



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>April 29, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>May 6, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 710 E MIFFLIN ST & 124 N LIVINGSTON ST
Project Title (if any): VERITAS VILLAGE

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: VERITAS VILLAGE, LLC Company: VERITAS VILLAGE, LLC
 Street Address: P.O. Box 602237 City/State: MADISON, WI Zip: 53703
 Telephone: (608) 826-4000 Fax: () _____ Email: TERRENCE@TWALLEENTERPRISES.COM

Project Contact Person: JOSEPH LEE Company: _____
 Street Address: 2418 CROSSROADS DRIVE - SUITE 2300 City/State: _____ Zip: _____
 Telephone: (608) 826-4000 Fax: () _____ Email: _____


Project Owner (if not applicant) : _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with HEATHER STOUWER on VARIOUS.
(name of staff person) (date of meeting)

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

Name of Applicant VERITAS VILLAGE, LLC Relationship to Property OWNER

Authorized Signature  Date 2/27/15
Terrence R. Wall,
 President of its Manager



JOSEPH LEE + ASSOCIATES, LLC

2418 Crossroads Drive, Suite 2300

Madison, Wisconsin 53718

608.241.9500

Letter of Intent

Veritas Village Land Use Application

Veritas Village is a multi-family residential development, to be located at the intersection of East Livingston Street and Mifflin Street on the city's near east side at 710 East Mifflin Street. The proposed project consists of a new four (4) story multi-family building containing 189 dwelling units in total. The four stories of residential space are above a single level of parking that extends out from the footprint of the building above to allow for the desired parking ratio of 1.0 spaces per dwelling unit (the achieved parking ratio of the project is 1.02 stalls/unit). The project provides a total of 192 vehicle parking spaces (all covered) and a total of 214 bicycle parking spaces are also provided. The area of the site is approximately 97,865 SF, or 2.247 acres. The existing site is currently occupied by the Reynolds Crane Company. The majority of the existing site is a paved lot used for the operations of the Reynolds Crane Company.

The newly developed site would be made up of a single building, associated drives and surface parking. The pedestrian experience was studied extensively in the development of this project. The massing is comprised of several street edge courtyards along Mifflin and Dayton Street that minimize the building mass's impact. By incorporating terraced landscape plantings at each of these courtyards the overall streetscape of the neighborhood is also significantly enhanced.

The building is 4 stories in height along each Mifflin, Dayton, and Livingston Street, but through a series of step backs at the 4th floor the project feels much more like a 3 story building. Along Livingston Street the building's height was reduced near the middle of the block by way of a lowered connection between the two "wings" to give the perception of two separate buildings. There is a common roof deck on the 3rd floor of the project that would provide stunning views back towards the capitol. A large interior communal courtyard with ample outdoor space, a pool, and sun deck also will bring a unique experience.

The building shall be concrete construction for the lower level parking garage with wood framed construction for the residential floors above. The exterior building materials will all be of high quality; consisting of cast stone veneer, composite fiber cement siding, vinyl windows and doors, as well as ample brick masonry.

The proposed project schedule has construction commencing in the summer of 2015 with completion in the fall of 2017. The construction the building will be slightly

staggered, and the completion of total project build-out shall depend on market conditions.

To date, the project team has met with the Tenney-Lapham Neighborhood Association, Alderperson Ledell Zellers, and City Planning staff numerous times as part of a collaborative effort to design a project that attempts to meet the needs and desires of the various stakeholders as well as the needs of the developer.

The project team currently consists of Veritas Village, LLC (developer), JLA Architects + Planners (architecture/design), Vierbicher Associates, Inc. (civil engineering), and The Bruce Company (landscape architecture).

Regards,

Joseph M. Lee, AIA
JLA Architects + Planners

VERITAS VILLAGE

MADISON , WISCONSIN



UDC Submittal

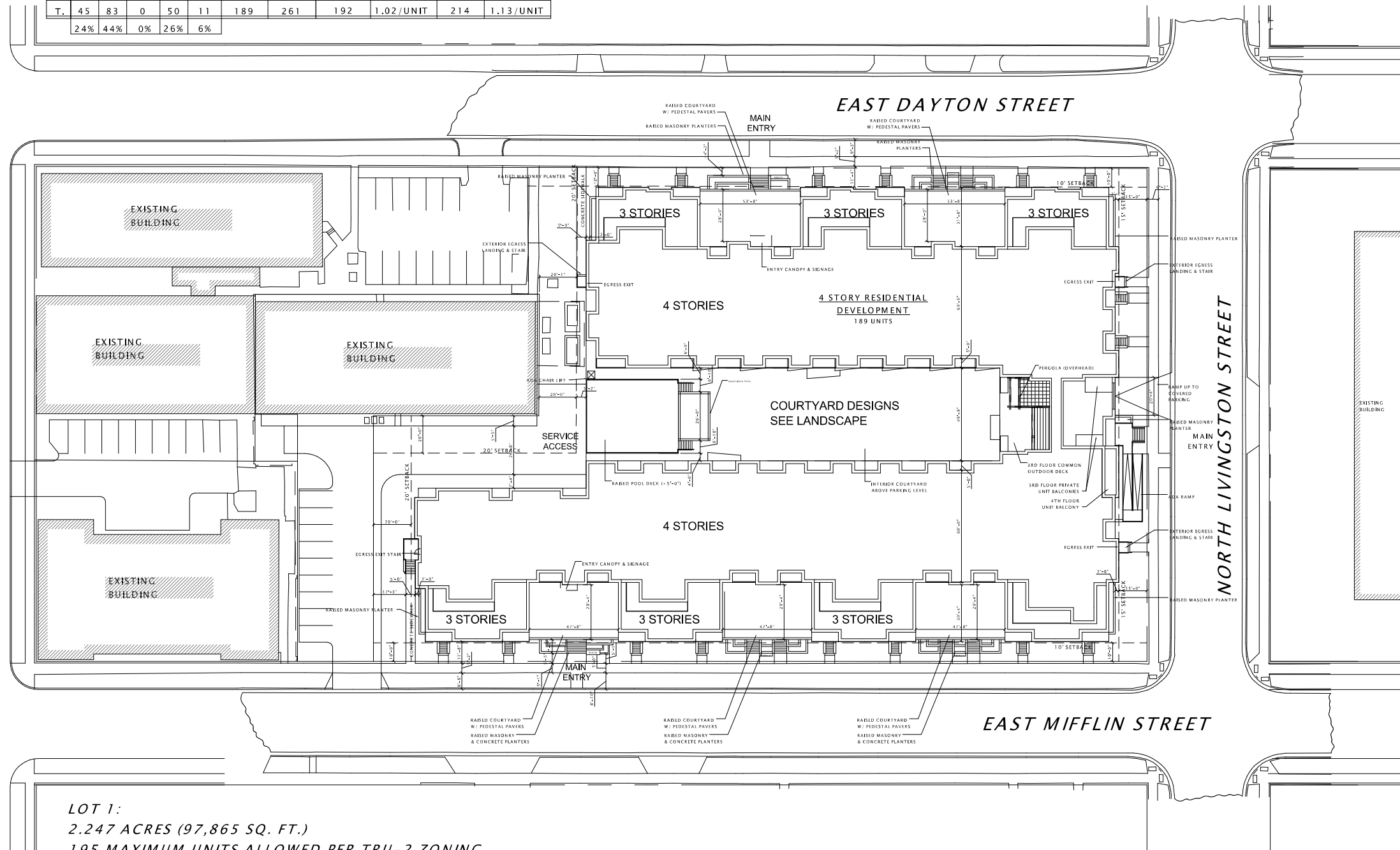


JLA PROJECT NUMBER: 14-1201

APRIL 29, 2015

ZONING DATA		LOT AREA: 2.247 ACRES (97,865 SQ. FT.)	
REQUIREMENT		DESIGN	
LOT AREA	500 SF/UNIT + 250 SF/BR > 2 = 189 UNITS (MAX)	189 UNITS (11-3BR UNITS)	
FRONT SETBACK	15 FEET	15 FEET	STOOPS, STAIRS, RAMP ENCROACH
SIDEYARD SETBACK	10 FEET	10 FEET (DAYTON)	STOOPS, STAIRS, RAMP ENCROACH
		10 FEET (MIFFLIN)	STOOPS, STAIRS, RAMP ENCROACH
REAR SETBACK	20 FEET	20 FEET	AT REFUSE ROOM ONLY - ALL OTHER AREAS 20'+
MAXIMUM HEIGHT	6 STORIES - 78 FEET	4 STORIES - 55 FEET	3 STORIES - 44 FEET ALONG DAYTON & MIFFLIN
LOT COVERAGE	80% (MAXIMUM) = 78,292 S.F.	77% = 75,597 S.F.	FOOTPRINT OF PARKING LEVEL
		55% = 54,013 S.F.	FOOTPRINT OF RESIDENTIAL LEVELS ABOVE PARKING
USABLE OPEN SPACE	140 SF/UNIT = 26,460 S.F. (MAX. 75% - BALCONIES)	75% = 19,845 S.F.	COMMON ROOF DECKS & BALCONIES
		25% = 6,615 S.F.	GROUND LEVEL (8,542 ACTUAL S.F.)

