	74	45												
TOTALS	2	8	2	8	45	7	2	3	8	4	6	6	7	8	1	1	3	3	1	1	3	4	146	157	4,268	8,058	9,3548	122,188	83.2%	8,492	146	0	146	20	16	100	0.9	4.49	163					
PERCENT	1.37%	5.48%	1.37%	5.48%	30.82%	4.79%	1.37%	2.05%	5.48%	2.74%	4.11%	4.11%	4.79%	5.48%	0.68%	0.68%	2.05%	0.68%	0.68%	0.68%	2.05%	2.05%	0.8%	2.05%	2.74%	100.0%																		
	8.22%			52.74%								29.45%								2.05%				7.53%		100.0%		6.1 Average N.S.F. per unit			5.2 Average S.F. per space			SHARED PARKING			8.08 Average G.S.F. per unit		TOTAL SPACES		PER UNIT		PER SF	

NOTES:

- 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

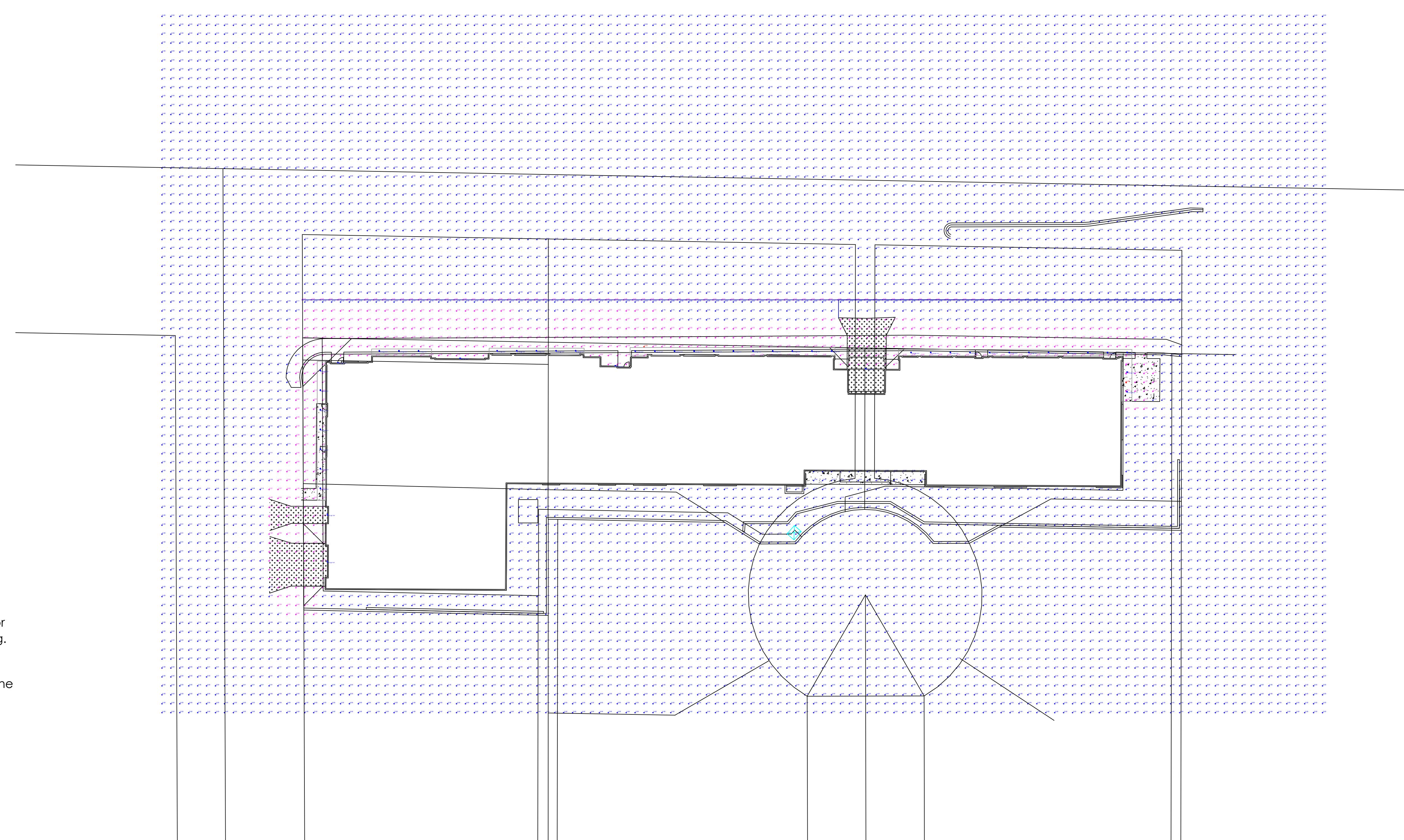
3575 University - Mixed Use
3/17/2025

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 Pkg	110
Residential - Wall	25.0%	146	per Total Req Unit Pkg	36
**Residential Guest (UNSECURED) - Floor Mounted	10.0%	146	per Total Units	14
Commercial - First Floor	1.0	4268 SF	per 2000 SF	2
TOTALS:				162

PROJECT LIMITS AND DESIGN				
Required Bicycle Parking (Per Unit Type)	PROVIDED BICYCLE PARKING			
	Floor Mount	SITE - Flr 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

NOTES

- 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 ALO1 (750LM) SWW1 AR LSS WD 80CRI	1	879	0.9	9.06	
OW1	6	Lithonia Lighting	WPX1 LED P2 XXK MVOLT	1	2913	0.95	24.42	

3575 UNIVERSITY AVENUE

DRAWN BY : CAS

MADISON, WI

DATE : 03/14/2025

EXTERIOR LAYOUT

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

PROGRESS DOCUMENTS

DATE OF ISSUANCE	4/7/1
REVISION SCHEDULE	

SAFETY FILE

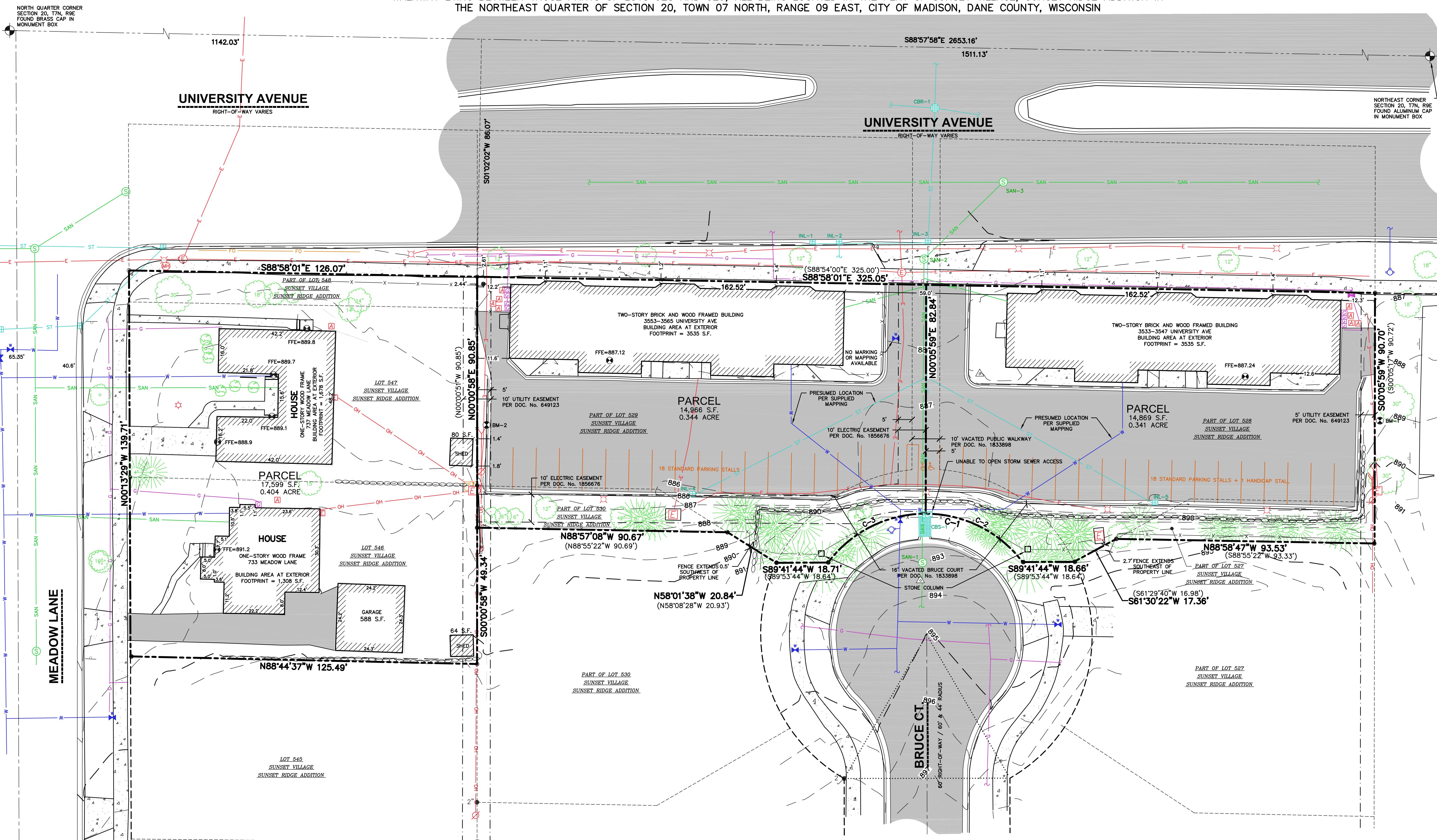
UNIT MATRIX & LIGHTING

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



File: USDIINCProjects2024/2414962 DWG/Survey Sheets/2414962 Excon.dwg Layout: Sheet 1 User: john.krebs Plotted: Jan 16, 2025 9:31am Xrefs:

STORM SEWER INLETS				
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE
CBS-1*	893.48	N	889.48	15" ORIFICE
		N	889.48	15" ORIFICE
INL-1	884.51	E	882.21	12" RCP
INL-2	884.55	S	882.22	12" PVC
		W	882.01	12" RCP
		E	882.00	12" RCP
INL-3	884.62	W	880.02	12" RCP
		S	881.19	15" RCP
		N	879.97	36" 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" x 42" WITH 2-15" ORIFICES GOING INTO THE STORM SEWER ACCESS STRUCTURE.

SANITARY SEWER MANHOLES				
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE
SAN-1	893.00	N	885.04	8" PVC
		S	885.08	8" PVC
SAN-2	885.04	NE	879.08	8" PVC
		S-CLO	880.07	8" PVC
		S	879.44	8" PVC
SAN-3	885.28	SW-CLO	873.19	8" PVC
		SW	871.02	24" RCP
		W	870.86	24" RCP

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
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:
1. FIELD WORK PERFORMED ON JUNE 19-20, 2023 AND JANUARY 3 AND 6, 2025.
2. 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.
3. 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, T7N, R9E, ELEVATION = 897.697'.
4. CONTOUR INTERVAL IS ONE FOOT.
5. 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. DIGGERS HOTLINE TICKET NO. 20232406744, 20232406744, 20232406778 AND 20232406828 WITH A CLEAR DATE OF 06/15/2023. DIGGER'S HOTLINE TICKET NO. 20250101859, 20250101864, 20250101868 AND 20250101877 WITH A CLEAR DATE OF JANUARY 07, 2025.
6. 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
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. 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.
9. 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.
10. PER DOCUMENT NO. 649123, NOTE 9, "VEHICULAR ACCESS SHALL NOT BE PERMITTED FROM UNIVERSITY AVENUE TO LOTS 528, 529 AND 548."

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	888.49	3/4" REBAR AT EAST END OF PROJECT AREA
BM-2	887.13	MAG NAIL IN CURB AT WEST END OF PROJECT AREA

SURVEYOR'S CERTIFICATE

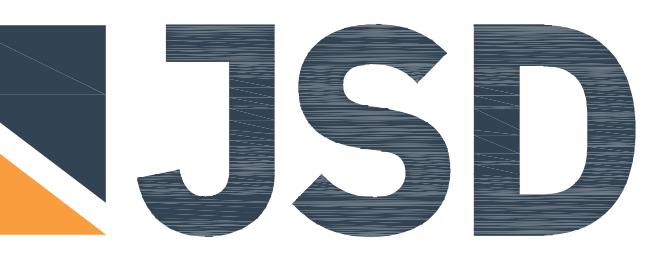
I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF WALTER WAYNE DEVELOPMENT THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE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

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE



VICINITY MAP
NOT TO SCALE



jsdinc.com
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
UNIVERSITY 3000, LLC

CLIENT ADDRESS:
1741 COMMERCIAL AVENUE
MADISON, WI 53704

PROJECT:
UNIVERSITY AVENUE
MIXED USE DEVELOPMENT

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

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

Prepared By: JK 01/07/25

SHEET TITLE:
EXISTING
CONDITIONS
SURVEY

SHEET NUMBER:
1 OF 1

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINE.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCREPANCY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- ANY REFERENCES TO TERMS OR ENTITY NAMES IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:

 - 1. JURISDICTION - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY DISTRICT) HAVING THE JURISDICTIONAL AUTHORITY.
 - 2. STATE HIGHWAY SPECIFICATIONS - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS.
 - 3. STANDARDS - STATE OF WISCONSIN SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION, SUPER EDITION.
 - 4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT".
 - 5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR".
 - 6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS".

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS. THESE ITEMS MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE IF THESE ITEMS REQUIRE ADDITIONAL ATTENTION. OWNER SHALL DO ALL DUE DILIGENCE TO INCLUDE IN THE BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID BY THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR ON WHICH THEY WOULD HAVE NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GRROWN TO PROTECTION.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL ATTACHED EQUIPMENT. OWNER SHALL RELOCATE OR ELEVATE, RELOCATE, OR ABANDON ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DEMOLISHED BY THE CONSTRUCTION.

DEMOLITION NOTES

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:

 - 1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 2. VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - 3. NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.

- ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNERS SATISFACTION AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

CONSTRUCTION SEQUENCING

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

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL RELATED DIRT, DUST, AND DEBRIS.

BUILDING REMOVALS SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL DEMOLITION WASTE APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ON SITE.

CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLYABLE FILL".

RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS. DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

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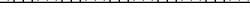
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LEGEND

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C-10	81.58'	44.00'	58.63	106°13'46"	70.39'	S89°51'52"W
C-11	81.58'	44.00'	58.63	106°13'46"	70.39'	S89°51'52"W
C-12	81.58'	44.00'	58.63	106°13'46"	70.39'	S89°51'52"W

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).

UNIVERSITY AVENUE (WB)

UNIVERSITY AVENUE (EB)

NOT FOR CONSTRUCTION

signed By: CHG
viewed By: ACG
proved By: ACG

EET TITLE:

EMOTIONAL LEARN

24

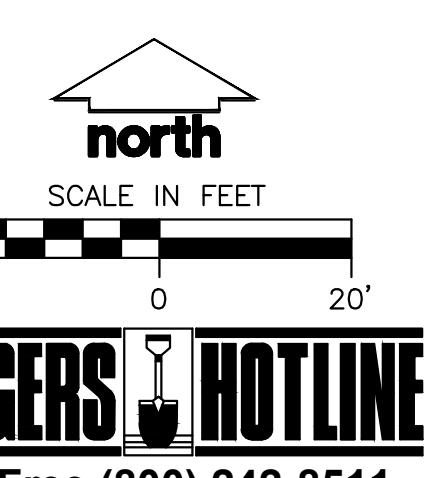
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SEET NUMBER:

C200

PROJECT NO: 2114066

PROJECT NO. 24-14502 F



DIGGERS HOTLINE

Toll Free (800) 242-8511

NOT FOR
CONSTRUCTION

PLAN MODIFICATIONS:

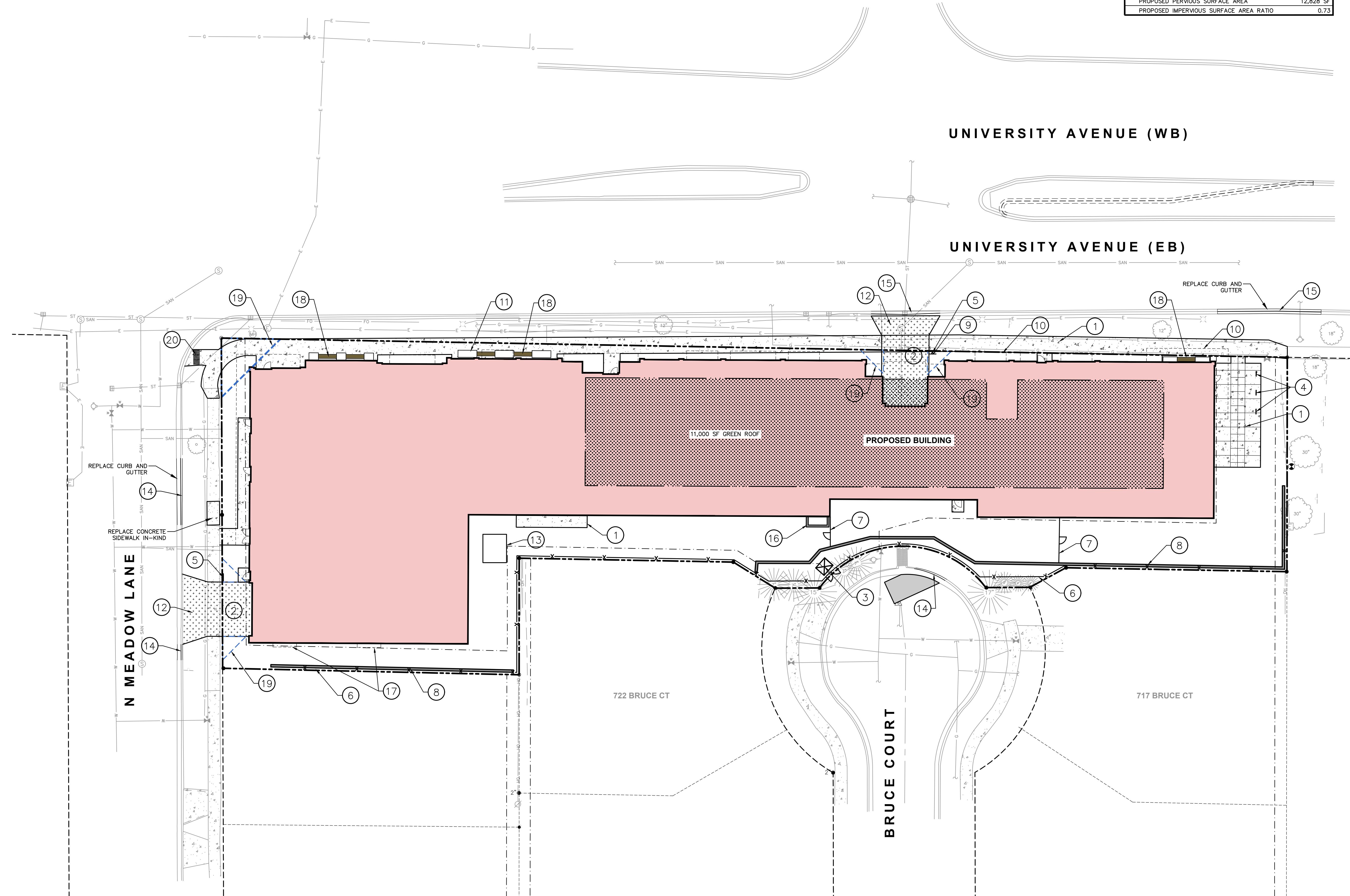
#	Date:	Description:
1	03.17.2025	LAND USE AND UDC SUBMITTAL
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Designed By: CHG
Reviewed By: ACG
Approved By: ACG

SHEET TITLE:
ANNOTATED SITE PLANSHEET NUMBER:
C300

Toll Free (800) 242-8511

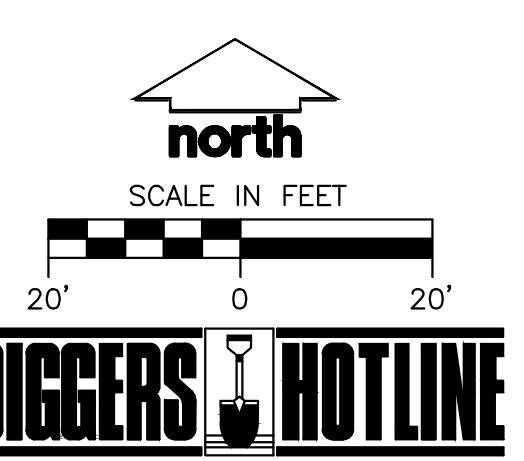
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SITE INFORMATION BLOCK	
SITE ADDRESS	3535 UNIVERSITY AVE
PROPERTY ACREAGE	1.09 ACRES
NUMBER OF BUILDING STORIES	5
TOTAL BUILDING SQUARE FOOTAGE	30,982 SF
GREEN ROOF SQUARE FOOTAGE	11,000 SF
NUMBER OF PARKING STALLS	
UNDERGROUND	
LARGE	166
ACCESSIBLE	
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



