URBAN DESIGN COMMISSION APPLICATION



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

	(608	3) 266-4635										
	desi proj subr acco	red meeting date ect requires bot mittals, a comp	e and the act th UDC <u>and</u> leted <u>Land</u>	lication, including the ion requested. If your Land Use application Use Application and s are also required to	access the Si necesite acceder a Yog tias ntaub nt	d an interpreter, translator, materials in alternate formats or other accommodations to se forms, please call the Planning Division at (608) 266-4635. a interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para estos formularios, por favor llame al (608) 266-4635. koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov awv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia hu rau Koog Npaj (Planning Division) (608) 266-4635.						
1.	Proj	ect Informatio	n									
		ress (list all addro		project site): <u>3535-3353 Unive</u>	versity Ave and 737 & 733 N Meadow Lane							
2.	Арр	lication Type (d	check all tha	t apply) and Requested Da	ate							
	UDC	meeting date r	equested _	May 28, 2025								
		New developm Informational	ent 🗆	_	or previ	ously-approved development Final Approval						
3.	Proj	ect Type										
		Mixed-Use District Project in the Su Campus Institut District (EC) Planned Develop General De Specific Im	owntown Corect (UMX), or Moburban Emploional District pment (PD) evelopment P	e District (DC), Urban ixed-Use Center District (MXC) byment Center District (SEC) (CI), or Employment Campus		Comprehensive Design Review (CDR) Modifications of Height, Area, and Setback Sign Exceptions as noted in Sec. 31.043(3), MGO Per Please specify						
4.	Арр	licant, Agent, a	and Property	Owner Information								
	Applicant, Agent, a Applicant name Street address Telephone		Randy Christ 702 N. High F 608.235.9020	Point Road	_ City _ Em	mpany Walter Wayne Development //State/Zip Madison WI 53717 ail rc@starkcommercial.com						
	Proj	ect contact pers			_	mpany _JLA Architects + Planners						
		et address		way - Suite 200		//State/Zip Monona WI, 53713						
		phone	608.442.382		Email pterry@jla-ap.com							
				t) University 3000 LLC								
		et address	1741 Comme		City/State/Zip Madison, WI 53713							
	Telephone		608.255.3573			Email bbosben@apexrents.com						

URBAN DESIGN COMMISSION APPROVAL PROCESS



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:

- <u>Informational Presentation</u>. 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)
- <u>Initial Approval</u>. 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.
- <u>Final Approval</u>. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

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

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST



The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- □ 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
- ▼ 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 <u>how</u> 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 <u>how</u> 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.

- 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)

I Electronic Submittal

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

■ Notification to the District Alder

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

6. Applicant Declarations

- 1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on March 5, 2025
- The applicant attests that all required materials are included in this submittal and understands that if any required information 2. 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

Authorizing signature of property owner Randy Christianson

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 $(per \S 31.041(3)(d)(1)(a) MGO)$
- ☐ 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: <u>PCApplications@cityofmadison.com</u>
Urban Design Commission: <u>UDCapplications@cityofmadison.com</u>

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

<u>Owner</u>

University 3000, LLC 1741 Commercial Ave Madison, Wisconsin 53713

Developer

Walter Wayne Development 702 High Point Rd – Suite 200 Madison, Wisconsin 53717 Contact: Randy Christianson Phone: 608.235.9020

E-Mail: rc@starkcommercial.com

Structural Engineering

Spire Engineering 305 N. Plankton Avenue – Suite 101 Milwaukee, Wisconsin 53203

Contact: Matt Rau

Phone: 414.278.9200 ext. 111 E-Mail: mjr@spireengineering.com

Architecture & Interior Design

JLA Architects 800 West Broadway – Suite 200 Monona, Wisconsin 53713 Contact: Patrick Terry

Phone: 608.442.3823
E-Mail: pterry@jla-ap,com

Civil & Landscape Design

JSD Engineers

507 W. Verona Ave – Suite 500 Verona, Wisconsin 53593 Contact: Andrew Gefert Phone: 608.893.0086

E-Mail: andrew.geffert@JSDInc.com

Project History

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

Staff and Neighborhood Input:

The project is in the Sunset Village Community.

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

Original Building Submittal Calendar

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

Proposed Building Submittal Calendar

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

Project Schedule:

Demolition – August 2025 Construction – October 2025 – March 2027

Thank you for your time in reviewing our proposal.

Sincerely,

Patrick Terry Project Manager

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

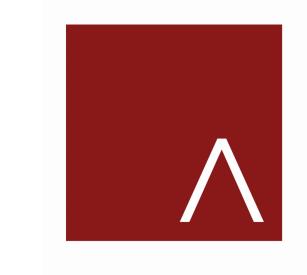
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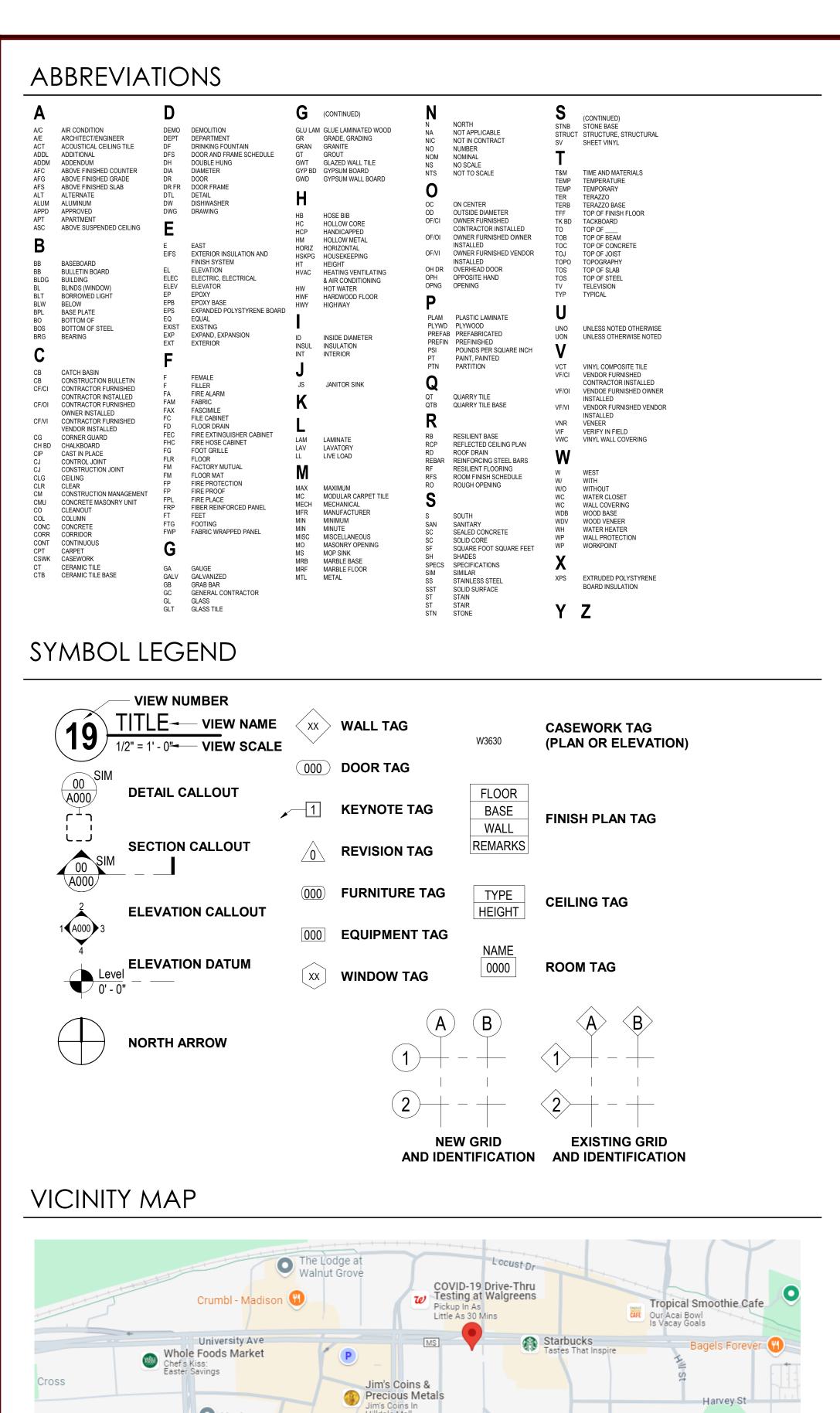
3575 University Ave, Madison, WI



LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL



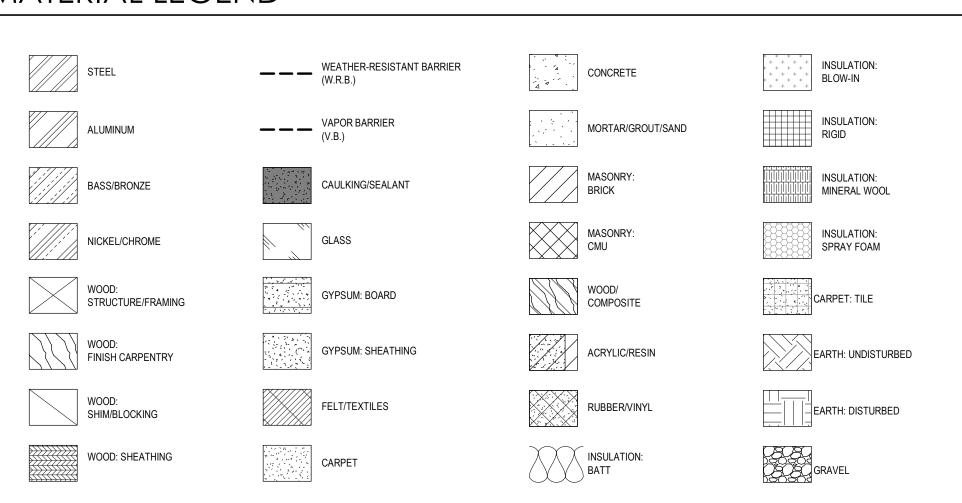




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NOTE: NOT TO SCALE

MATERIAL LEGEND



PROJECT ADDRESS

UNIVERSITY 3000 LLC

3575 University Ave, Madison, WI

OWNER INFORMATION

APEX RENTS

MAIN: 608.255.3753

1741 Commercial Avenue Madison, WI 53704

CONTACT: Bruce Bosben EMAIL: bbosben@apexrents.com

PROJECT TEAM

GENERAL CONTRACTOR



STEVENS CONSTRUCTION CORP.

2 BUTTONWOOD COURT MADISON, WISCONSIN 53718
CONTACT: MATT HARTENSTEIN
EMAIL: MHARTENSTEIN@STEVENSCONSTRUCTION.COM
MAIN: 608.222.5100

ARCHITECTURAL



JLA ARCHITECTS & PLANNERS

800 WEST BROADWAY - SUITE 200 MONONA, WISCONSIN 53713 CONTACT: PATRICK TERRY EMAIL: PTERRY@JLA-AP.COM MAIN: 608.241.9500

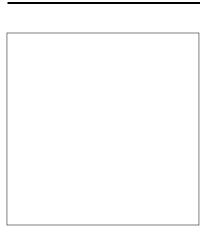
CIVIL ENGINEERING



JSD, INC

507 W. VERONA AVE., SUITE 500 VERONA, WISCONSIN 53593 CONTACT: ANDREW GEFFERT EMAIL: ANDREW.GEFFERT@JSDINC.COM MAIN: 608.893.0086

STRUCTURAL ENGINEERING



SPIRE ENGINEERING, INC

305 N PLANKINTON AVE, SUITE 101 MILWAUKEE, WI 53203 CONTACT: ALAN RENTMEESTER EMAIL: ATR@SPIREENGINEER.com MAIN: 414.278.9200

SET ISSUE

LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL 4/7/2025

SHEET INDEX

	- SHEET INDEX - DD -	
SHEET NUMBER		
SENERAL		
G000	COVER	
G001	INDEX SHEET	
G002	UNIT MATRIX & LIGHTING	
	John With With British	
CIVIL		
1 of 1	EXISTING CONDITIONS SURVEY	
C100	NOTES & LEGEND	
C200	DEMOLITION PLAN	
C300	ANNOTATED SITE PLAN	
C301	DIMENSIONED SITE PLAN	
C400	GRADING PLAN	
C500	UTILITY PLAN	
C600	DETAILS	
C601	DETAILS	
ANDSCAPE		
L100	OVERALL LANDSCAPE PLAN	
L101	DETAILED LANDSCAPE PLAN - WEST	
L102	DETAILED LANDSCAPE PLAN - EAST	
L200	LANDSCAPE DETAIL & NOTES	
.1 OF 1	FIRE ACCESS PLAN	
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.1 OF 1 ARCHITECTUF A100	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL	
.1 OF 1 ARCHITECTUR A100 A100.5	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL	
.1 OF 1 ARCHITECTUP A100 A100.5 A101	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105 A106 A110	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL ROOF PLAN - OVERALL	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105 A106 A110 A200	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105 A106 A110 A200 A201	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL ROOF PLAN - OVERALL EXTERIOR ELEVATIONS & MATERIALS	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105 A106 A110 A200 A201 A202	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL ROOF PLAN - OVERALL EXTERIOR ELEVATIONS & MATERIALS EXTERIOR ELEVATIONS - BLACK & WHITE EXTERIOR RENDERINGS	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105 A106 A110 A200 A201 A202 A203	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL ROOF PLAN - OVERALL EXTERIOR ELEVATIONS & MATERIALS EXTERIOR ELEVATIONS - BLACK & WHITE EXTERIOR RENDERINGS EXTERIOR RENDERINGS	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105 A106 A110 A200 A201 A202 A203 A204	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL ROOF PLAN - OVERALL EXTERIOR ELEVATIONS & MATERIALS EXTERIOR ELEVATIONS - BLACK & WHITE EXTERIOR RENDERINGS EXTERIOR RENDERINGS EXTERIOR RENDERINGS	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105 A106 A110 A200 A201 A202 A203 A204 A205	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL ROOF PLAN - OVERALL EXTERIOR ELEVATIONS & MATERIALS EXTERIOR ELEVATIONS - BLACK & WHITE EXTERIOR RENDERINGS EXTERIOR RENDERINGS EXTERIOR RENDERINGS EXTERIOR RENDERINGS	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105 A106 A110 A200 A201 A202 A203 A204 A205 A206	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL ROOF PLAN - OVERALL EXTERIOR ELEVATIONS & MATERIALS EXTERIOR ELEVATIONS - BLACK & WHITE EXTERIOR RENDERINGS	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105 A106 A110 A200 A201 A202 A203 A204 A205 A206 A250	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL ROOF PLAN - OVERALL EXTERIOR ELEVATIONS & MATERIALS EXTERIOR ELEVATIONS - BLACK & WHITE EXTERIOR RENDERINGS USEABLE OPEN SPACE	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105 A106 A110 A200 A201 A202 A203 A204 A205 A206 A250 A251	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL ROOF PLAN - OVERALL EXTERIOR ELEVATIONS & MATERIALS EXTERIOR ELEVATIONS - BLACK & WHITE EXTERIOR RENDERINGS USEABLE OPEN SPACE	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105 A106 A110 A200 A201 A202 A203 A204 A205 A206 A250 A251 A300	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL ROOF PLAN - OVERALL EXTERIOR ELEVATIONS & MATERIALS EXTERIOR ELEVATIONS - BLACK & WHITE EXTERIOR RENDERINGS	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105 A106 A110 A200 A201 A202 A203 A204 A205 A206 A250 A251 A300 A302	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL ROOF PLAN - OVERALL EXTERIOR ELEVATIONS & MATERIALS EXTERIOR ELEVATIONS - BLACK & WHITE EXTERIOR RENDERINGS EXTERIOR RENDERINGS	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105 A106 A110 A200 A201 A202 A203 A204 A205 A206 A250 A251 A300 A302 A820	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL ROOF PLAN - OVERALL EXTERIOR ELEVATIONS & MATERIALS EXTERIOR ELEVATIONS - BLACK & WHITE EXTERIOR RENDERINGS EXTERIOR RENDERINGS EXTERIOR RENDERINGS EXTERIOR RENDERINGS EXTERIOR RENDERINGS EXTERIOR RENDERINGS USEABLE OPEN SPACE USEABLE OPEN SPACE BUILDING SECTIONS BIRDGLASS CALCULATIONS	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105 A106 A110 A200 A201 A202 A203 A204 A205 A206 A250 A251 A300 A302 A820 A820 A821	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL ROOF PLAN - OVERALL EXTERIOR ELEVATIONS & MATERIALS EXTERIOR ELEVATIONS - BLACK & WHITE EXTERIOR RENDERINGS EXTERIOR RENDERINGS EXTERIOR RENDERINGS EXTERIOR RENDERINGS EXTERIOR RENDERINGS USEABLE OPEN SPACE USEABLE OPEN SPACE BUILDING SECTIONS BIRDGLASS CALCULATIONS BIRDGLASS CALCULATIONS	
.1 OF 1 ARCHITECTUF A100 A100.5 A101 A102 A103 A104 A105 A106 A110 A200 A201 A202 A203 A204 A205 A206 A250 A251 A300 A302 A820	FIRE ACCESS PLAN RAL LOWER LEVEL 2 FLOOR PLAN - OVERALL LOWER LEVEL 1 FLOOR PLAN - OVERALL FIRST FLOOR PLAN - OVERALL SECOND FLOOR PLAN - OVERALL THIRD FLOOR PLAN - OVERALL FOURTH FLOOR PLAN - OVERALL FIFTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL SIXTH FLOOR PLAN - OVERALL ROOF PLAN - OVERALL EXTERIOR ELEVATIONS & MATERIALS EXTERIOR ELEVATIONS - BLACK & WHITE EXTERIOR RENDERINGS EXTERIOR RENDERINGS EXTERIOR RENDERINGS EXTERIOR RENDERINGS EXTERIOR RENDERINGS EXTERIOR RENDERINGS USEABLE OPEN SPACE USEABLE OPEN SPACE BUILDING SECTIONS BIRDGLASS CALCULATIONS	



JLA PROJECT NUMBER: W23-0222

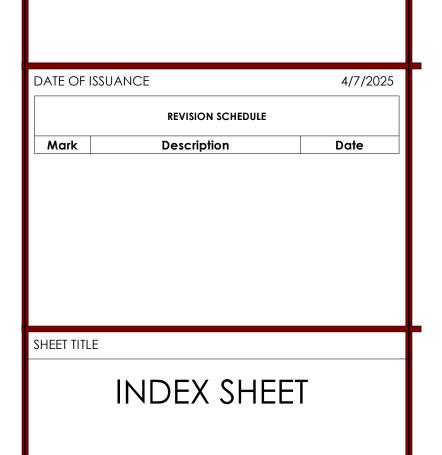
UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

SHEET ORGANIZATION

EACH DRAWING SHEET IS BASED UPON A 30 SQUARE GRID SYSTEM, STARTING WITH '1' IN THE TOP LEFT HAND CORNER AND WORKING LEFT-TO-RIGHT AND TOP-TO-BOTTOM TO '30' IN THE BOTTOM RIGHT HAND CORNER, EXAMPLE BELOW:

1	2	3	4	5	6	
7	8	9	10	11	12	СК
13	14	15	16	17	18	TITLE BLOCK
19	20	21	22	23	24	TIT
25	26	27	28	29	30	



G001

Sheet Number

UNIVERSITY 3000-MIXED USE - PROJECT DATA

3/11/2025



UNIT NAME	E	EXEC STU	UDIO				ST	IUDIO						1	BEDROO <i>i</i>	М							1 BEDROOM + DEN		2 BED	DROOM		NITS	L AS	L NET	ION ACE	. NET	REA		AREA	RESID	ENTIAL I	PARKING	СОМ	MERIC A	AL PARKING	G PAR	RKING	PARKIN	G RATIOS	БВ	ICYCLES
PROPOSED	A1	A2	A	3 B	1 B [*]	1.2 B1	.3	B2 B4	4 B1	1.1 E	33 (C2.2	C2.1	C2.3	C2	C5	C1	C4	C6	C7	C8	C3	D1	E2	E1	E4	E3		₹ δ	CIA	N S S	TIAL	.: AF	Ž	(F.	۵	П		D	щ							
BEDROOMS	1	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	Ī ₹	으오	AER LE	∑	EN])SS (S.F	<u>5</u>	(S. F.	R	AC		ER	A C		. I то	DTAL _	EOID ENITH		₽	TOTAL
AREA (S.F.)	439	447	47) 47	4 48	39 49	1 5	506 56	1 48	87 54	48 (692	688	696	680	710	654	701	740	757	777	698	820	1,079	1,003	3 1,268	1,120	(1)	(1) BED	COMA	(1,2) C AMEN	RESIDENT AREA LE	GRC	HH	PARK	COVI	SURE	TOTAL	COV	SURE	TOTA	L	K	RESIDENTIA	AL	RET	
6																															3,881		3,494	90.0%													
5	2	2		2	<u>)</u>	3 1		2		2	1			1	2	1	1	2	3	1	1	1			1		1	30	32	-	-	19,469	23,746	82.0%	1												
4		2		2	2 1	14 2	2	1		2	1	2	2	2	2			2					1	1		1	1	38	41	-	-	24,380	28,337	86.0%													
3		2		2	2 1	14 2	2	1		2	1	2	2	2	2			2					1	1		1	1	38	41	_	-	24,380	28,337	86.0%													
2		2	2	. 2	2 1	14 2	2	1		2	1	2	2	2	2			2					1	1		1	1	40	43	-	_	25,319	29,390	86.1%	_												
1																														4,268	4,177		8,884		21,772	2 3		0	3 2	20	0	20	23				76
LL/P1																																			31,595	5 69		6	59				69				45
LL/P2																																			31,595	74		7	74	-			74 PER (UNIT PE	R BR PE	R 1K SF	45
TOTALS	2	8	2	8	3 4	15 7	7	2 3		8	4	6	6	7	8	1	1	8	3	1	1	1	3	3	1	3	4	146	157	4,268	8,058	93,548	122,188	83.2%	84,962	146		0 14	16	20	0	20	166	1.00	0.93	4.69	166
DEDOENT	1.37%	5.48%	% 1.37	7% 5.4	8% 30.	82% 4.79	9% 1.	.37% 2.03	5.4	48% 2.7	74% 4	4.11%	4.11%	4.79%	5.48%	0.68%	0.68%	5.48%	2.05%	0.68%).68%	0.68%	2.05%	2.05%	0.68%	% 2.05%	2.74%	100	0.00%											·	•	·	•	•	·		
PERCENT		8.229	%		•	•	52	2.74%	•	•	•	"	•		29.45%				•	•	•		2.05%		7.	.53%	-	100).00%			641	Average N.	S.F. per un	it	512	Averag	ge S.F. per	space			SH	ARED PARKING	G			

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
- PARKING AREAS INCLUDE THE STAIRS & ELEVATOR, MECHANICAL & SUPPORT AREAS
 PARKING FOR THE COMMERCIAL SPACES ASSUMES 1 SPACES PER 400 GSF
- FARRING FOR THE COMMERCIAL SPACES ASSUMES 1 SPACES PER 400 GSF
 GROSS UNIT AREA CALCULATED AT CENTERLINE OF DEMISING WALLS, CORRIDOR FACE OF STUD & EXTERIOR WALL FACE OF STUD

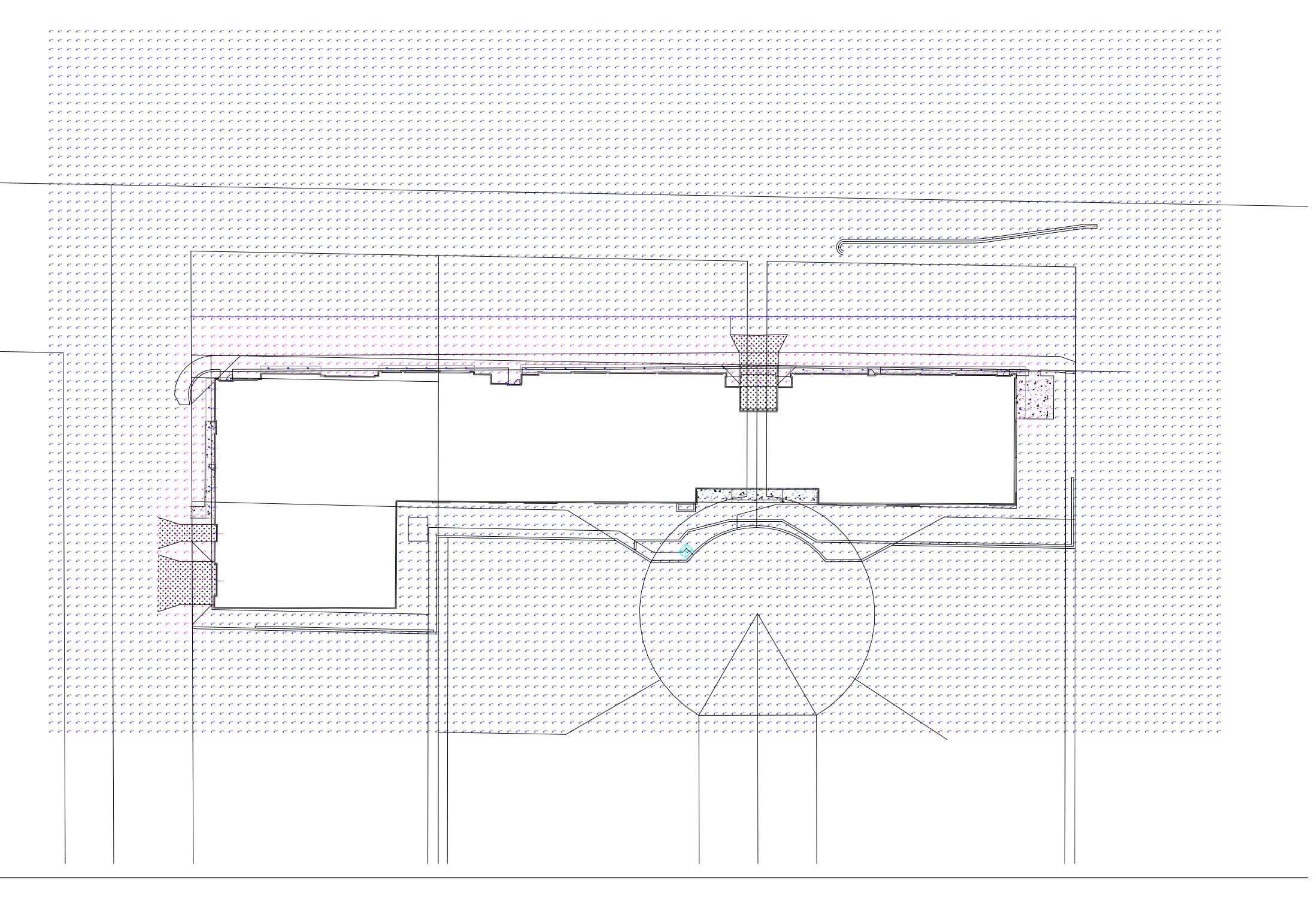
3575 University - Mixed Use

BICYC	BICYCLE PARKING (REQUIRED)										
Required Bicycle Parking (Per Unit Type)	RATIO	QTY	Description	(REQUIRED) Bicycle Parking Totals							
Studio	1.0		per Unit	89							
1BR	1.0	43	per Unit	4							
1BR+Den	1.0	3	per Unit								
2BR	1.0	11	per Unit	1							
Residential Sub-Total	:	146		14							
RESIDE	NTIAL FLOOR/ WAL	L ALLOWED									
Residential - Floor	75.0%		per Total Req Unit Pkg	11							
Residential - Wall	25.0%		per Total Req Unit Pkg	3							
**Residential Guest (UNSECURED) - Floor Mounted	10.0%	146	per Total Units	1							
Commercial - First Floor	1.0	4268 SF	per 2000 SF								
			TOTALS:	16							

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

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.