WORKING - UNITS ADDED BACK											
FL	UNITS						PARKING				
	ST	1BR	1BR+	2BR	3BR	TOTAL	BR'S	VEHICLE	RATIO	BIKE	RATIO
4	10	20	0	7	5	42	59	37			
3	10	24	0	13	2	49	66	53			
2	12	22	0	15	3	52	73	53			
1	13	17	0	15	1	46	63	53			
T.	45	83	0	50	11	189	261	192	1.02/UNIT	214	1.13/UNIT
	24%	44%	0%	26%	6%						



LOT 1:
2.247 ACRES (97,865 SQ. FT.)
195 MAXIMUM UNITS ALLOWED PER TRU-2 ZONING



JOSEPH LEE + ASSOCIATES
741R CROSSROADS DRIVE - SUITE 2000
MADISON, WISCONSIN 53718
608.241.9500

JLA PROJECT NUMBER: 14-1201

VERITAS VILLAGE, LLC

VERITAS VILLAGE

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE: APRIL 29, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

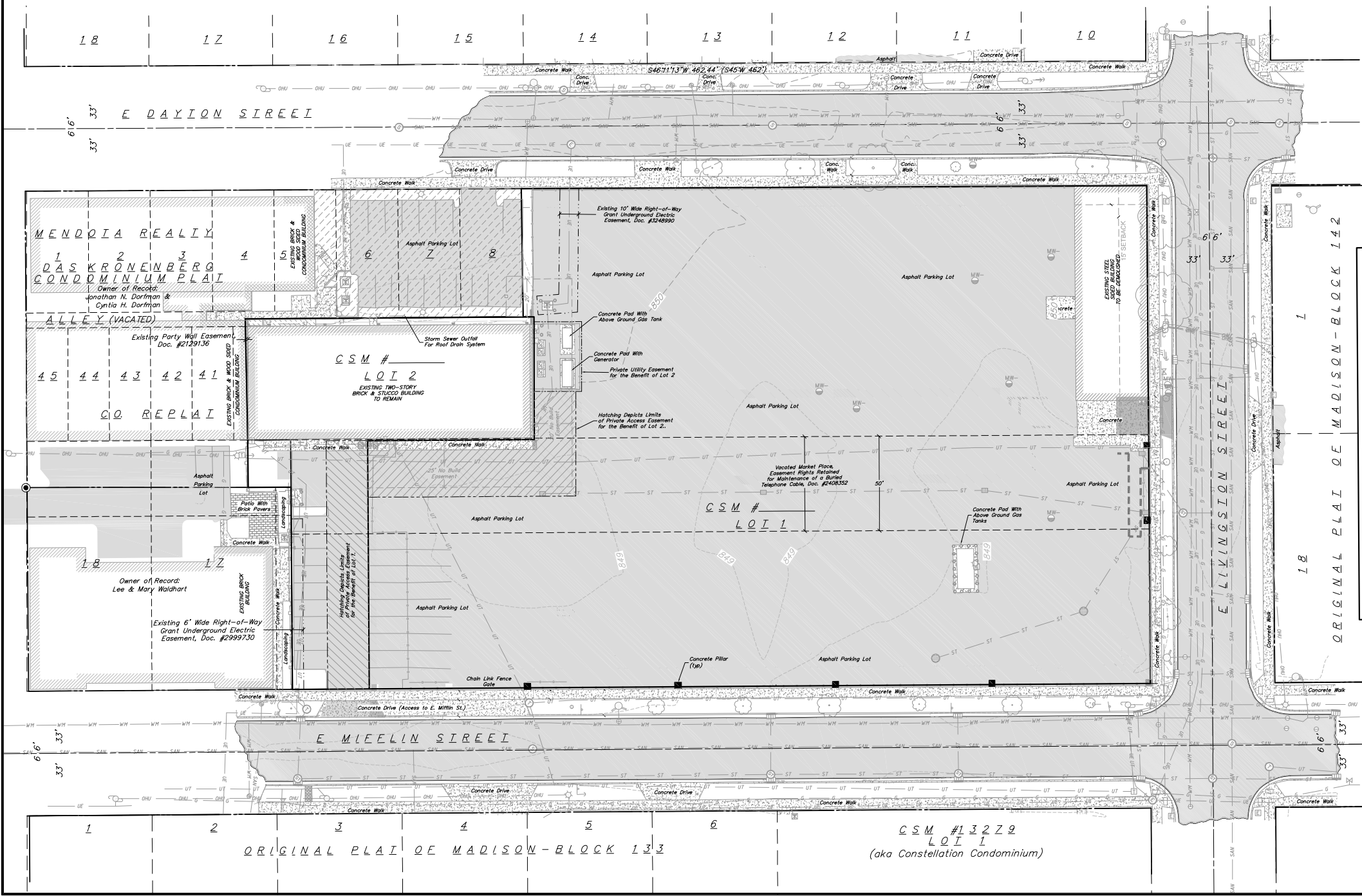
ARCHITECTURAL SITE PLAN - OVERALL

SHEET NUMBER

ASP-100

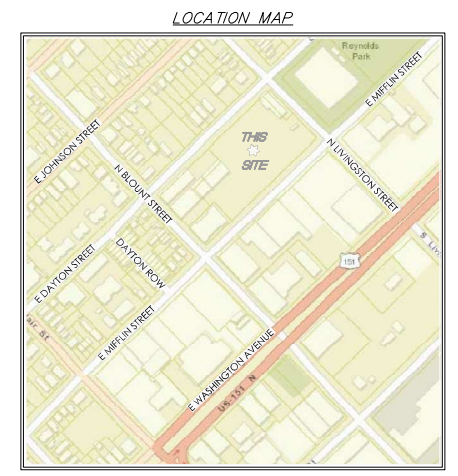
Hatching depicts limits of easement parcel:
Pedestrian/vehicle access easement for the purpose of maintenance & repair operations; for surface water runoff; for light & air at or along the common boundary of Reynolds parcel & easement parcel. Doc. #2129137; Amended by Doc. #2239049

Hatching depicts limits of access easement area:
Doc. #2129137; Amended by Doc. #2239049. Amendment affects this area.



- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - ◻ EXISTING MAILBOX
 - ⊕ EXISTING MONITORING WELL
 - EXISTING SIGN
 - EXISTING CURB INLET
 - ⊕ EXISTING FIELD INLET
 - ⊕ EXISTING FIELD INLET
 - ⊕ EXISTING ROOF DRAIN
 - ⊕ EXISTING STORM MANHOLE
 - ⊕ EXISTING SANITARY MANHOLE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING WATER MAIN VALVE
 - ⊕ EXISTING CURB STOP
 - ⊕ EXISTING GAS VALVE
 - ⊕ EXISTING AIR CONDITIONING PEDESTAL
 - ⊕ EXISTING DOWN GUY
 - ⊕ EXISTING ELECTRIC MANHOLE
 - ⊕ EXISTING ELECTRIC PEDESTAL
 - ⊕ EXISTING TRANSFORMER
 - ⊕ EXISTING LIGHT POLE
 - ⊕ EXISTING UTILITY POLE
 - ⊕ EXISTING TELEPHONE MANHOLE
 - ⊕ EXISTING TELEPHONE PEDESTAL
 - ⊕ EXISTING CONIFEROUS TREE
 - ⊕ EXISTING DECIDUOUS TREE

- TOPOGRAPHIC LINework LEGEND**
- UT — UT — EXISTING UNDERGROUND TELEPHONE
 - — — EXISTING CHAIN LINK FENCE
 - — — EXISTING WOOD FENCE
 - G — G — EXISTING GAS LINE
 - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
 - OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
 - SAN — SAN — EXISTING SANITARY SEWER LINE
 - ST — ST — EXISTING STORM SEWER LINE
 - WM — WM — EXISTING WATER MAIN
 - — — EXISTING PARCEL LINE
 - - - - - EXISTING UTILITY EASEMENT



vierbichter | engineers | advisors
 REEDSBURG - MADISON - FRAIRIE DU CHEN
 999 Fourth Drive, Suite 202, FrairieduChen, WI 53177
 Phone: (608) 835-6337 Fax: (608) 835-6380

Existing Conditions Plan
 E Mifflin
 City of Madison
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 02/18/2015

DRAFTER CGUY

CHECKED JDOY

PROJECT NO. 140223

SHEET 1 OF 3

DWG. NO. C-1.0

©2013 Vierbicher Associates, Inc.