NOT FOR
 CONSTRUCTION

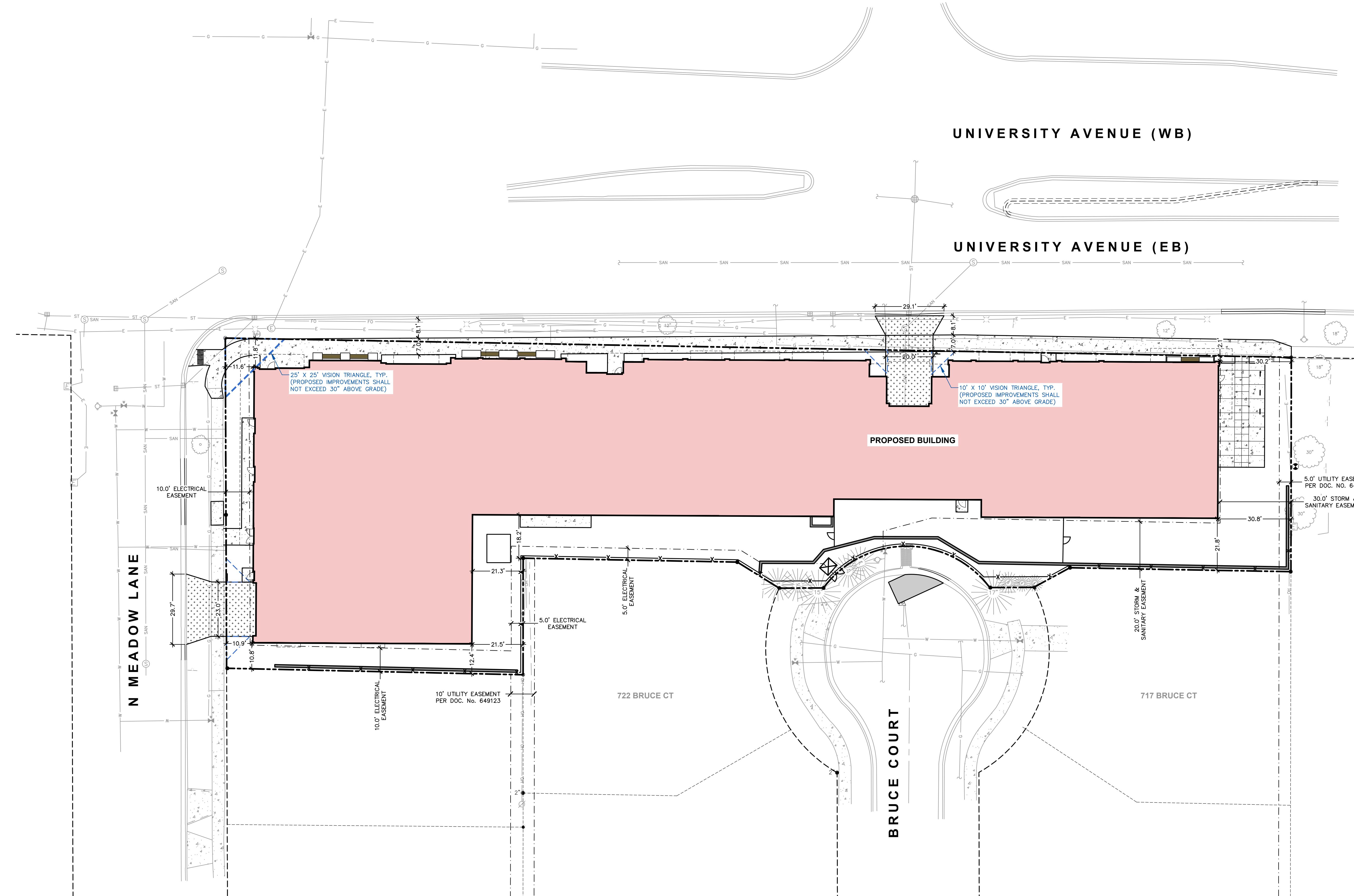
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 Designed By: CHG
 Reviewed By: ACG
 Approved By: ACG

 SHEET TITLE:
 DIMENSIONED SITE PLAN

 SHEET NUMBER:
 C301

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**NOT FOR
CONSTRUCTION**

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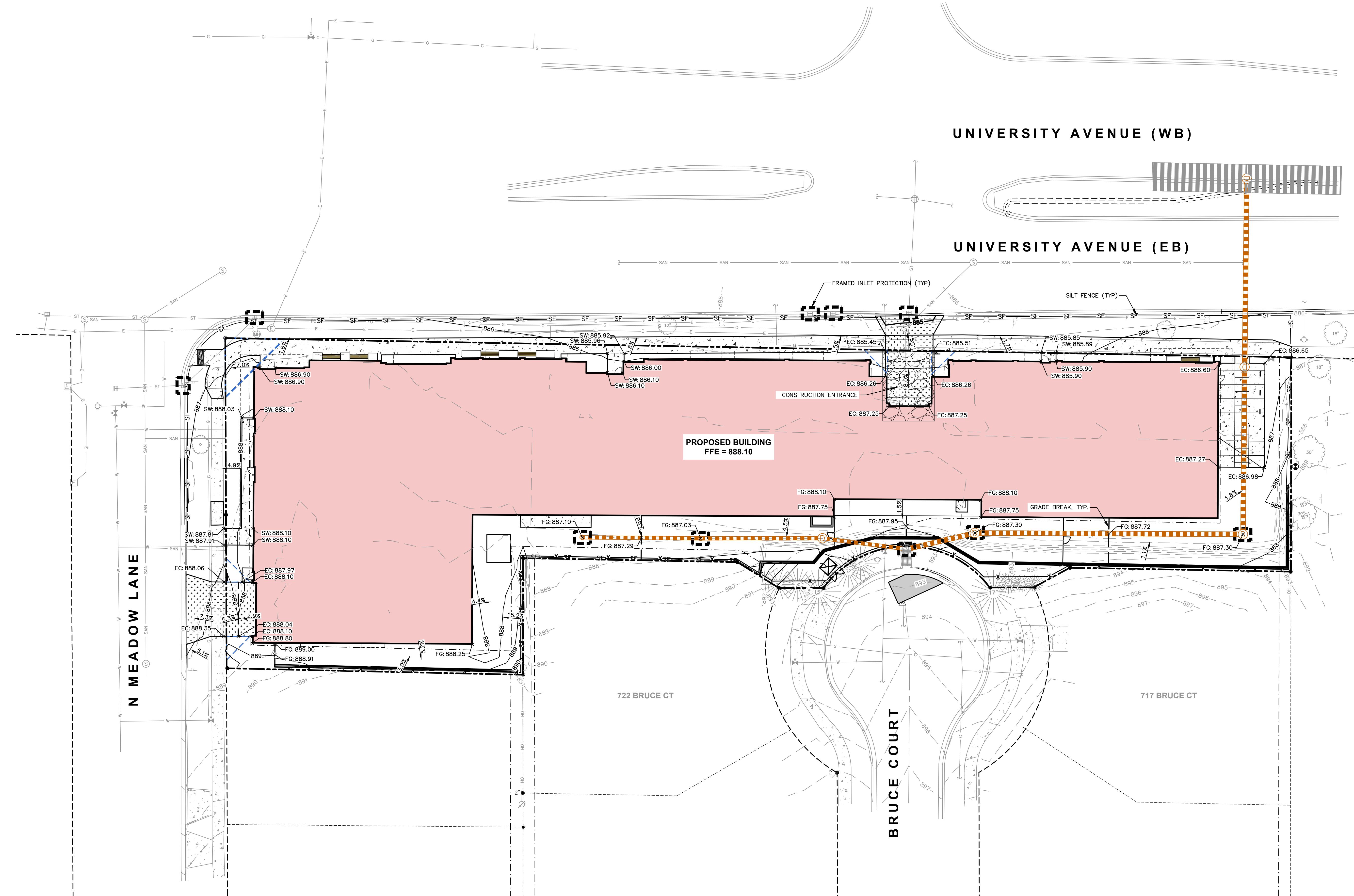
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GRADING PLAN

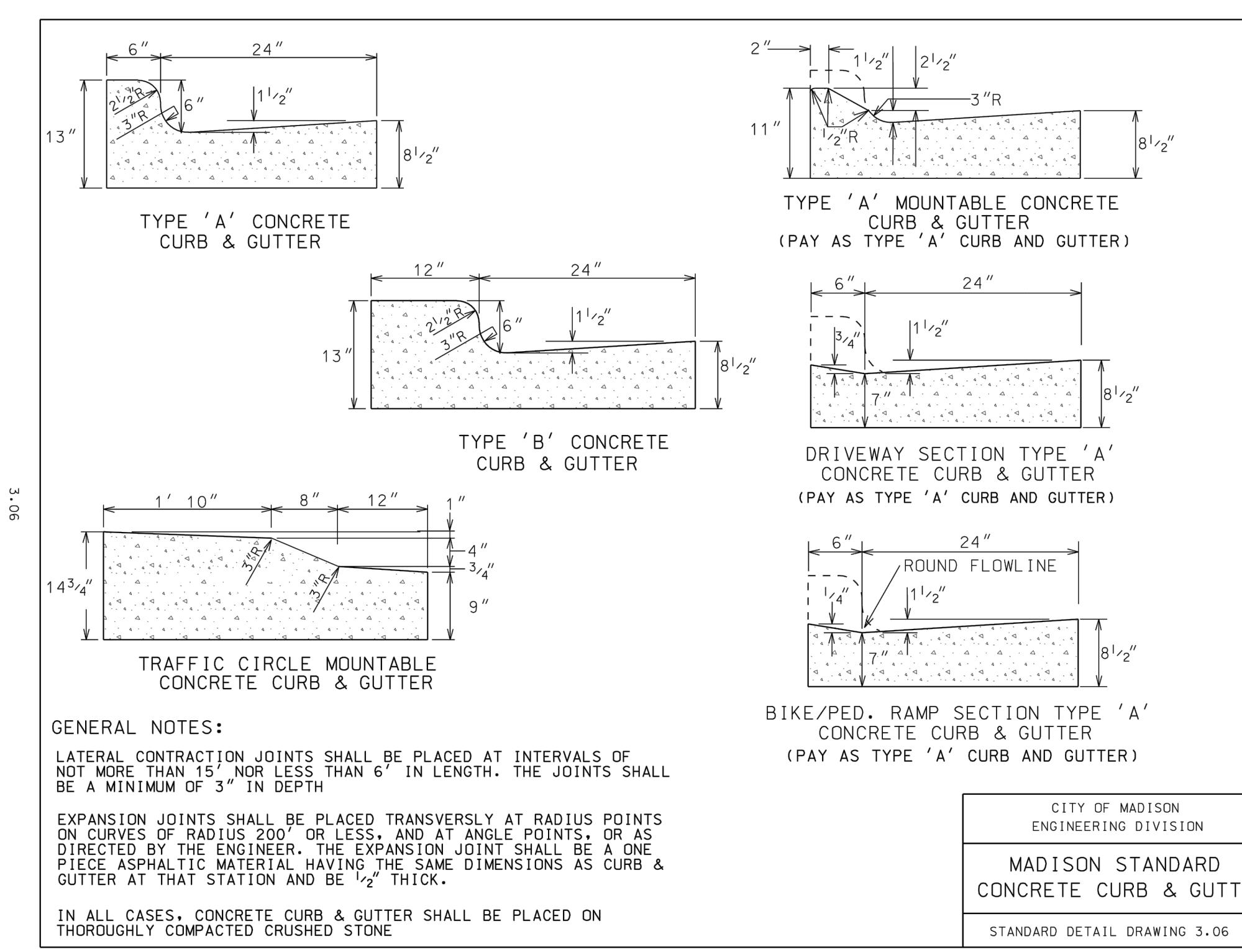
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C400

SHEET NUMBER:

JSD PROJECT NO: 24-14962





GENERAL NOTES:
LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15', NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS OUTSIDE OF THE Curb, 10' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE $\frac{1}{2}$ " THICK.

IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPAKTED CRUSHED STONE

TYPE 'A' CONCRETE CURB & GUTTER
(PAY AS TYPE 'A' CURB AND GUTTER)

TYPE 'B' CONCRETE CURB & GUTTER
(PAY AS TYPE 'A' CURB AND GUTTER)

DRIVeway SECTION TYPE 'A'
CONCRETE CURB & GUTTER
(PAY AS TYPE 'A' CURB AND GUTTER)

BIKE/PED. RAMP SECTION TYPE 'A'
CONCRETE CURB & GUTTER
(PAY AS TYPE 'A' CURB AND GUTTER)

TYPE 'C' CONCRETE CURB & GUTTER
(PAY AS TYPE 'A' CURB AND GUTTER)

TYPE 'D' CONCRETE CURB & GUTTER
(PAY AS TYPE 'A' CURB AND GUTTER)

TYPE 'E' CONCRETE CURB & GUTTER
(PAY AS TYPE 'A' CURB AND GUTTER)

TYPE 'F' CONCRETE CURB & GUTTER
(PAY AS TYPE 'A' CURB AND GUTTER)

TYPE 'G' CONCRETE CURB & GUTTER
(PAY AS TYPE 'A' CURB AND GUTTER)

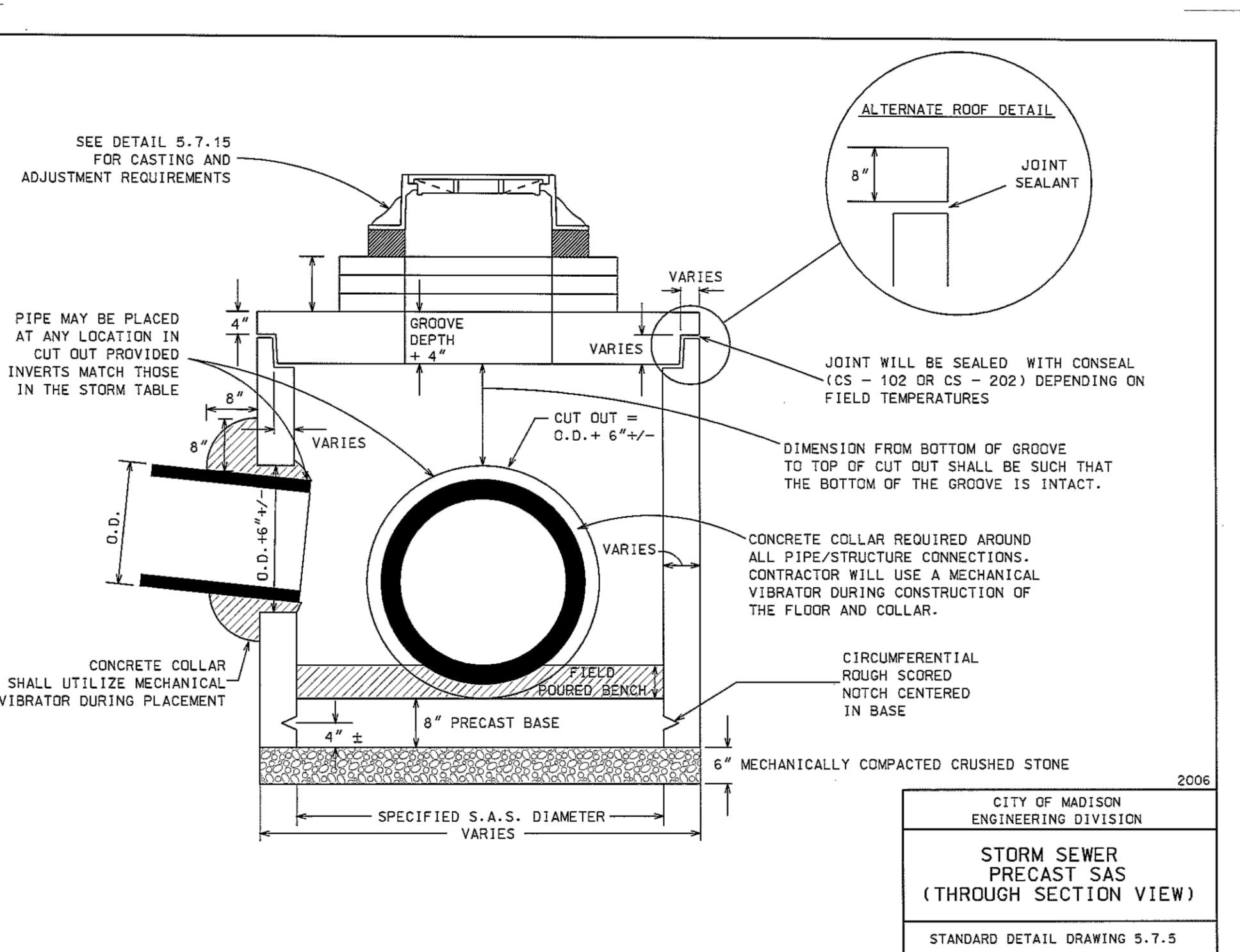
TYPE 'H' CONCRETE CURB & GUTTER
(PAY AS TYPE 'A' CURB AND GUTTER)

STANDARD DETAIL DRAWING 3.06

CITY OF MADISON
ENGINEERING DIVISION

MADISON STANDARD
CONCRETE CURB & GUTTER

STANDARD DETAIL DRAWING 3.06



SEE DETAIL 5.7.15
FOR CASTING AND
ADJUSTMENT REQUIREMENTS

PIPE MAY BE PLACED
AT ANY LOCATION IN
CUT OUT PROVIDED
INVENTS MATCH THOSE
IN THE STORM TABLE

VARIES
GROOVE DEPTH
+4"

CUT CUT
O.D. + 6" +/-

VARIES
CONCRETE COLLAR REQUIRED
AROUND ALL PIPE/STRUCTURE CONNECTIONS.

CONTRACTOR WILL USE A MECHANICAL
VIBRATOR DURING CONSTRUCTION OF
THE FLOOR AND COLLAR.

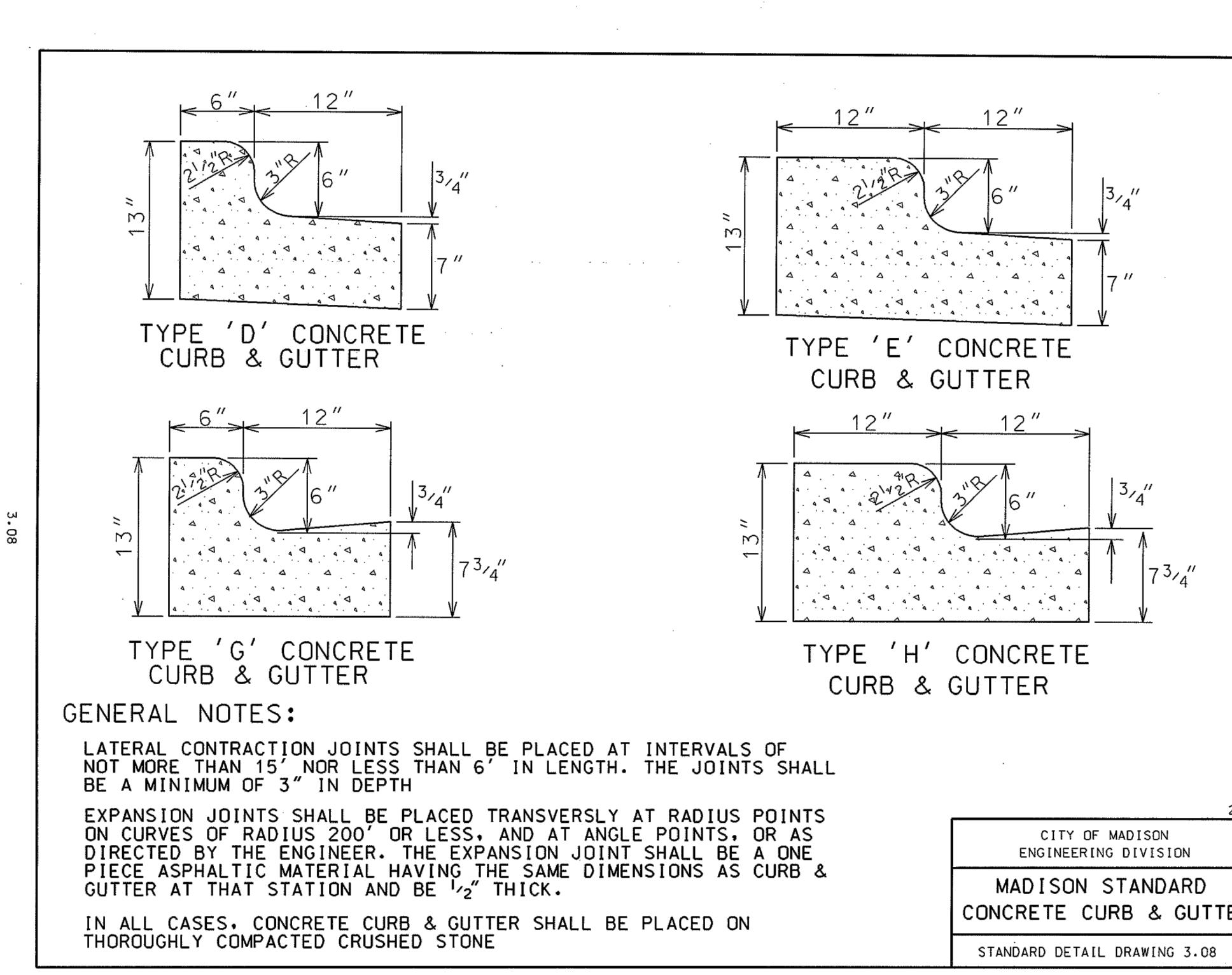
6" MECHANICALLY COMPAKTED CRUSHED STONE

SPECIFIED S.A.S. DIAMETER
VARIES

CITY OF MADISON
ENGINEERING DIVISION

STORM SEWER
PRECAST SAS
(THROUGH SECTION VIEW)

STANDARD DETAIL DRAWING 5.7.5



GENERAL NOTES:
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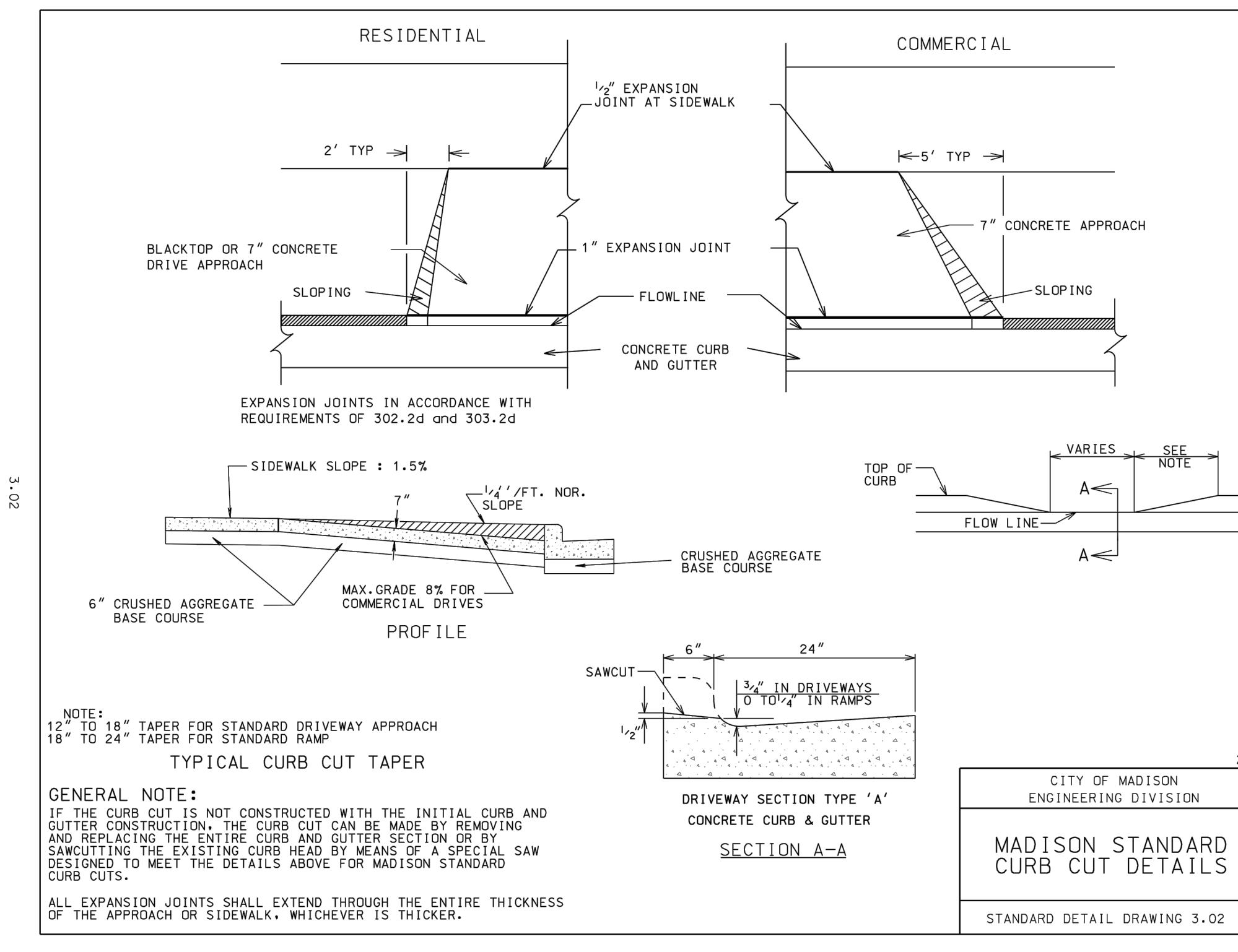
IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPAKTED CRUSHED STONE

2004

CITY OF MADISON
ENGINEERING DIVISION

MADISON STANDARD
CONCRETE CURB & GUTTER

STANDARD DETAIL DRAWING 3.08



NOTE:
12" TO 18" TAPER FOR STANDARD DRIVE
18" TO 24" TAPER FOR STANDARD RAMP
TYPICAL CURB CUT TAPER

GENERAL NOTE:
NOT CONSTRUCTED WITH THE INITIAL CURB AND GUTTER CONSTRUCTION. THE CURB CUT CAN BE MADE BY REMOVING AND RELOCATING THE ENTIRE CURB AND GUTTER SECTION AND SAW CUTTING THE CURB HEAD BY MEANS OF A SPECIAL SAW DESIGNED TO MEET THE DETAILS ABOVE FOR MADISON STANDARD CUTS.