808 Average G.S.F per unit

(not including commercial or parking areas)

Label	QTY	Manufacturer	Catal	og			Number Lamps	Lamp Output	LLF	Input Power
D1-M	40	Lithonia Lighting	LDN6	ALO1 (750LN	M) SWW1 AR L	SS WD 80CRI	1	879	0.9	9.06
OW1	6	Lithonia Lighting	WPX	1 LED P2 XXk	KMVOLT		1	2913	0.95	24.42
Statistics										
Statistics Description				Symbol	Avg	Max	Min	Max/Min	Avg/Min	

10 FT From Presumed Property Line_At 4FT

0.03 fc | 0.07 fc | 0.00 fc | N/A | N/A

3575 UNIVERSITY AVENUE	DRAWN BY: CAS
MADISON, WI	DATE: 03/14/2025
EXTERIOR LAYOUT	SCALE: 1/32" = 1'-0"



JLA PROJECT NUMBER:

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.

REVISION SCHEDULE

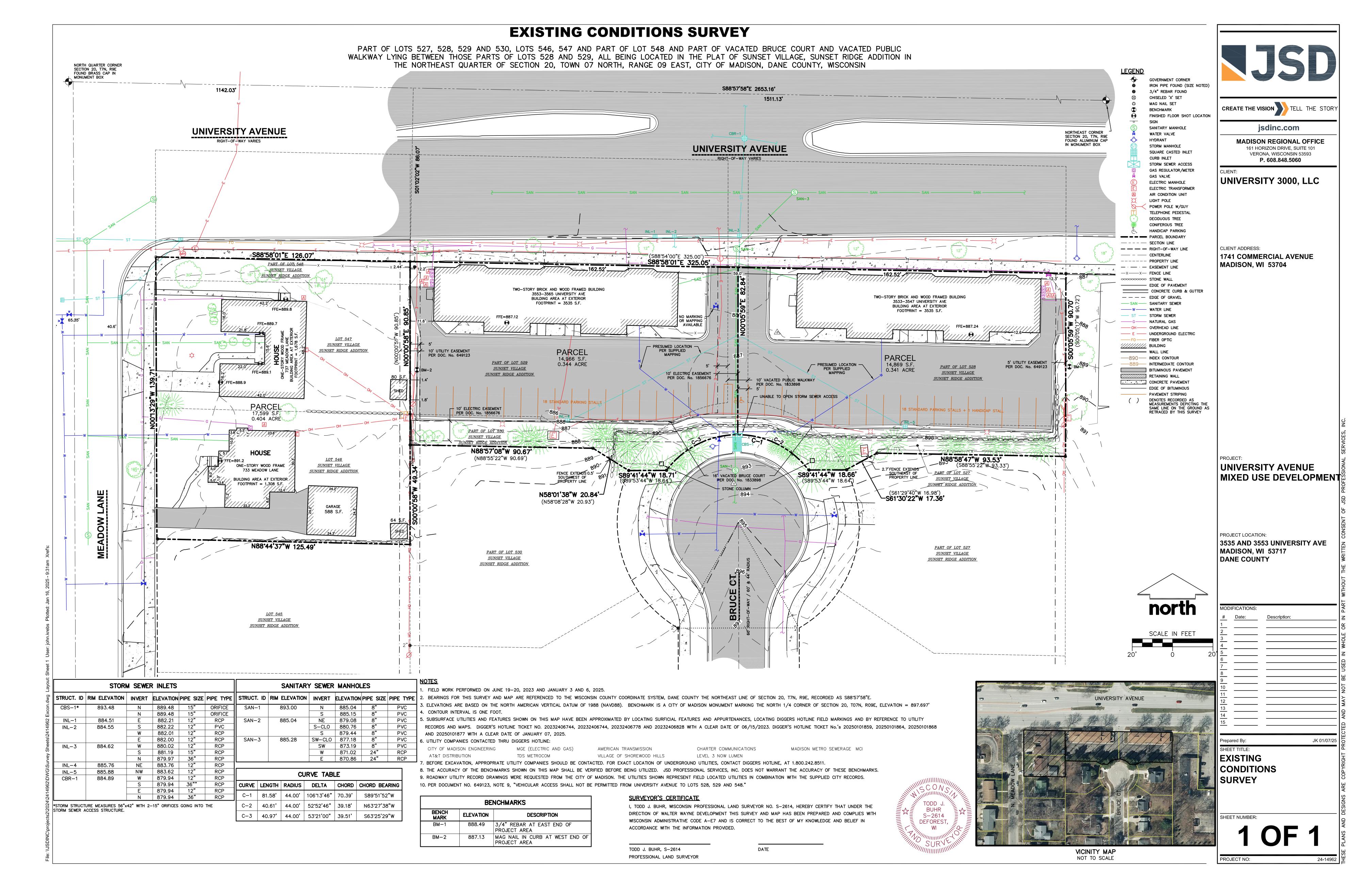
Mark Description Date

SHEET TITLE

UNIT MATRIX & LIGHTING

SHEET NUMBER

G002



GENERAL NOTES

EXISTING GRADES AT CONSTRUCTION LIMITS.

- 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
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY
- AGENCIES 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
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS
- 9.1. "JURISDICTION" THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY
- SERVICE PROVIDER) HAVING AUTHORITY. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND
- STRUCTURE CONSTRUCTION. CURRENT EDITION AND SUPPLEMENTS
- "STANDARD SPECIFICATIONS" STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
- WISCONSIN DEPARTMENT OF TRANSPORTATION "WISDOT" WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
- 9.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES "DSPS" OR "SPS"

DEMOLITION NOTES

SHALL BE UNDERSTOOD AS FOLLOWS

DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION. OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS. IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION, ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD, JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD

THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE

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 GROUND TO

CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED

- PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL
- APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:

REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.

- 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION
- VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED. NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES
- 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 OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR
- 10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN
- ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE
- . ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
- SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
- WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS
- . ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS
- BUILDING REMOVALS SHALL BE PREFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ONSITE.
- CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE 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.

PAVING NOTES

- PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS AND THE GEOTECHNICAL REPORT PREPARED BY CGC. INC. TITLED GEOGRAPHICAL EXPLORATION REPORT. ISSUE DATE 1/9/2024. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING. 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.

CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS: 1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY

CONSTRUCTION.

- SPECIFICATIONS RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD
- DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.

THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY **SPECIFICATIONS**

- WEATHER LIMITATIONS: 3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3' ABOVE GRADE. IN
- SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED FIRM AND COMPACTED BASE FOUNDATION LAYER OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
- APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING
- BINDER COURSE AGGREGATE THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY **SPECIFICATIONS**
- SURFACE COURSE AGGREGATE THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS
- ASPHALTIC MATERIALS 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS
- CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART
- PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET: ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT: AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
- IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT OCATIONS IN THE PAVEMENTS.
- FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART AS THE ENGINEER DIRECTS. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED
- CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
- ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
- ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE, WATTLES, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
- 2. STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES.
- 4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS,
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS
- EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF

EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL

CITY FORESTRY NOTES

- 1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
- 3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (FITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- 4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR, THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS
- 5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OF EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- 6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- 7. ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) - ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. A LANDSCAPE PLAN AND STREET TREE PLANTING PLAN SHALL BE SUBMITTED IN PDF FORMAT TO CITY FORESTRY FOR APPROVAL OF PLANTING LOCATIONS WITHIN THE RIGHT OF WAY AND TREE SPECIES. ALL
- AVAILABLE STREET TREE PLANTING LOCATIONS SHALL BE PLANTED WITHIN THE PROJECT BOUNDARIES. 8. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING. CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK

AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

UTILITY NOTES

- 1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION. THE PRIME CONTRACTOR IS RESPONSIBLE FOR: 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE
- START OF CONSTRUCTION. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
- VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.

AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO

DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES

- NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION. COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE
- PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- 3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES
- WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES. 4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS. . CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT

AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.

- 8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- 9. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K).

COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE,

- 10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
- 11. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- 12. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES. WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- 13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- 14. IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST. 5. STORM SEWER SPECIFICATIONS:
- 15.1.1. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443. 15.1.2. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M294 TYPE "S".
- 15.1.3. POLYVINYL CHLORIDE (PVC) SHALL MEET REQUIREMENTS OF ASTM D3034, SDR 35 FOR PIPE SIZES 8"-15" WITH INTEGRAL BELL TYPE FLEXIBLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND SDR 26 FOR DEPTHS 16'-25' DEPENDENT ON LOCAL JURISDICTION. 15.2 INLETS AND CATCH BASINS
- 15.2.1. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.6.3 AND DETAIL DRAWINGS FILE. NO. 28 OR 29 OF THE STANDARD SPECIFICATIONS, OR APPROVED EQUAL WITH A 2'X3' MAXIMUM OPENING. POLYVINYL CHLORIDE (PVC) INLETS BY NYLOPLAST ONLY WHEN SPECIFIED ON PLANS, CONFORMING TO ASTM D1781, ASTM D3212, ASTM F477, AND MANUFACTURER'S REQUIREMENTS. REFER TO PLANS FOR LID OR GRATE SPECIFICATION
- 15.2.3. FRAME AND GRATE/LIDS CURB FRAME AND GRATES SHALL BE NEENAH R-3067 WITH TYPE "R" GRATE OR EQUAL. UNLESS AS SPECIFIED IN THE PLANS SOLID LID FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS. GRATE FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY WITH A R-2578 GRATE OR
- EQUAL, UNLESS AS SPECIFIED IN THE PLANS. 15.2.4. MANHOLES: MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO. 11 AND/OR 12 OF THE STANDARD SPECIFICATIONS. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID
- 15.3. BACKFILL AND BEDDING 15.3.1. STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL

15.3.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION

8.43.5 OF THE STANDARD SPECIFICATIONS 15.4 FIFLD TILE CONNECTIONS 15.4.1. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

OR EQUAL. UNLESS AS SPECIFIED IN THE PLANS.

CHAPTER 8.27.0 OF THE STANDARD SPECIFICATIONS

16. WATER MAIN & WATER LATERAL SPECIFICATIONS:

BEDDING AND COVER MATERIAL

8.43.5 OF THE STANDARD SPECIFICATIONS.

- 16.1.1. DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS 16.1.2. POLYVINYL CHLORIDE PRESSURE PIPE (PVC) SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900 DR14 (CLASS 305) FOR SIZES UP TO 4" AND AWWA C900 DR18 (CLASS 235) UP TO 30".WITH INTEGRAL FLASTOMERIC BELL AND SPIGOT JOINTS 16.1.3. COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION B88 FOR WATER SERVICES LESS THAN
- 16.1.4. HIGH DENSITY POLYETHYLENE (HDPE) SHALL CONFORM TO THE REQUIREMENTS OF AWWA C901, SDR 9 MINIMUM FOR SIZES UP TO 3" AND TO AWWA C906, SDR 17 MINIMUM FOR SIZES GREATER THAN 3". 17.2. VALVES AND VALVE BOXES 17.2.1. GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C500 AND
- 17.2.2. CURB STOPS AND CORPORATION VALVES SHALL BE AWWA C800 AND ASTM B62, AND CONFORM TO ANY LOCAL JURISDICTIONAL REQUIREMENTS 17.3. WATER SERVICES CONNECTIONS 17.3.1. SERVICES 2" IN DIAMETER OR LESS SHALL USE A TAP SERVICE WITH A CORPORATION STOP AND CURB STOP VALVE WITH SERVICE BOX PER JURISDICTIONAL REQUIREMENTS
- 17.3.2. SERVICES GREATER THAN 2" IN DIAMETER SHALL USE A TAPPING SLEEVE OR CUT-IN TEE CONNECTION WITH VALVE OF EQUIVALENT PIPE DIAMETER AND VALVE BOX PER JURISDICTIONAL REQUIREMENTS. 17.4.1. HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTIONAL AUTHORITIES. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST
- CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18 " AND NO GREATER THAN 23" (SEE 17.5. JOINT RESTRAINT 17.5.1. WHERE SPECIFIED, DUCTILE IRON PIPE SHALL INCLUDE MECHANICAL JOINTS CONFORMING TO CHAPTER 4.4.2(b) OF THE STANDARD SPECIFICATIONS. POLYETHYLENE WRAP SHALL BE USED AROUND ALL
- MECHANICAL CONNECTIONS 17.6. BEDDING AND COVER MATERIAL 17.6.1. PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE STANDARD SPECIFICATIONS. 17.6.2. BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS, OR DSPS REQUIREMENTS AT A
- MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS. BACKFILL 17.7.1. BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. 17.7.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION
- 8.43.5 OF THE STANDARD SPECIFICATIONS. 18. SEPARATION DISTANCES 18.1. WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL. THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING: 18.1.1. WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING 18.1.2. WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.
- 19. <u>SANITARY SEWER SPECIFICATIONS:</u> 19.1.1. POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND SDR 26 FOR DEPTHS 16'-25'
- DEPENDENT ON LOCAL JURISDICTION CONNECTION TO DISSIMILAR PIPE MATERIALS SHALL CONFORM TO CHAPTER 3.4.2 OF THE STANDARD SPECIFICATIONS. FERNCO COUPLER MAY BE USED WITH APPROVAL OF ENGINEER. 19.2. MANHOLES:
- 19.2.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO'S. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS AND ALL SPECIAL PROVISIONS OF THE 19.2.2. MANHOLES SHALL HAVE INTERNAL CHIMNEY SEALS INSTALLED IN ALL SANITARY MANHOLES IN ACCORDANCE WITH CHAPTER 3.5.4(F) AND DETAIL DRAWING FILE NO. 12A OF THE STANDARD
- SPECIFICATIONS. 19.2.3. MANHOLES SHALL HAVE ALL EXTERNAL JOINTS WRAPPED WITH MAC WARP OR EQUAL RUBBERIZED JOINT WRAP PER ASTM C923 19.2.4. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550 HEAVY DUTY WITH NON-ROCKING SOLID LIDS OR EQUAL, UNLESS SPECIFIED IN THE PLANS.
- 19.3.1. MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8 43 2 (A)
- EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL 19.4.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION

EROSION CONTROL NOTES

CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.

2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN

ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE

CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE

- FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD
- CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
- . ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENTOFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED
- 8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- FOR MORE THAN SEVEN (7) DAYS. TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."

0. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED

- 11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH. 13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I. TYPE B EROSION MATTING PER STATE HIGHWAY

12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):

PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.

SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A

14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.

15. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED

- ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS 6. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE
- CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS: THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT. STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM
- WHEN ACTIVITY CEASED (I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAY). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION
- ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES: PERMANENT SEEDING: IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS.ACRE) IN SPRING/SUMMER OR WHEAT
- OR CEREAL RYE (150LBS./ACRE) IN FAL HYDRO-MULCHING WITH A TACKIFIER 16 3 4 WOVEN AND NON-WOVEN GEOTEXTILES 16.3.5. **EROSION MATTING**
- OTHER MEASURES AS APPROVED BY THE ENGINEER 16.3.7.
- 17. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- 18. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

GRADING AND EARTHWORK NOTES

- GEOGRAPHICAL EXPLORATION REPORT, ISSUE DATE 1/9/2024. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT. 2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK. GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD

- 4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER
- CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER. 6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3"
- TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE

REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION

- PROVIDED BY OWNER OR ENGINEER. 8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
- 9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL
- DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER. 10.1. FILL AND BACKFILL MATERIALS 10.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL
- REQUIRED. REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS. 10.2. IMPORTED FILL MATERIA 10.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK. STONE. OR GRAVEL. THE MATERIAL SHALL BE FREE OF

REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE

TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM

- NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6". 10.3. GRANULAR FILL MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.
- 10.4. BUILDING STRUCTURAL FILL 10.4.1. CLEAN MATERIAL MEETING THE REQUIREMENTS OF TYPE A "STRUCTURE BACKFILL" AS DEFINED IN

SECTIONS 210.2.1 AND 210.2.2. OF THE STATE HIGHWAY SPECIFICATIONS AND GEOTECHNICAL REPORT.

- 1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- 5. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.

6.2. NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306,

WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). SEEDING RATE SHALL BE PER

MANUFACTURE'S RECOMMENDATIONS.

TURF LAWN SEED MIXTURE: REFER TO LANDSCAPING PLAN FOR SEED MIXTURE.

8. <u>SEED MULCHING/EROSION MATTING SPECIFICATIONS:</u>
8.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.

LEGEND

PROPERTY LINE

----- EASEMENT LINE BUILDING OUTLINE ---- BUILDING OVERHANG — BUILDING SETBACK LINE — — PAVEMENT SETBACK LINE EDGE OF PAVEMENT

STANDARD CURB AND GUTTER REJECT CURB AND GUTTER MOUNTABLE CURB AND GUTTER 8" CONCRETE RIBBON CURB ASPHALT PAVEMENT

CONCRETE PAVEMENT 959——— PROPOSED 1 FOOT CONTOUR

-----960--------PROPOSED 5 FOOT CONTOUR — — ·959· — EXISTING 1 FOOT CONTOUR

— — GRADE BREAK STORMWATER MANAGEMENT AREA RETAINING WALL BOULDER WALL

ADA PARKING SIGN FLAG POLE BOLLARD BOLLARD WITH ADA PARKING SIGN

SHRUB REMOVAL SAWCUT EXISTING PAVEMENT SANITARY SEWER WATERMAIN

—sf—sf—sf—sf— SILT FENCE EROSION MATTING

> FG - FINISH GRADE FG: XXX.XX BOC - BACK OF CURB

DITCH CHECK

- · - · · - · - EASEMENT LINE DEMOLITION - REMOVAL OF ONSITE CURB 1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY CGC, INC, TITLED

TREE REMOVAL

HEAVY DUTY ASPHALT PAVEMENT HEAVY DUTY CONCRETE PAVEMENT DRAINAGE DIRECTION LIGHT POLE (REFER TO PHOTOMETRIC PLAN) BIKE RACK TREE REMOVAL

8'x4'x4" INSULATION (PLAN VIEW) 8'x4'x4" INSULATION (PROFILE VIEW) CONSTRUCTION ENTRANCE

TURF REINFORCEMENT MATTING EP - EDGE OF PAVEMENT EC - EDGE OF CONCRETE MATCH - MATCH EXISTING GRADE HP - HIGH POINT SW - SIDEWALK

INLET PROTECTION PROPERTY LINE

SHRUB REMOVAL

PROTECT EXISTING TREI

SURFACES AND BASE COURSE DEMOLITION - PAVEMENT MILL AND OVERLAY 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 LANDSCAPE BEDDING

CREATE THE VISION TELL THE STOR'

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

UNIVERSITY 3000, LLC

CLIENT ADDRESS: 1741 COMMERCIAL AVENUE MADISON, WI 53704

UNIVERSITY 3000

PROJECT LOCATION: 3535 UNIVERSITY AVENUE MADISON, WI 53705

MIXED-USE

Description:

03.17.2025 LAND USE AND UDC SUBMITTAL

LAN MODIFICATIONS:

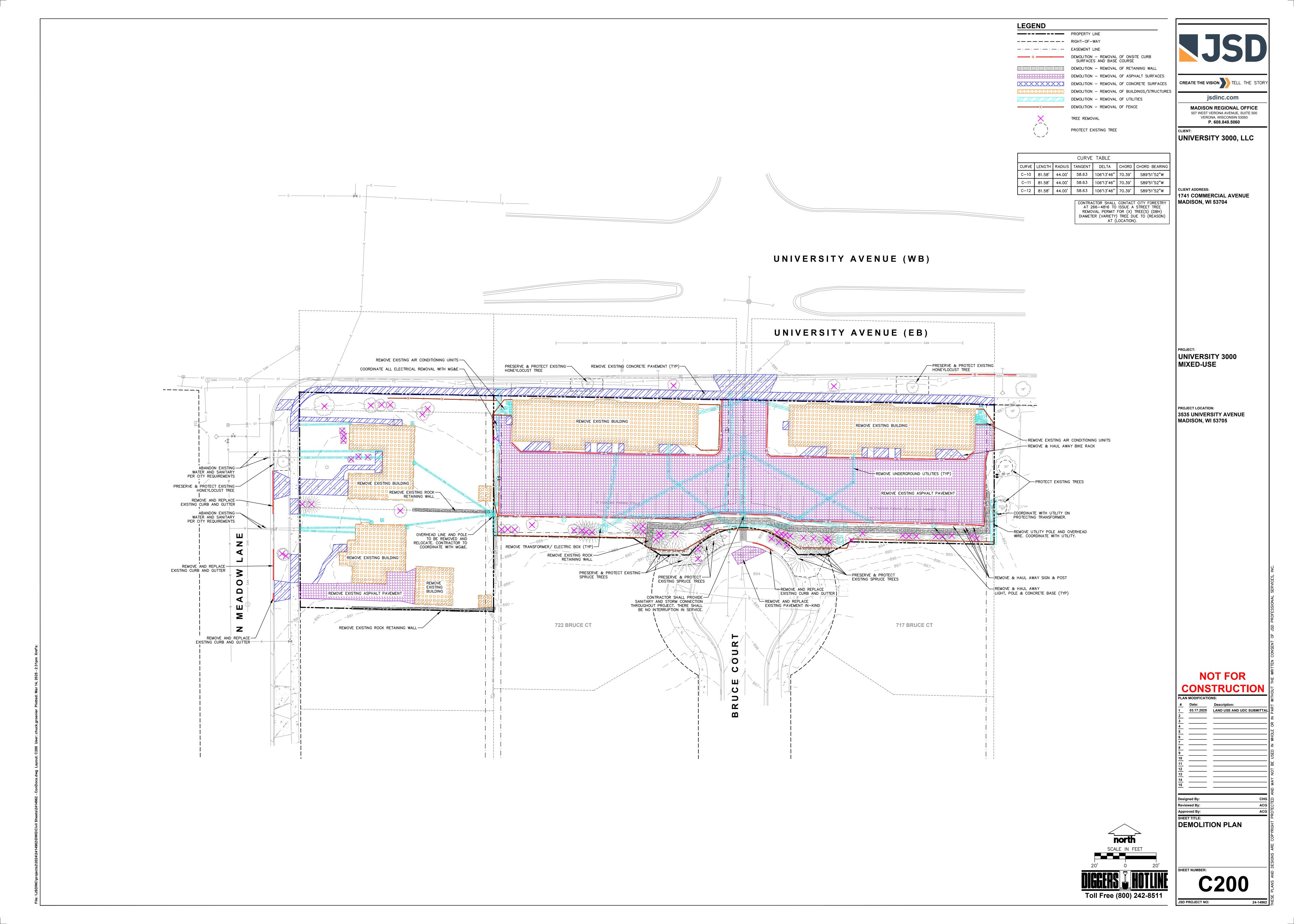
eviewed Bv Approved By **NOTES & LEGEND**