30 Mar 2015 - 7:56a M:\XT Wall Enterprises LLC\140223_E Mifflin - N Livingston\CADD\140223_base eng.dwg by: jdy

TOPOGRAPHIC LINEWORK LEGEND

- UT — UT — EXISTING UNDERGROUND TELEPHONE
- — — — — EXISTING CHAIN LINK FENCE
- — — — — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST — ST — EXISTING STORM SEWER LINE
- WM — WM — EXISTING WATER MAIN
- — — — — EXISTING PARCEL LINE
- - - - - EXISTING UTILITY EASEMENT

Hatching depicts limits of easement parcel; Pedestrian/vehicle access easement for the purpose of maintenance & repair operations; for surface water runoff; for light & air at or along the common boundary of Reynolds parcel & easement parcel. Doc. #2129137; Amended by Doc. #2239049

Hatching depicts limits of access easement area; Doc. #2129137; Amended by Doc. #2239049. Amendment affects this area.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- ⊠ EXISTING MAILBOX
- ⊙ EXISTING MONITORING WELL
- ⊙ EXISTING SIGN
- ⊙ EXISTING CURB INLET
- ⊙ EXISTING FIELD INLET
- ⊙ EXISTING FIELD INLET
- ⊙ EXISTING ROOF DRAIN
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER MAIN VALVE
- ⊙ EXISTING CURB STOP
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING AIR CONDITIONING PEDESTAL
- ⊙ EXISTING DOWN GUY
- ⊙ EXISTING ELECTRIC MANHOLE

- ⊠ EXISTING ELECTRIC PEDESTAL
 - ⊠ EXISTING TRANSFORMER
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING UTILITY POLE
 - ⊙ EXISTING TELEPHONE MANHOLE
 - ⊙ EXISTING TELEPHONE PEDESTAL
- PROPOSED ASPHALT
- EXISTING ASPHALT

PROPOSED GRADING LEGEND

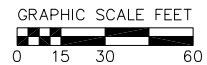
- — — — — PROPOSED ADA ACCESSIBLE ROUTE
- — — — — 2.92% PROPOSED SLOPE ARROWS
- 849.54 PROPOSED SPOT ELEVATIONS
- ⊗ 849.56 EXISTING SPOT ELEVATIONS
- ⊙ TYPE D INLET PROTECTION

ABBREVIATIONS

- G - TOP OF GROUND
- C - TOP OF CURB
- W - TOP OF WALK
- P - EDGE OF PAVEMENT
- TW - TOP OF WALL
- BW - BOTTOM OF WALL



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF E MIFFLIN STREET MEASURED AS BEARING 546°04'54"W



GENERAL NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
3. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
4. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR TO RELOCATE EXISTING UNDERGROUND TELEPHONE LINE.

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - FRAIRIE DU CHEN
999 Fourth Drive, Suite 202, Reedsville, WI 53953
Phone: (608) 865-8337 Fax: (608) 865-4383

Grading Plan
E Mifflin
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 3/30/2015

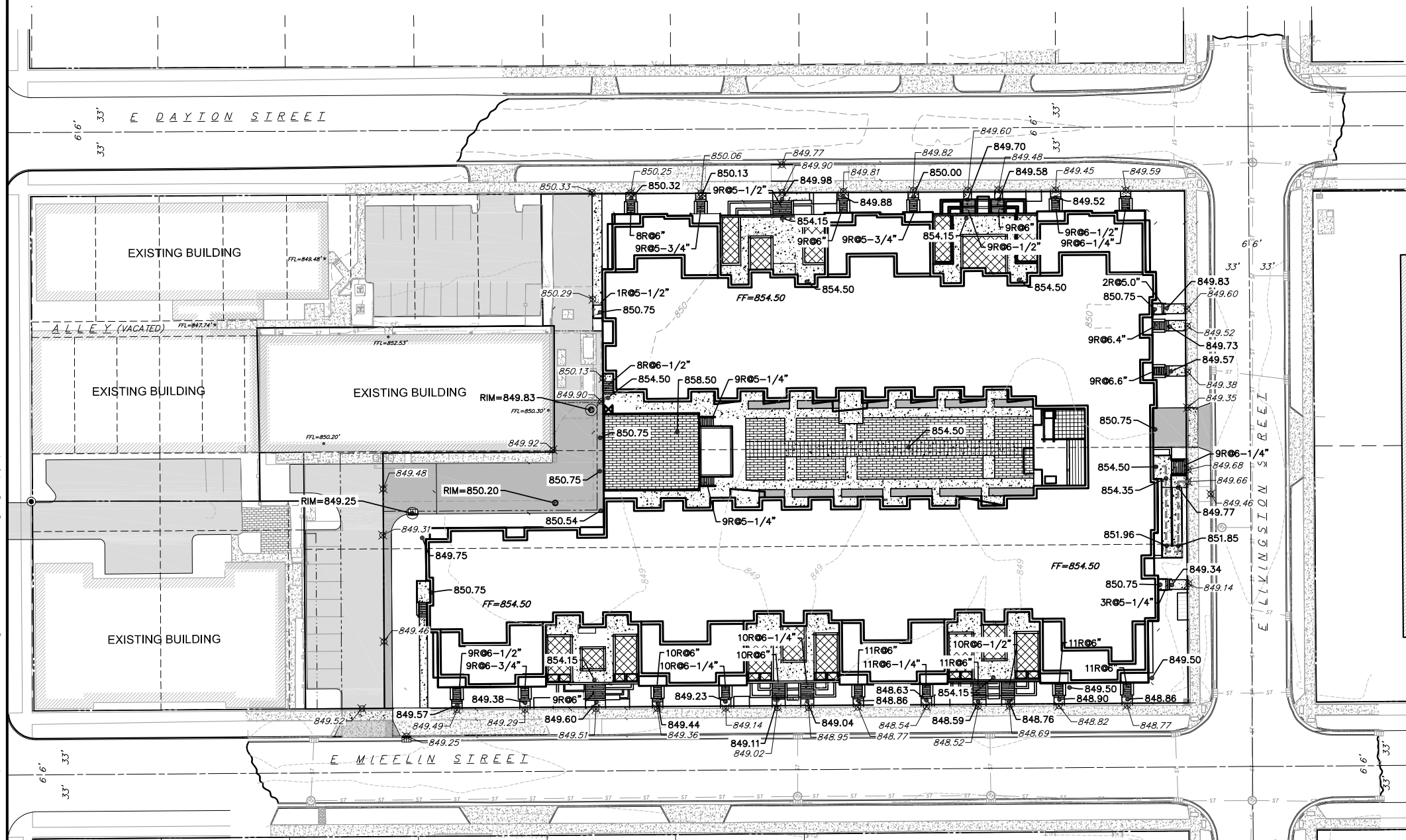
DRAFTER CGUY

CHECKED JDOY

PROJECT NO. 140223

SHEET 2 OF 3

DWG. NO. C-2.0



TOPOGRAPHIC LINEWORK LEGEND

---	UT	EXISTING UNDERGROUND TELEPHONE
---	CL	EXISTING CHAIN LINK FENCE
---	W	EXISTING WOOD FENCE
---	G	EXISTING GAS LINE
---	UE	EXISTING UNDERGROUND ELECTRIC LINE
---	O	EXISTING OVERHEAD GENERAL UTILITIES
---	SAW	EXISTING SANITARY SEWER LINE
---	ST	EXISTING STORM SEWER LINE
---	WM	EXISTING WATER MAIN
---	---	EXISTING PARCEL LINE
---	---	EXISTING UTILITY EASEMENT