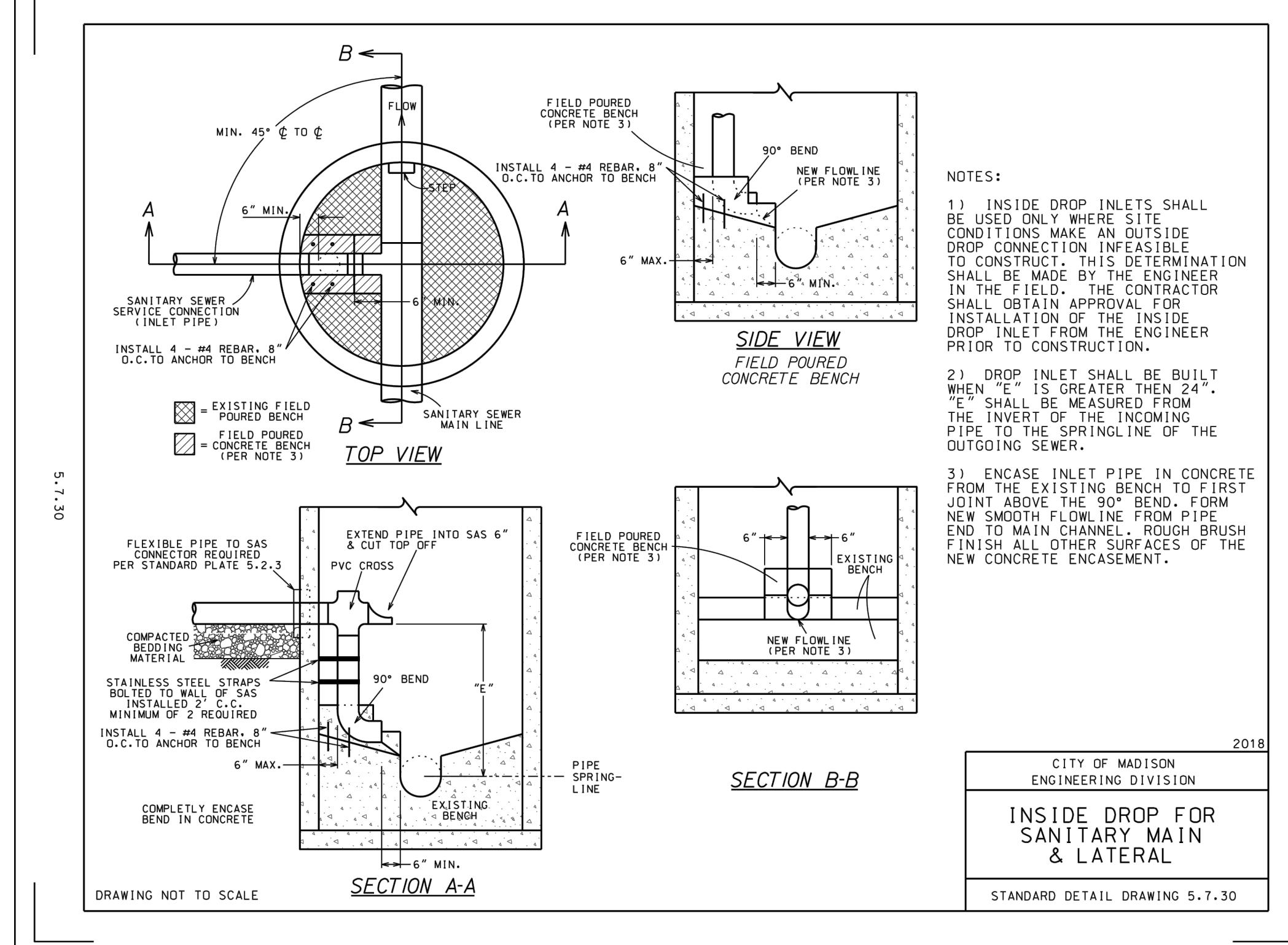
ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE ENTIRE THICKNESS OF THE APPROACH OR SIDEWALK, WHICHEVER IS THICKER.

DRIVeway SECTION TYPE 'A'
CONCRETE CURB & GUTTER

SECTION A-A

MADISON STANDARD
CURB CUT DETAILS

STANDARD DETAIL DRAWING 3.02



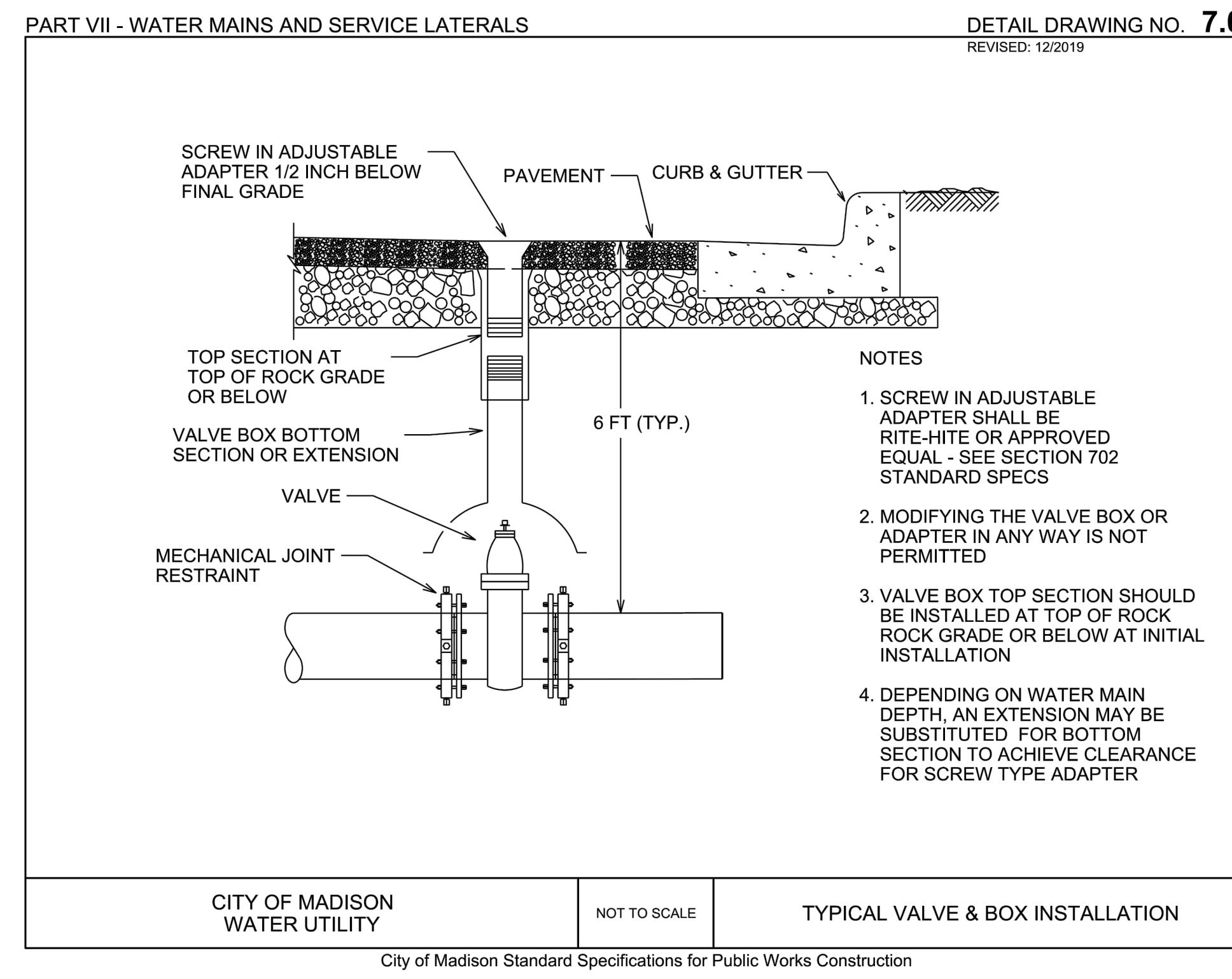
DRAWING NOT TO SCALE

SECTION A-A

CITY OF MADISON
ENGINEERING DIVISION

INSIDE DROP FOR
SANITARY MAIN
& LATERAL

STANDARD DETAIL DRAWING 5.7.30



CITY OF MADISON
WATER UTILITY

NOT TO SCALE

TYPICAL VALVE & BOX INSTALLATION

City of Madison Standard Specifications for Public Works Construction

NOT FOR
CONSTRUCTION

PLAN MODIFICATIONS:	
#	Date:
1	03.17.2025
2	
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Designed By: CHG

Reviewed By: AGG

Approved By: AGG

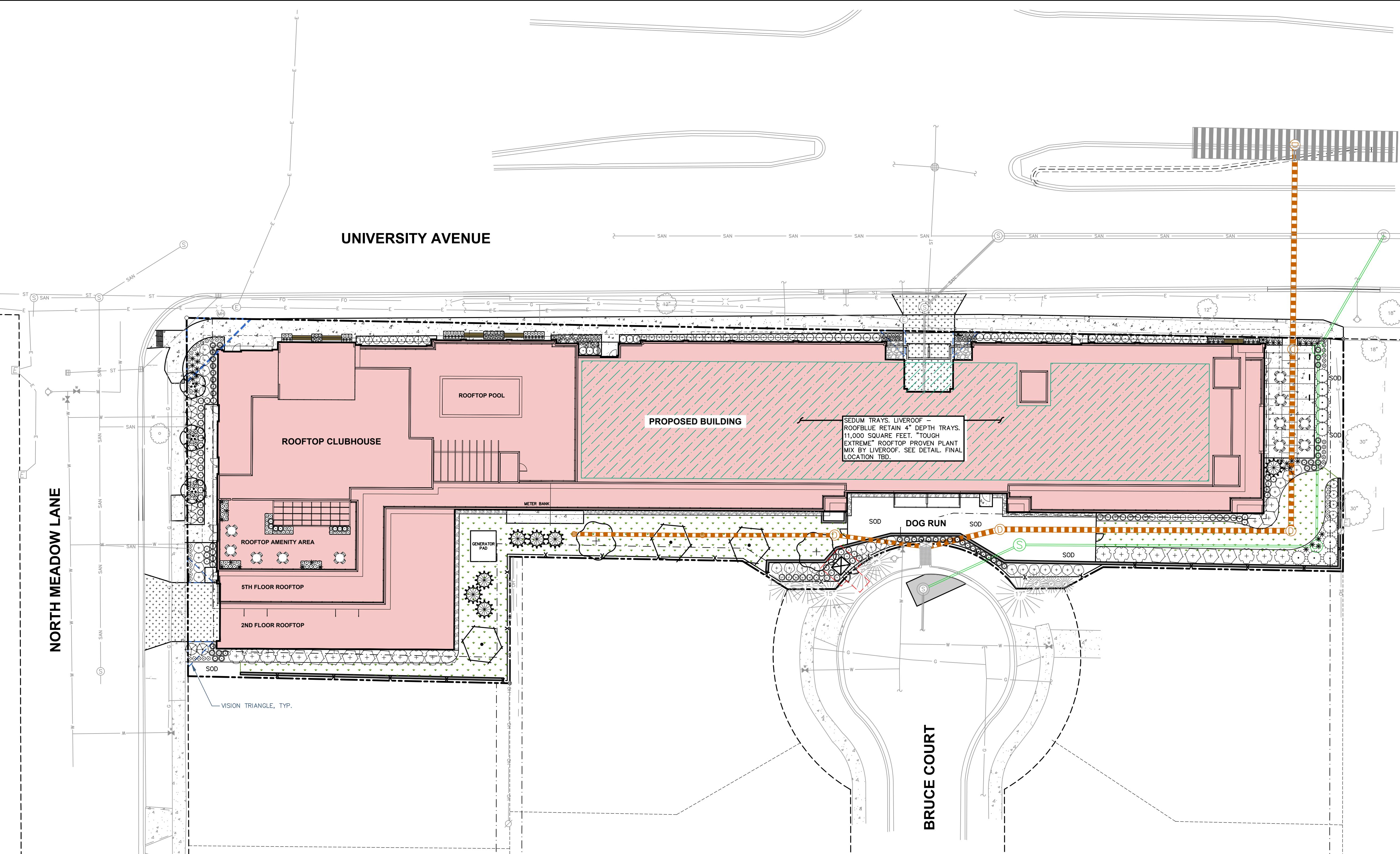
SHEET TITLE:
DETAILS

SHEET NUMBER:
C601

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DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD PROJECT NO: 24-14982


PLANT SCHEDULE

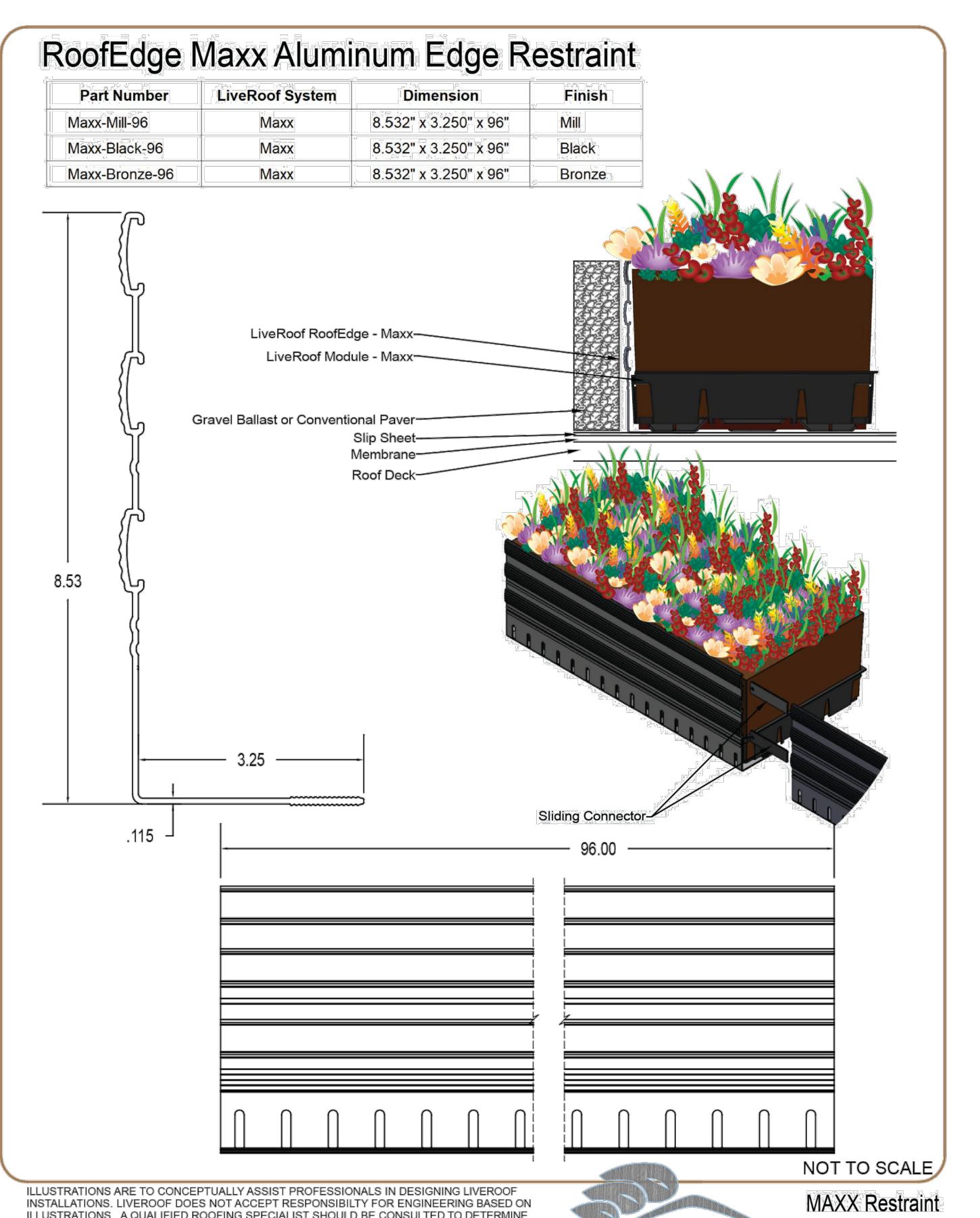
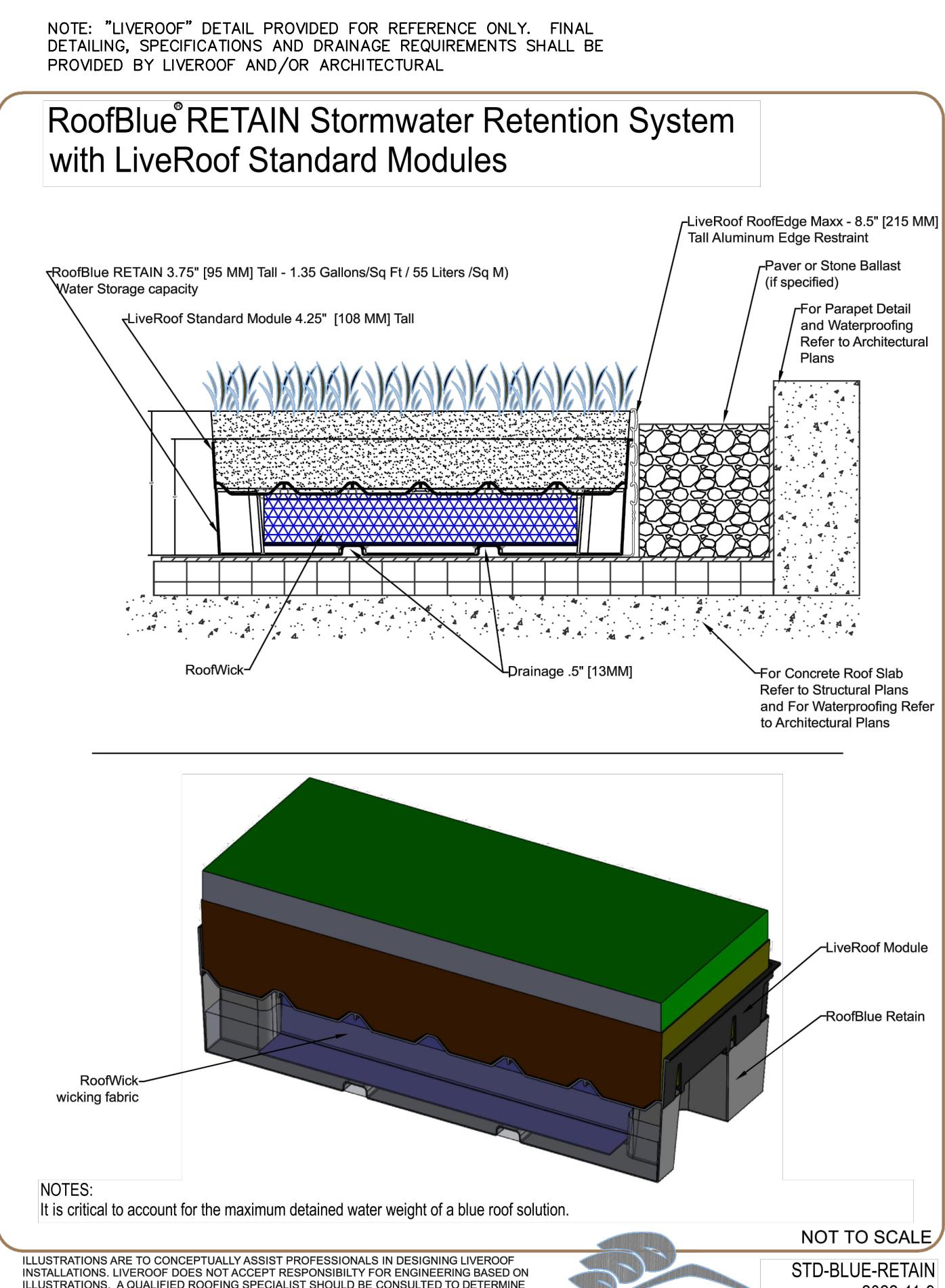
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ORNAMENTAL TREES					
	AMGR	Amelanchier x grandiflora 'Robin Hill' Robin Hill Apple Serviceberry	B & B	6' Ht. (min)	3
OVERSTORY DECIDUOUS TREES					
	GLDR	Gleditsia triacanthos inermis 'Draves' Street Keeper® Honey Locust	B & B	2.5" Cal	2
	QUWA	Quercus 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 alba '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 Green	#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 x '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	Calamagrostis x acutiflora 'Karl Foerster'	#1	Min. 8"-18"	51
	CANE	Calamagrostis nepetoides '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 'Blow' 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
959
PROPOSED 1 FOOT CONTOUR
960
PROPOSED 5 FOOT CONTOUR
959
EXISTING 1 FOOT CONTOUR
960
EXISTING 5 FOOT CONTOUR
SAN
W-
ST-
DOG RUN
SOD
TEMPORARY PAD
VISION TRIANGLE, TYP.
ROOFTOP AMENITY AREA
2ND FLOOR ROOFTOP
5TH FLOOR ROOFTOP
ROOFTOP CLUBHOUSE
ROOFTOP POOL
SEDUM TRAYS, LIVEROOF - ROOFBLUE RETAIN 4" DEPTH TRAYS. 11,000 SQUARE FEET. "TOUGH EXTERIOR" ROOFTOP PROVEN PLANT MAX BY LIVEROOF. SEE DETAIL FINAL LOCATION TBD.
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)266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO REVIEW PLANTING SCHEDULE, 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 ISSUES THE GOVERNING PLANS.
- 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.