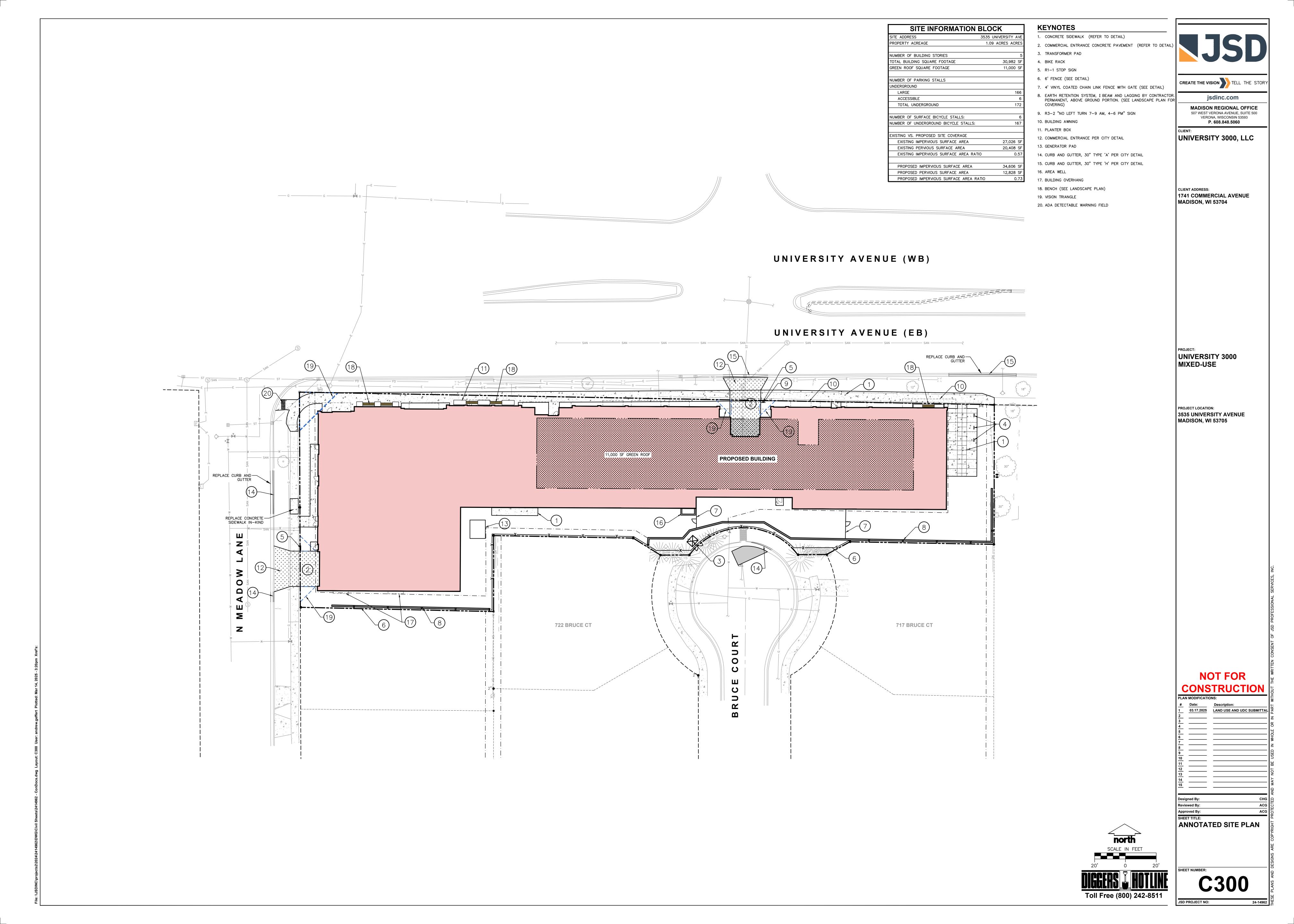
2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING 19.3.2. MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS. OR AS REQUIRED TO ENSURE ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN. ADEQUATE COMPACTION OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT." THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL 19.4.1. MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE STANDARD 4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED. MULCHED, OR OTHER MEANS OF COVER PLACED SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE ON THEM WITHIN 2 WEEKS OF DISTURBANCE, REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS

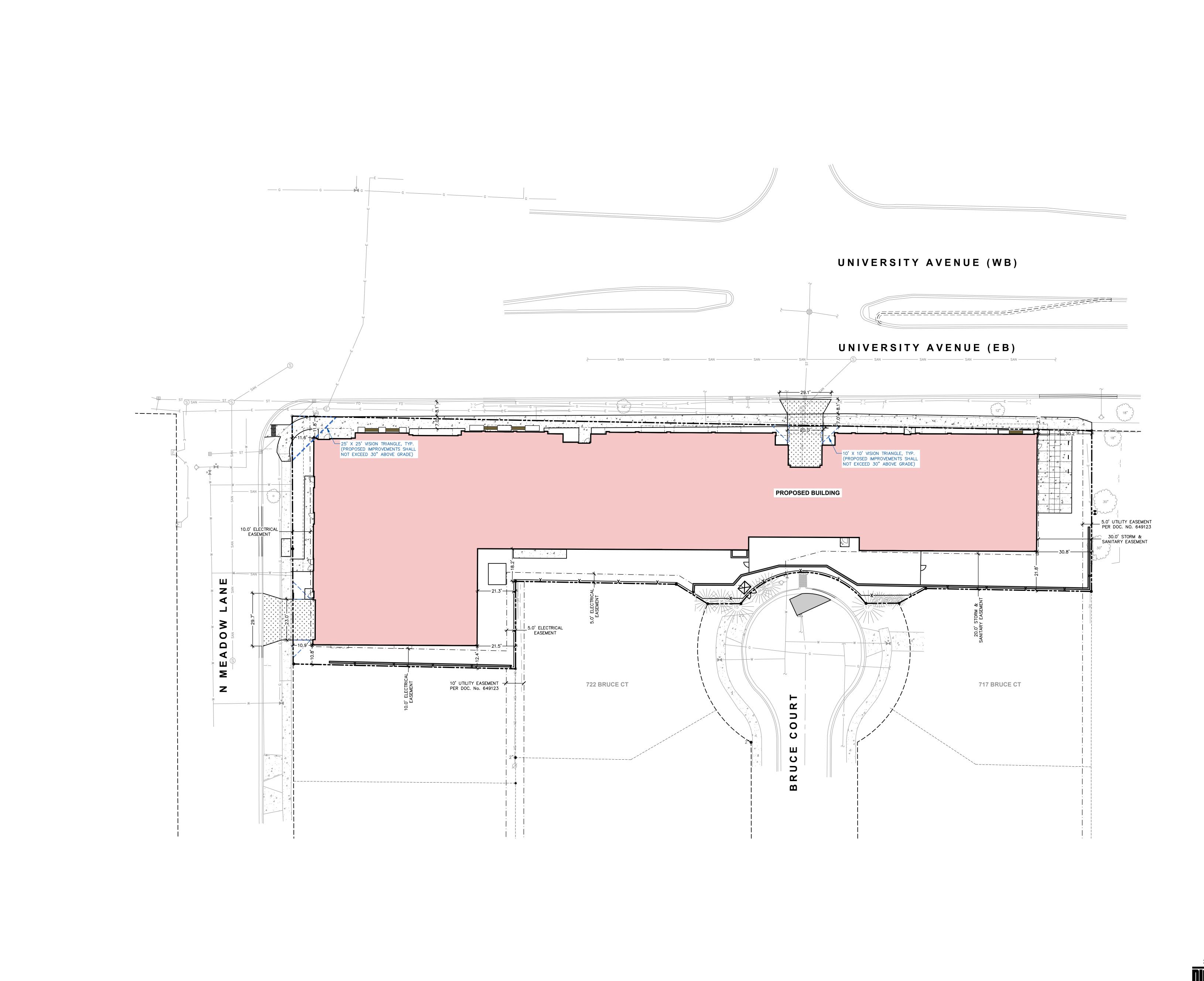
SEEDING AND RESTORATION NOTES

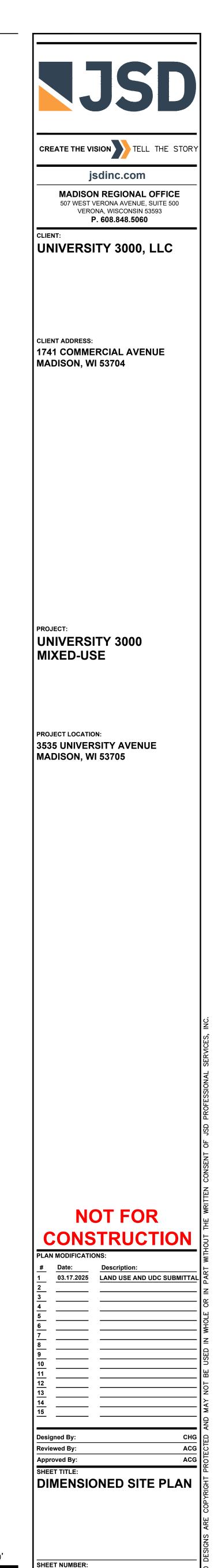
SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION. 7.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS. 7.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURES RECOMMENDATIONS 7.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE

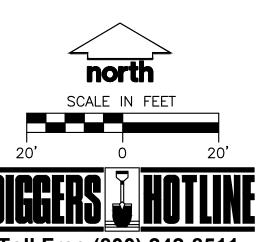
8.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1. UNLESS OTHERWISE NOTED ON THE PLANS. SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.



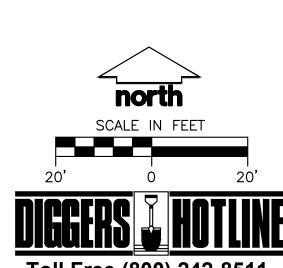








NOTES 1. FLOOD PLAIN ELEVATION IS 887.6 AND MINIMUM OPENING ELEVATION IS 888.10 UNIVERSITY AVENUE (WB) UNIVERSITY AVENUE (EB) -FRAMED INLET PROTECTION (TYP) SILT FENCE (TYP)— -----SW: 885.90 SW: 885.90 CONSTRUCTION ENTRANCE PROPOSED BUILDING FFE = 888.10 FG: 887.75 GRADE BREAK, TYP. FG: 887.72 _ : _ . FG: 887.29__ . _ . _ . **722 BRUCE CT** 717 BRUCE CT

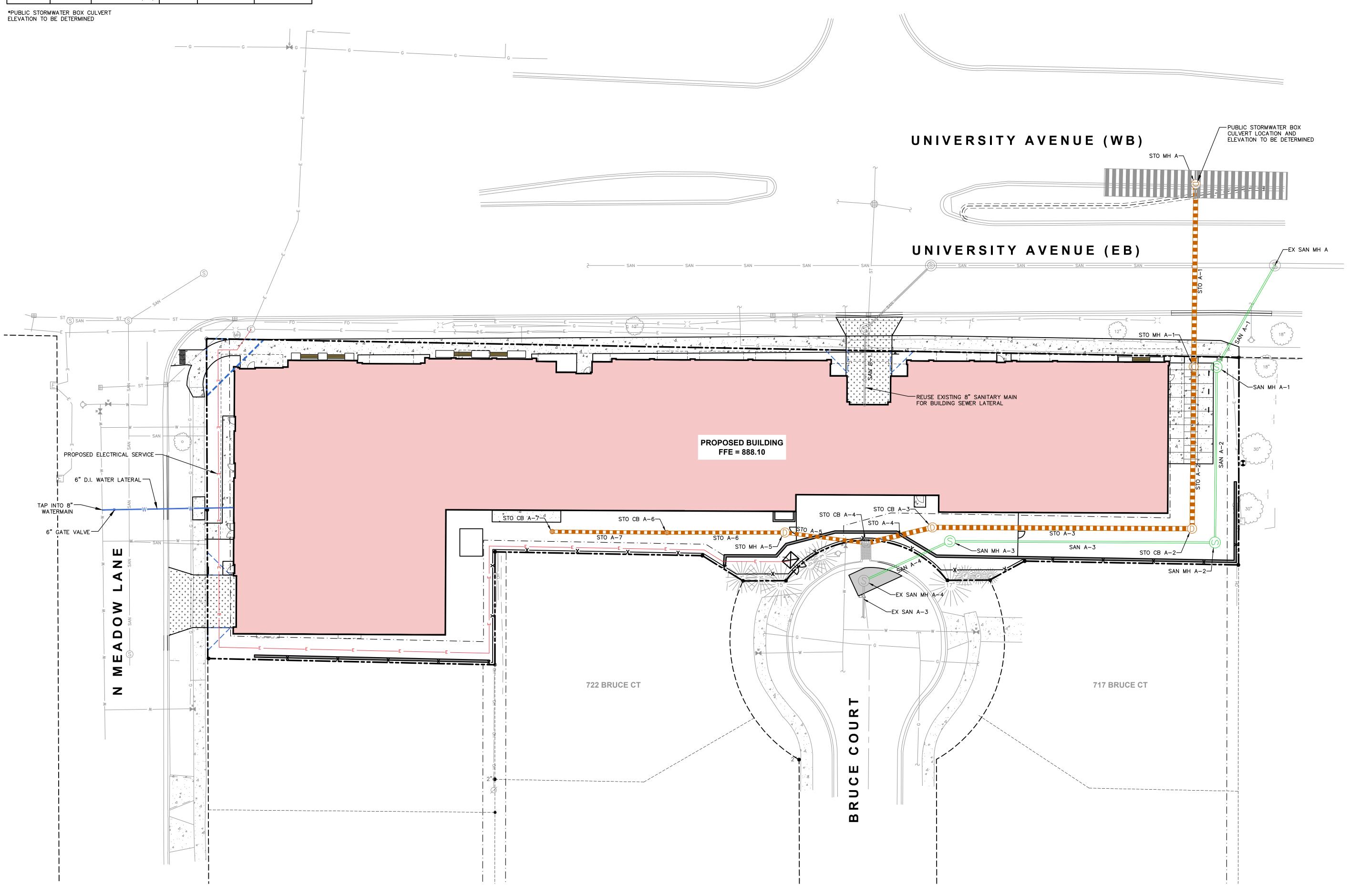


	PROPOSED STORM SEWER STRUCTURE TABLE											
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE							
STO CB A-2	887.30	N INV: 880.64 (24") W INV: 880.74 (24")	6.7	60 IN MH (FLAT)	R-2050 TYPE D	9						
STO CB A-3	887.30	E INV: 881.53 (24") W INV: 881.63 (24")	5.8	60 IN MH (FLAT)	R-2050 TYPE D	S						
STO CB A-4	895.90	E INV: 881.84 (24") W INV: 882.34 (18")	14.1	56"X42" MH	EXISTING CURB INLET	S						
STO CB A-6	887.03	E INV: 883.05 (18") W INV: 883.15 (18")	4.0	36 IN MH (FLAT)	R-2050 TYPE D	9						
STO CB A-7	887.10	E INV: 883.50 (18")	3.6	36 IN MH (FLAT)	R-2050 TYPE D	ׅׅׅׅׅׅׅׅׅ֡֝֟֝֝֟֝֝֝֝֝֝֝֝֝֝֝֟֝						
STO MH A	886.44	*E INV: 872.72 (144") S INV: 879.52 (24") *W INV: 872.72 (144")	13.7	48 IN MH (FLAT)	R-1550 SOLID LID							
STO MH A-1	886.55	N INV: 880.04 (24") S INV: 880.14 (24")	6.5	48 IN MH (FLAT)	R-1550 SOLID LID							
STO MH A-5	887.59	E INV: 882.59 (18") W INV: 882.69 (18")	5.0	48 IN MH (FLAT)	R-1550 SOLID LID							

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

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

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







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UNIVERSITY 3000, LLC

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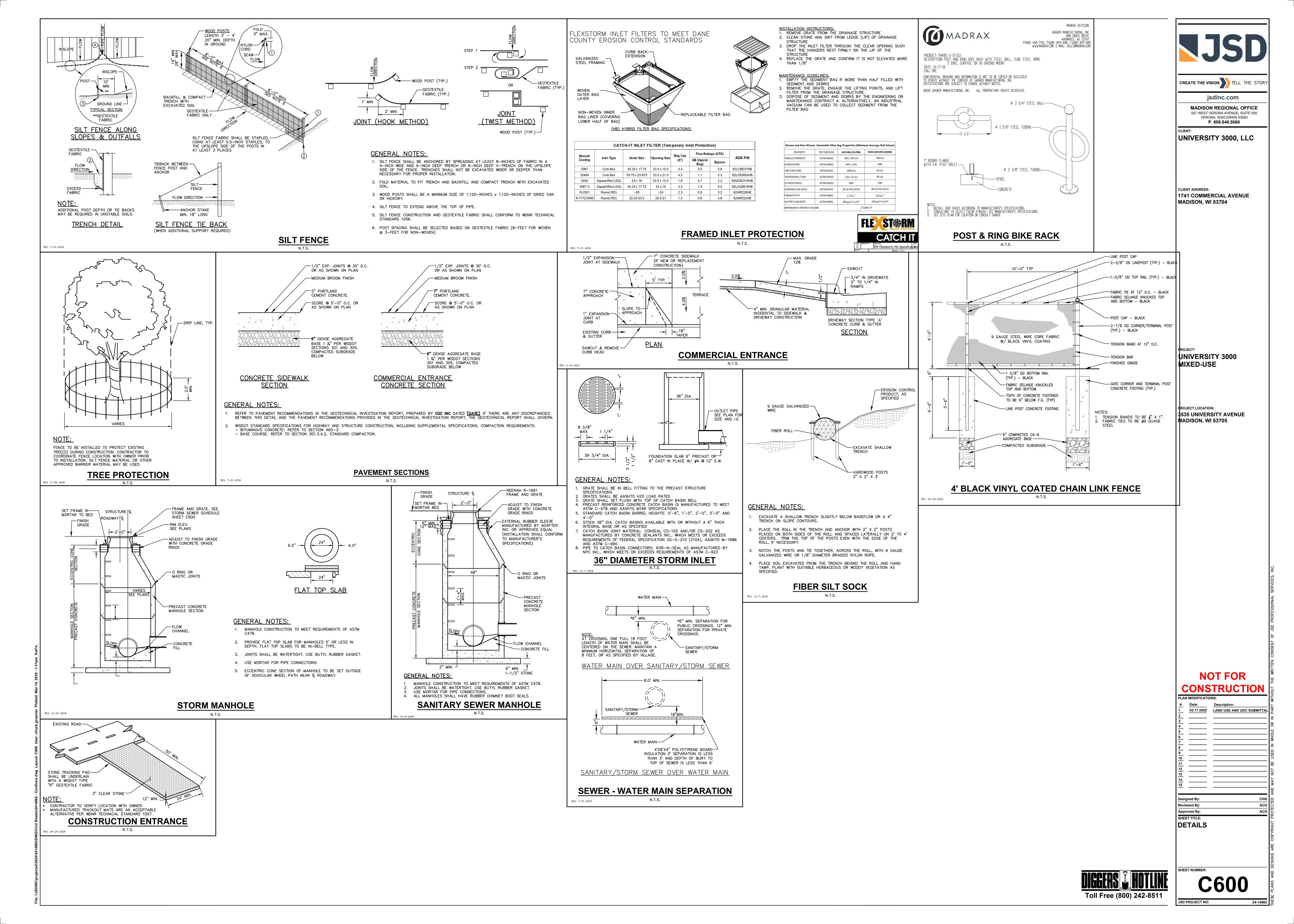
UNIVERSITY 3000 MIXED-USE

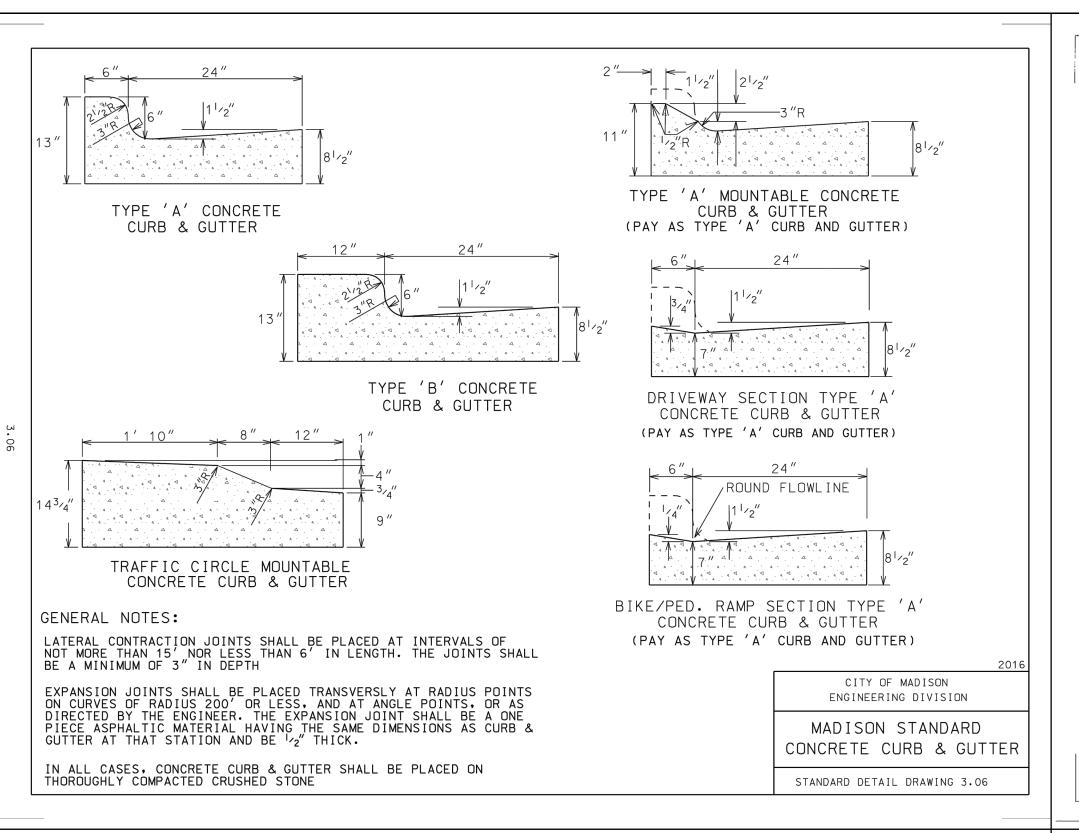
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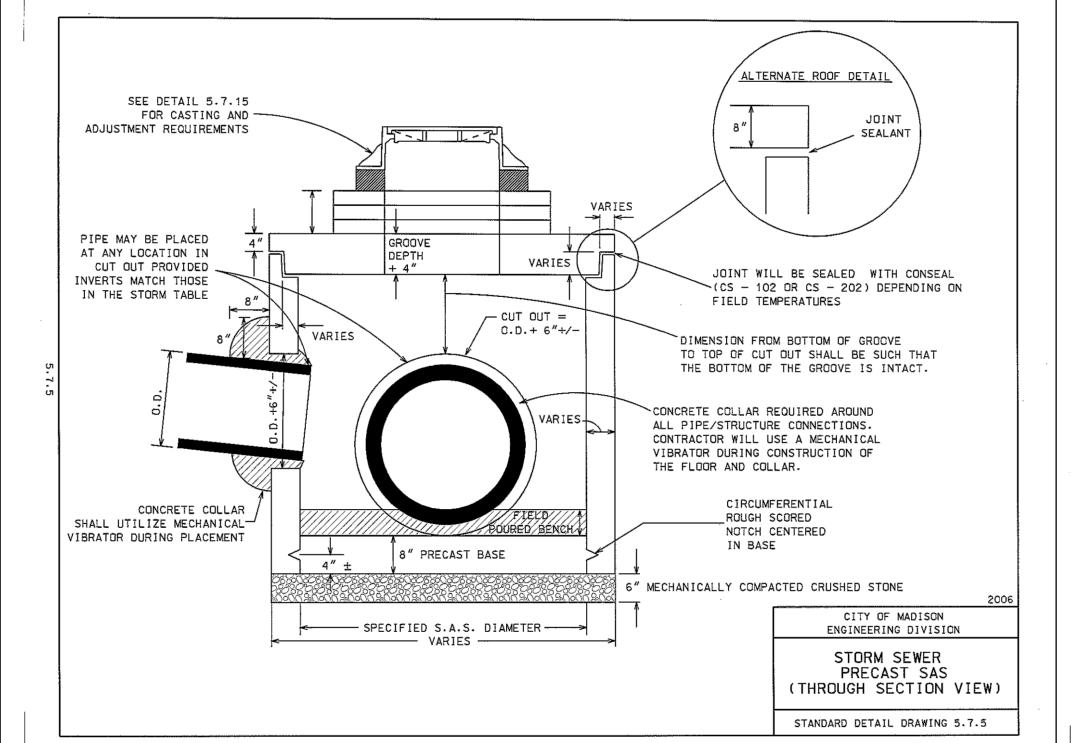
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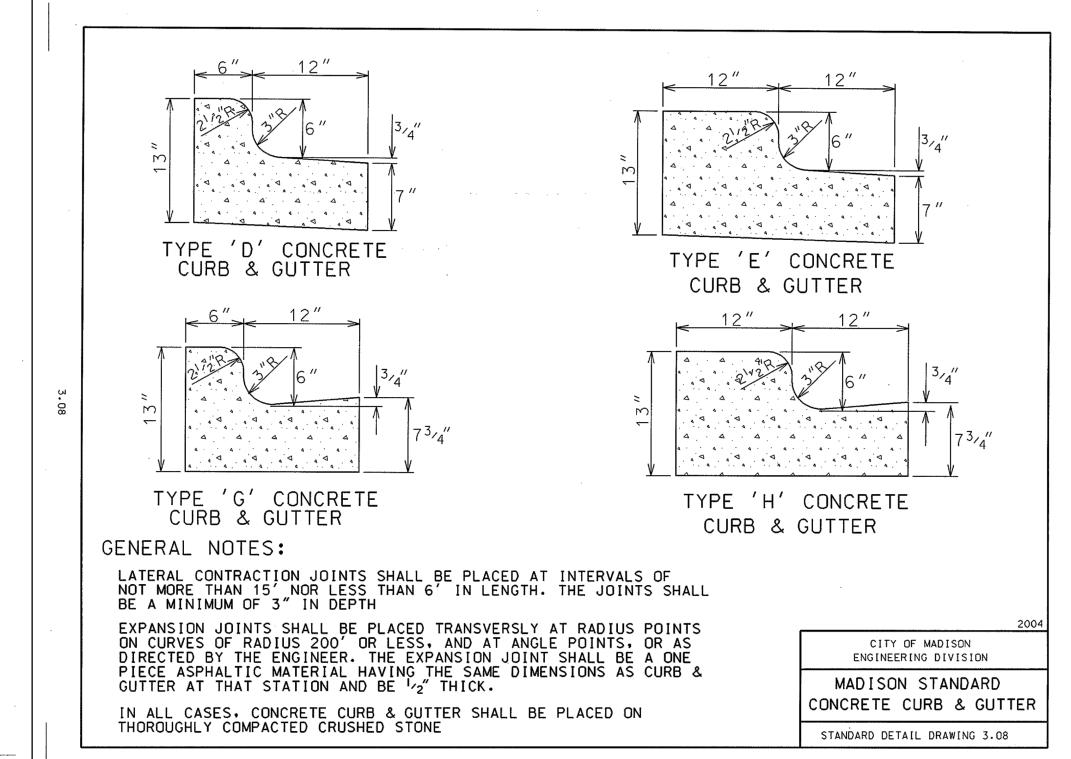
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03.17.2025 LAND USE AND UDC SUBMITTAL