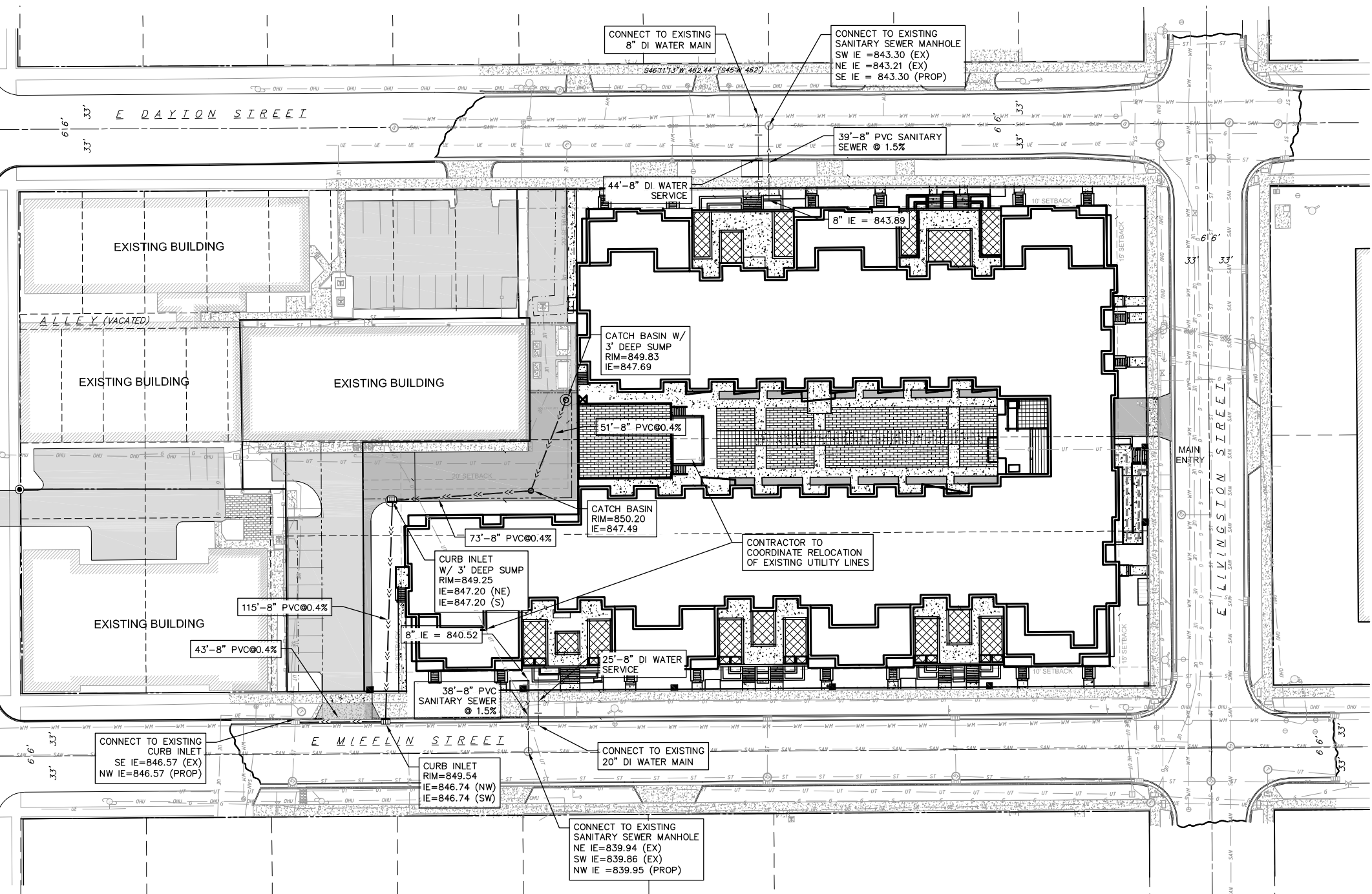
TOPOGRAPHIC SYMBOL LEGEND

○	EXISTING BOLLARD
□	EXISTING MAILBOX
○	EXISTING MONITORING WELL
+	EXISTING SIGN
⊕	EXISTING CURB INLET
⊕	EXISTING FIELD INLET
⊕	EXISTING FIELD INLET
⊕	EXISTING ROOF DRAIN
⊕	EXISTING STORM MANHOLE
⊕	EXISTING SANITARY MANHOLE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING WATER MAIN VALVE
⊕	EXISTING CURB STOP
⊕	EXISTING GAS VALVE
⊕	EXISTING AIR CONDITIONING PEDESTAL
⊕	EXISTING DOWN GUY
⊕	EXISTING ELECTRIC MANHOLE
⊕	EXISTING ELECTRIC PEDESTAL

⊕	EXISTING TRANSFORMER
⊕	EXISTING LIGHT POLE
⊕	EXISTING UTILITY POLE
⊕	EXISTING TELEPHONE MANHOLE
⊕	EXISTING TELEPHONE PEDESTAL
⊕	EXISTING CONIFEROUS TREE
⊕	EXISTING DECIDUOUS TREE



CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX: 1-800-336-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
WIS. STATUTE 182.0175 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU DIG.AVATE.



UTILITY NOTES

- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS).
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
- PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- THE DEVELOPER SHALL INSTALL THE 3M™ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5" BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY THE MADISON WATER UTILITY TO REMOVE THE WATER METERS.
- EXISTING WELLS SHALL BE ABANDONED PER CITY AND STATE REGULATIONS.
- SANITARY SEWER TO HAVE UTILITY TRENCH SEALS TO PROTECT FROM GROUNDWATER.

planners | engineers | advisors
REEDSBURG - MADISON - FRAIRIEDU CHEN
999 Fourth Drive, Suite 202, Reedsburg, WI 53151
Phone: (608) 855-8332 Fax: (608) 855-8330

Utility Plan
E Millin
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 3/30/2015

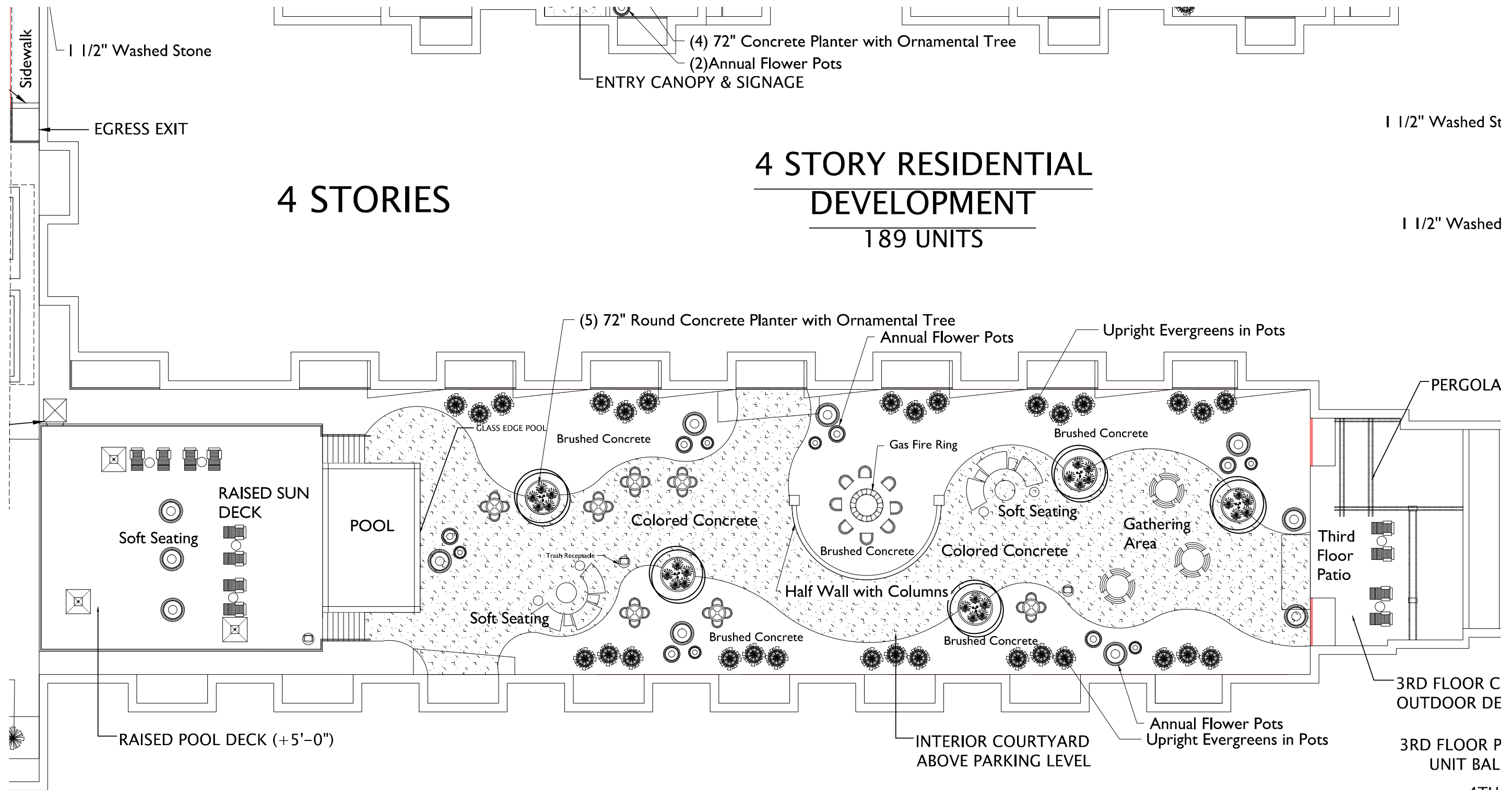
DRAFTER CGUY

CHECKED JDDY

PROJECT NO. 140223

SHEET 3 OF 3

DWG. NO. C-3.0

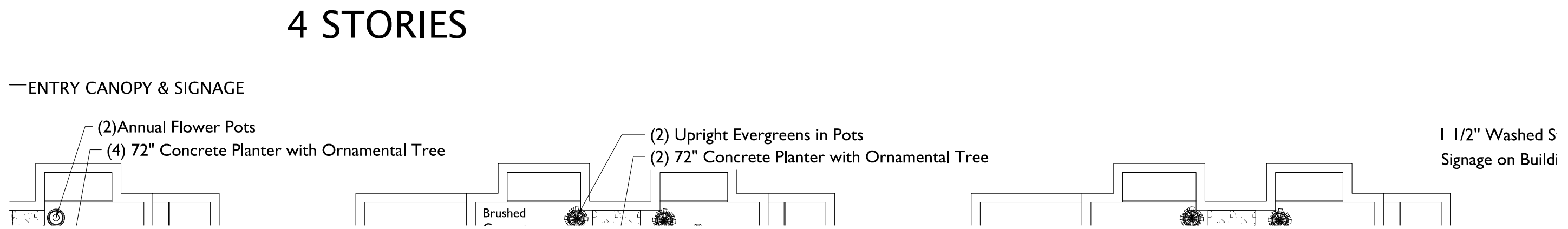


VERITAS APARTMENTS
 NORTH LIVINGSTON STREET
 MADISON, WISCONSIN

Checked By: SS
 Drawn By: DRAFT
 2-10-15

Revised: 3/27/15 RS
 Revised: DRAFT
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