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
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UPRIGHT EVERGREEN SHRUB					
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DECIDUOUS SHRUBS					
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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

 NOT FOR
 CONSTRUCTION

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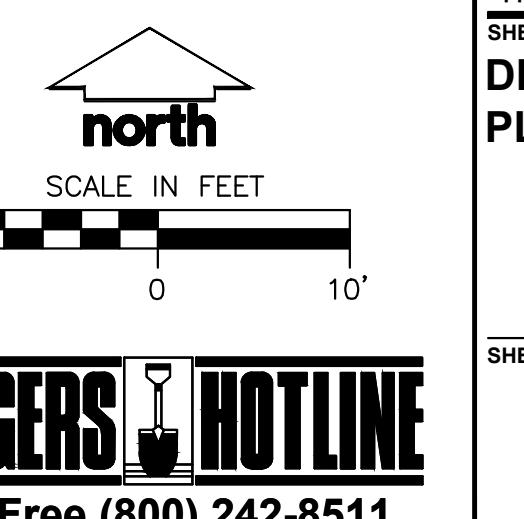
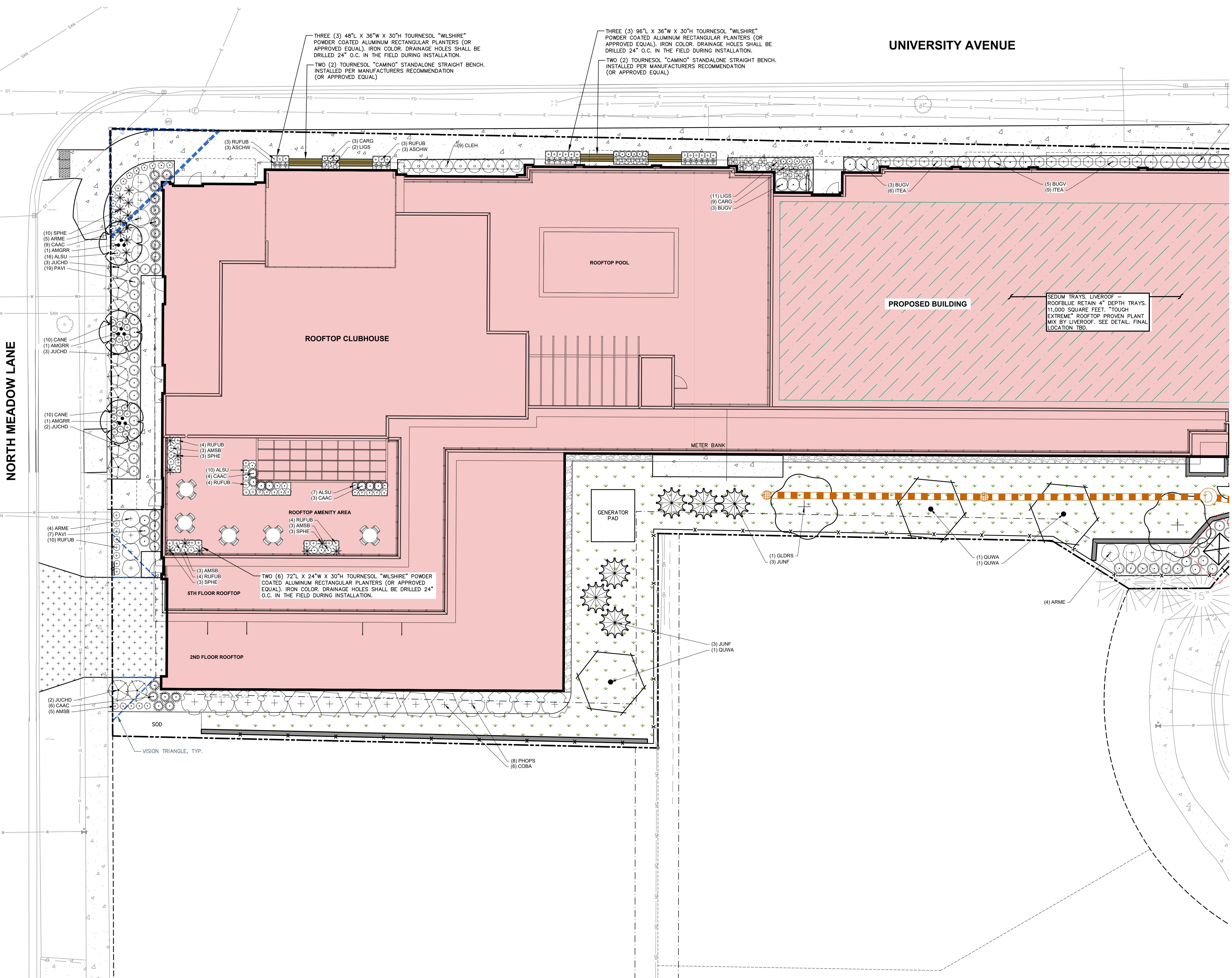
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 Reviewed By: KJY
 Approved By: KJY

 SHEET TITLE:
 DETAILED LANDSCAPE
 PLAN - WEST

 SHEET NUMBER:
 L101

File: USMNC\Projects\2020\20244692\20244692.Landscape.dwg Layout: L101 User: matanned Posted: Mar 14, 2025 - 24:45pm Xref's: 24+14862

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 Toll Free (800) 242-8511

JSD PROJECT NO: 24-14982

NOT FOR
 CONSTRUCTION

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

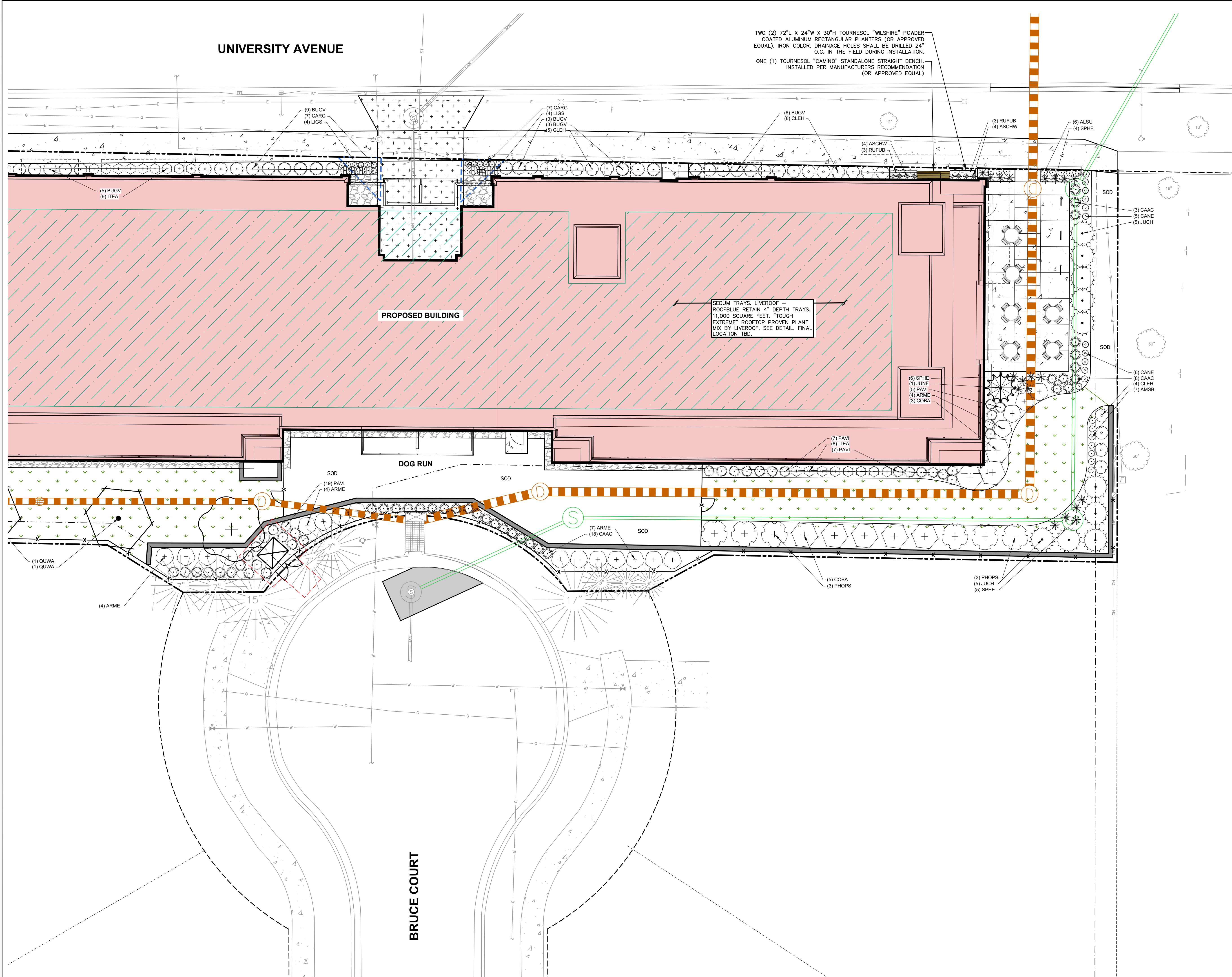
 SHEET TITLE:
 DETAILED LANDSCAPE
 PLAN - EAST

 SHEET NUMBER:
 L102

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JSD PROJECT NO: 24-14982

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PLANT SCHEDULE

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LEGEND

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


 north
 SCALE IN FEET
 10' 0' 10'

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 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 • E-mail: fire@cityofmadison.com

Project Address: 3535 University Ave.
Contact Name & Phone #: Andrew Geffert, 608.893.0086

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

- Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? Yes No N/A
- If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? Yes No N/A
- Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? Yes No N/A
- a) Is the lane located in an unobstructed area of at least 10'-0" feet? Yes No N/A
- b) Is the fire lane unobstructed with a vertical clearance of at least 13'-0" feet? Yes No N/A
- c) Is the minimum inside turning radius of the fire lane at least 28'-feet? Yes No N/A
- d) Is the grade of the fire lane not more than a slope of 8%? Yes No N/A
- e) Is the fire lane posted as fire lane? (Provide detail of signage.) Yes No N/A
- f) Is a rollable curb used as part of the fire lane? (Provide detail of curb.) Yes No N/A
- g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.) Yes No N/A
- Is the fire lane obstructed by security gates or barricades? If yes:
a) Is the gate a minimum of 20-feet clear opening? Yes No N/A
- b) Is an approved means of emergency operations installed, key vault, padlock or key switch? Yes No N/A
- Is the fire lane dead-ended with a length greater than 150'-feet? Yes No N/A
- If yes, does the area for turning around fire apparatus comply with IFC D103? Yes No N/A
- Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6? If yes, see IFC 3206.6 for further requirements. Yes No N/A
- Is any part of the building greater than 30'-feet above the grade plane? Yes No N/A
- If yes, answer the following questions:
a) Is the fire lane at least 26'-wide for at least 20'-feet on each side of the hydrants? Yes No N/A
- b) Is the fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? Yes No N/A
- c) Is the rear edge of the aerial apparatus fire lane between 15' and 30' from the building? Yes No N/A
- d) Are there any overhead power or utility lines located across the aerial apparatus fire lane? Yes No N/A
- e) Are there any tree canopies expected to grow across the aerial apparatus fire lane? (Based on mature size of tree and fire lane?) Yes No N/A
- f) Does the aerial apparatus fire lane have a minimum unobstructed width of 26'-feet? Yes No N/A
- g) Is the space between the aerial lane and the building free of trees exceeding 20' in height? Yes No N/A
- Are all portions of the required fire lanes within 500'-feet of at least (2) hydrants? Yes No N/A

Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.

- Is the fire lane at least 26'-wide for at least 20'-feet on each side of the hydrants? Yes No N/A
- Is there at least 40' between a hydrant and the building? Yes No N/A
- Are the hydrants setback no less than 5'-feet nor more than 10'-feet from the curb or edge of the street or fire lane? Yes No N/A
- Are hydrants located in parking lot islands a minimum of 3/4'-feet from the hydrant to the curb? Yes No N/A
- Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1/8'-feet, within 5'-feet of a fire hydrant? Yes No N/A

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

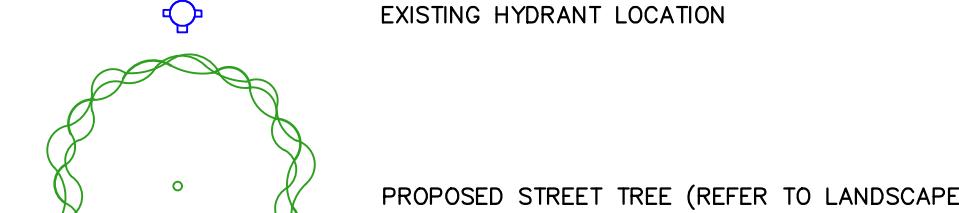
Attach an additional sheet if further explanation is required for any answers.

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

Revised 06/2022

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)



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERMONT AVENUE, SUITE 500
VERMONT, WI 53703
P. 608.848.5060

CLIENT:
UNIVERSITY 3000, LLC

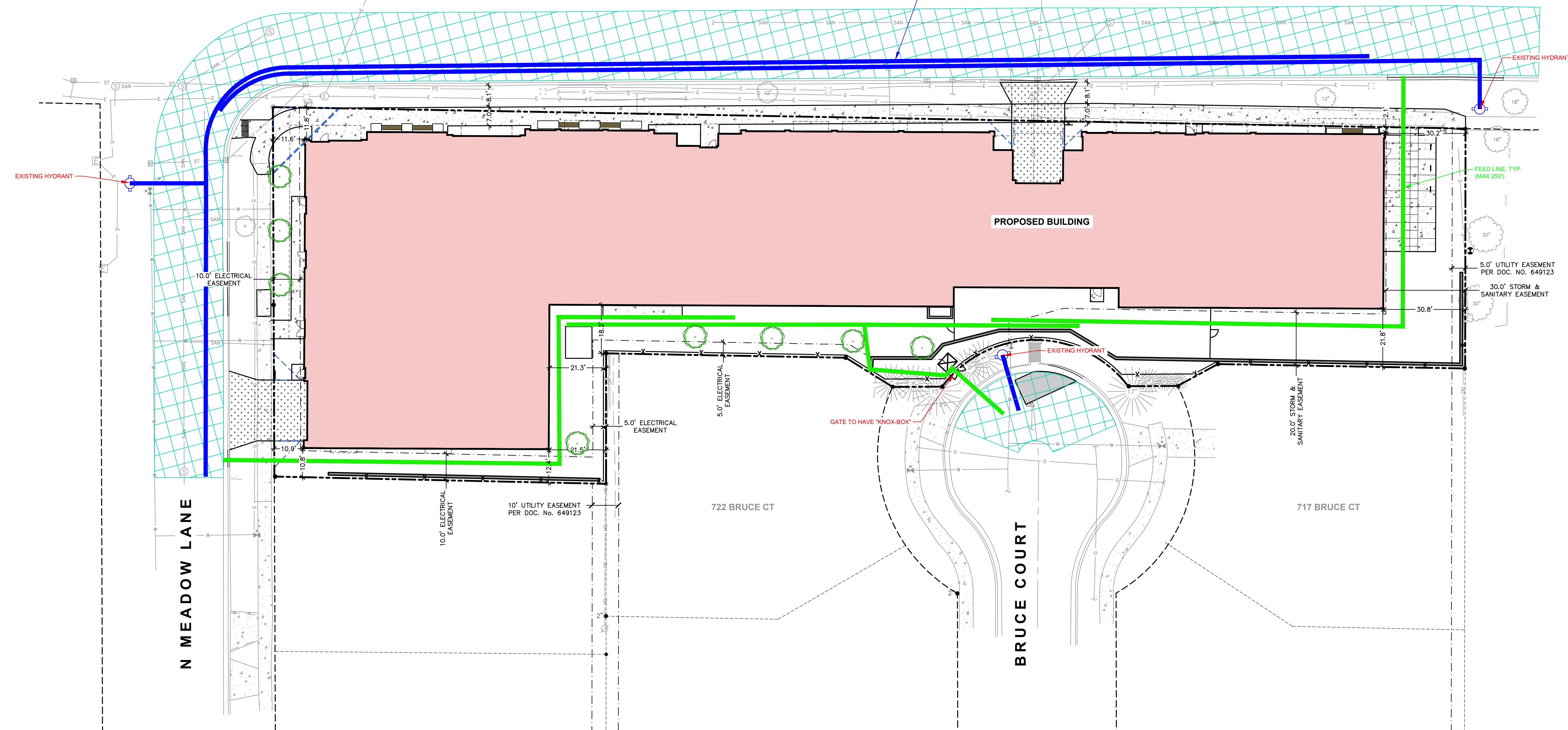
CLIENT ADDRESS:
1741 COMMERCIAL AVENUE
MADISON, WI 53704

UNIVERSITY AVENUE (WB)

UNIVERSITY AVENUE (EB)

PROJECT:
UNIVERSITY 3000
MIXED-USE

PROJECT LOCATION:
3535 UNIVERSITY AVENUE
MADISON, WI 53705



PLAN MODIFICATIONS:

#	Date:	Description:
1	03.17.2025	LAND USE AND UDC SUBMITTAL
2		
3		
4		
5		
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10		
11		
12		
13		
14		
15		

Designed By: CHG
Reviewed By: AGG
Approved By: AGG

SHEET TITLE:
FIRE ACCESS PLAN

SHEET NUMBER:
1 OF 1

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Toll Free (800) 242-8511

JSD PROJECT NO: 24-14982



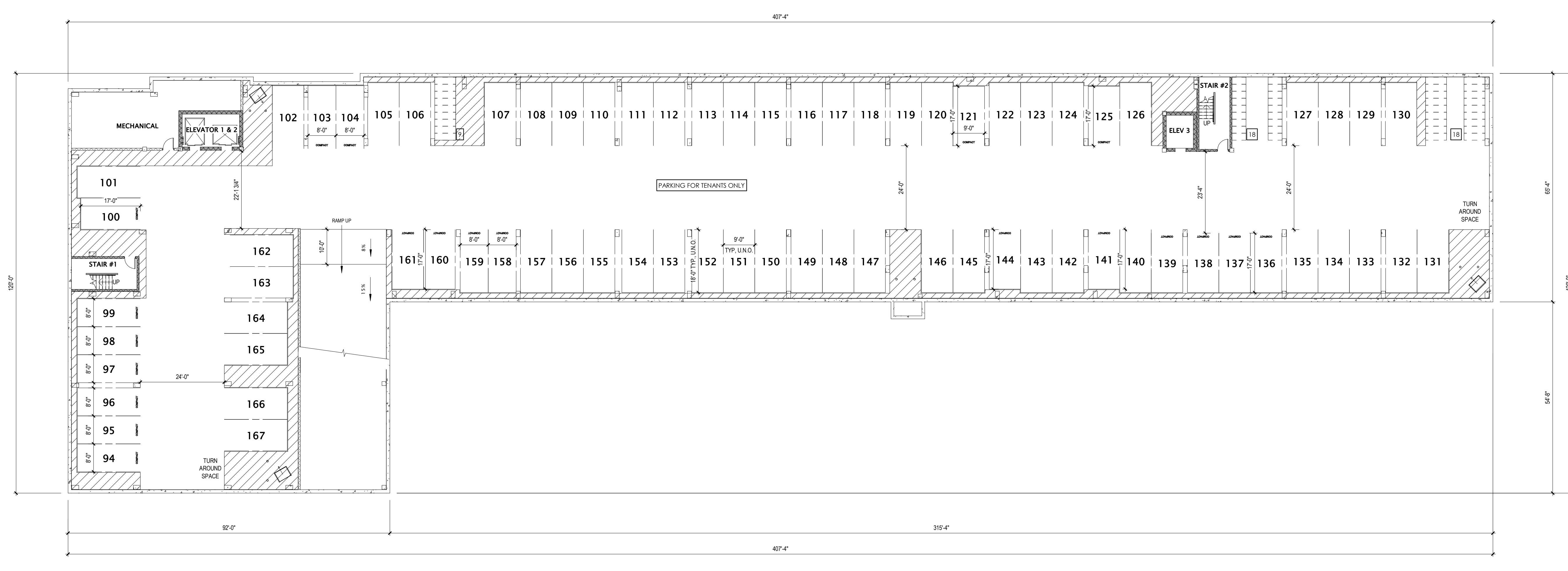
JLA
ARCHITECTS

MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL



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



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 LOWER LEVEL 2 FLOOR PLAN - OVERALL
SHEET NUMBER A100
A100



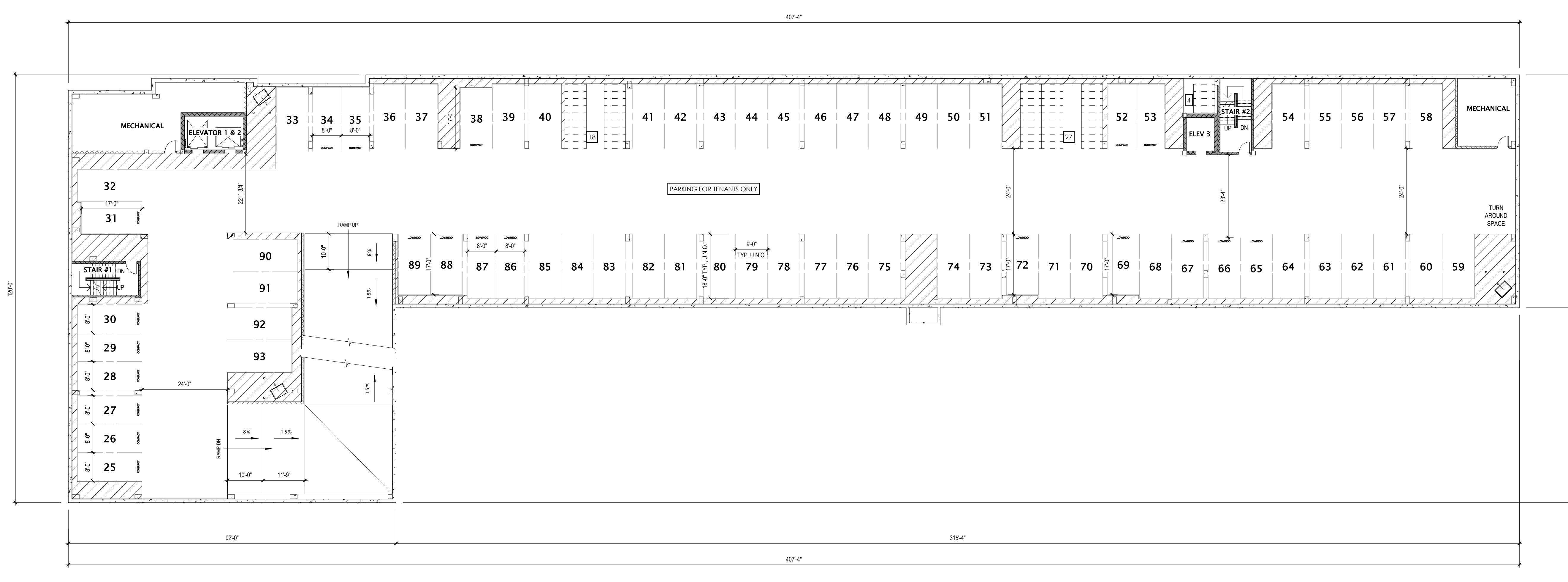
JLA
ARCHITECTS

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JLA-AP.COM

JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL



① LOWER LEVEL 1 FLOOR PLAN - OVERALL

1/16" = 1'-0"