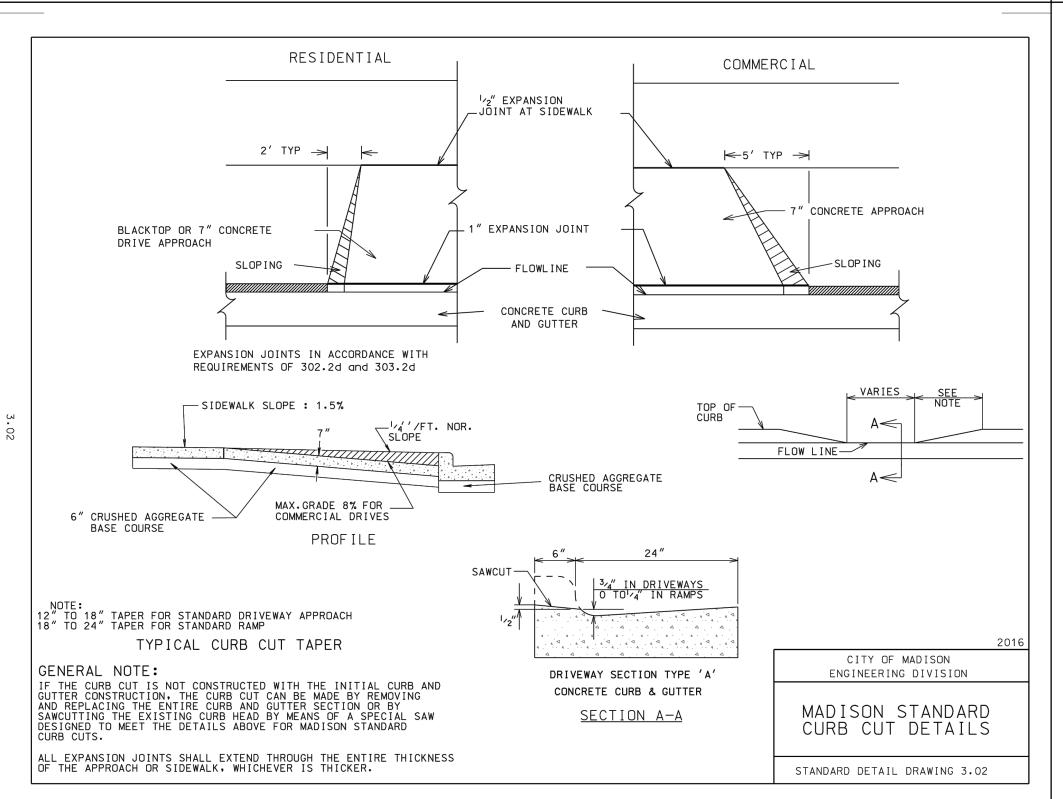
SHEET TITLE:
UTILITY PLAN

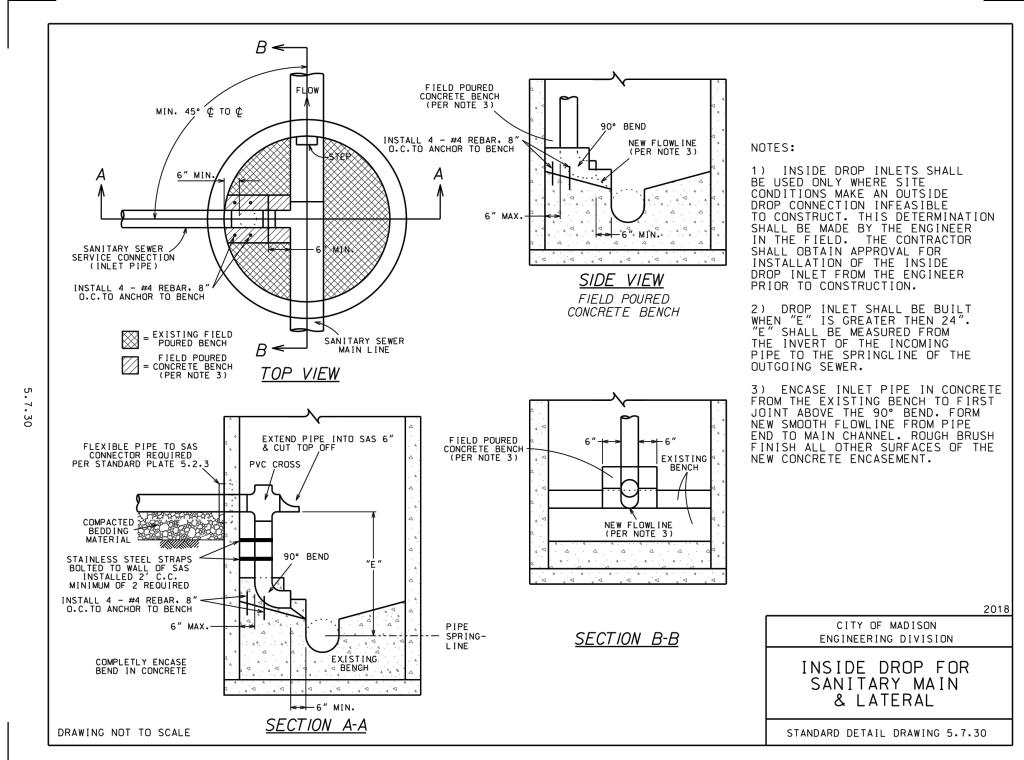


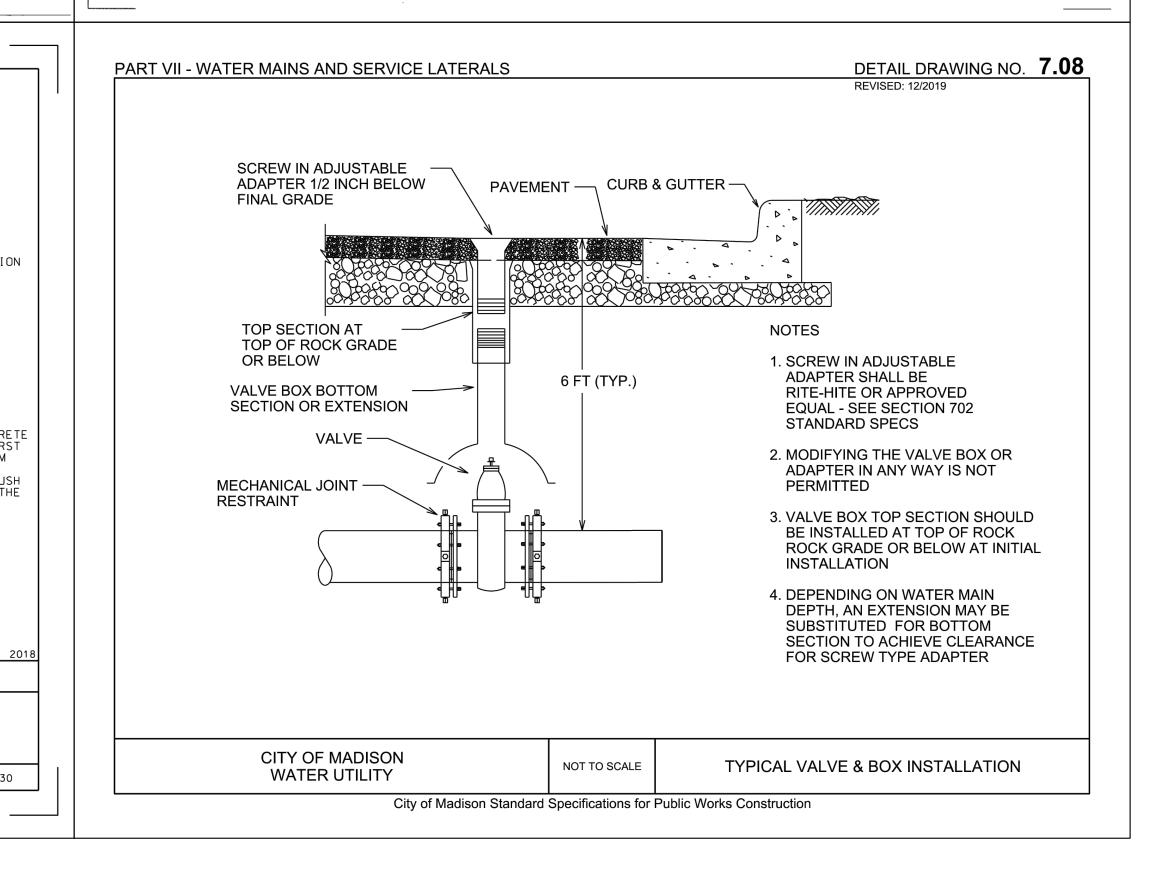












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jsdinc.com MADISON REGIONAL OFFICE 507 WEST VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593

P. 608.848.5060

UNIVERSITY 3000, LLC

CLIENT ADDRESS: 1741 COMMERCIAL AVENUE MADISON, WI 53704

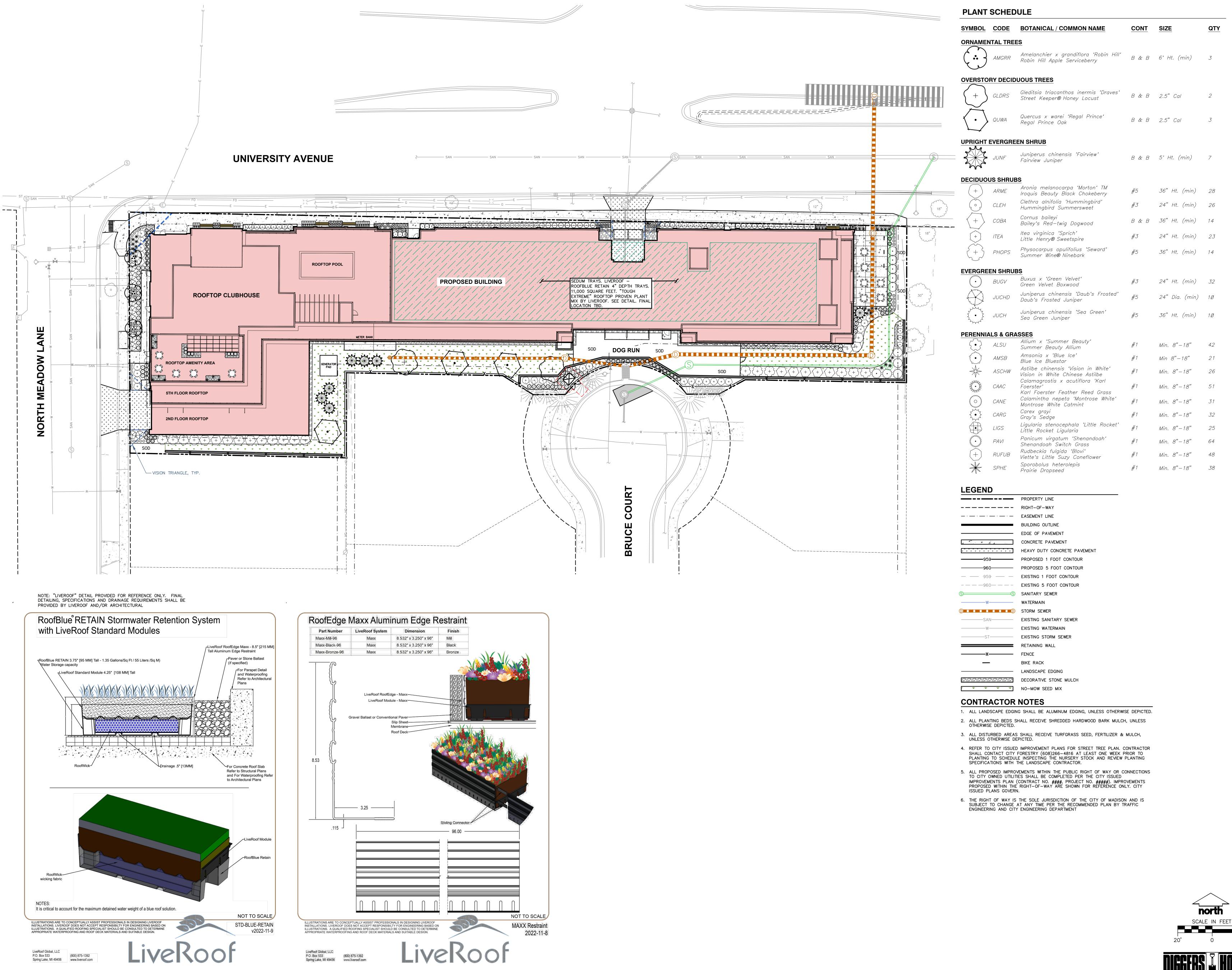
UNIVERSITY 3000 MIXED-USE

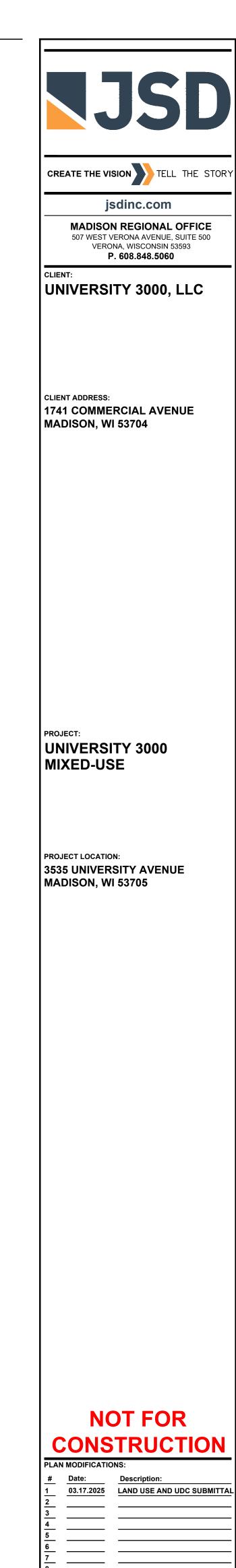
PROJECT LOCATION: 3535 UNIVERSITY AVENUE MADISON, WI 53705