L2
 Signage on Buildi



(5) KFG
 RAISED MASONRY PLANTERS
 Mulch/Vinyl Edging

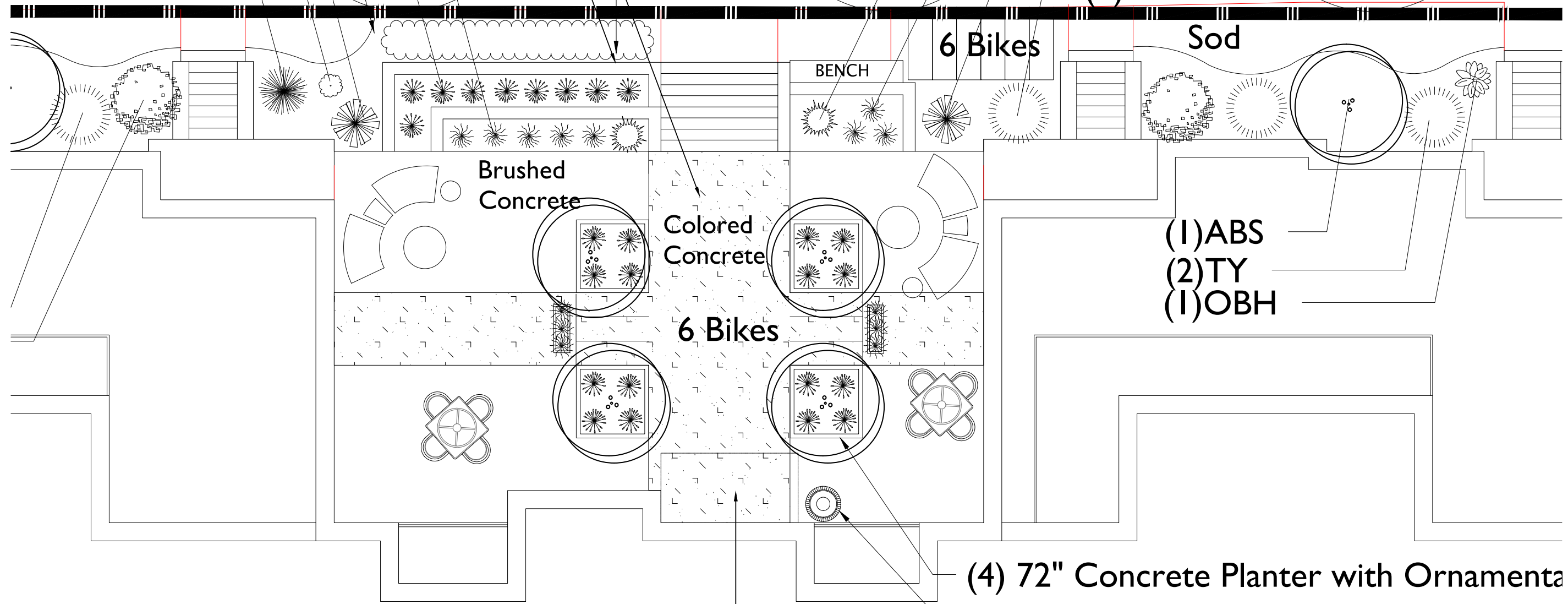
EAST DAYTON MAIN ENTRY

RAISED
 W/ PEDES

(1) EA
 (1) GBES
 (1) MMP

(2) MGSJ
 (3) KFG
 (2) EA
 (1) TY

(1) EA
 (1) PDH



(4) 72" Concrete Planter with Ornamentals
 (2) Annual Flower Pots

ENTRY CANOPY & SIGNAGE

ENTRY CANOPY & SIGNAGE

(2) Annual Flower Pots

(4) 72" Concrete Planter with Ornamental Tree

Limits

Brushed Concrete

6 Bikes

Colored Concrete

- (2) LBS
- (2) GBES
- (4) KFG
- (8) PRD

BENCH

5 Bikes

4 Bi

(3) GBES
 (3) PRD
EAST
MIFFLIN
MAIN
ENTRY

(1) CFE
 (1) EA

(1) MMP
 (1) NBV

(1) NBV
 (2) TY
 (1) ABS

(1) EA
 (1) GBES

VERITAS APARTMENTS
 NORTH LIVINGSTON STREET
 MADISON, WISCONSIN

Checked By: SS
 Drawn By: DRAFT
 2-10-15

Revised: 3/27/15 RS
 Revised: DRAFT
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

L4

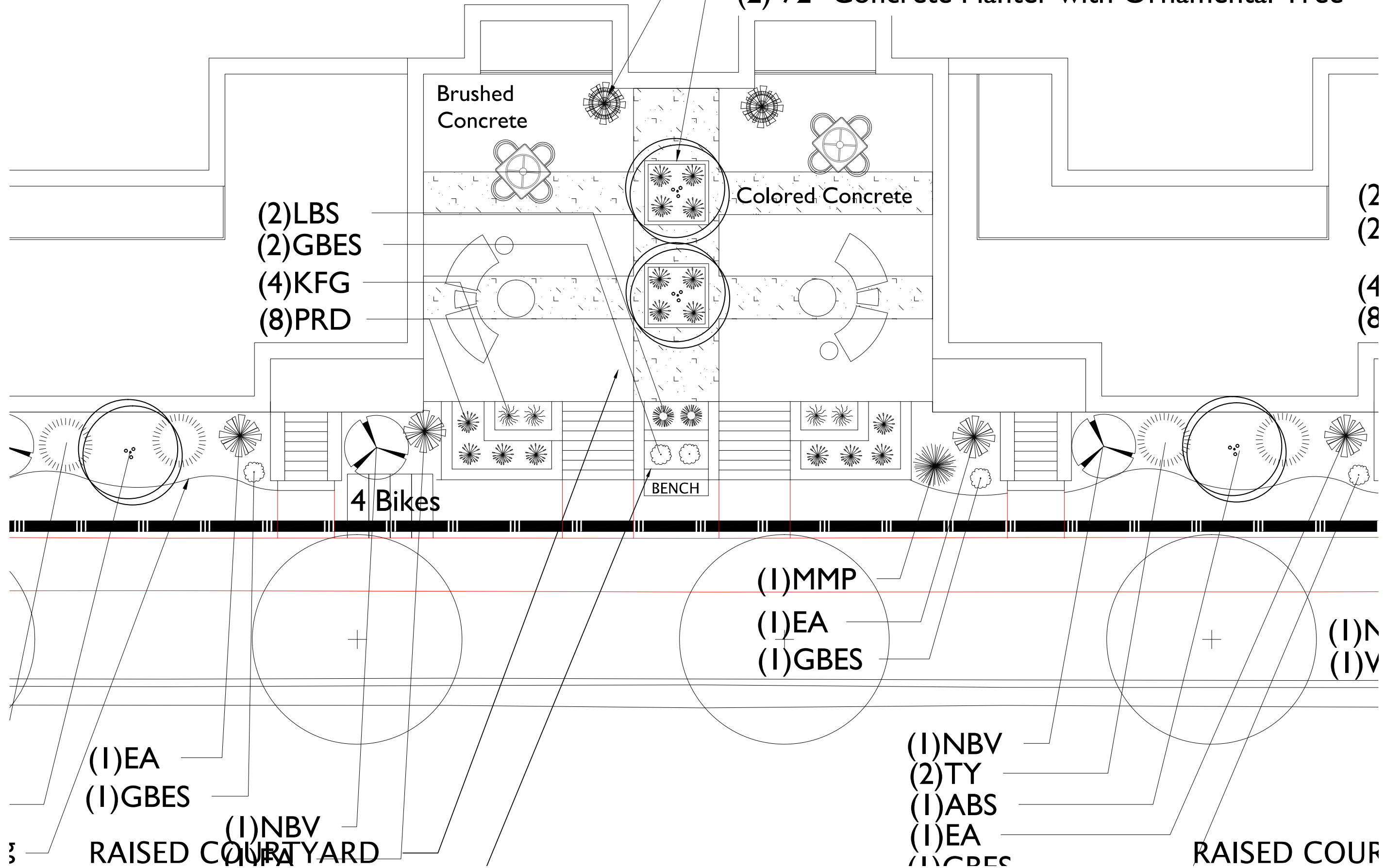
This plan made exclusively for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.

ts

anter with Ornamental Tree

(2) Upright Evergreens in Pots

(2) 72" Concrete Planter with Ornamental Tree



VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE APRIL 29, 2015

REVISION SCHEDULE

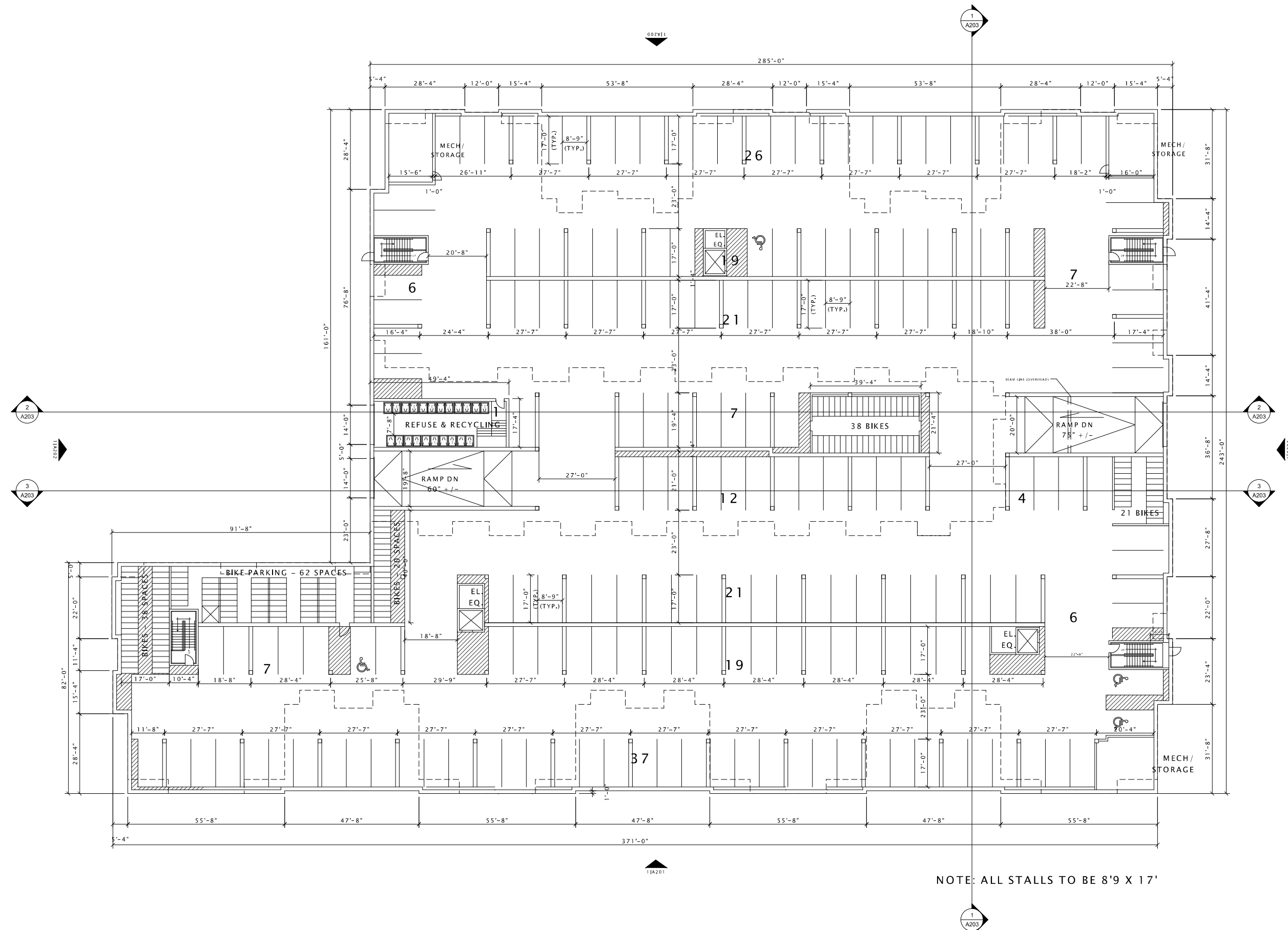
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100