PROGRESS DOCUMENTS
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DATE OF ISSUANCE 4/7/2025
REVISION SCHEDULE
Mark | Description | Date

SHEET TITLE LOWER LEVEL 1 FLOOR PLAN - OVERALL

SHEET NUMBER

A100.5



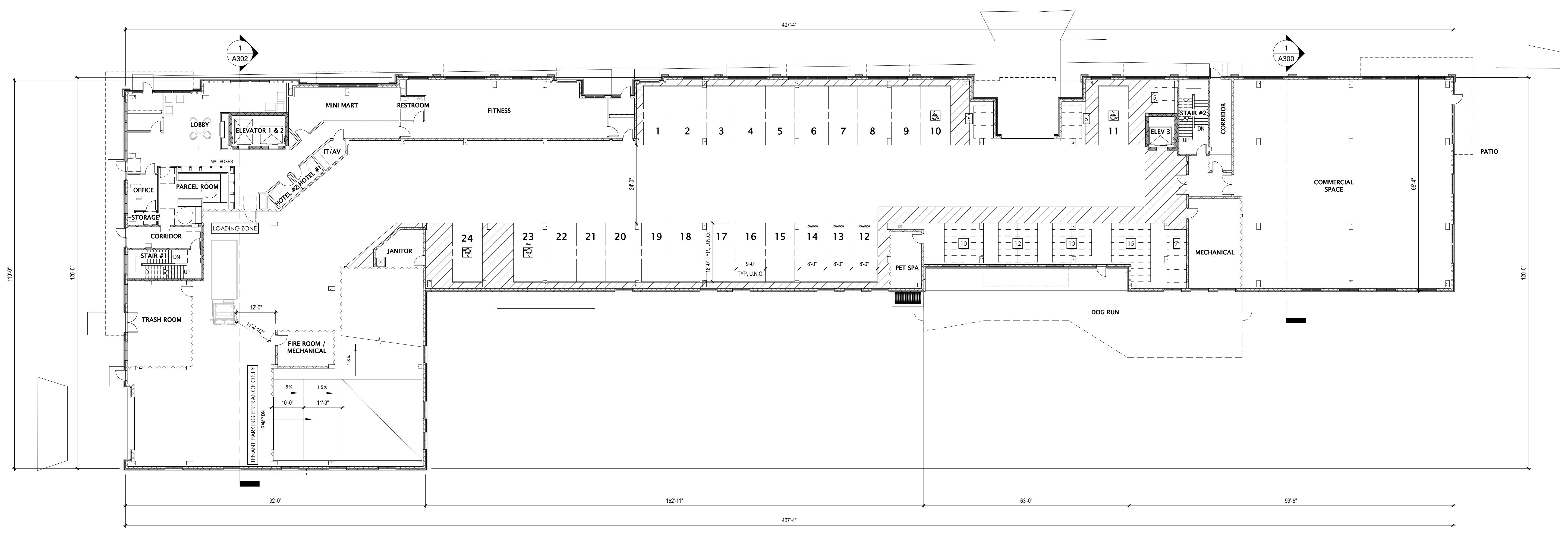
JLA
ARCHITECTS

MADISON | MILWAUKEE | DENVER
JLA-AP.COM

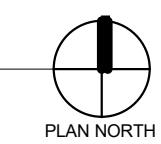
JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL



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



PROGRESS DOCUMENTS
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DATE OF ISSUANCE 4/9/2025
REVISION SCHEDULE
Mark | Description | Date

SHEET TITLE FIRST FLOOR PLAN - OVERALL

SHEET NUMBER

A101



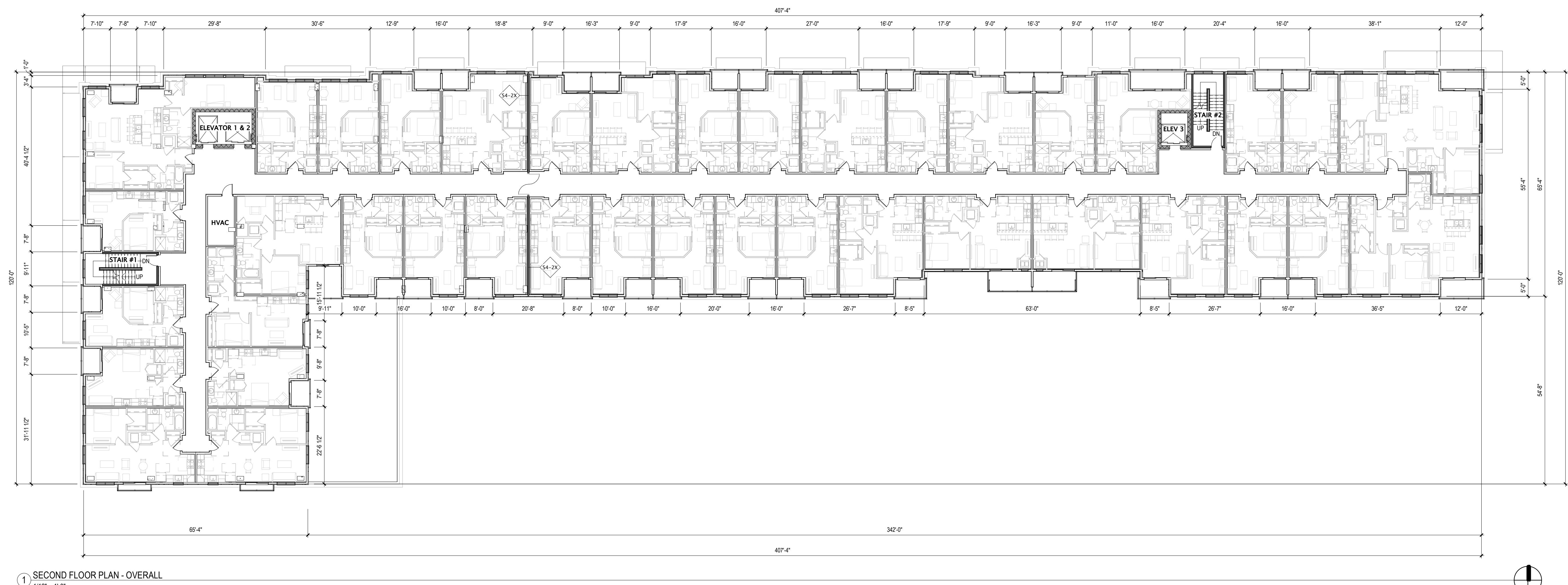
JLA
ARCHITECTS

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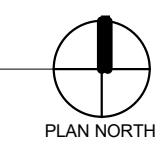
JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
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① SECOND FLOOR PLAN - OVERALL
1/16" = 1'-0"



PROGRESS DOCUMENTS
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DATE OF ISSUANCE 4/7/2025
REVISION SCHEDULE
Mark | Description | Date

SHEET TITLE SECOND FLOOR
PLAN - OVERALL
SHEET NUMBER A102

A102



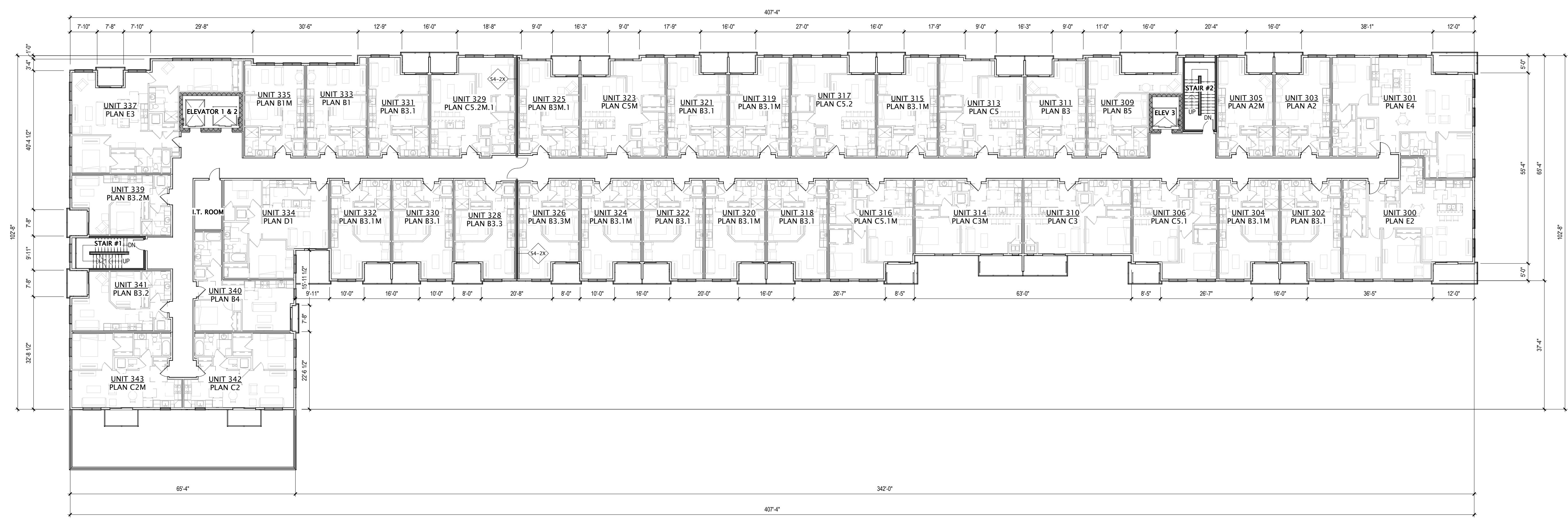
JLA
ARCHITECTS

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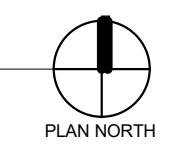
JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
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① THIRD FLOOR PLAN - OVERALL
1/16" = 1'-0"



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



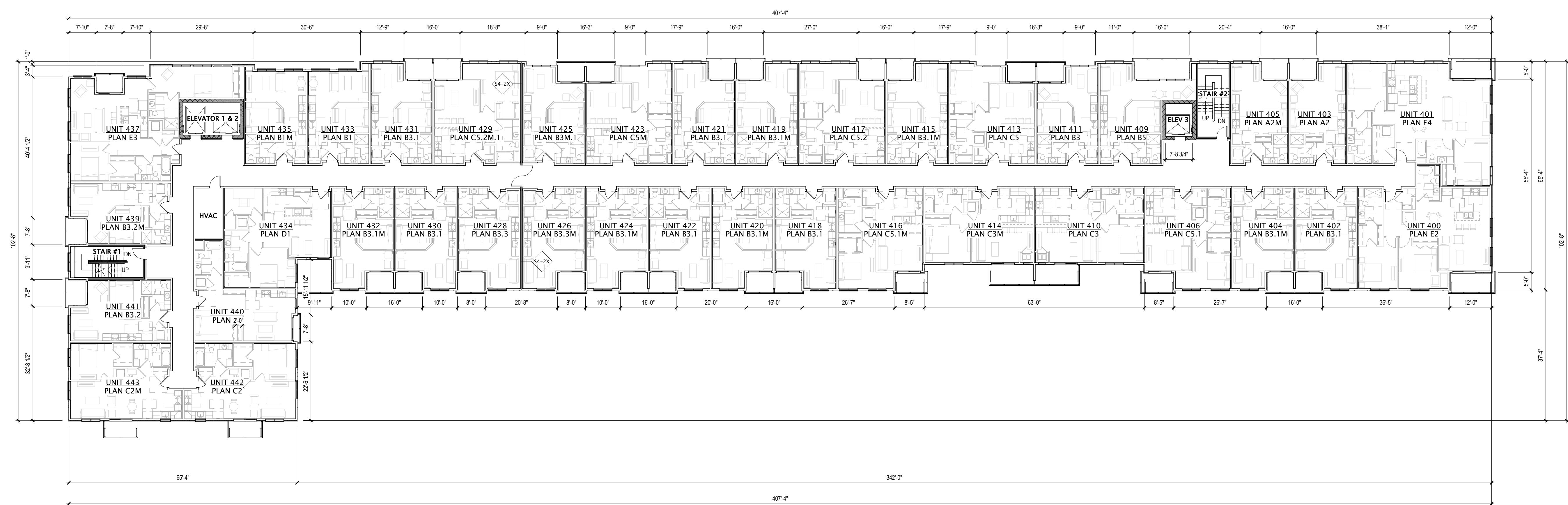
JLA
ARCHITECTS

MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

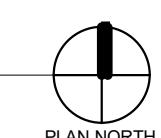
LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL



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

407'-4"

342'-0"



PROGRESS DOCUMENTS
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DATE OF ISSUANCE 4/7/2023
REVISION SCHEDULE
Mark | Description | Date

SHEET TITLE FOURTH FLOOR PLAN - OVERALL

SHEET NUMBER

A104



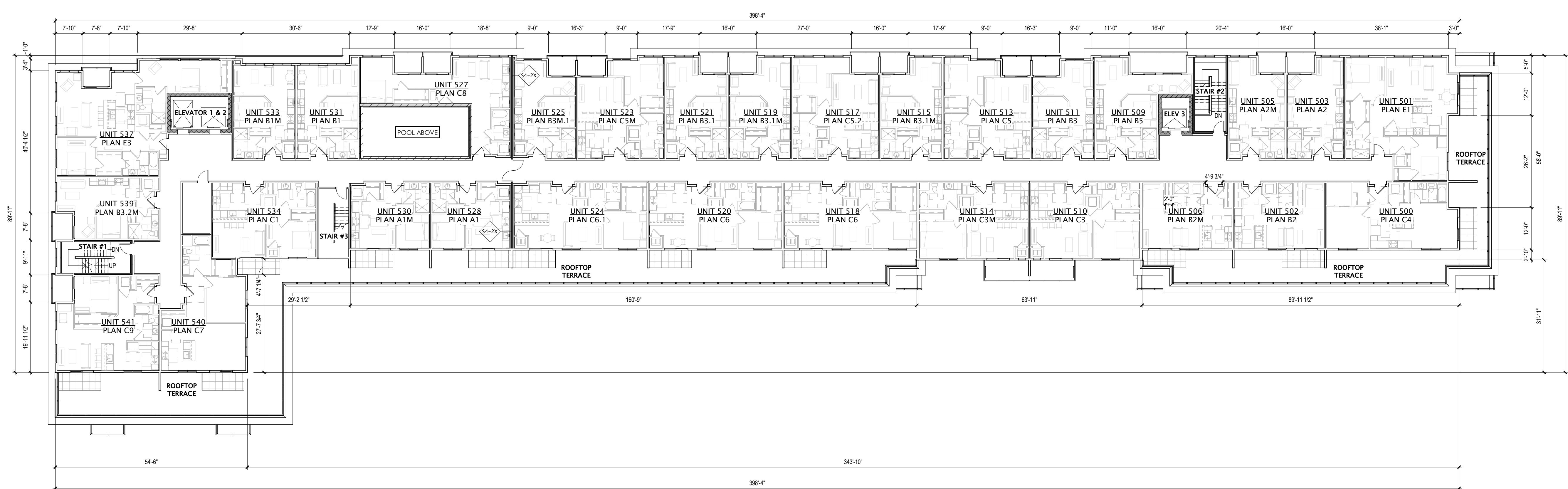
JLA
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JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
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① FIFTH FLOOR PLAN - OVERALL
1/16" = 1'-0"



PROGRESS DOCUMENTS
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DATE OF ISSUANCE 4/7/2025
REVISION SCHEDULE
Mark | Description | Date

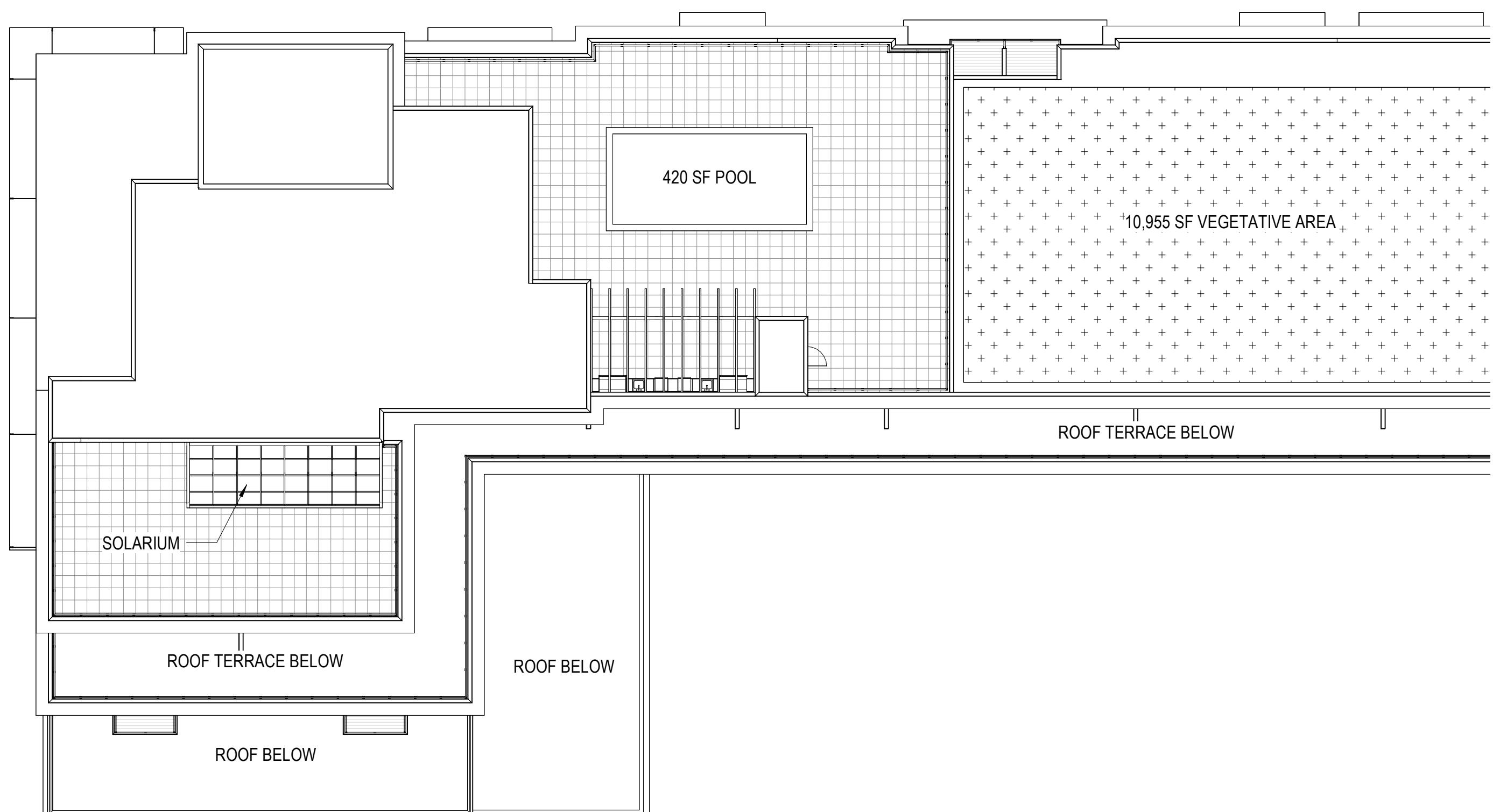
SHEET TITLE
FIFTH FLOOR PLAN -
OVERALL
SHEET NUMBER
A105



JLA
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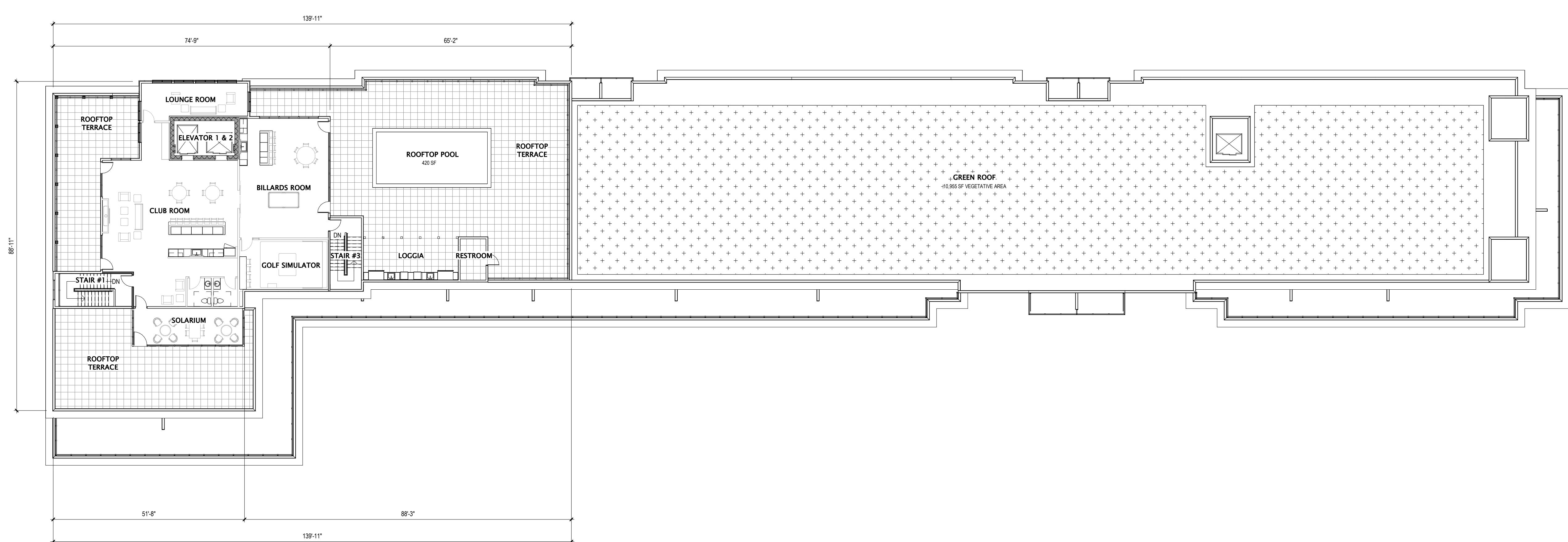


UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL

② ROOF PLAN - OVERALL
1/16" = 1'-0"

PLAN NORTH



PROGRESS DOCUMENTS
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DATE OF ISSUANCE 4/7/2025
REVISION SCHEDULE
Mark | Description | Date

SHEET TITLE
SIXTH FLOOR PLAN -
OVERALL

SHEET NUMBER

A106

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

PLAN NORTH

UNIVERSITY 3000 LLC
3575 University Ave, Madison, WI



LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

MAY 19, 2025

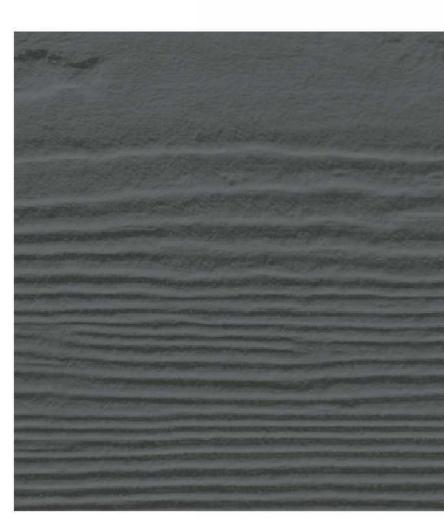


JLA
ARCHITECTS

JLA PROJECT NUMBER: W23-0222



EXTERIOR MATERIALS	
MARK	DESCRIPTION
1	COMPOSITE HORIZONTAL SIDING
2	ACM CHINO THIN BRICK
3	COMPOSITE ACCENT PANEL SIDING
4	MASONRY - MANUFACTURED STONE
5	PRECAST STONE LINTER
6	MORTARLESS SET BRICK
7	PRECAST STONE
8	ALUMINUM ENTRANCE DOOR
9	ALUMINUM STOREFRONT WINDOW
10	WVNL. PATIO DOORS
11	OVERHEAD GARAGE DOOR
12	ACCENT CANOPY / ROOF
13	BALCONY DOOR
14	BALCONY DECK
15	BALCONY RAILING
16	PRECAST CONCRETE SILL
17	CORNER BEAM
18	EXTRUDED ALUMINUM EYEBROW
19	ALUMINUM FASCIA
20	FLUSH PANEL SOFFIT
21	SOLARUM



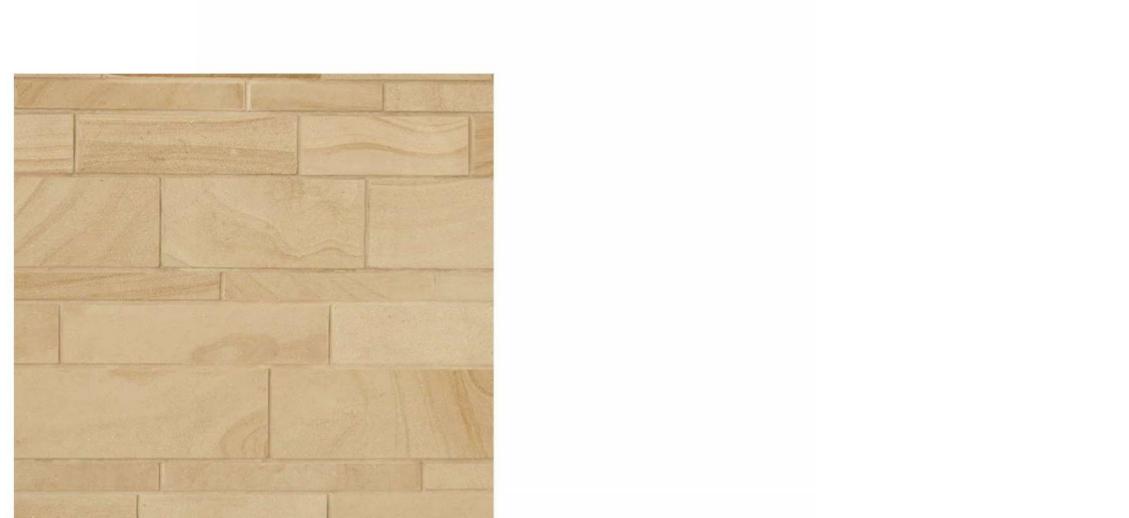
① HARDIE CEDARMILL NIGHT GREY



② HARDIE WOODTONE RUSTIC SERIES OLD CHERRY



③ HARDIE METAL TRIM NIGHT GREY



④ ELDORADO LIGHT ASHLAR SANDSTONE



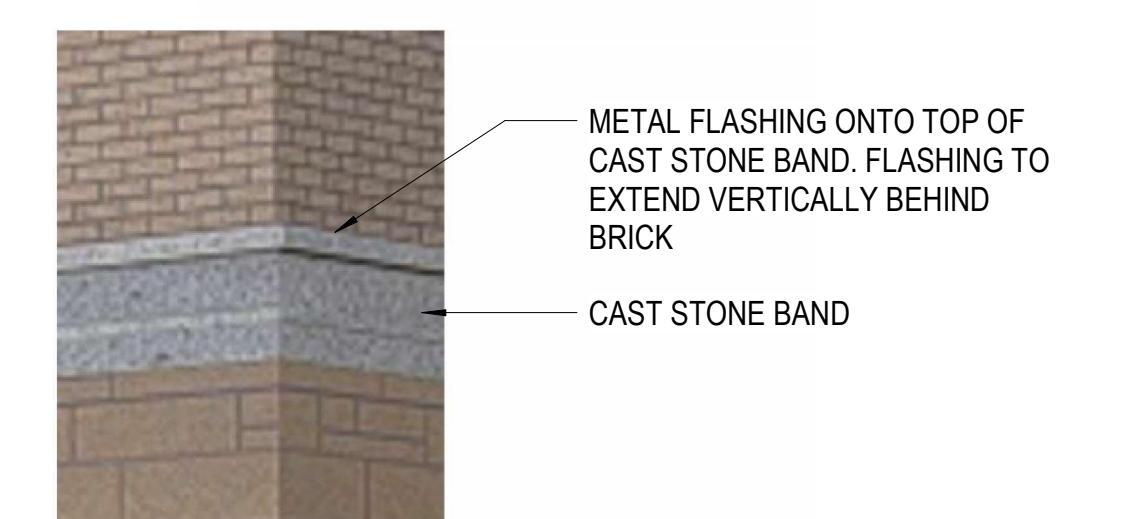
⑤ WESTBROOK DARK BUFF PRECAST STONE



⑥ ACME CHINO THIN BRICK



⑨ STOREFRONT WINDOW



⑯ RAILING PROFILE



⑯ WATERTABLE



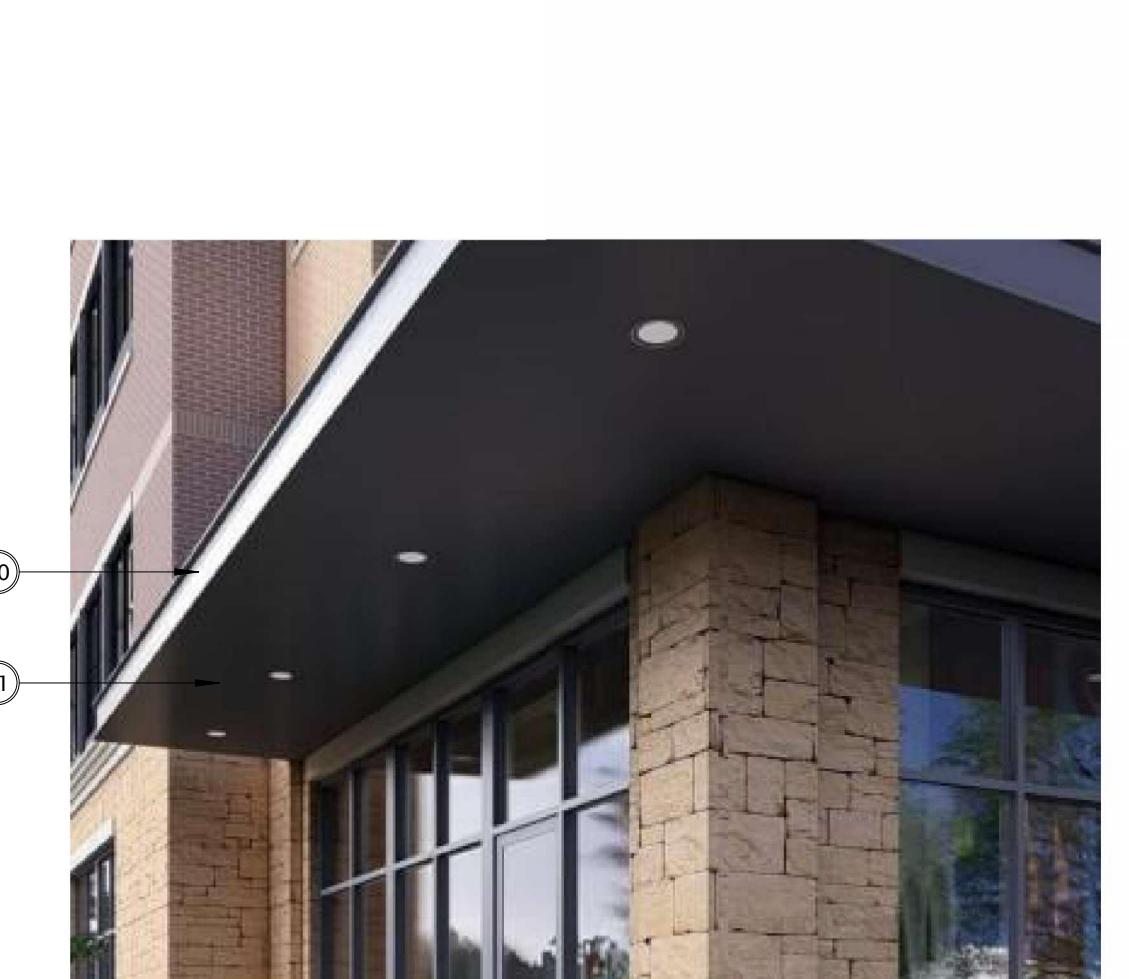
⑯ CAST STONE CORNICE PROFILE



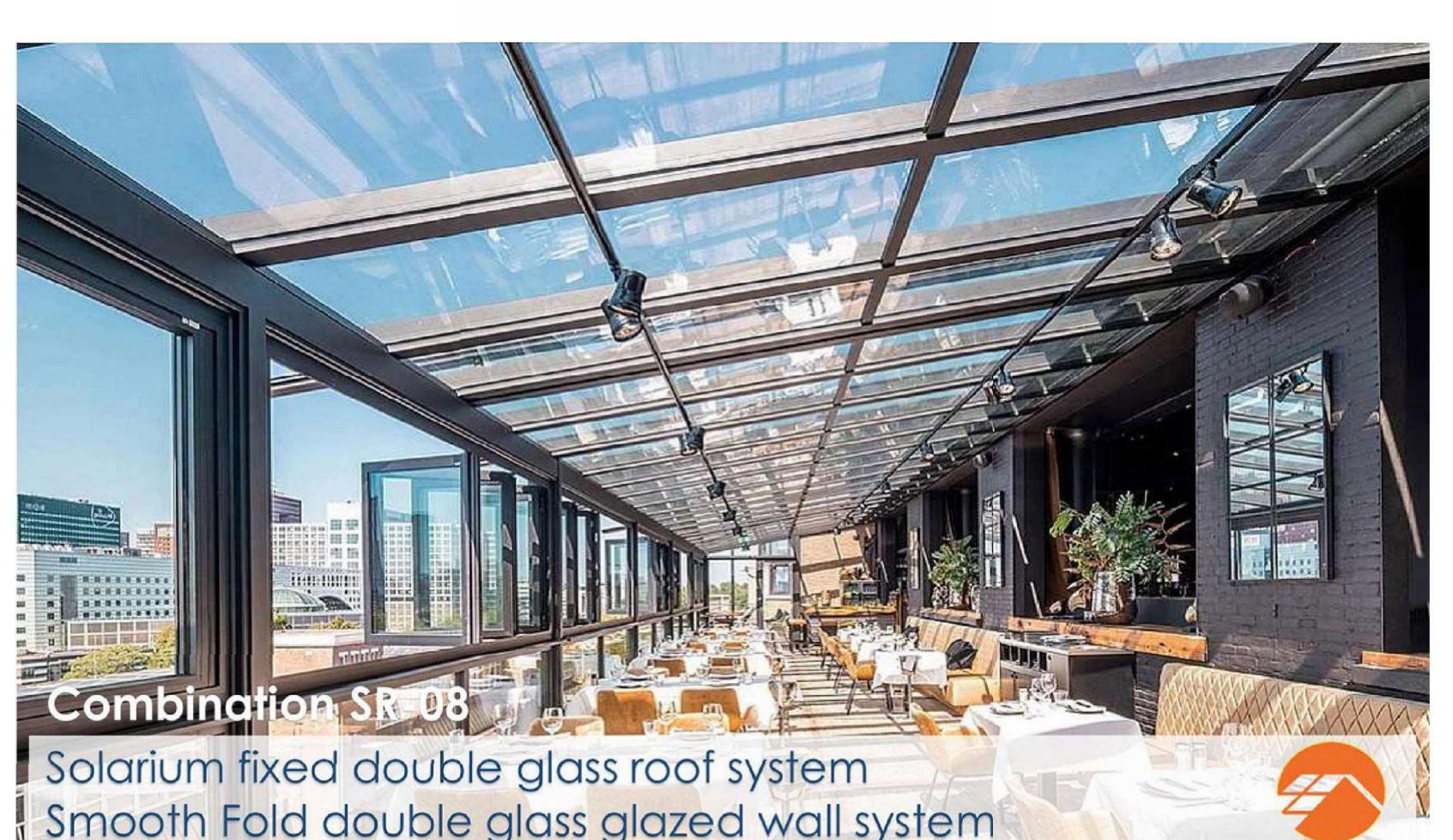
METAL FLASHING ONTO TOP OF CAST STONE BAND. FLASHING TO EXTEND VERTICALLY BEHIND BRICK
CAST STONE BAND



⑫ OVERHEAD GARAGE DOORS



⑬ ACCENT CANOPY / ROOF



⑭ SOLARIUM

PROGRESS DOCUMENTS

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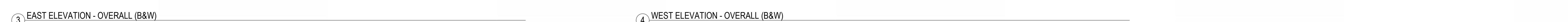
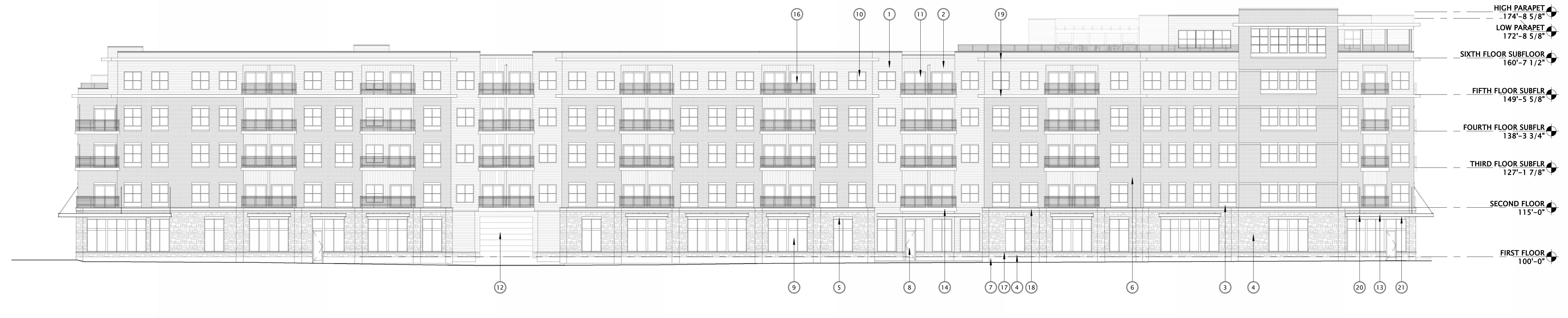
The seal & signature by the Architect of Record for this sheet is affixed to Sheet G001, which identifies this sheet as part of the sealed & signed document set in the set's index list.

DATE OF ISSUANCE MAY 19, 2025

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE EXTERIOR ELEVATIONS & MATERIALS

SHEET NUMBER A200



UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL

PROGRESS DOCUMENTS

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The seal & signature by the Architect of Record for this sheet is affixed to Sheet G001, which identifies this sheet as part of the sealed & signed document set in the set's index list.

DATE OF ISSUANCE: MAY 19, 2025

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE: EXTERIOR ELEVATIONS - BLACK & WHITE

SHEET NUMBER: A201



PERSPECTIVE EAST



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JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL

AREA A AREA B

KEY PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MAY 19, 2025

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

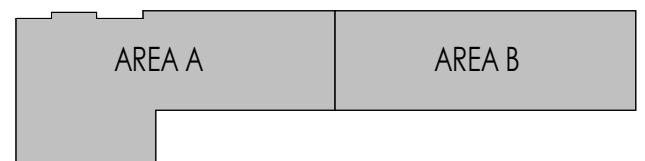
**EXTERIOR
RENDERINGS**

SHEET NUMBER

A202



PERSPECTIVE EAST - DUSK



KEY PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MAY 19, 2025

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
RENDERINGS

SHEET NUMBER

A203



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ARCHITECTS

MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W23-0222



PERSPECTIVE WEST



5/17/2025 10:14:46 AM



UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL

AREA A AREA B

KEY PLAN

PROGRESS DOCUMENTS

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The seal & signature by the Architect of Record for this sheet is affixed to Sheet G001, which identifies this sheet as part of the sealed & signed document set in the seal's index list.

DATE OF ISSUANCE MAY 19, 2025

REVISION SCHEDULE

Mark Description Date

SHEET TITLE

EXTERIOR
RENDERINGS

SHEET NUMBER

A204



PERSPECTIVE WEST - DUSK



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JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL

AREA A AREA B

KEY PLAN

PROGRESS DOCUMENTS

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The seal & signature by the Architect of Record for this sheet is affixed to Sheet G001, which identifies this sheet as part of the sealed & signed document set in the seal's index list.

DATE OF ISSUANCE MAY 19, 2025

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
RENDERINGS

SHEET NUMBER

A205



JLA
ARCHITECTS
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JLA-AP.COM

JLA PROJECT NUMBER: W23-0222



PERSPECTIVE NORTH

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL

AREA A AREA B

KEY PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MAY 19, 2025

REVISION SCHEDULE

Mark | Description | Date

SHEET TITLE

EXTERIOR
RENDERINGS

SHEET NUMBER

A206



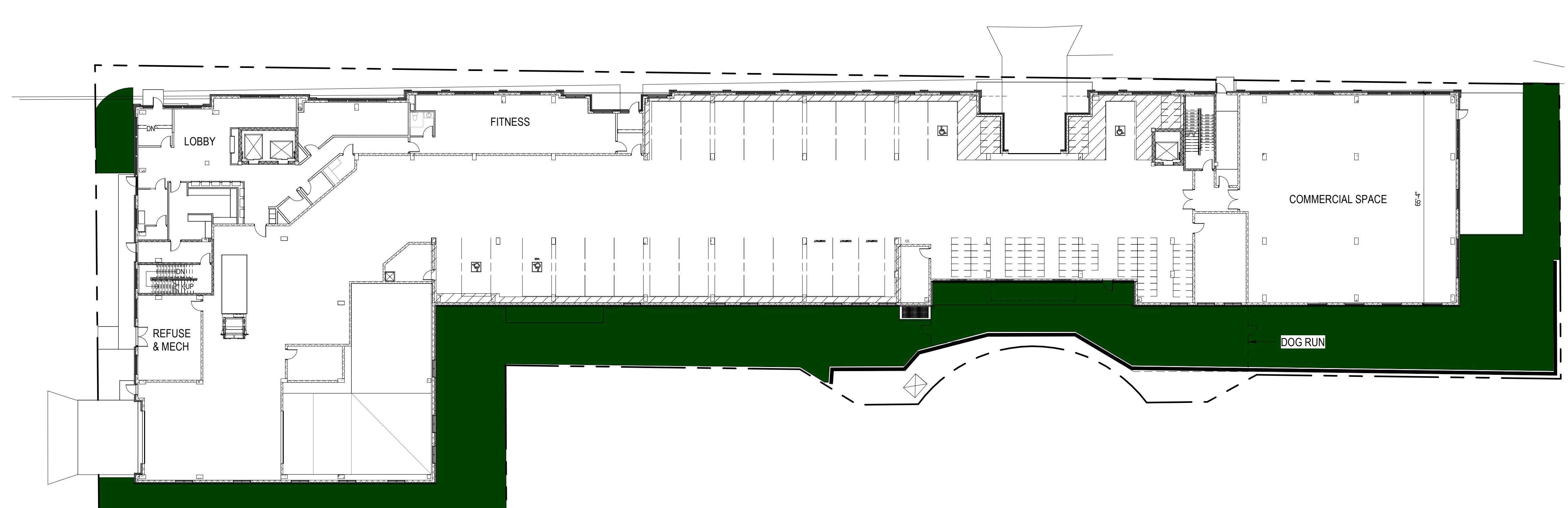
USABLE OPEN AREA CHART	
	DENOTES USABLE OPEN AREA AT GRADE = 9,948 S.F.
	DENOTES USABLE OPEN AREA PRIVATE BALCONIES = 6,648 S.F.
	DENOTES USABLE OPEN AREA ROOF DECKS = 4,437 S.F.
	DENOTES USABLE OPEN AREA GREEN ROOF = 10,958 S.F.
REQUIRED USABLE OPEN AREA (40 S.F. x 146 DWELLING UNITS) = 5,840 S.F.	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