NOT FOR CONSTRUCTION

PLAN MODIFICATIONS: Date: Description: 03.17.2025 LAND USE AND UDC SUBMITTAL

DIGGERS J HOTLINE

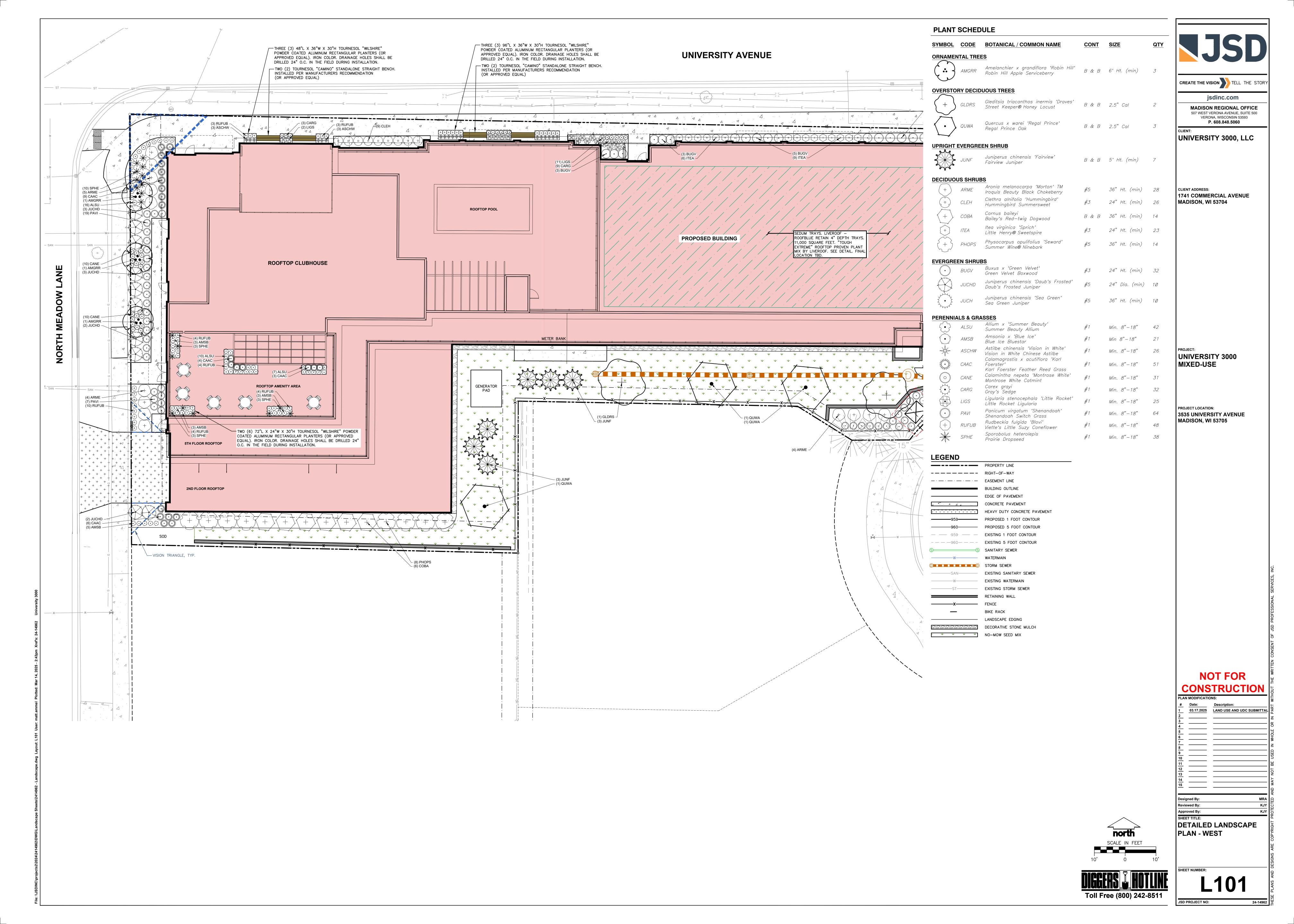


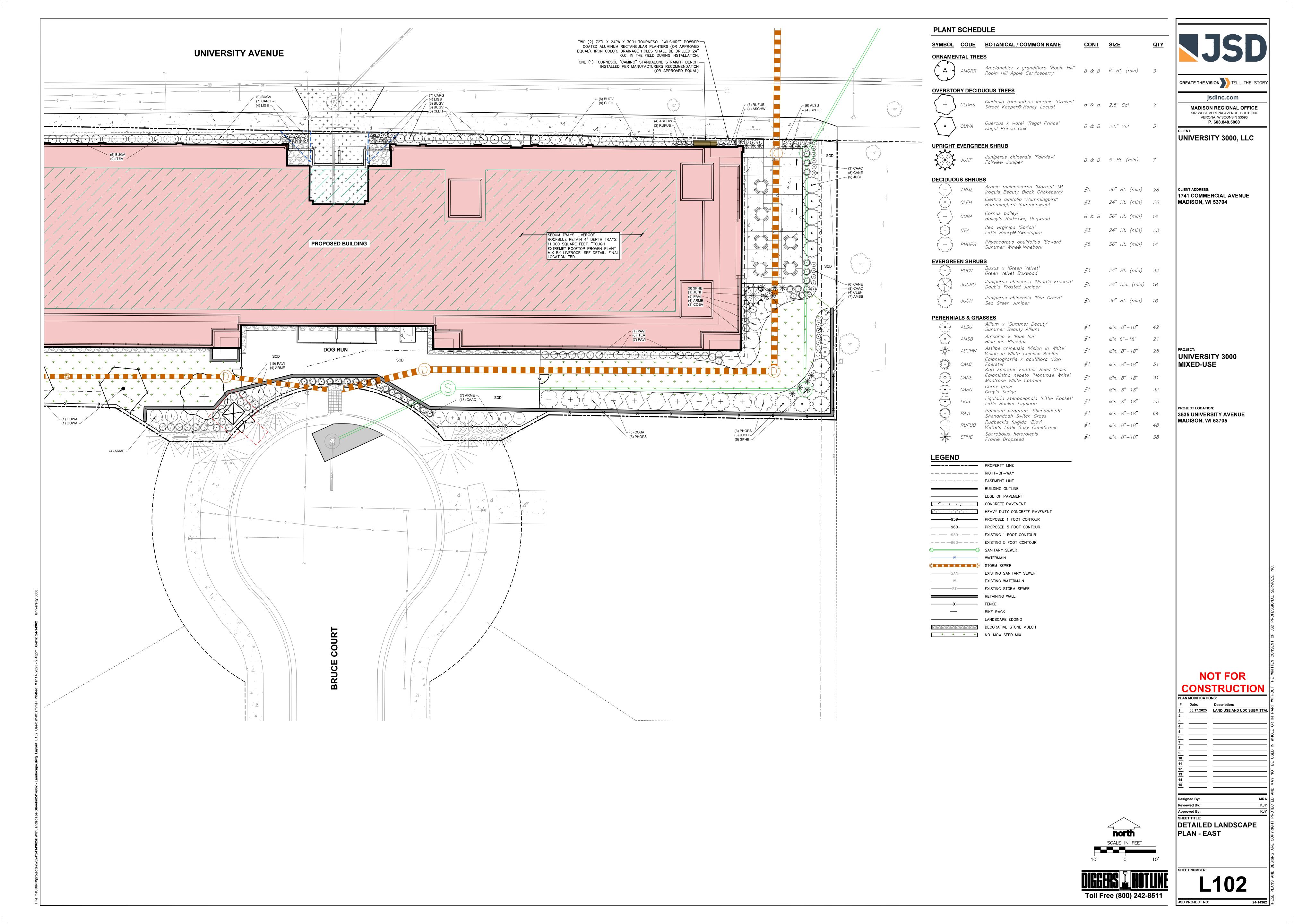


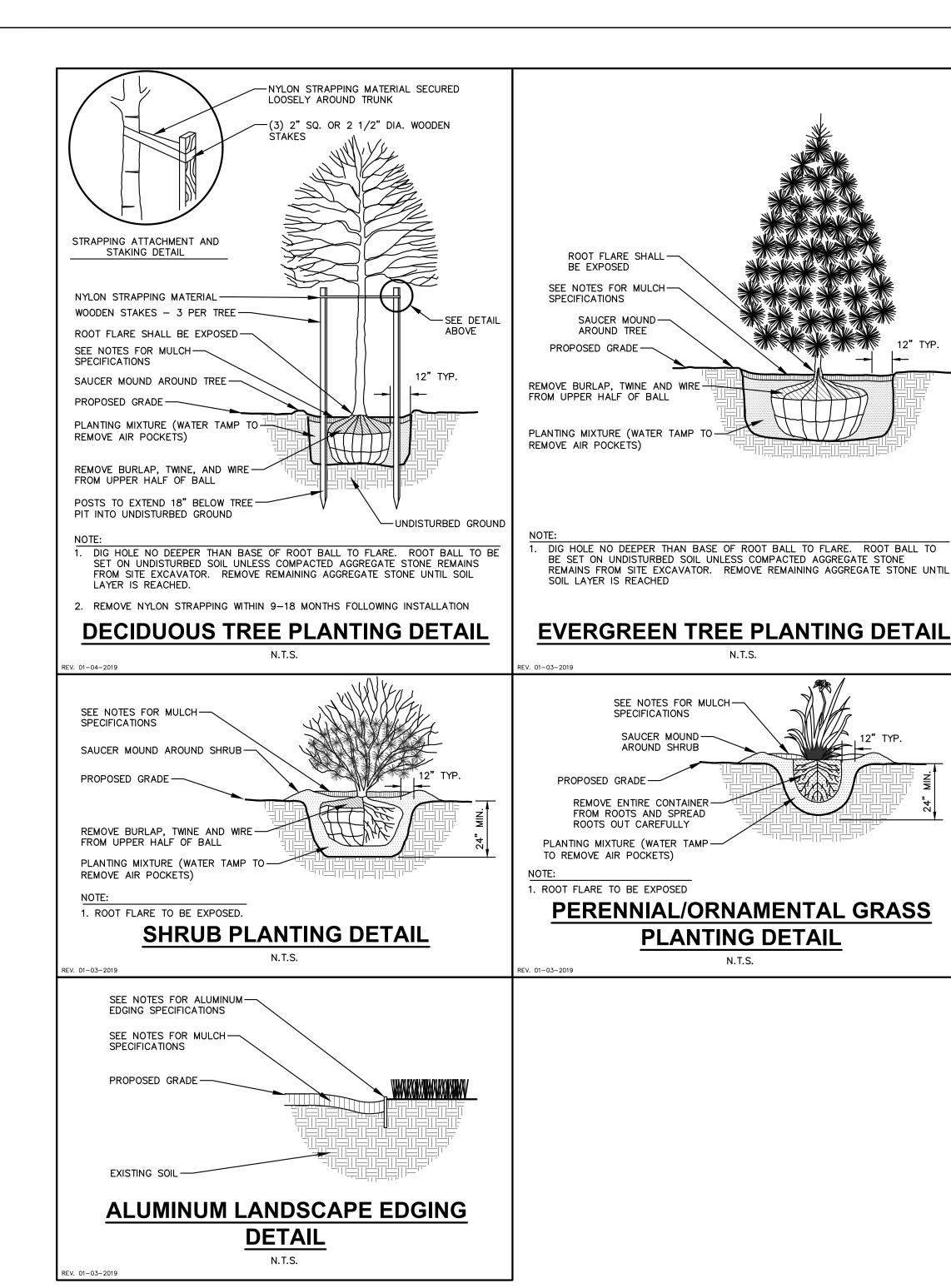
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Approved By:

OVERALL LANDSCAPE PLAN







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

- (A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.
- Total square footage of developed area: 3,185

Total landscape points required: 53

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

Five (5) acres =-

First five (5) developed acres =-Remainder of developed area:

(C) For the Industrial - Limited (IL) and Industrial - General (IC) districts one (1) point shall be provided per one hundred (100) square feet of developed area.

-----Total square footage of developed area: ----------Total landscape points required:

TABILI ATION OF LANDSCAPE CREDITS AND POINTS

TABULATION OF LANDSCAPE CREDITS AND POINTS						
				' EXISTING CAPING	NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	5	175
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	3	45
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	7	70
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	105	315
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	52	208
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	378	756
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
	•	SUBTOTAL		0		1,569
TOTAL NUMBER OF POINTS PROVIDED				1,5	669	

GENERAL NOTES

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

LANDSCAPE MATERIAL NOTES

PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

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

SEEDING, SODDING, & POND VEGETATION NOTES

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

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

(1)—YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.

RESTORATION WITH THE GRADING CONTRACTOR.

SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING

SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

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



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LIENT ADDRESS 1741 COMMERCIAL AVENUE MADISON, WI 53704

UNIVERSITY 3000 MIXED-USE

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

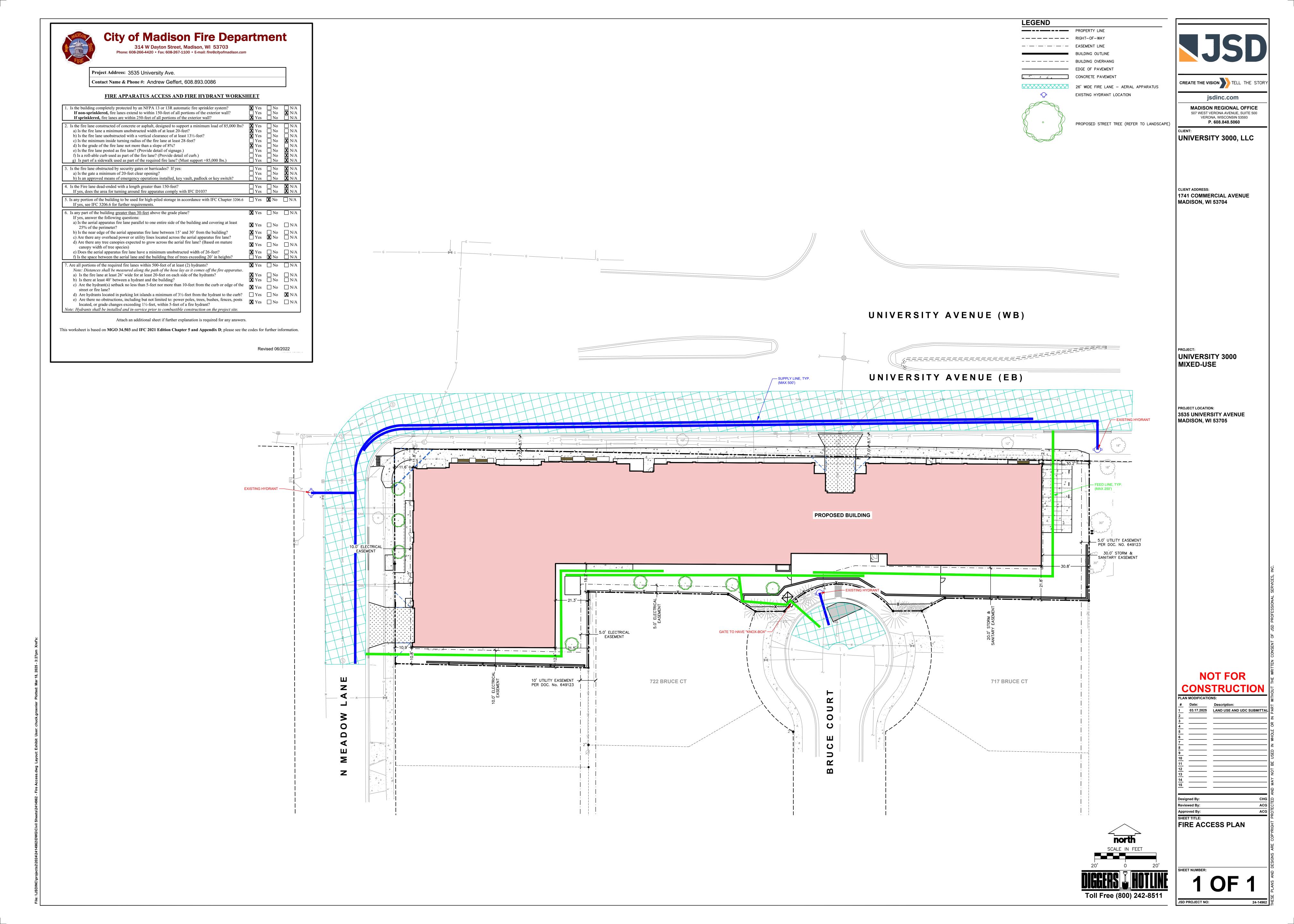
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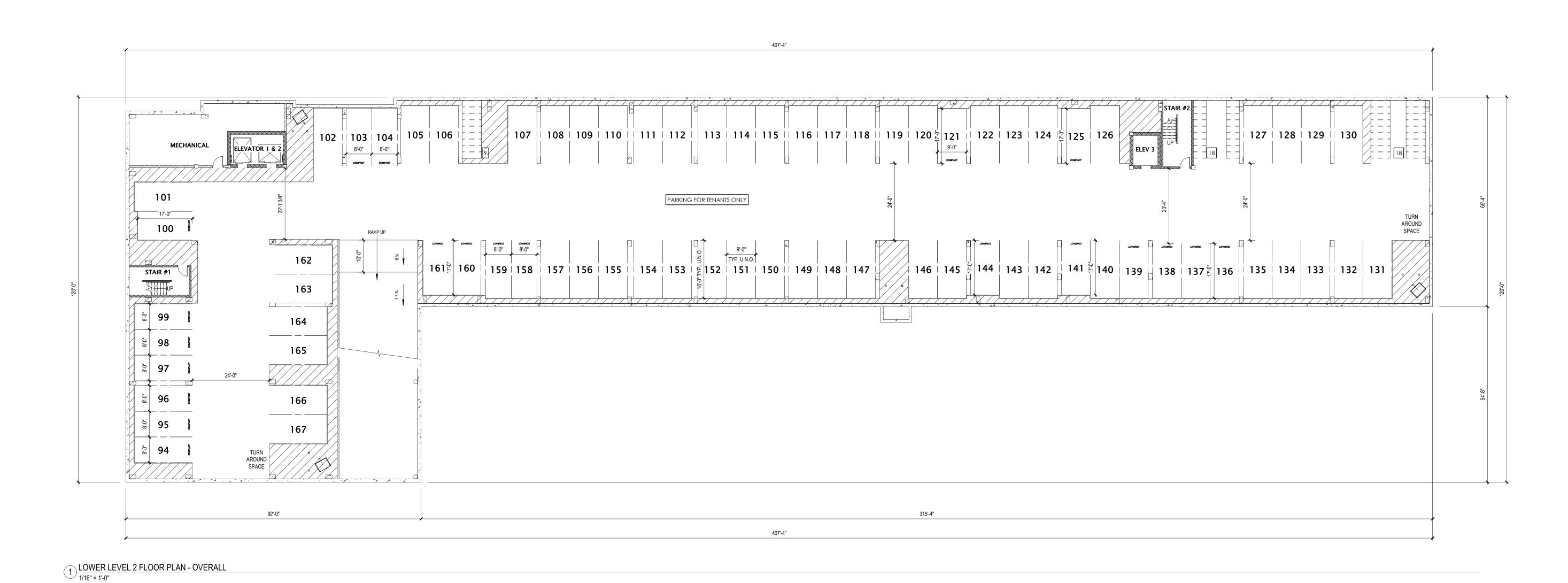
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Reviewed By Approved By:

PLAN MODIFICATIONS:

LANDSCAPE **DETAILS & NOTES**





PI AN NORTH



JLA PROJECT NUMBER:

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE

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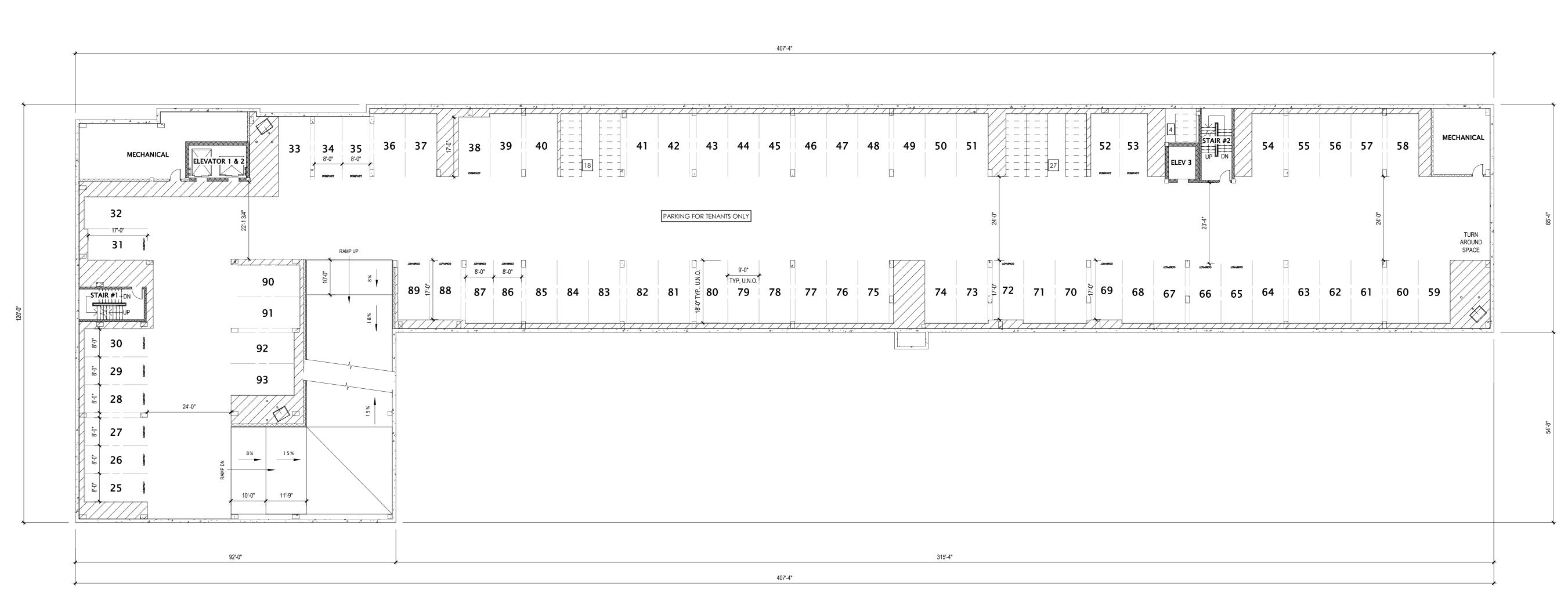
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SHEET TITLE

LOWER LEVEL 2 FLOOR PLAN -OVERALL

SHEET NUMBER

A100



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





JLA PROJECT NUMBER:

UNIVERSITY 3000 LLC

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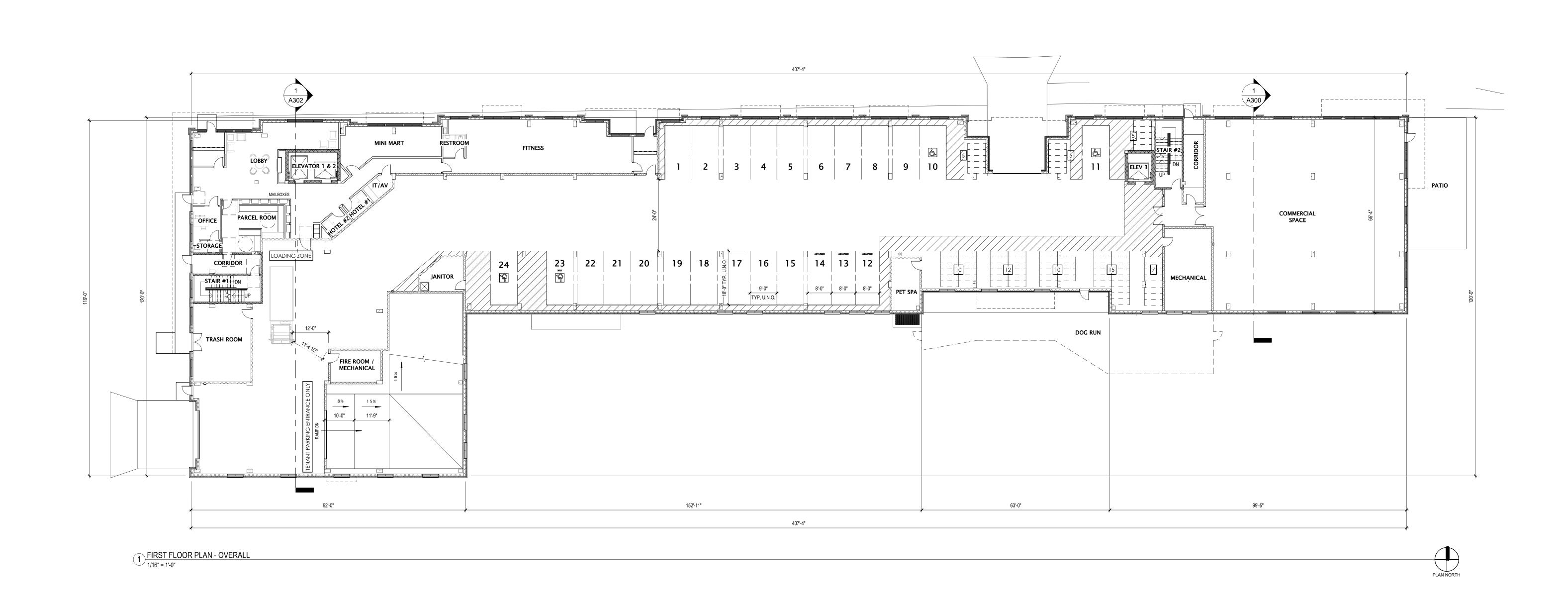
REVISION SCHEDULE

Mark Description Date

SHEET TITLE

LOWER LEVEL 1 FLOOR PLAN -OVERALL

A100.5





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DATE OF ISSUANCE 4/9/2025

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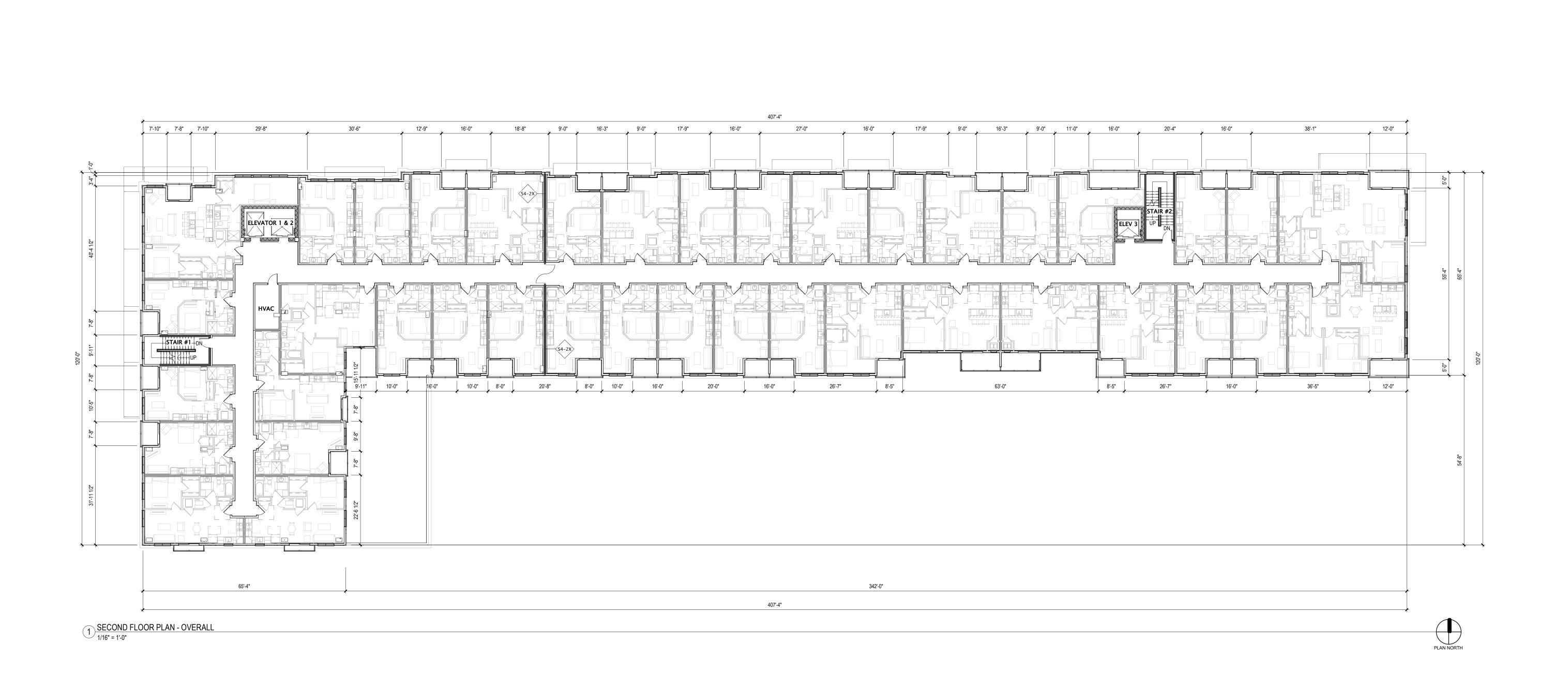
Mark Description Date

SHEET TITLE

FIRST FLOOR PLAN -OVERALL

SHEET NUMBER

A101





JLA PROJECT NUMBER: W23-0222

UNIVERSITY 3000 LLC

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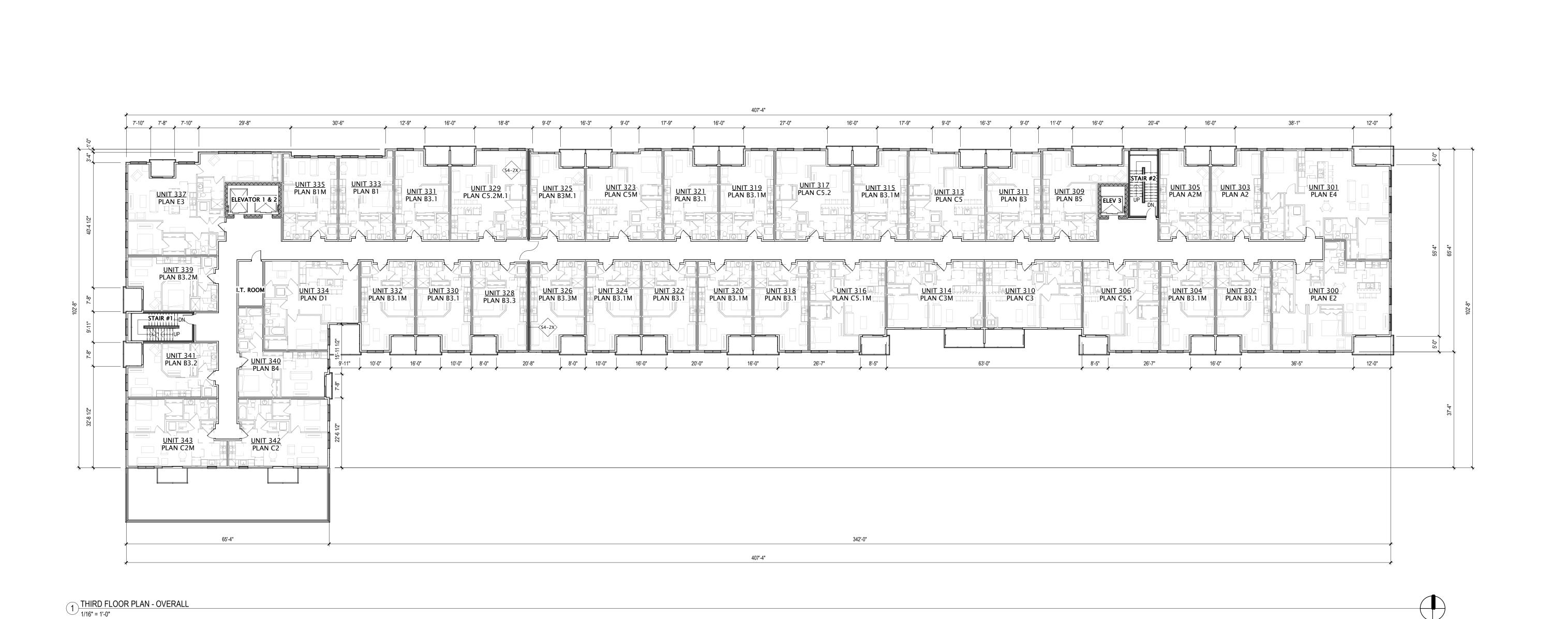
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SECOND FLOOR PLAN - OVERALL