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

NOTE: ALL STALLS TO BE 8'9" X 17'

VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

PROGRESS DOCUMENTS

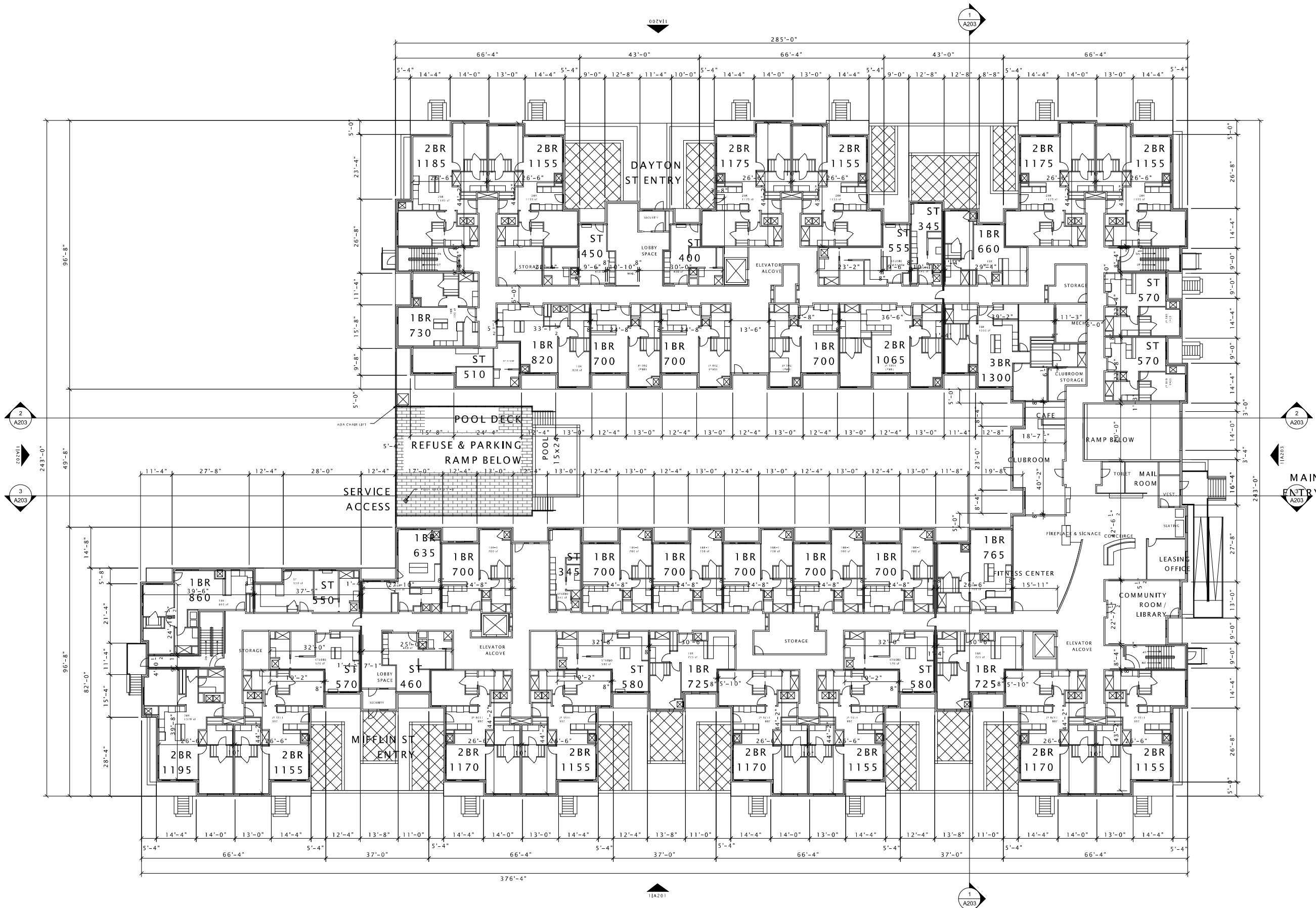
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE APRIL 29, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A101



1st FLOOR PLAN
1/16" = 1'-0"

VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE APRIL 29, 2015

REVISION SCHEDULE

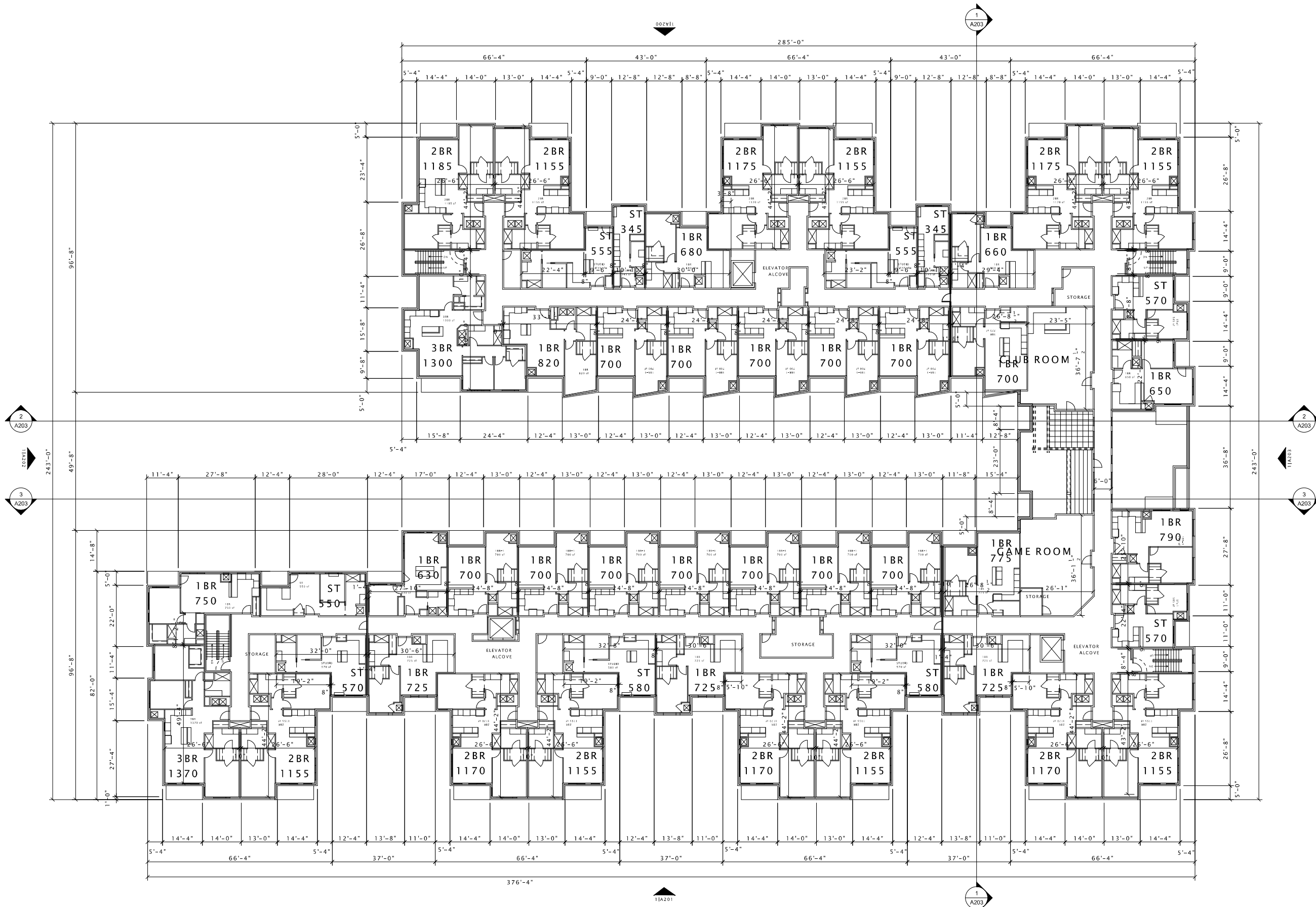
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103