JLA PROJECT NUMBER: W23-0222



UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL



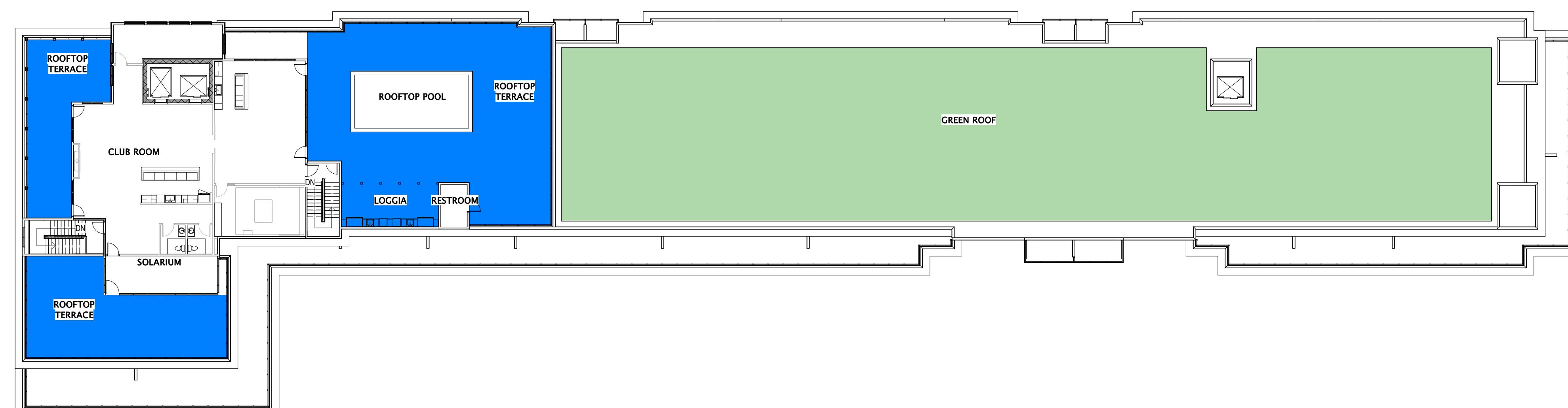
PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 4/7/2025
REVISION SCHEDULE
Mark | Description | Date

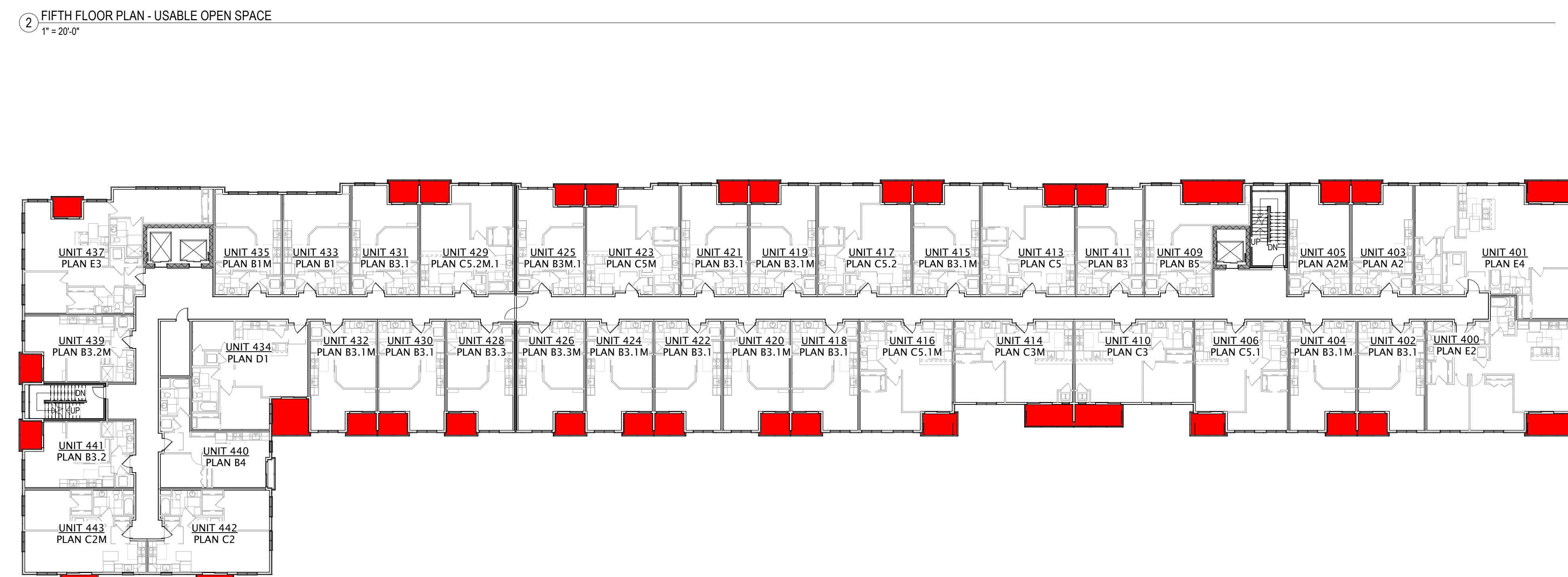
SHEET TITLE USEABLE OPEN SPACE

SHEET NUMBER

A250



USABLE OPEN AREA CHART	
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	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.	



UNIVERSITY 3000 LLC

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PROGRESS DOCUMENTS
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DATE OF ISSUANCE 4/7/2025
REVISION SCHEDULE
Mark | Description | Date

SHEET TITLE
USEABLE OPEN
SPACE

SHEET NUMBER

A251



JLA
ARCHITECTS

MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

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COMMISSION SUBMITTAL

PROGRESS DOCUMENTS
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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.

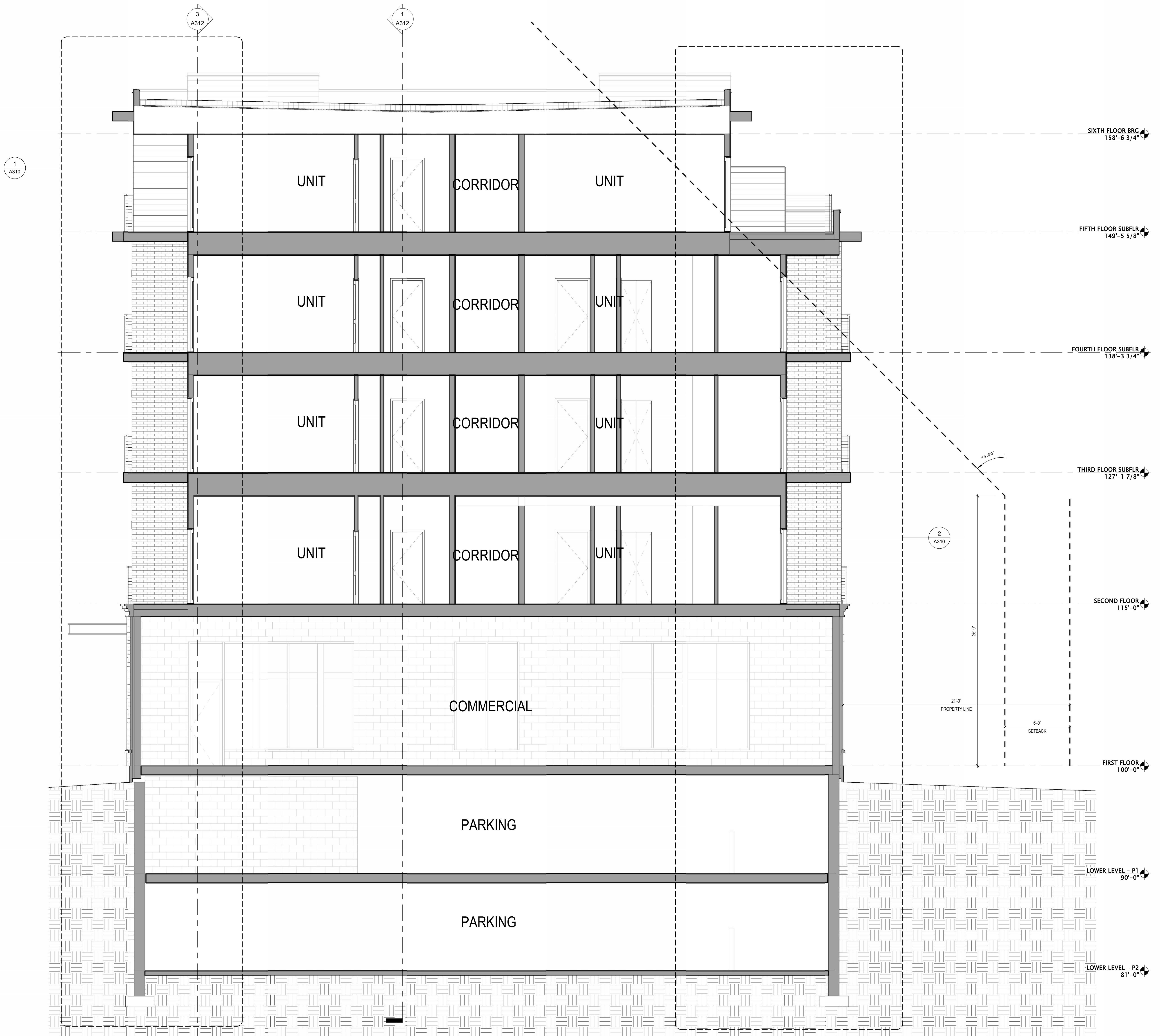
DATE OF ISSUANCE 4/9/2025
REVISION SCHEDULE
Mark | Description | Date

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A300





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JLA PROJECT NUMBER: W23-0222

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PROGRESS DOCUMENTS
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construction-related purposes.

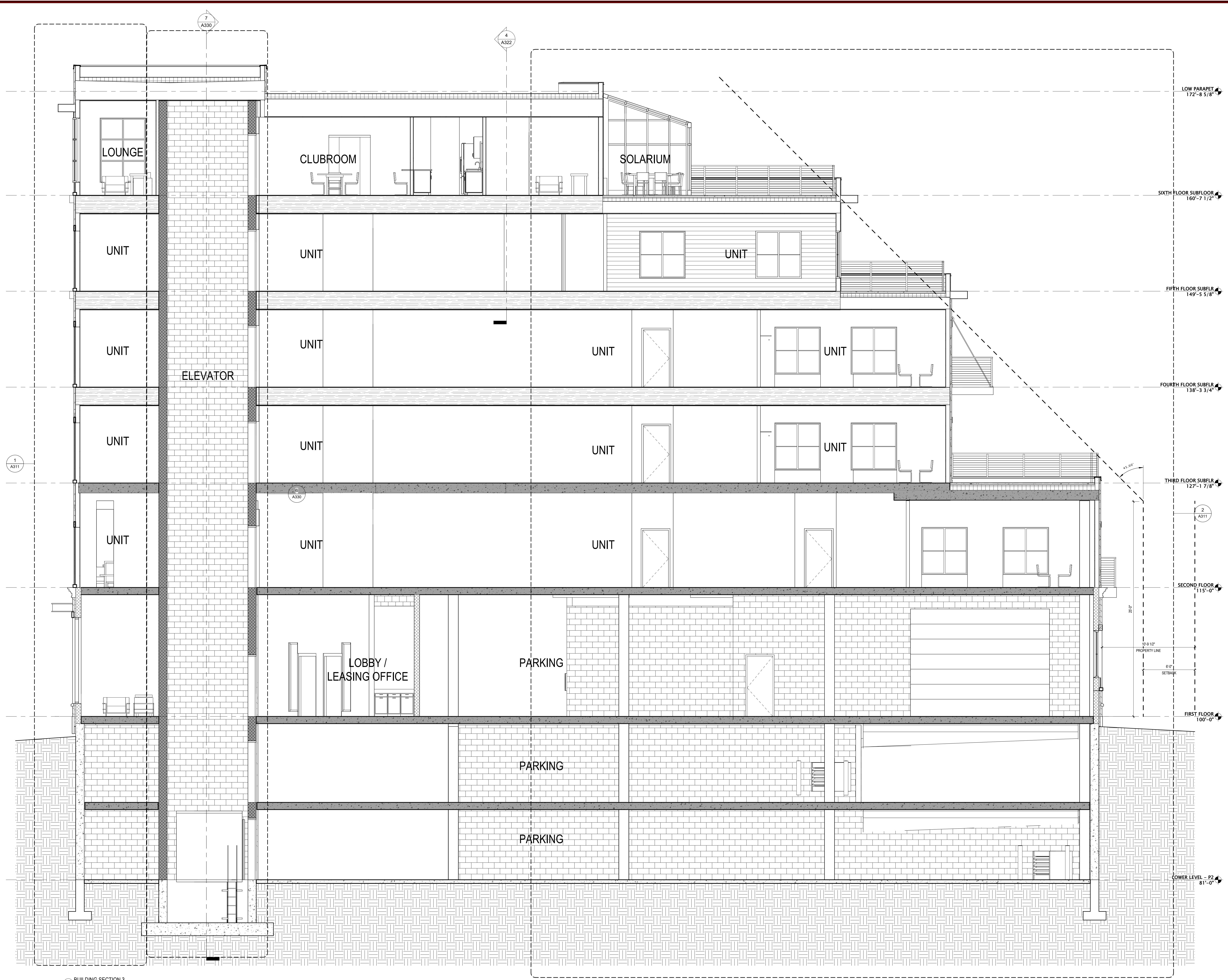
DATE OF ISSUANCE 4/9/2025
REVISION SCHEDULE
Mark | Description | Date

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A302



WINDOW/STOREFRONT DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	WALL DESIGNATION			
					NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION
A-WINDOW - 5'-4" x 5'-6"	5.0	5.2	4.0	25.9	2895.7	112.0	2429.9	94.0
B-WINDOW - 3'-0" x 4'-0"	2.7	3.7	1.0	9.9	79.0	8.0	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
D-PATIO DOOR - 6'-8" x 7'-0"	6.3	6.7	2.0	42.4	2671.9	63.0	2290.2	54.0
E-STOREFRONT - 5'-8" x 6'-6"	5.7	6.5	2.0	36.8	846.2	23.0	0.0	0.0
F-STOREFRONT - 6'-0" x 6'-6"	6.0	6.5	2.0	39.0	390.0	10.0	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
H-STOREFRONT - 6'-0" x 2'-10"	6.0	2.8	2.0	16.8	201.6	12.0	67.2	4.0
J-STOREFRONT - 6'-3" x 6'-6"	6.3	6.5	2.0	40.95	40.95	1.0	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
L-STOREFRONT - 3'-0" x 9'-10"	3.0	9.8	1.0	29.4	29.4	1.0	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
N-STOREFRONT - 5'-0" x 9'-2"	5.0	9.2	1.0	46	92	2.0	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
Q-STOREFRONT - 2'-10" x 6'-6"	2.8	6.5		18.2	0	0.0	18.2	1.0
R-STOREFRONT - 2'-10" x 2'-10"	2.8	2.8		7.84	0	0.0	7.8	1.0
S-STOREFRONT - 6'-0" x 8'-0"	6.0	8.0		48	0	0.0	0.0	0.0
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
				8127.7	TOTAL GLZ	4,876.1	TOTAL GLZ	1,344.4
				24,392	WALL AREA	24,104.0	WALL AREA	6,439.0
				33.32%	% GLAZING	20.23%	% GLAZING	25.25%



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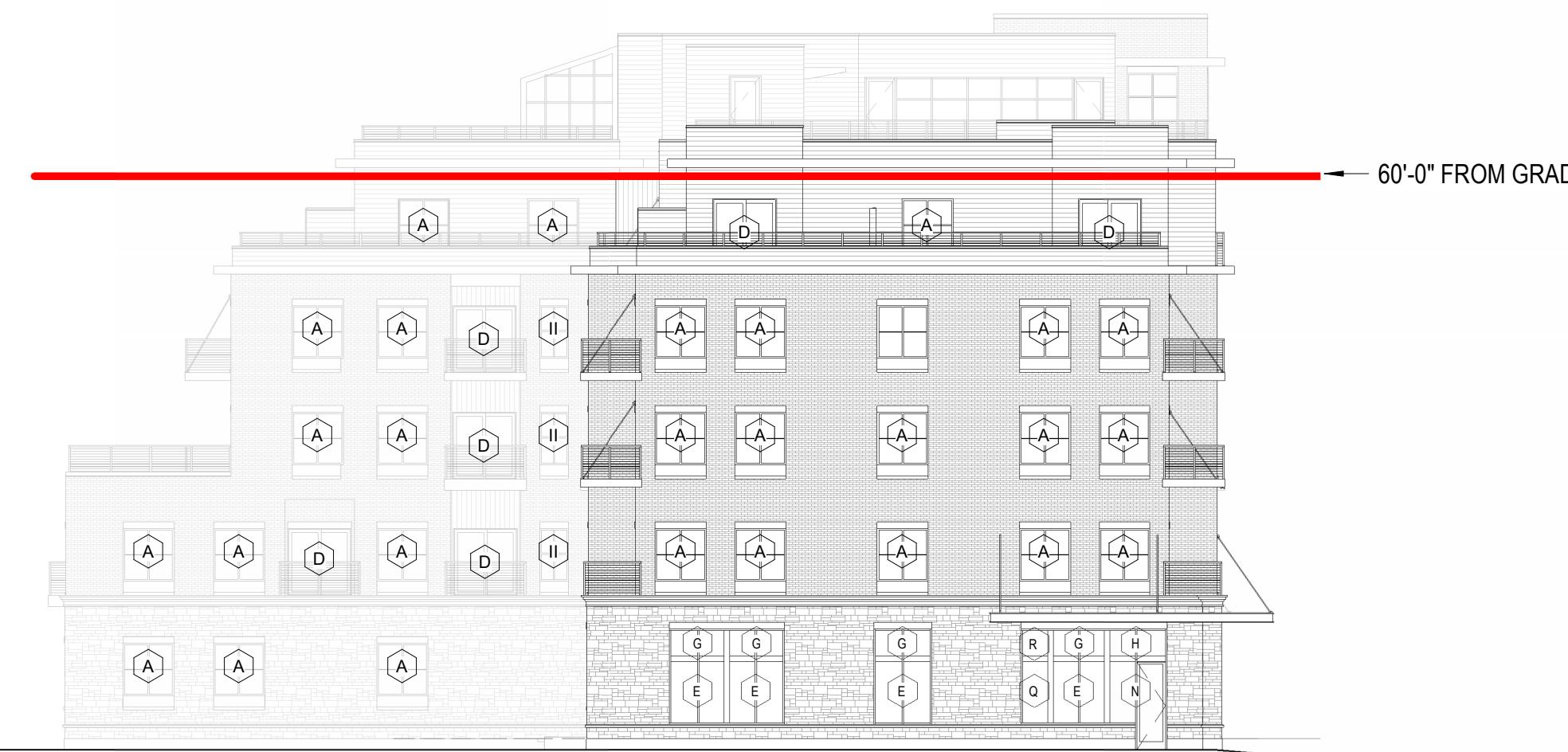
JLA PROJECT NUMBER: W23-0222



UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL

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



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

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: BIRDGGLASS
CALCULATIONS

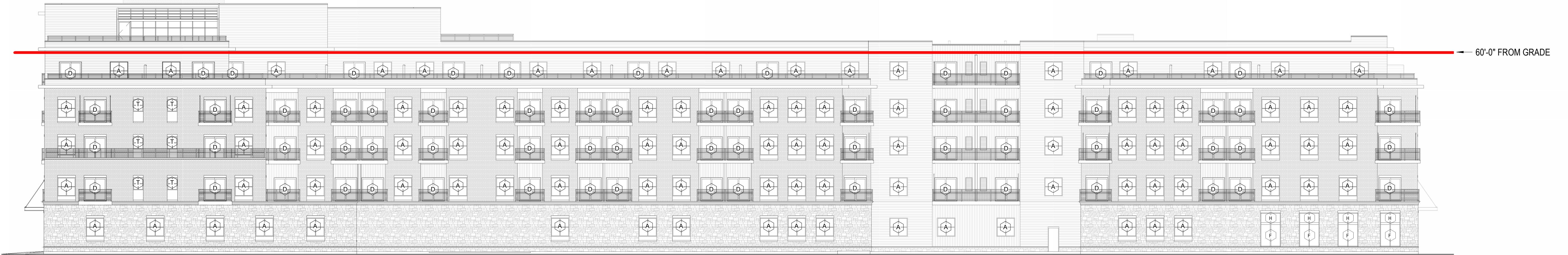
SHEET NUMBER: A820

WINDOW/ STOREFRONT DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	WALL DESIGNATION			
					NORTH ELEVATION		SOUTH ELEVATION	
A - WINDOW - 5'-4" x 5'-6"	5.0	5.2	4.0	25.9	2895.2	112.0	2429.9	94.0
B - WINDOW - 3'-0" x 4'-0"	2.7	3.7	1.0	9.9	79.0	8.0	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
D - PATIO DOOR - 6'-8" x 7'-0"	6.3	6.7	2.0	42.4	2671.9	63.0	2290.2	54.0
E - STOREFRONT - 5'-8" x 6'-6"	5.7	6.5	2.0	36.8	846.2	23.0	0.0	0.0
F - STOREFRONT - 6'-0" x 6'-6"	6.0	6.5	2.0	39.0	390.0	10.0	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
H - STOREFRONT - 6'-0" x 2'-10"	6.0	2.8	2.0	16.8	201.6	12.0	67.2	4.0
J - STOREFRONT - 6'-3" x 6'-6"	6.3	6.5	2.0	40.95	40.95	1.0	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
L - STOREFRONT - 3'-0" x 9'-10"	3.0	9.8	1.0	29.4	29.4	1.0	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
N - STOREFRONT - 5'-0" x 9'-2"	5.0	9.2	1.0	46	92	2.0	0.0	46.0
O - STOREFRONT - 5'-0" x 9'-2"	5.0	9.2	2.0	46	46	1.0	0.0	0.0
Q - STOREFRONT - 2'-10" x 6'-6"	2.8	6.5		18.2	0	0.0	18.2	1.0
R - STOREFRONT - 2'-10" x 2'-10"	2.8	2.8		7.84	0	0.0	7.8	1.0
S - STOREFRONT - 6'-0" x 8'-0"	6.0	8.0		48	0	0.0	0.0	96.0
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
					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



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JLA PROJECT NUMBER: W23-0222



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LAND USE AND URBAN DESIGN
COMMISSION SUBMITTAL

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



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

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DATE OF ISSUANCE: 4/7/2025
REVISION SCHEDULE
Mark | Description | Date