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A102



J L AR CHITECTS

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DATE OF ISSUANCE

REVISION SCHEDULE

Mark Description Date

SHEET TITLE

THIRD FLOOR PLAN -OVERALL

SHEET NUMBER

4103



JLA PROJECT NUMBER:

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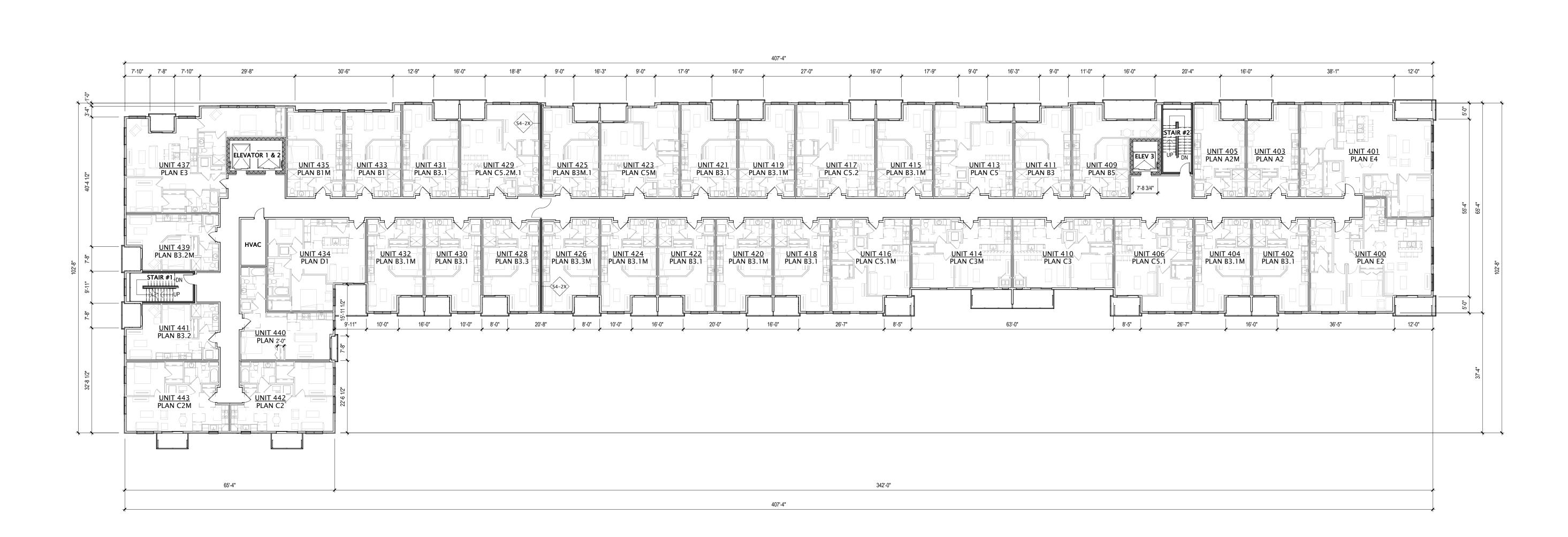
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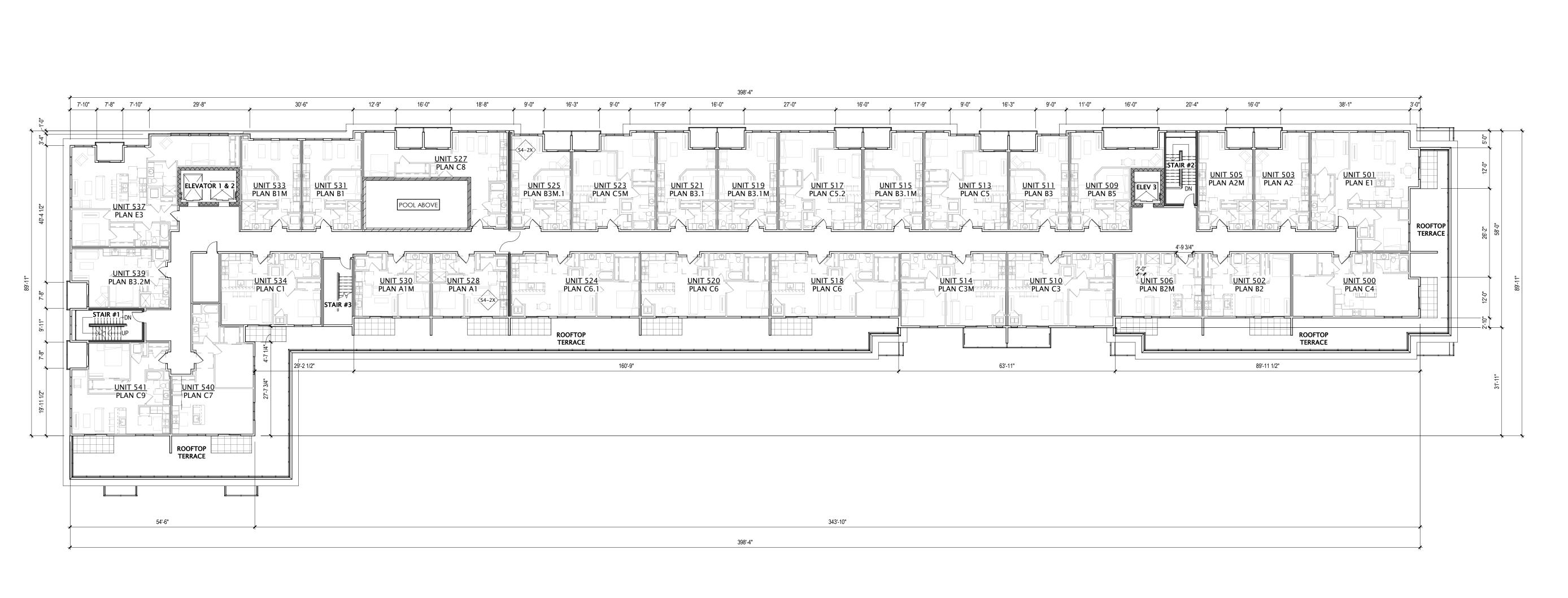
FOURTH FLOOR PLAN
- OVERALL

SHEET NUMBER

A104



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



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



JLA PROJECT NUMBER:

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

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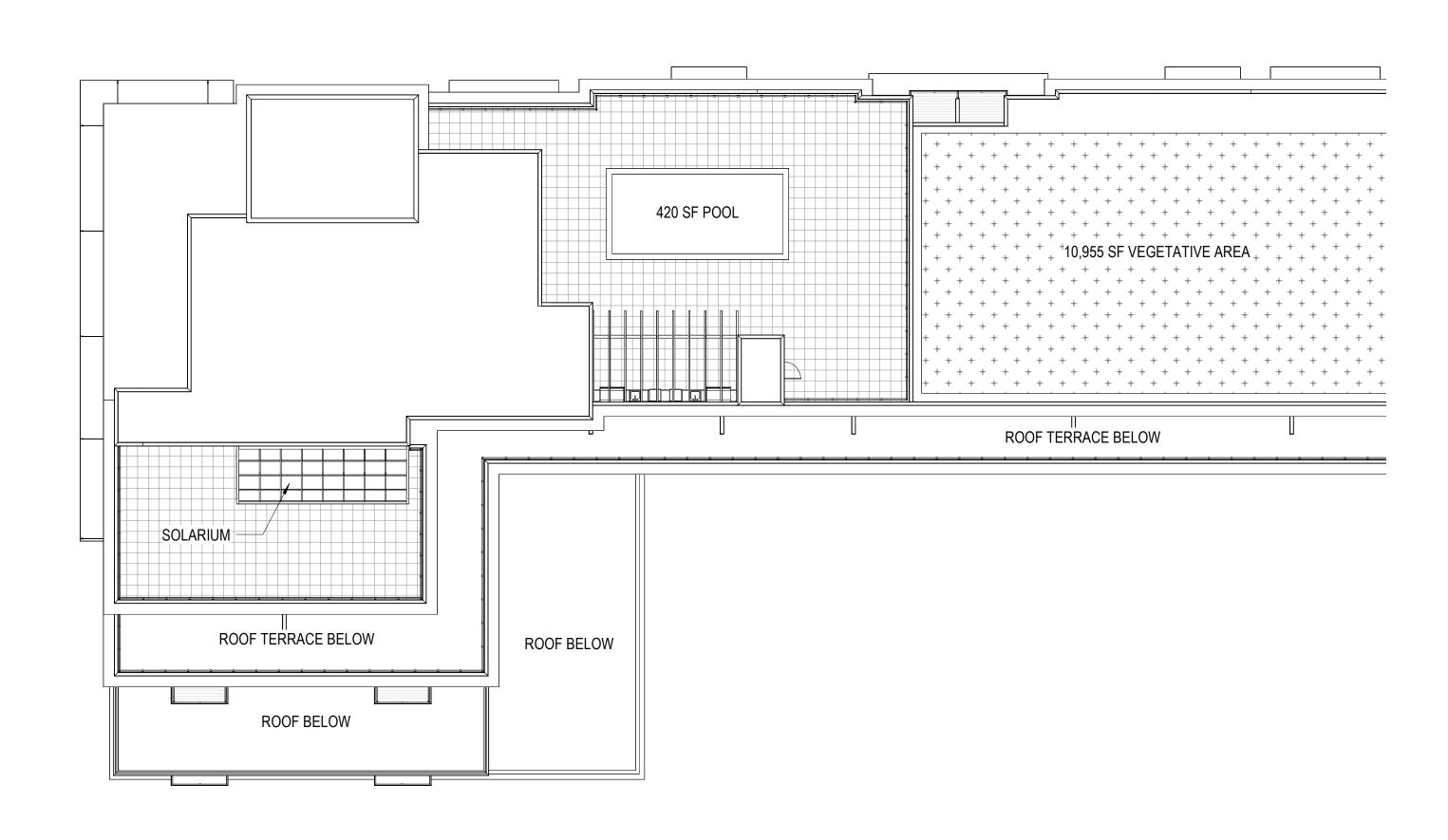
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SHEET TITLE

FIFTH FLOOR PLAN -OVERALL

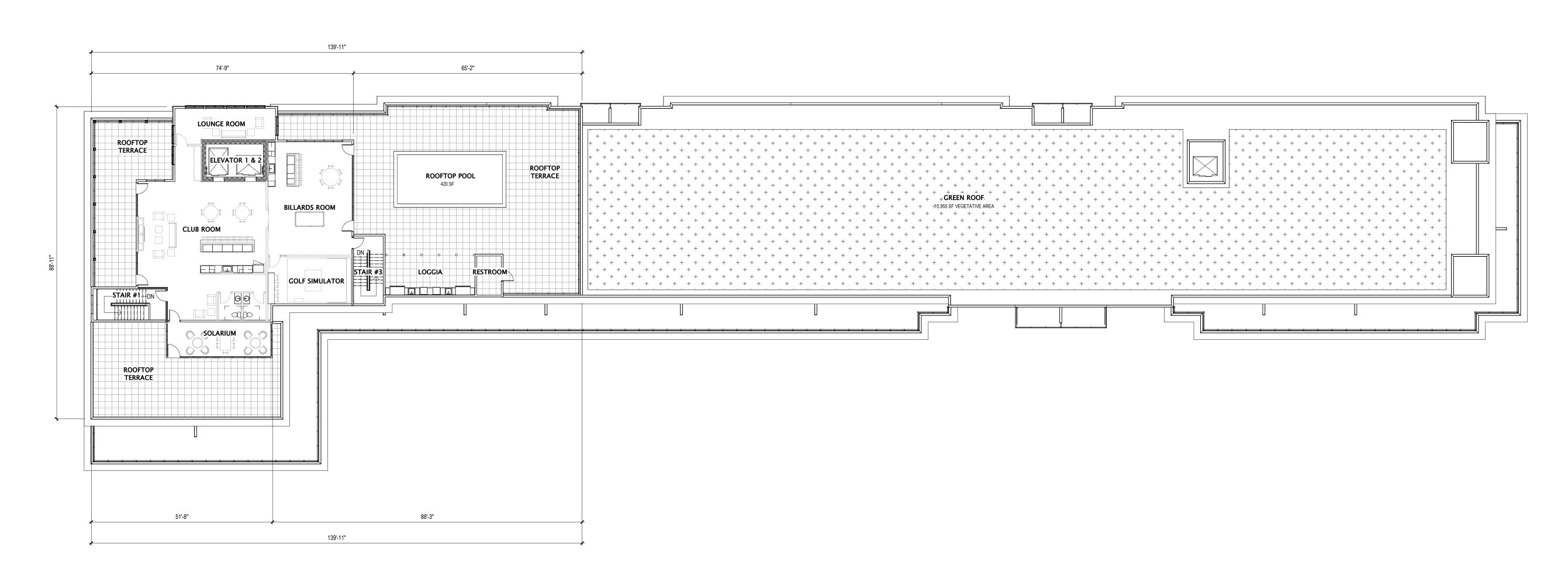
SHEET NUMBER

A 105



ROOF PLAN - OVERALL

1/16" = 1'-0"



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





JLA PROJECT NUMBER:

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

PROGRESS DOCUMENTS

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REVISION SCHEDULE

Mark Description Date

SHEET TITLE

SIXTH FLOOR PLAN -OVERALL

SHEET NUMBER

A106

UNIVERSITY 3000 LLC

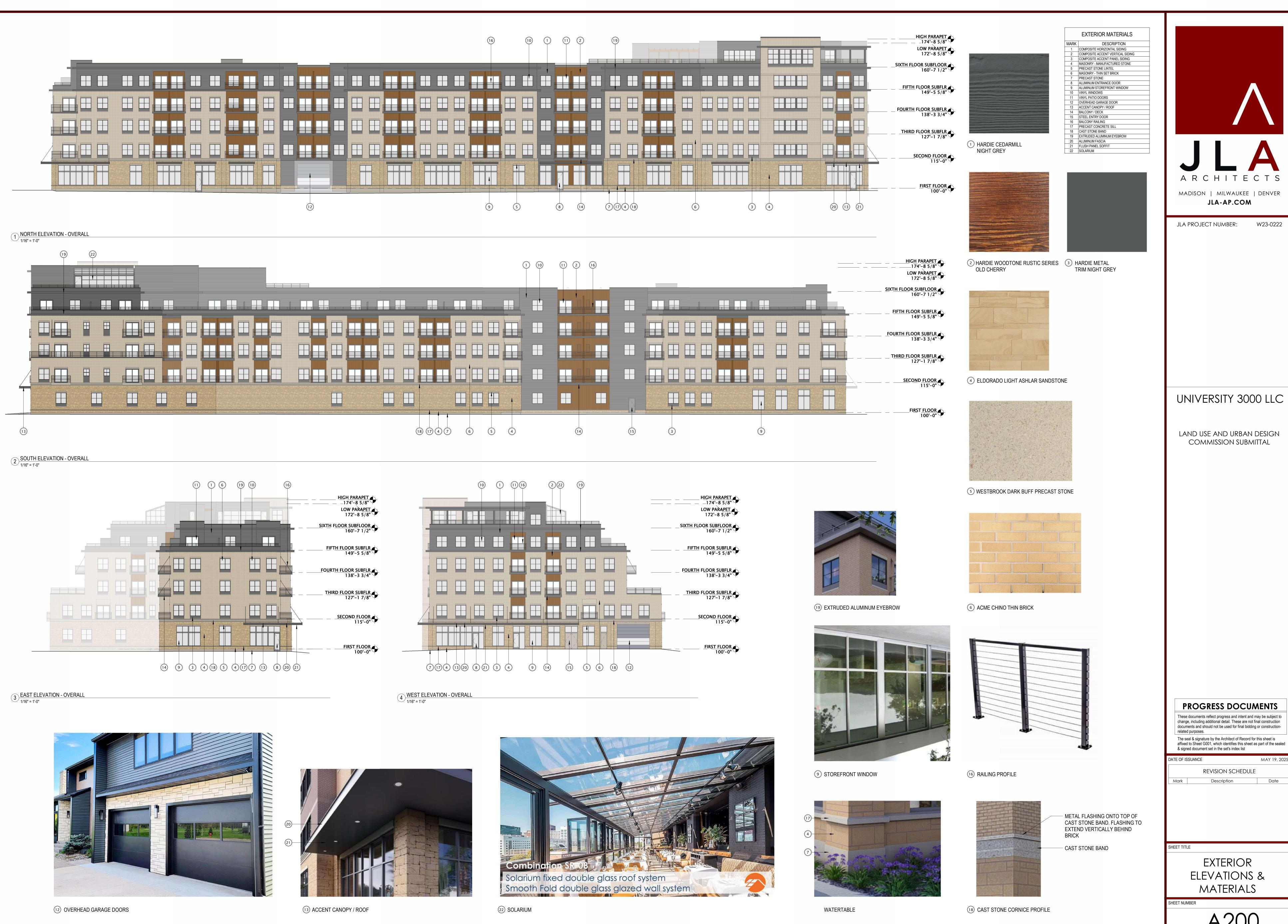
3575 University Ave, Madison, WI



LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

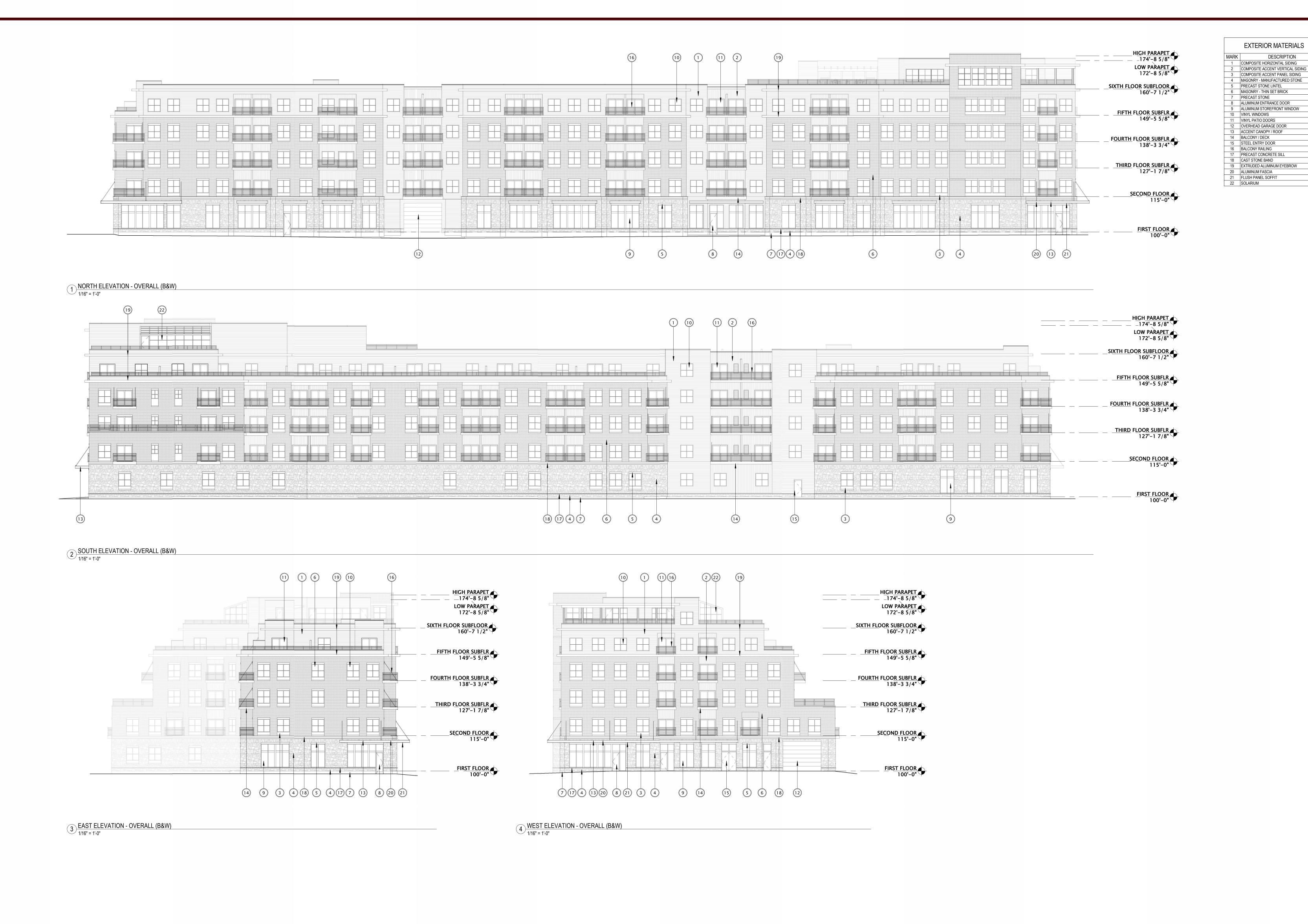






MAY 19, 2025

W23-0222



J L A

ARCHITECTS

JLA PROJECT NUMBER:

MADISON | MILWAUKEE | DENVER

JLA-AP.COM

W23-0222

UNIVERSITY 3000 LLC

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DATE OF ISSUANCE

REVISION SCHEDULE

Mark

Description

Date

OUEET TITLE

EXTERIOR ELEVATIONS - BLACK & WHITE

SHEET NUMBER









I A PROJECT NUMBER:

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

AREA A

KEY PLAN

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DATE OF ISSUANCE MAY 19, 202 REVISION SCHEDULE

SHEET TITLE

EXTERIOR RENDERINGS

SHEET NUMBE



PERSPECTIVE EAST - DUSK



ILA PROJECT NUMBER:

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

AREA A

KEY PLAN

AREA B

PROGRESS DOCUMENTS These documents reflect progress and intent and may be subject to

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REVISION SCHEDULE

Mark Description Date

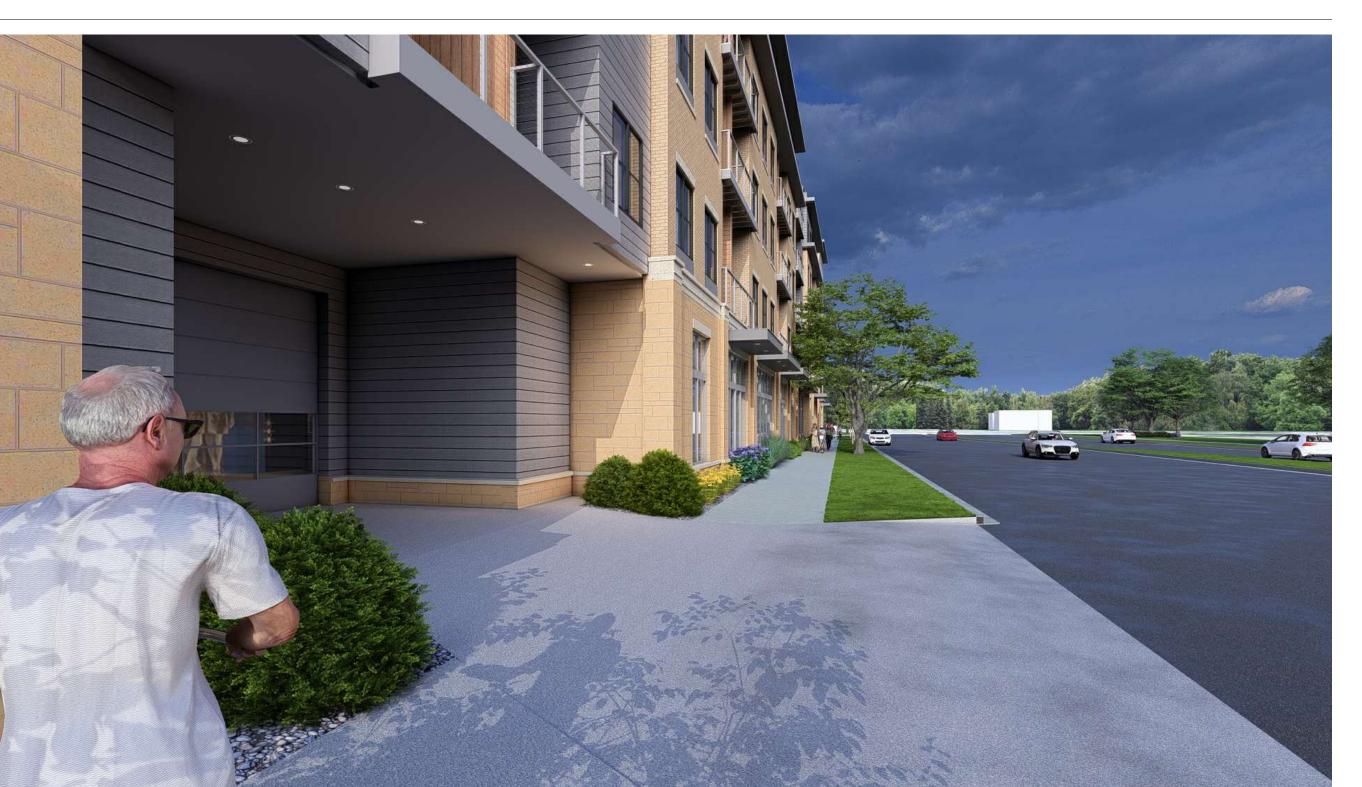
EXTERIOR RENDERINGS

SHEET NI IMBED



PERSPECTIVE WEST







UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

KEY PLAN **PROGRESS DOCUMENTS**

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EXTERIOR RENDERINGS



PERSPECTIVE WEST - DUSK



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KEY PLAN

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DATE OF ISSUANCE REVISION SCHEDULE