16 3rd FLOOR PLAN
1/16" = 1'-0"

VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

PROGRESS DOCUMENTS

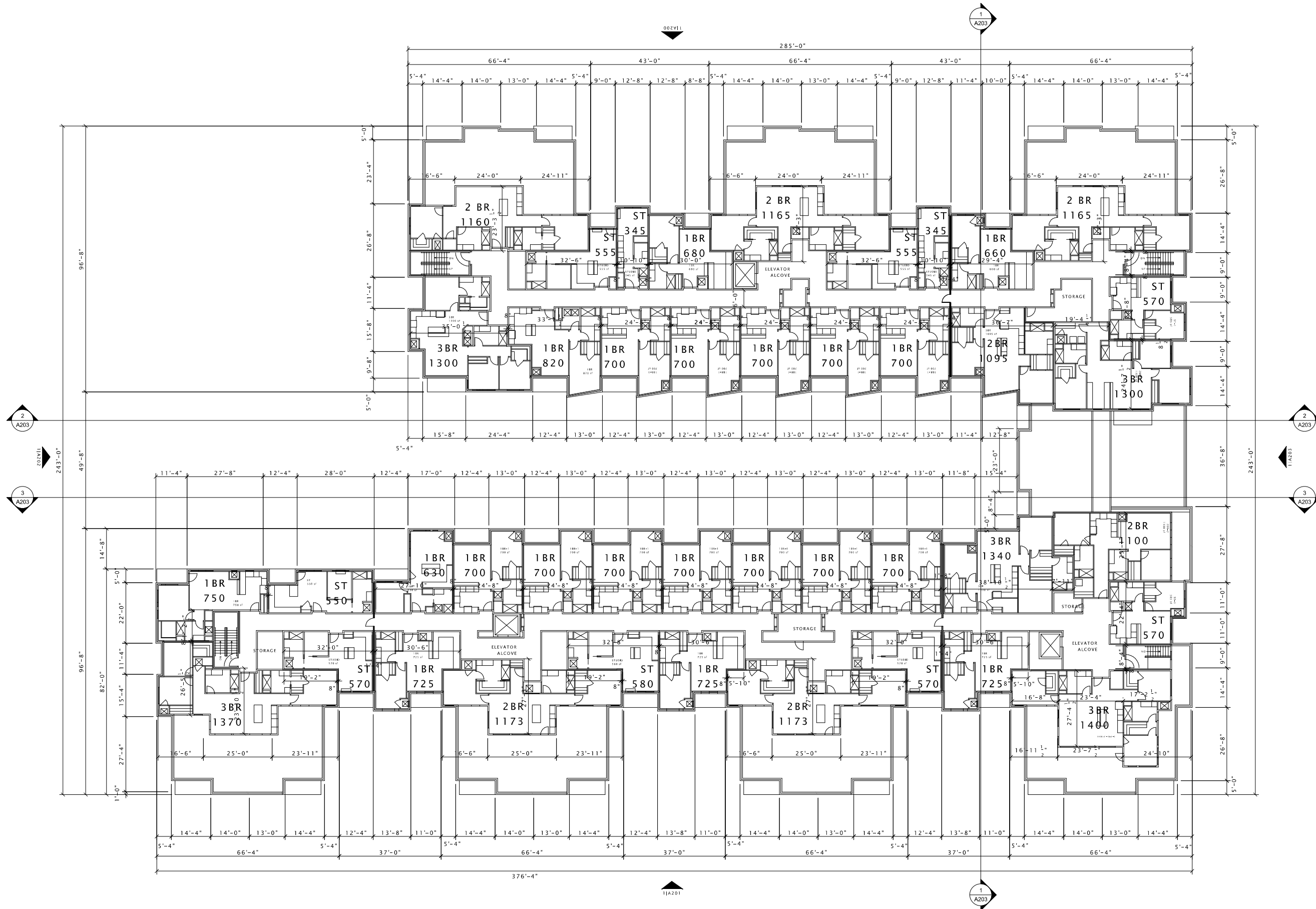
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE APRIL 29, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
FOURTH FLOOR PLAN

SHEET NUMBER
A104



① 4th FLOOR PLAN
1/16" = 1'-0"

VERITAS VILLAGE, LLC

VERITAS VILLAGE

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE: APRIL 29, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200



① Dayton Street Elevation
1/16" = 1'-0"



② Dayton Street Entry Enlarged Elevation
1/8" = 1'-0"



③ Dayton Street Courtyard Enlarged Elevation
1/8" = 1'-0"

VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE: APRIL 29, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

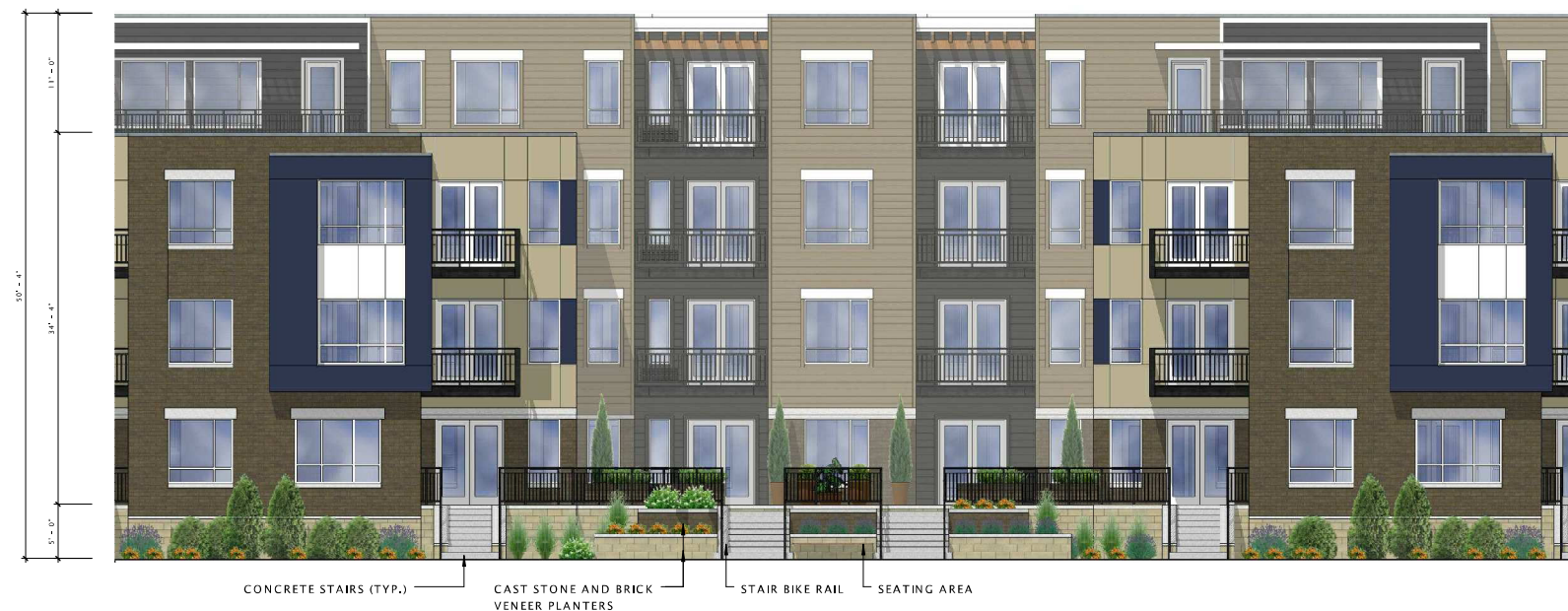
A201



① Miffin Street Elevation
1/16" = 1'-0"



② Miffin Street Entry Enlarged Elevation
1/8" = 1'-0"



③ Miffin Street Courtyard Enlarged Elevation
1/8" = 1'-0"

VERITAS VILLAGE, LLC

VERITAS VILLAGE

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE: APRIL 29, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A202



② Livingston Street Elevation
3/32" = 1'-0"



① West Elevation
3/32" = 1'-0"

VERITAS VILLAGE, LLC

VERITAS VILLAGE

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE: APRIL 29, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS
- COURTYARD

SHEET NUMBER

A203



① Interior Courtyard Elevation - West
3/32" = 1'-0"



② Interior Courtyard Elevation - South
3/32" = 1'-0"



③ Interior Courtyard Elevation - North
1/16" = 1'-0"

VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE: APRIL 29, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