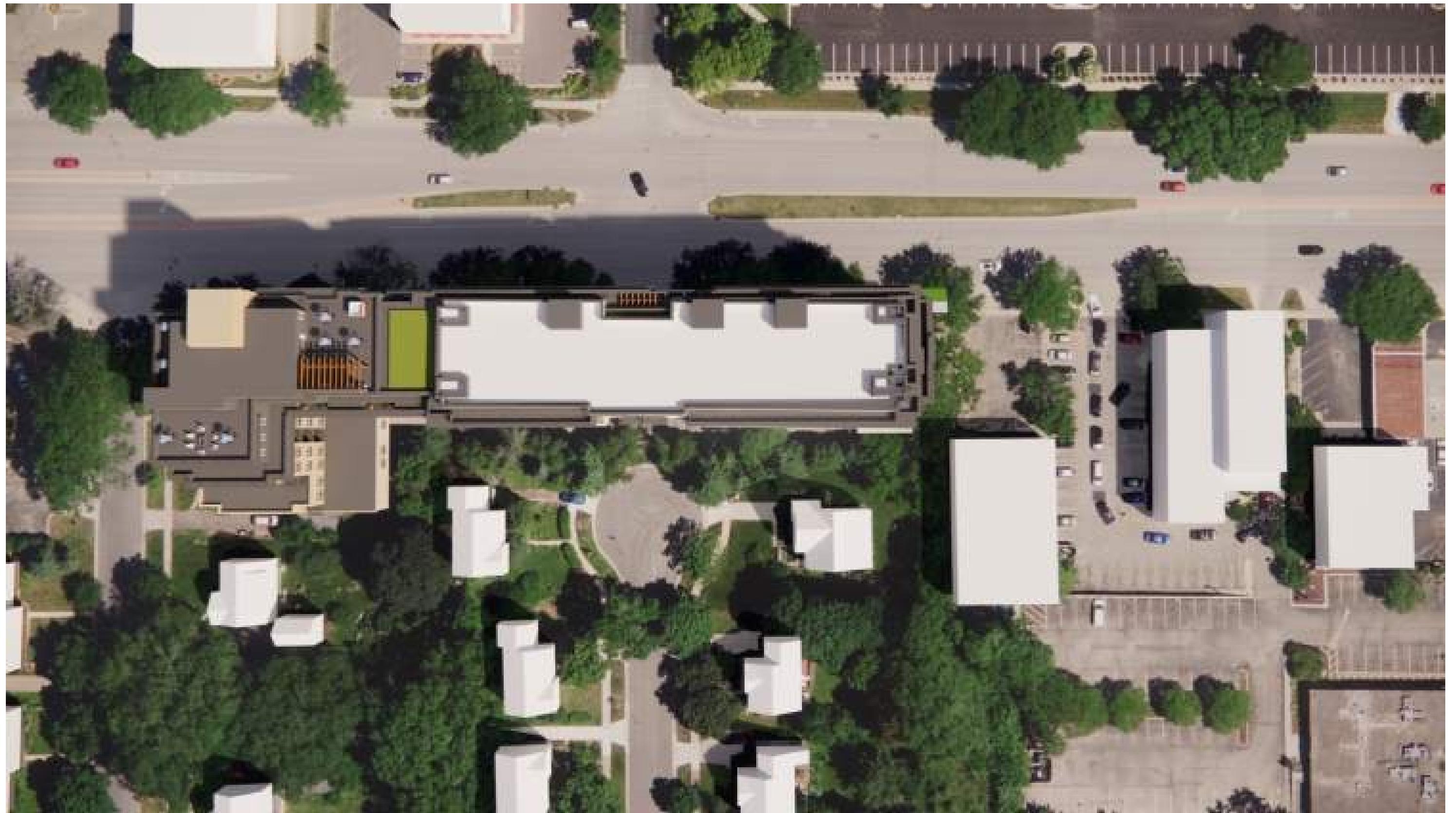
SHEET TITLE: BIRDGGLASS
CALCULATIONS

SHEET NUMBER: A821



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JLA-AP.COM

JLA PROJECT NUMBER: W23-0222



SHADOW ON SEPT 21ST @ 9AM



SHADOW ON DEC 21ST @ 9AM



SHADOW ON SEPT 21ST @ 2PM



SHADOW ON DEC 21ST @ 2PM



SHADOW ON SEPT 21ST @ 4PM



SHADOW ON DEC 21ST @ 4PM

UNIVERSITY 3000 LLC

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COMMISSION SUBMITTAL

DATE OF ISSUANCE 4/7/2025
REVISION SCHEDULE
Mark | Description | Date

SHEET TITLE SHADOW STUDY

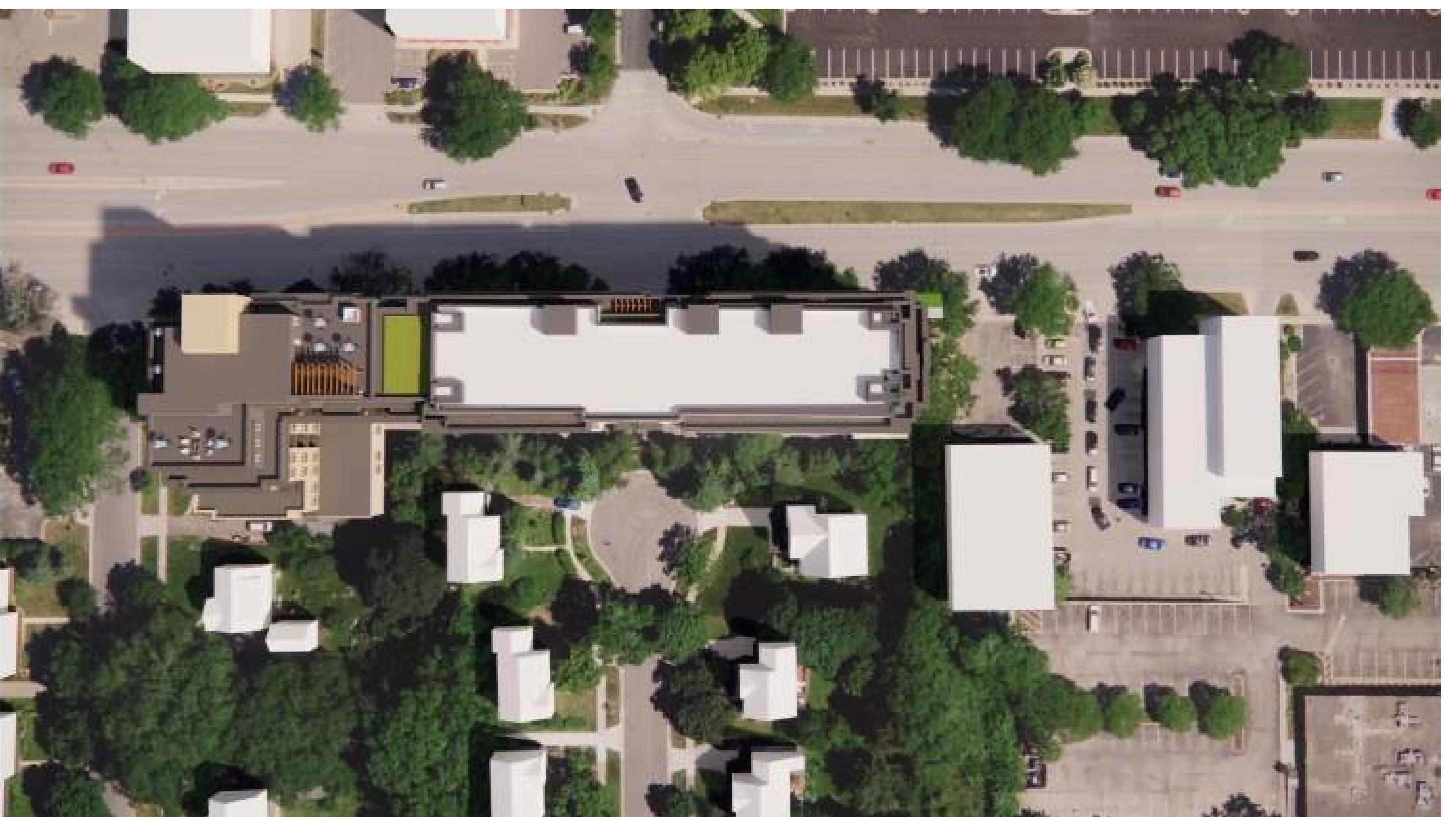
SHEET NUMBER

A850



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ARCHITECTS
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JLA PROJECT NUMBER: W23-0222



SHADOW ON MARCH 21ST @ 9AM



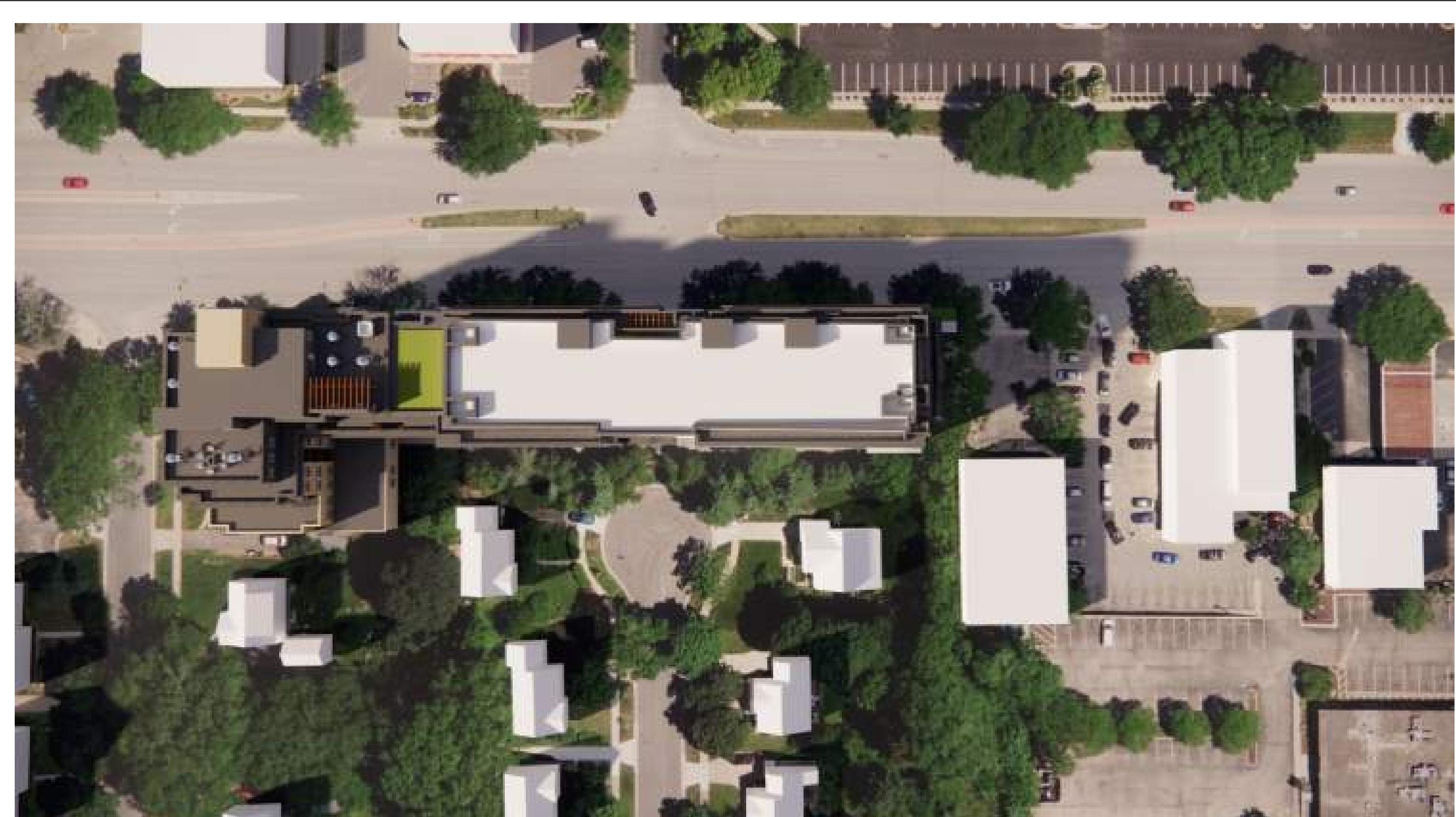
SHADOW ON JUNE 21ST @ 9AM



SHADOW ON MARCH 21ST @ 2PM



SHADOW ON JUNE 21ST @ 2PM



SHADOW ON MARCH 21ST @ 4PM



SHADOW ON JUNE 21ST @ 4PM

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

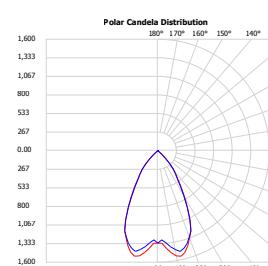


Open Trim

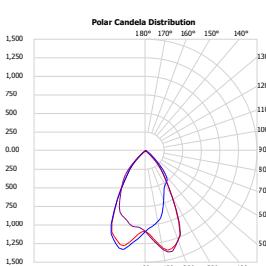


Wallwash Trim

DISTRIBUTIONS



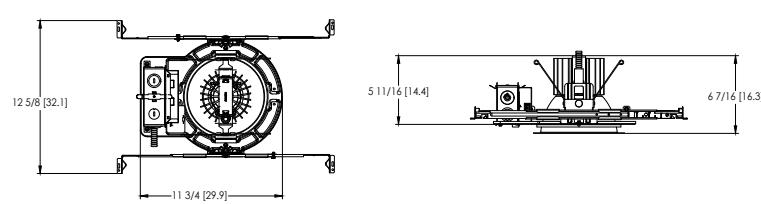
Open



Wallwash

DIMENSIONS

LDN6 500-3000 Lumens



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	05 500 lumens	L06 Downlight LW6 Wallwash	AR	Clear	LSS	Semi-specular
	30/ 3000K	07 750 lumens		WR ‡	White	LD	Matte diffuse
	35/ 3500K	10 1000 lumens		BR ‡	Black	LS	Specular
	40/ 4000K	15 1500 lumens		TCPC ‡	Custom painted trim	TRW	White painted flange
	50/ 5000K	20 2000 lumens		TRALTBD ‡	RAL painted trim	TRBL	Black painted flange
		25 2500 lumens				FCPC	Custom painted flange only
		30 3000 lumens				FRALTB	RAL painted flange only
		40 4000 lumens					
		50 5000 lumens					

Driver	Emergency ‡	Control Input ‡	Options
GZ10	0-10V driver dims to 10%	(blank)	HAO ‡
GZ1	0-10V driver dims to 1%	EL	CP ‡
D10	Minimum dimming 10% driver for use with JOT	ELR	RRL—
D1	Minimum dimming 1% driver for use with JOT	ELSD	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.
EZ1	0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1% eldoLED DALI SOLDRIVE dim to dark	ELRSD	BAA
EDAB		E10WCP	Buy America(n) Act and/or Build America Buy America Qualified
		E10WCPR	90CRI
		E10WRSTAR	SF ‡
			High ambient option (40°C)
			Chicago Plenum
			Single fuse

‡ 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.
RRLAEC	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, FRALTB	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.	
EACISSM 375	Compact interruptible emergency AC power system
EACISSM 125	Compact interruptible emergency AC power system
GRA68 JZ	Oversized trim ring with 8" outside diameter



design select

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

(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

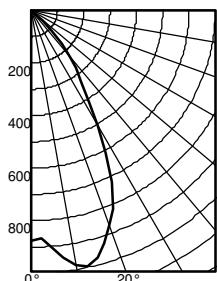
Distribution Curve

Distribution Data

Output Data

Illuminance Data at 30" Above Floor for
a Single Luminaire

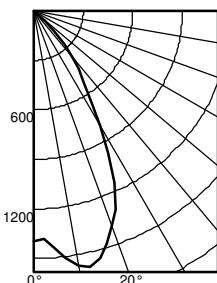
LDN6 35/10 L06AR, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0= 1.02, test no. ISF 30716P262.



	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			

Mounting Height	Initial FC Center Beam	50% beam -		10% 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

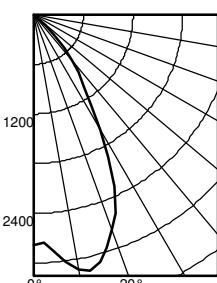
LDN6 35/15 L06AR, input watts: 17.52, delivered lumens: 1572.9, LM/W = 89.77, spacing criterion at 0= 1.02, test no. ISF 30716P265.



	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			

Mounting Height	Initial FC Center Beam	50% beam -		10% 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			

Mounting Height	Initial FC Center Beam	50% beam -		10% 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

Delivered Lumens = 1.25 x P x 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](#).

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

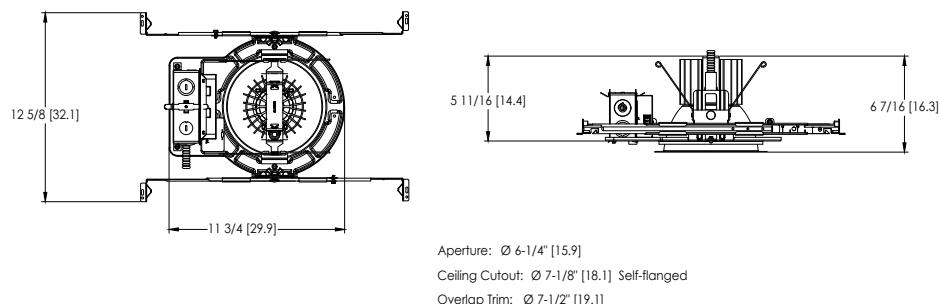
Notes

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

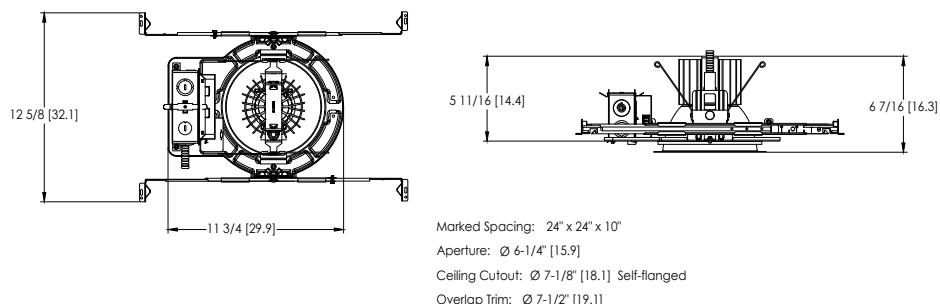


* All dimensions are inches (centimeters) unless otherwise noted.

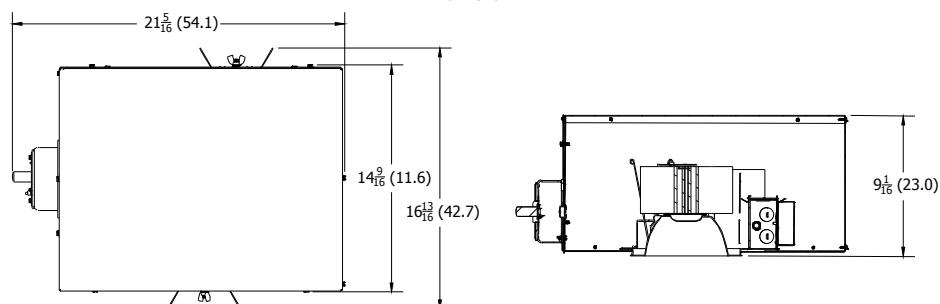
LDN6 500-3000 Lumens



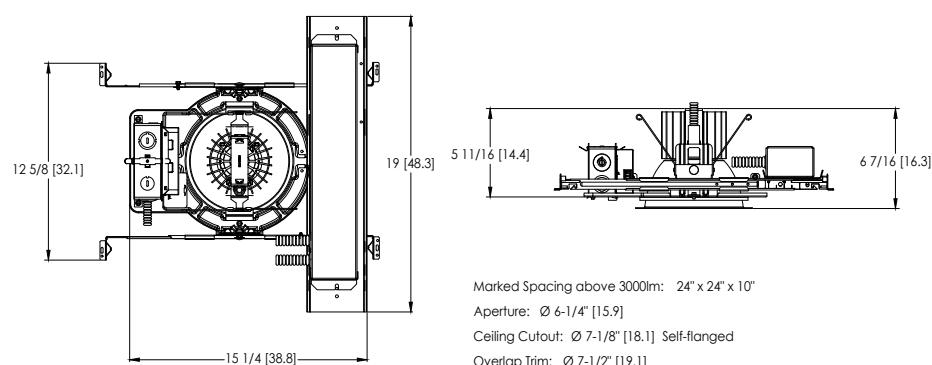
LDN6 4000-5000 Lumens



LDN6 CP



LDN6 EL



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® DVSTV	
	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 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	



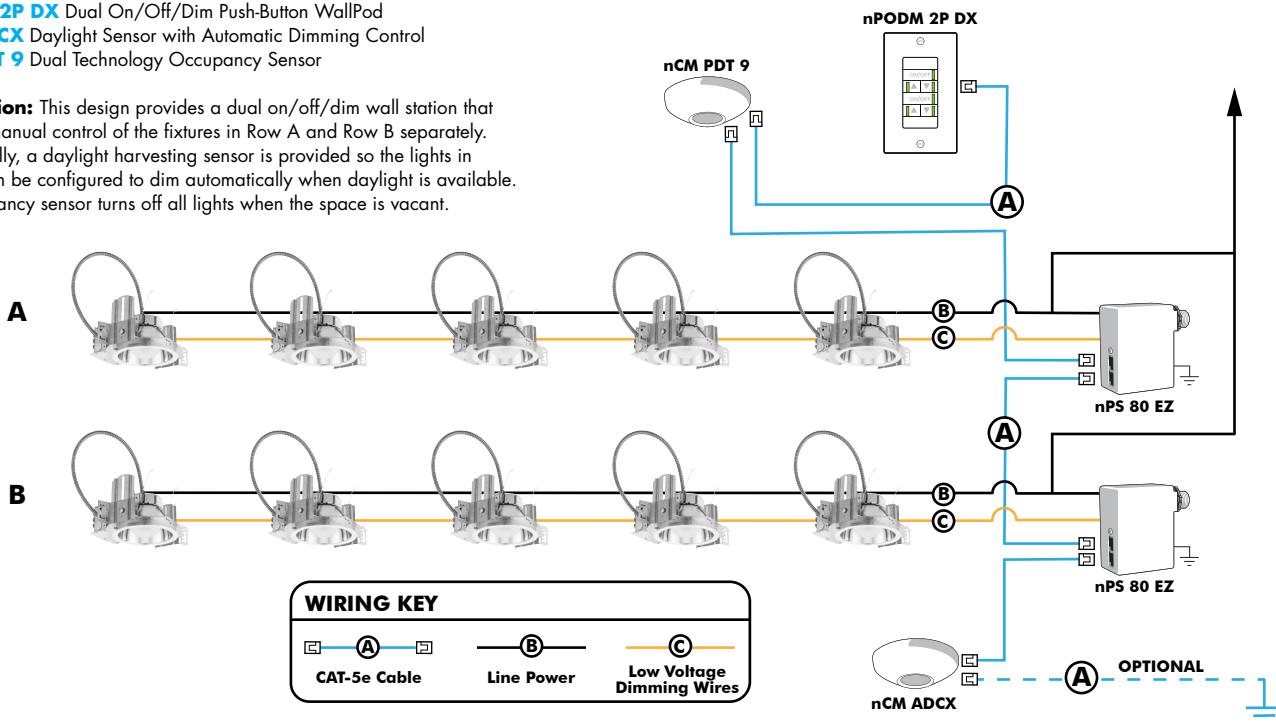
EXAMPLE

Group Fixture Control*

*Application 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	nPODM DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPODM 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: Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair .	
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

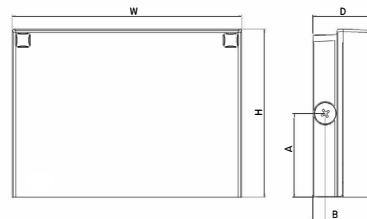
Note: Actual performance may differ as a result of end-user environment and application.

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)