EXTERIOR RENDERINGS



PERSPECTIVE NORTH



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KEY PLAN

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EXTERIOR RENDERINGS



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

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REVISION SCHEDULE

Mark Description Date

CLIEFT TITLE

USEABLE OPEN SPACE

SHEET NUMBER

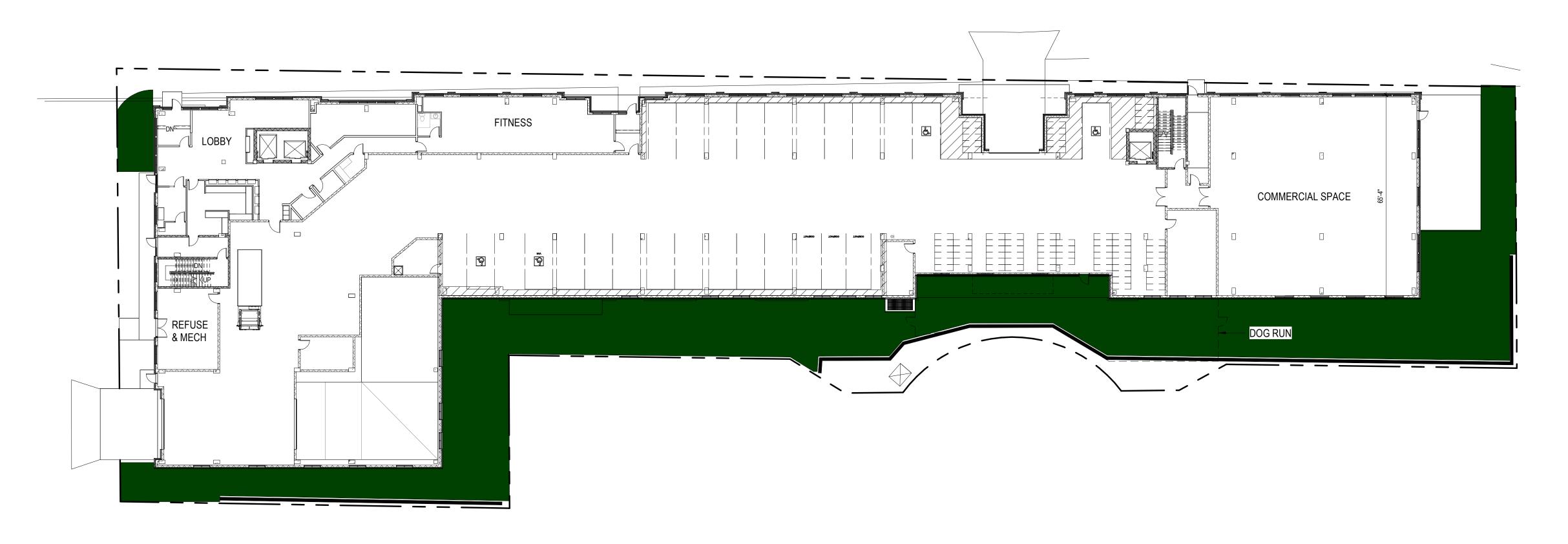
A250

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

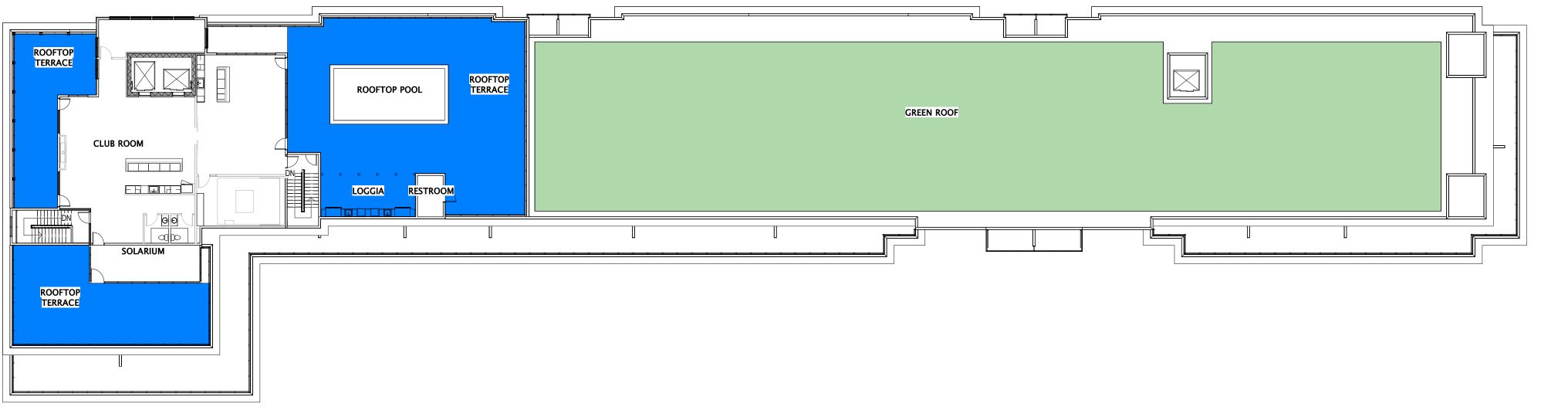


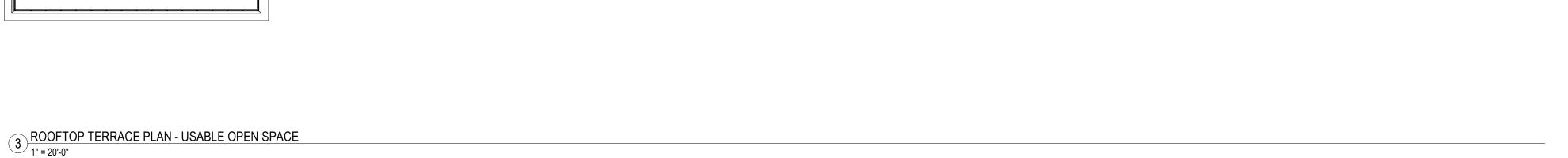
2 SECOND FLOOR PLAN - USABLE OPEN SPACE

1" = 20'-0"



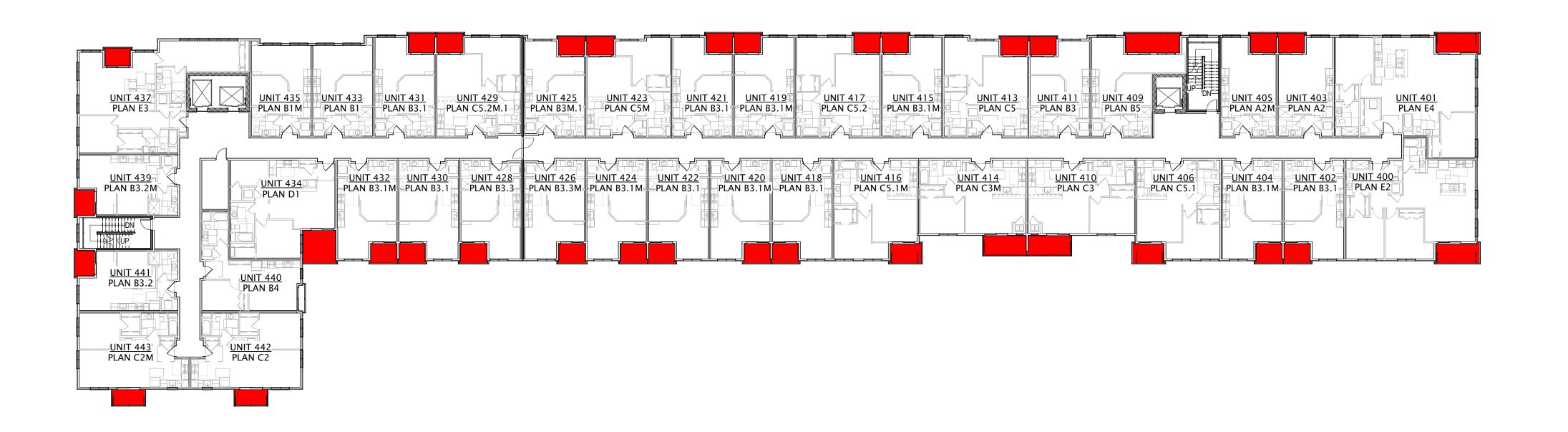
1 FIRST FLOOR PLAN - USABLE OPEN SPACE
1" = 20'-0"







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



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.



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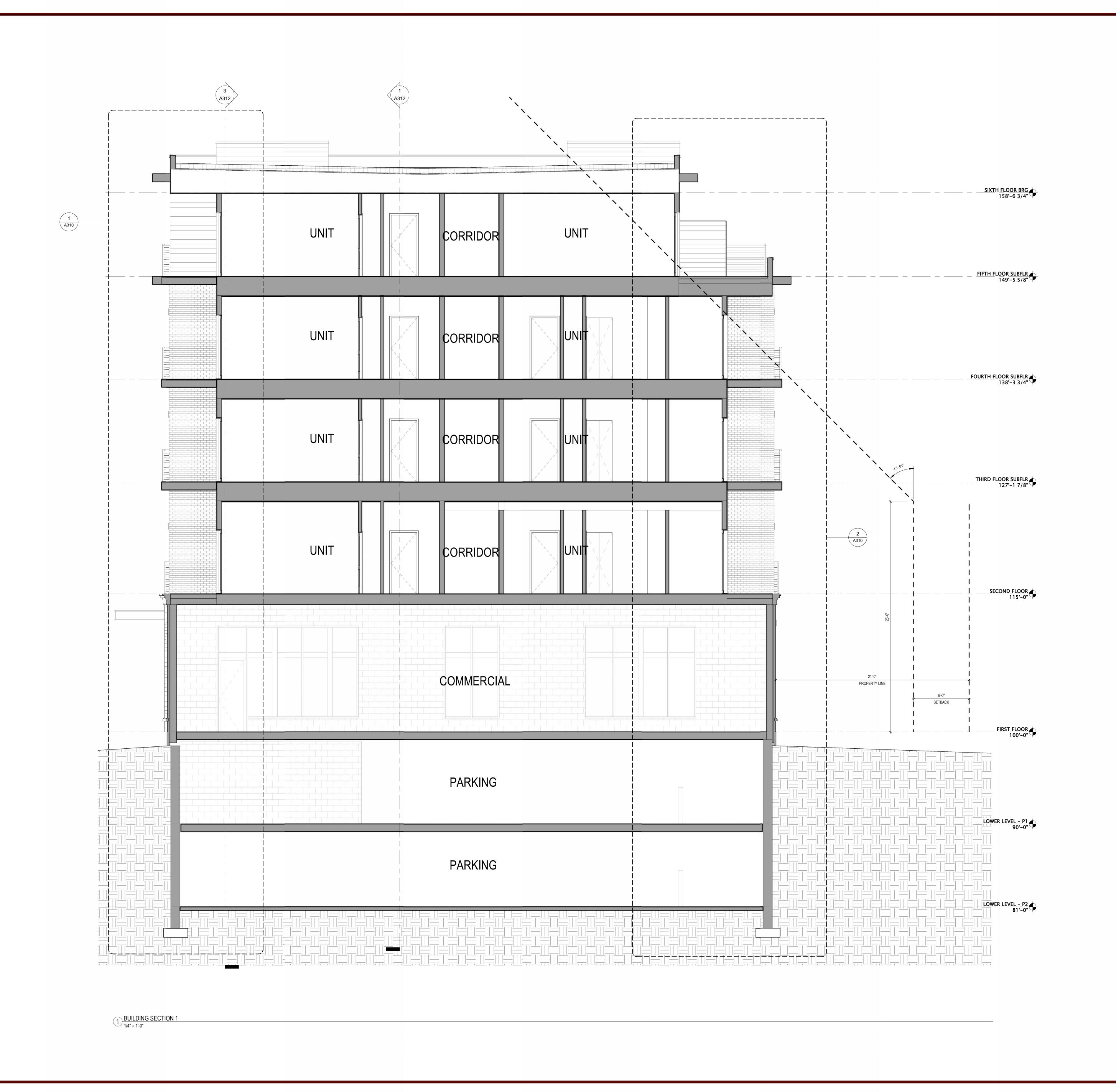
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USEABLE OPEN SPACE

SHEET NUMBER





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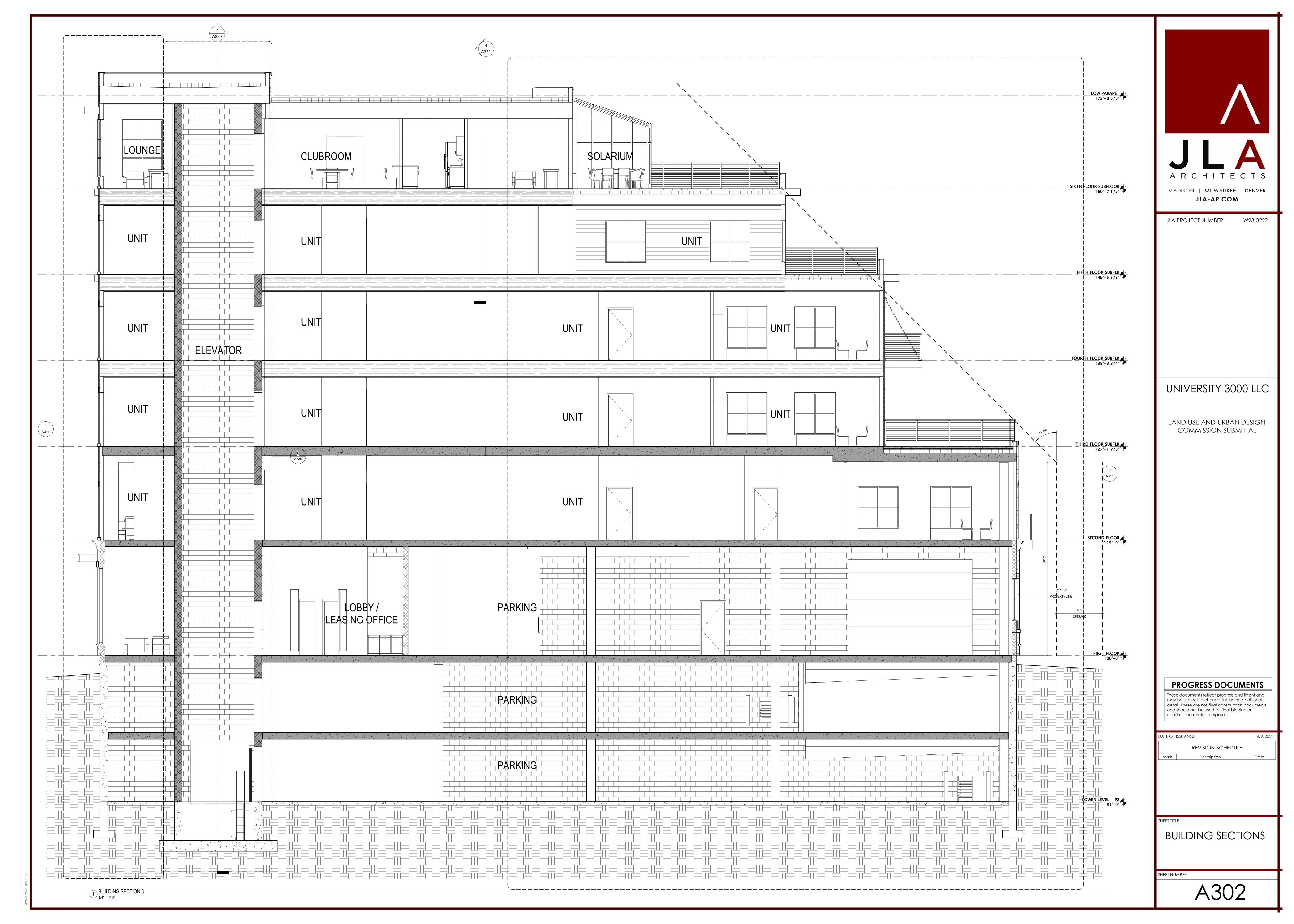
REVISION SCHEDULE

Mark Description Date

SHEET TITL

BUILDING SECTIONS

SHEET NUMBER



								WAL	L DESIGNATIO	N		
					NORTH I	ELEVATION	SOUTH ELI	EVATION	EAST ELE	VATION	WEST ELE	VATION
WINDOW/ STOREFRONT DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW
A -WINDOW - 5'-4"x 5'-6"	5.0	5.2	4.0	25.9	2895.2	112.0	2429.9	94.0	878.9	34.0	827.2	32.0
3 -WINDOW - 3'-0"x 4'-0"	2.7	3.7	1.0	9.9	79.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0
C-STOREFRONT -6'-0" x 7'-0"	5.7	6.7	2.0	38.2	878.4	23.0	0.0	0.0	0.0	0.0	0.0	0.0
D -PATIO DOOR - 6'-8" x 7'-0"	6.3	6.7	2.0	42.4	2671.9	63.0	2290.2	54.0	254.5	6.0	381.7	9.0
-STOREFRONT - 5'-8" X 6'-6"	5.7	6.5	2.0	36.8	846.2	23.0	0.0	0.0	147.2	4.0	110.4	3.0
STOREFRONT - 6'-0"x 6'-6"	6.0	6.5	2.0	39.0	390.0	10.0	156.0	4.0	0.0	0.0	156.0	4.0
G -STOREFRONT - 5'-8" X 2'-10"	5.7	2.8	2.0	16.0	367.1	23.0	0.0	0.0	63.8	4.0	47.9	3.0
H - STOREFRONT - 6'-0" X 2'-10"	6.0	2.8	2.0	16.8	201.6	12.0	67.2	4.0	0.0	1.0	117.6	7.0
- STOREFRONT - 6'-3" X 6'-6"	6.3	6.5	2.0	40.95	40.95	1.0	0.0		0.0		0.0	
< - STOREFRONT - 6'-3" X 2'-10"	6.3	2.8	2.0	17.64	17.64	1.0	0.0		0.0		0.0	
STOREFRONT - 3'-0" X 9'-10"	3.0	9.8	1.0	29.4	29.4	1.0	0.0		0.0		0.0	
M - STOREFRONT - 6'-0" X 2'-10"	3.0	2.8	1.0	8.4	8.4	1.0	0.0		0.0		0.0	
N - STOREFRONT - 5'-0" X 9'-2"	5.0	9.2	1.0	46	92	2.0	0.0		46.0	1.0	0.0	
O - STOREFRONT - 5'-0" X 9'-2"	5.0	9.2	2.0	46	46	1.0	0.0		0.0		0.0	
Q - STOREFRONT - 2'-10" X 6'-6"	2.8	6.5		18.2	0		0.0		18.2	1.0	0.0	
R - STOREFRONT - 2'-10" X 2'-10"	2.8	2.8		7.84	0		0.0		7.8	1.0	0.0	
S - STOREFRONT - 6'-0" X 8'-0"	6.0	8.0		48	0		0.0		0.0		96.0	2.0
Γ-WINDOW - 3'-0"x 3'-8"	3.0	3.7		11.1	0		66.6	6.0	0.0		0.0	
				0	0		0.0		0.0		0.0	
					8127.7	TOTAL GLZ	4,876.1	TOTAL GLZ	1,344.4	TOTAL GLZ	1,640.7	TOTAL GLZ
					24,392	WALL AREA	24,104.0	WALL AREA	6,439.0	WALL AREA	6,499.0	WALL AREA
					33.32%	% GLAZING	20.23%	% GLAZING	20.88%	% GLAZING	25.25%	% GLAZING



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REVISION SCHEDULE

Mark Description Date

BIRDGLASS CALCULATIONS

SHEET NUMBER

A820



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



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

								WAL	L DESIGNATIO	N		
					NORTH E	LEVATION	SOUTH EL	EVATION	EAST ELE	VATION	WEST ELE	VATION
WINDOW/ STOREFRONT DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW
A -WINDOW - 5'-4"x 5'-6"	5.0	5.2	4.0	25.9	2895.2	112.0	2429.9	94.0	878.9	34.0	827.2	3.
B -WINDOW - 3'-0"x 4'-0"	2.7	3.7	1.0	9.9	79.0	8.0	0.0	0.0	0.0	0.0	0.0	
C-STOREFRONT -6'-0" x 7'-0"	5.7	6.7	2.0	38.2	878.4	23.0	0.0	0.0	0.0	0.0	0.0	
D -PATIO DOOR - 6'-8" x 7'-0"	6.3	6.7	2.0	42.4	2671.9	63.0	2290.2	54.0	254.5	6.0	381.7	
E -STOREFRONT - 5'-8" X 6'-6"	5.7	6.5	2.0	36.8	846.2	23.0	0.0	0.0	147.2	4.0	110.4	
F -STOREFRONT - 6'-0"x 6'-6"	6.0	6.5	2.0	39.0	390.0	10.0	156.0	4.0	0.0	0.0	156.0	
G -STOREFRONT - 5'-8" X 2'-10"	5.7	2.8	2.0	16.0	367.1	23.0	0.0	0.0	63.8	4.0	47.9	
H - STOREFRONT - 6'-0" X 2'-10"	6.0	2.8	2.0	16.8	201.6	12.0	67.2	4.0	0.0	1.0	117.6	
J - STOREFRONT - 6'-3" X 6'-6"	6.3	6.5	2.0	40.95	40.95	1.0	0.0		0.0		0.0	
K - STOREFRONT - 6'-3" X 2'-10"	6.3	2.8	2.0	17.64	17.64	1.0	0.0		0.0		0.0	
L - STOREFRONT - 3'-0" X 9'-10"	3.0	9.8	1.0	29.4	29.4	1.0	0.0		0.0		0.0	
M - STOREFRONT - 6'-0" X 2'-10"	3.0	2.8	1.0	8.4	8.4	1.0	0.0		0.0		0.0	
N - STOREFRONT - 5'-0" X 9'-2"	5.0	9.2	1.0	46	92	2.0	0.0		46.0	1.0	0.0	
O - STOREFRONT - 5'-0" X 9'-2"	5.0	9.2	2.0	46	46	1.0	0.0		0.0		0.0	
Q - STOREFRONT - 2'-10" X 6'-6"	2.8	6.5		18.2	0		0.0		18.2	1.0	0.0	
R - STOREFRONT - 2'-10" X 2'-10"	2.8	2.8		7.84	0		0.0		7.8	1.0	0.0	
S - STOREFRONT - 6'-0" X 8'-0"	6.0	8.0		48	0		0.0		0.0		96.0	
T -WINDOW - 3'-0"x 3'-8"	3.0	3.7		11.1	0		66.6	6.0	0.0		0.0	
				0	0		0.0		0.0		0.0	
					8127.7	TOTAL GLZ	4,876.1	TOTAL GLZ	1,344.4	TOTAL GLZ	1,640.7	TOTAL GLZ
					24,392	WALL AREA	24,104.0	WALL AREA	6,439.0	WALL AREA	6,499.0	WALL AREA
					33.32%	% GLAZING	20.23%	% GLAZING	20.88%	% GLAZING	25,25%	% GLAZING



W23-0222

UNIVERSITY 3000 LLC

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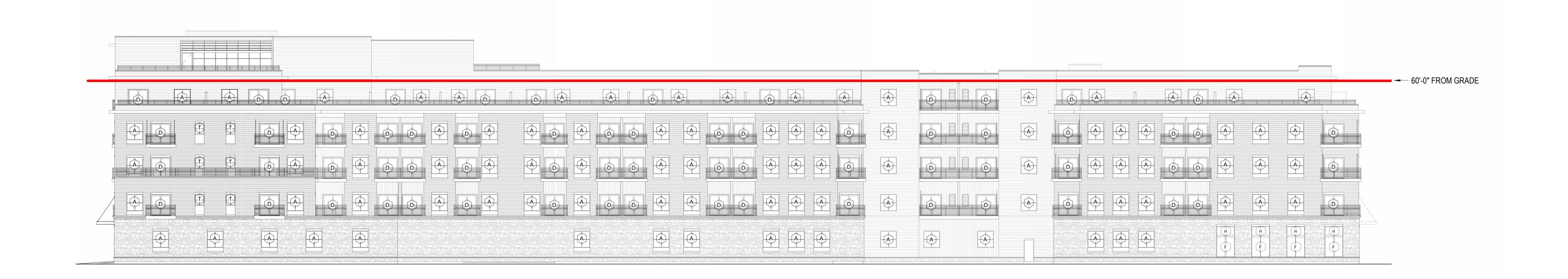
Mark Description Date

SHEET TITLE

BIRDGLASS CALCULATIONS

SHEET NUMBER

A821



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



WEST ELEVATION - BIRD SAFE GLASS

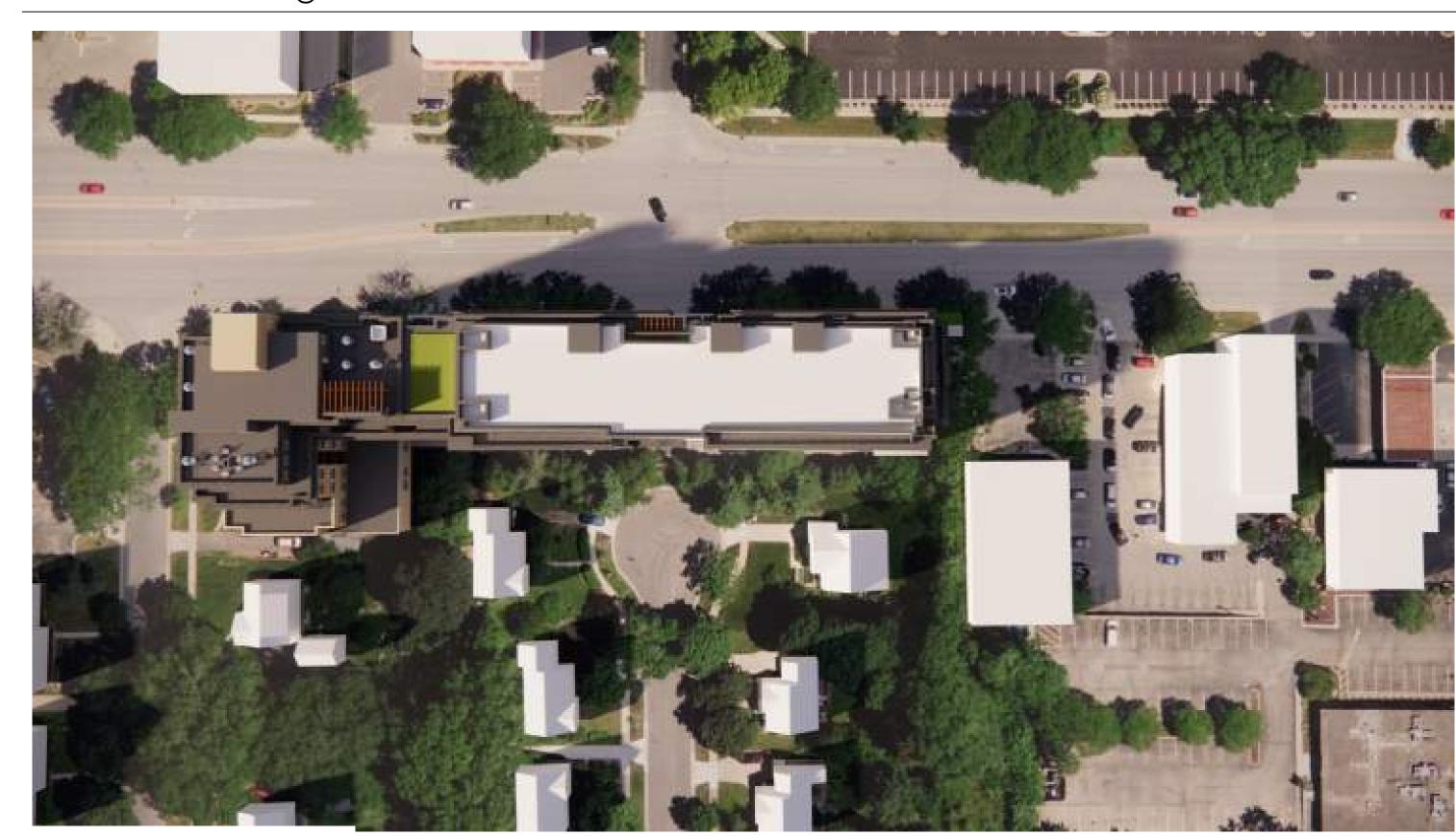
1/16" = 1'-0"



SHADOW ON SEPT 21ST @ 9AM



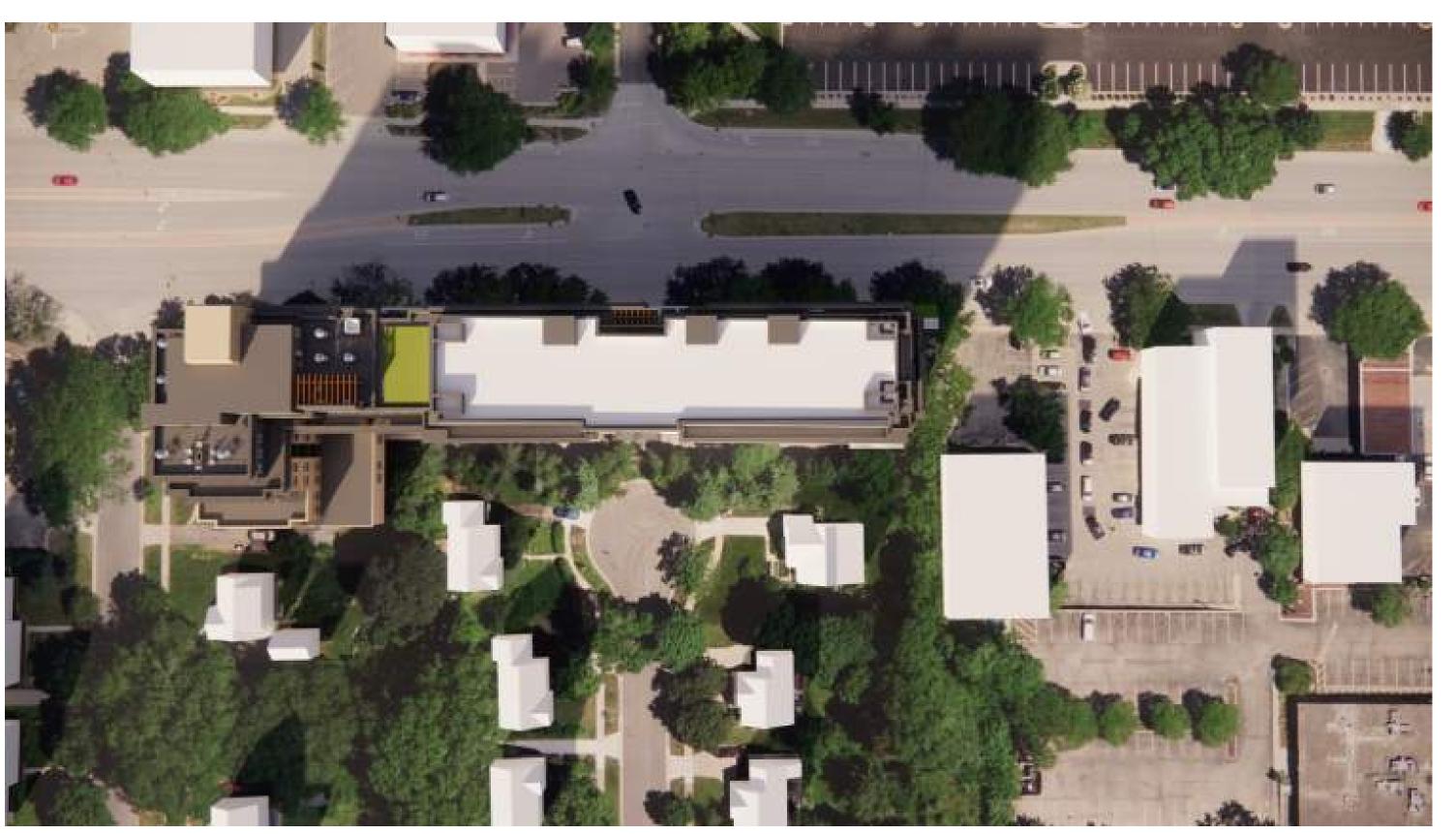
SHADOW ON SEPT 21ST @ 2PM



SHADOW ON SEPT 21ST @ 4PM



SHADOW ON DEC 21ST @ 9AM



SHADOW ON DEC 21ST @ 2PM



SHADOW ON DEC 21ST @ 4PM



UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

DATE OF ISSUANCE REVISION SCHEDULE

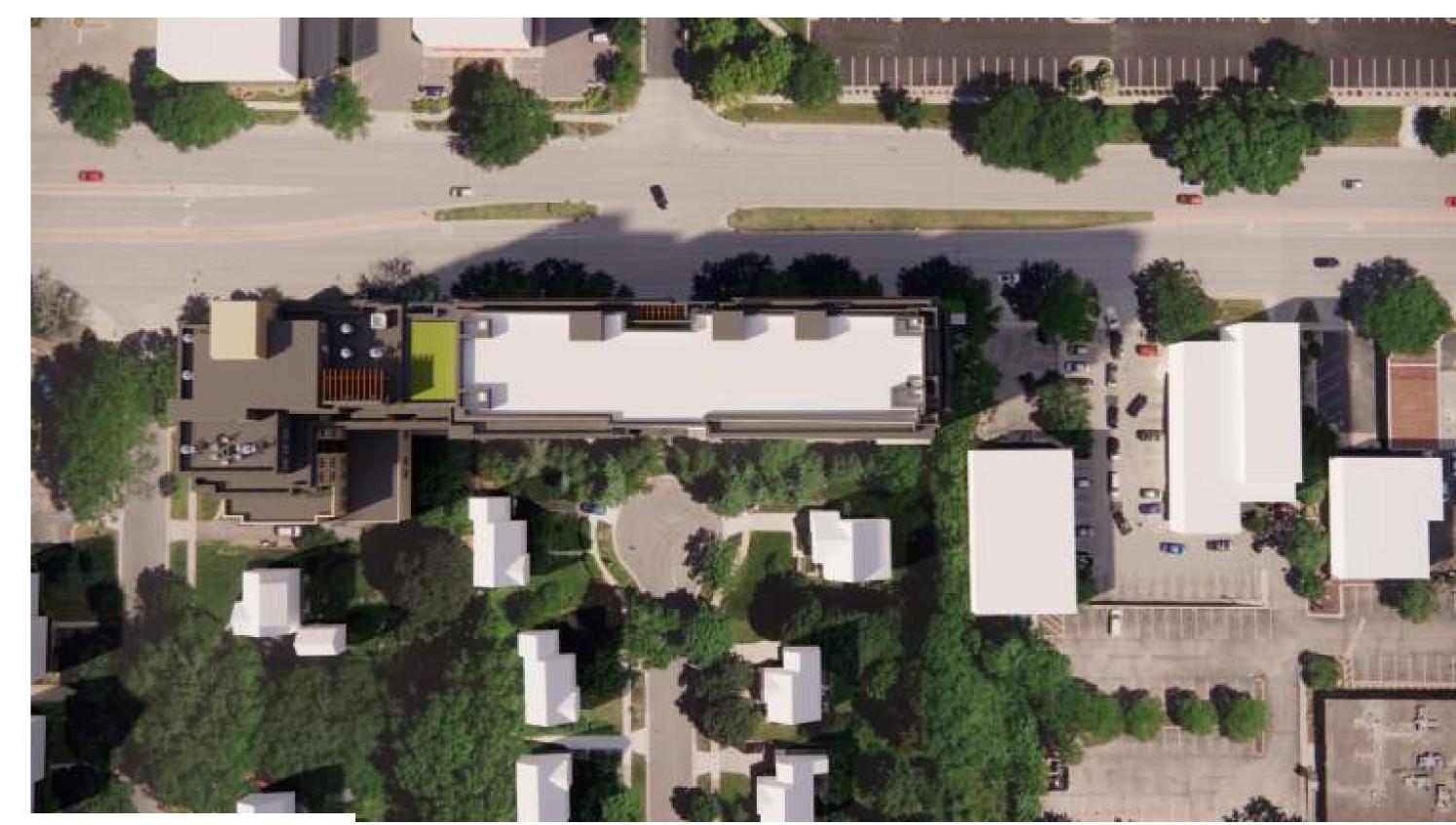
SHADOW STUDY



SHADOW ON MARCH 21ST @ 9AM



SHADOW ON MARCH 21ST @ 2PM



SHADOW ON MARCH 21ST @ 4PM



SHADOW ON JUNE 21ST @ 9AM



SHADOW ON JUNE 21ST @ 2PM



SHADOW ON JUNE 21ST @ 4PM



W23-0222

UNIVERSITY 3000 LLC

LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

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

SHEET TIT

SHADOW STUDY

Sheet number



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 $\frac{1}{2}$ "-3/4" and four $\frac{1}{2}$ " 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.

 $\mathbf{UGR} - \underline{\mathbf{UGR}}$ is zero for fixtures aimed at nadir with a cut-offequal to or less than 60 deg, 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.

 $Please\ refer\ to\ \underline{www.acuitybrands.com/buy-american}\ for\ additional\ information.$

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.
- $\bullet \, \text{Tested to current IES and NEMA standards under stabilized laboratory conditions}.$
- CRI: 80 typical.















Catalog Number		
Notes		
Туре		

LDN6 STATIC WHITE

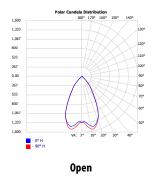


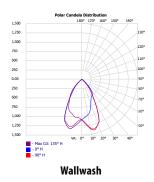




Open Trim Wallwash Trim

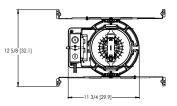
DISTRIBUTIONS





DIMENSIONS

LDN6 500-3000 Lumens

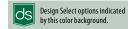




Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged Overlap Trim: Ø 7-1/2" [19.1]

See page 4 for other fixture dimensions

DOWNLIGHTING LDN6



Example: LDN6 35/15 LO6 AR LSS MVOLT EZ10

ORDERING INFORMATION

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

LDN6							
Series	Color temperature	Lumens ‡	Trim Style	Trim Color	Trim Finish	Flange Color ‡	Voltage
LDN6 6"round	27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens 50 5000 lumens	LO6 Downlight LW6 Wallwash	AR Clear WR	LSS Semi-specular LD Matte diffuse LS Specular	TRW White painted flange TRBL Black painted flange FCPC Custom painted flange only FRALTBD RAL painted flange only	MVOLT Multi-volt 120 120V 277 277V 347 ‡ 347V

Driver Emergency ‡		Control Input ‡	Options
GZ10 0-10V driver dims to 10% GZ1 0-10V driver dims to 1% D10 Minimum dimming 10% driver for use with J0T D1 Minimum dimming 1% driver for use with J0T EZ1 0-10V eldoLED driver with smooth and flicker- free deep dimming performance down to 1% EDAB eldoLED DALI SOLDRIVE dim to dark	(blank) No Emergency Needed EL Battery pack (10W constant power), non-T20 compliant, integral test switch ELR Battery pack (10W constant power), non-T20 compliant, remote test switch ELSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, integral test switch ELRSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, remote test switch E10WCP Battery pack (10W constant power), T20 compliant, integral test switch E10WCPR Battery pack (10W constant power), T20 compliant, remote test switch E10WRSTAR Emergency battery pack, 10W with remote test switch and lota STAR technology	(blank) No Control Input Needed	HAO ‡ CP‡ RRL RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAF, and RRLC12S. BAA Buy America(n) Act and/or Build America Buy America Qualified 90CRI SF‡ 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.
СР	Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
Reloc® Options	Refer to RRL specification sheet on acuitybrands.com for further details.
RRLAE	Commercial fixtures should disconnect the TSPL before unplugging the RRL so it does not go into discharge mode.
RRLC12S	RRLC12S option is to be used with the OnePass OCU, OCS, OD, OFC and OD for 0-24V integrated single-circuit or 0-10V low voltage controls applications. Not available with integral dimming sensors.
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DAL1, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch

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



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

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



Emergency Battery Pack Options - Field Installable

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

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



 $^{{\}bf *Minimum\ delivered\ lumen\ output\ to\ assist\ in\ product\ selection\ for\ increased\ fixture\ mounting\ height.}$

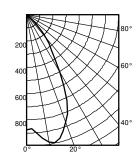
The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.

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

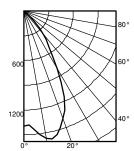
LDN6 35/10 L06AR, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0 = 1.02, test no. ISF 30716P262.



	Ave	Lumens	Zone Lumens % Lamp
0	876		0°-30° 680.7 69.0
5	905	89	0°-40° 895.0 90.7
15	971	269	0°-60° 986.0 99.9
25	720	322	0°-90° 987.0 100.0
35	330	214	90°-120° 0.0 0.0
45	110	87	90°-130° 0.0 0.0
55	1	4	90°-150° 0.0 0.0
35	1	1	90° - 180° 0.0 0.0
75	0	0	0°-180° 987.0 *100.0
35	0	0	*Efficiency

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

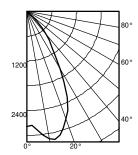
LDN6 35/15 L06AR, input watts: 17.52, delivered lumens: 1572.9, LM/W = 89.77, spacing criterion at 0 = 1.02, test no. ISF 30716P265.



	Ave	Lumens	Zone	Lumens	% Lamp
0	1396		0°-30°	1084.6	69.0
5	1442	142	0°-40°	1426.2	90.7
15	1547	429	0°-60°	1571.3	99.9
25	1147	514	0°-90°	1572.9	100.0
35	526	342	90° - 120°	0.0	0.0
45	176	139	90° - 130°	0.0	0.0
55	2	6	90° - 150°	0.0	0.0
65	1	1	90° - 180°	0.0	0.0
75	1	1	0°-180°	1572.9	*100.0
85	0	0	*1	Efficiency	
90	0				

		50% be	eam -	10% be	am -	
		54.5	5°	82.2	0	
	Inital FC					
Mounting	Center					
Height	Beam	Diameter	FC	Diameter	FC	
8.0	46.2	5.7	23.1	9.6	4.6	
10.0	24.8	7.7	12.4	13.1	2.5	
12.0	15.5	9.8	7.7	16.6	1.5	
14.0	10.6	11.8	5.3	20.1	1.1	
16.0	7.7	13.9	3.8	23.6	8.0	

LDN6 35/30 LO6AR, 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	284	0°-40°	2845.9	90.7
15	3087	855	0°-60°	3135.3	99.9
25	2289	1025	0°-90°	3138.5	100.0
35	1049	682	90° - 120°	0.0	0.0
45	350	277	90° - 130°	0.0	0.0
55	5	12	90° - 150°	0.0	0.0
65	2	2	90° - 180°	0.0	0.0
75	1	1	0°-180°	3138.5	*100.0
85	0	0	*	Efficiency	
90	0				

	50% beam -			
Inital FC				
Center				
Beam	Diameter	FC	Diameter	FC
92.1	5.7	46.1	9.6	9.2
49.5	7.7	24.8	13.1	5.0
30.9	9.8	15.4	16.6	3.1
21.1	11.8	10.5	20.1	2.1
15.3	13.9	7.6	23.6	1.5
	Center Beam 92.1 49.5 30.9 21.1	54.5	Sample S	S4.5 S2.2

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 = Ouput 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			

Notes

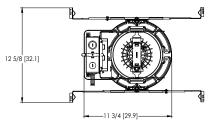
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

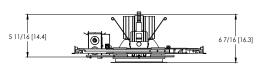
LUMEN OUTPUT MULTIPLIERS - CCT							
	2700K	3000K	3500K	4000K	5000K		
80CRI	0.950	0.966	1.000	1.025	1.101		



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

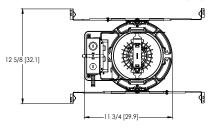
LDN6 500-3000 Lumens

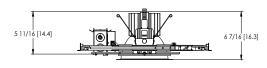




Aperture: Ø 6-1/4" [15.9] Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged Overlap Trim: Ø 7-1/2" [19.1]

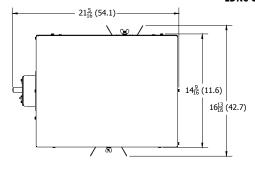
LDN6 4000-5000 Lumens

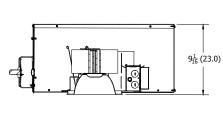




Marked Spacing: 24" x 24" x 10" Aperture: Ø 6-1/4" [15.9] Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged Overlap Trim: Ø 7-1/2" [19.1]

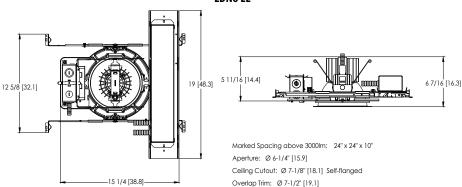
LDN6 CP





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

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

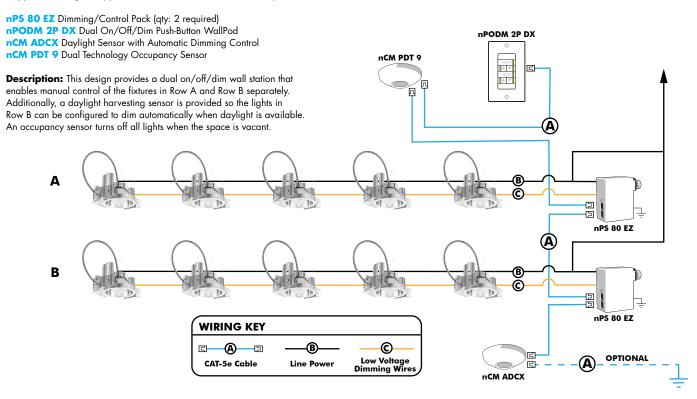
- 1. Power: Install JOT enabled fixtures and controls as
- 2. Pair: Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
- **3. Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS					
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE			
	Diva® DVTV				
Lutron®	Diva® DVSCTV				
Lutton	Nova T® NTFTV				
	Nova® NFTV				
	AWSMT-7DW	CN100			
	AWSMG-7DW	PE300			
Leviton®	AMRMG-7DW				
	Leviton Centura Fluorescent Control System				
	IllumaTech® IP7 Series				
	ISD BC				
Synergy®	SLD LPCS	RDMFC			
	Digital Equinox (DEQ BC)				
Douglas Lighting Controls	WPC-5721				
	Tap Glide TG600FAM120 (120V)				
Entertainment Technology	Tap Glide Heatsink TGH1500FAM120 (120V)				
	Oasis 0A2000FAMU				
Honeywell	EL7315A1019	EL7305A1010			
noneywen	EL7315A1009	(optional)			
	Preset slide: PS-010-IV and PS-010-WH				
	Preset slide: PS-010-3W-IV and PS-010-3W-WH				
HUNT Dimming	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.



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 WallpodFull color touch screen provides a sophisticated look and feel

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

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



nLight AIR rPODB 2P DX



Mobile Device







Catalog Number			
Notes			
Туре			

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 $\underline{\text{WPX LED}}.$















Luminaire	сст	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.

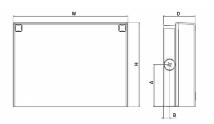
WARRANTY:

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 Cond	Weight		
Lullillaire	neigiit (n)	wiatii (w)	veptii (v)	A	В	weight	
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"	11.1"	3.2"	4.0"	0.6"	6.1 lbs	
	(20.6 cm)	(28.3 cm)	(8.1 cm)	(10.3 cm)	(1.6 cm)	(2.8kg)	
WPX2	9.1"	12.3"	4.1"	4.5"	0.7"	8.2 lbs	
	(23.1 cm)	(31.1 cm)	(10.5 cm)	(11.5 cm)	(1.7 cm)	(3.7kg)	
WPX3 9.5" (24.1 cm)		13.0"	5.5"	4.7"	0.7"	11.0 lbs	
		(33.0 cm)	(13.7 cm)	(12.0 cm)	(1.7 cm)	(5.0kg)	