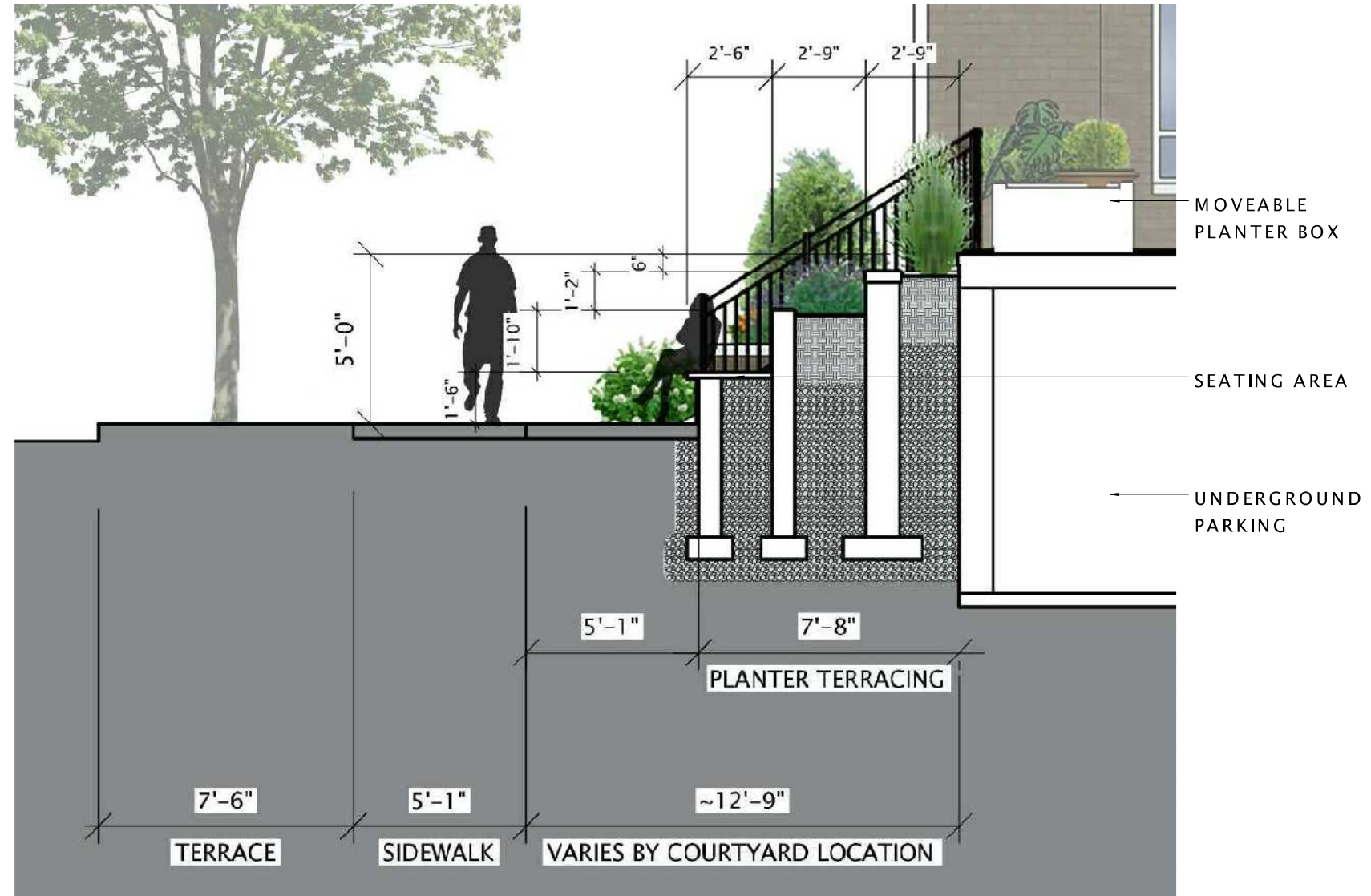
STREET EDGE SECTION

SHEET NUMBER

A305



11 Pedestrian Street Section
1/8" = 1'-0"



12 Courtyard Planter Terrace Section
1/2" = 1'-0"



CONSULTANTS

Project Name

Veritas Village
Madison, Wisconsin

3/31/2015 PRELIMINARY SITE PLAN REVIEW
DATE DESCRIPTION

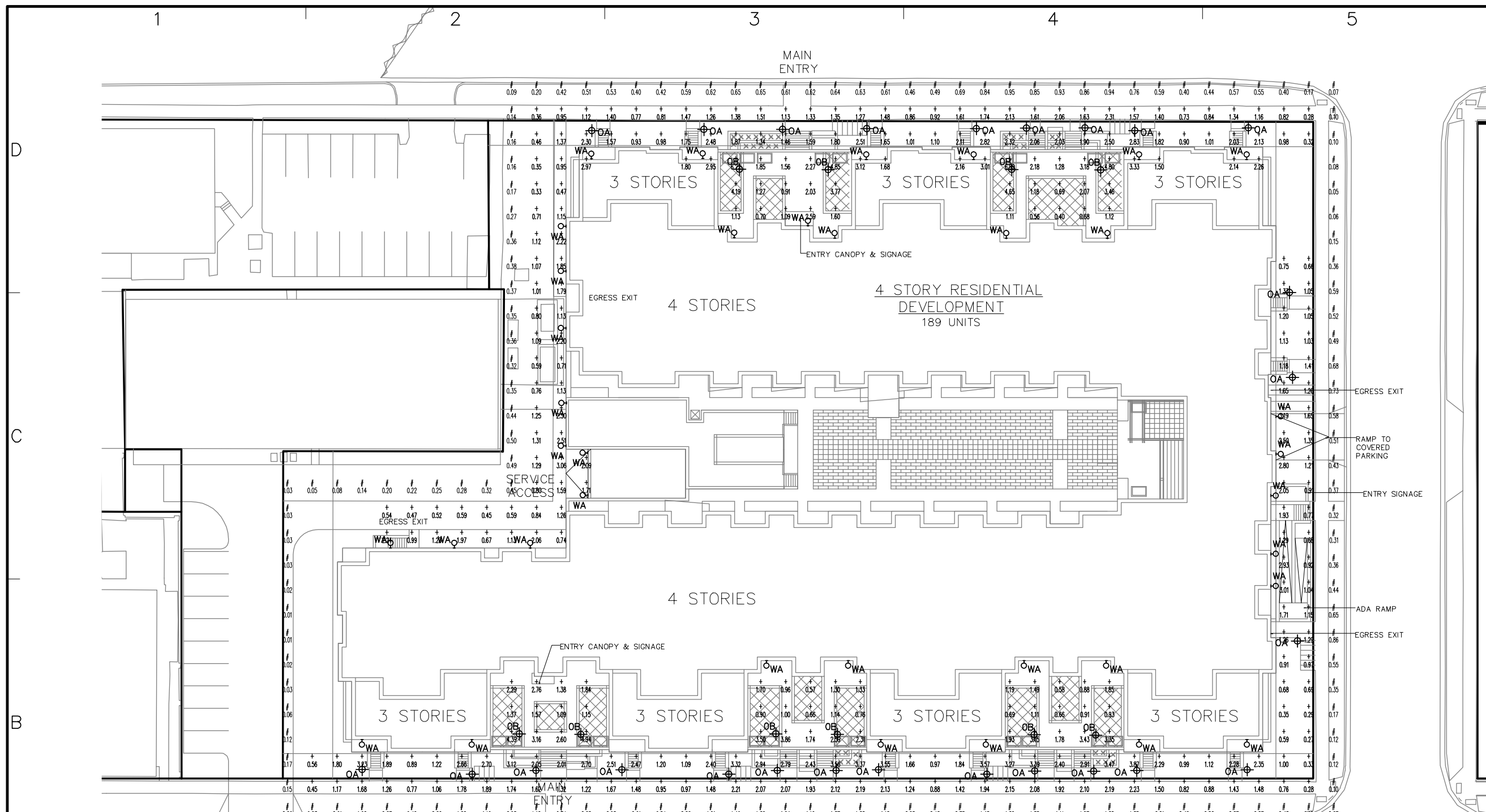
PROJECT NO: -----
CAD DWG FILE: X-PXP1.DWG
DRAWN BY: R. RUDOLF
CHK'D BY: R. RUDOLF
COPYRIGHT:

SHEET TITLE

**SITE LIGHTING
PHOTOMETRICS**

E0.2

SHEET OF



1 Site Lighting Photometrics
E0.2 1" = 20'-0"

CALCULATION SUMMARY						
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVG
site	658.31x340.69ft	ground / H-H	142	10.00	<P>	0.53

LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	LLF	QTY
OA	⊕	FREE LED, PWT-EDC-SM-P8-02-350 8 FEET ROUND POLE	LED	1531	1.00	25
OB	⊕	RAB LIGHTING BLENDITZ-180 42" TALL ROUND BOLLARD	LED	805	1.00	10
WA	⊙	INDESSA 503-2LED14-XXX WTD. 7' A.F.G.	LED	3100	1.00	41



LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with round head. Available in 12, 18 and 24 Watt versions that provide 90, 180, 270 and 360 degree lighting patterns.

Color: Bronze

Weight: 18.6 lbs

Project:	TYPE OB 42" BOLLARD
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	12W
120V:	0.13A	Color Temp:	5100K (Cool)
208V:	0.09A	Color Accuracy:	70 CRI
240V:	0.08A	L70 Lifespan:	100,000
277V:	0.07A	LM79 Lumens:	806
Input Watts:	16W	Efficacy:	50 LPW
Efficiency:	75%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

LEDs:

6W multi-chip, long-life LEDs

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011

Electrical

Driver:

Constant Current, Class2, 100-277V, 50/60 Hz, 4kV Surge Protection, 100-240VAC 0.3-0.15 A, 277VAC 0.3 A.

THD:

11.1% at 120V

Construction

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°F/-40°C

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The BLED is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

Housing:

Die-cast aluminum with extruded aluminum bollard shaft

Lens:

Clear, vandal-resistant polycarbonate

Mounting:

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

Reflector:

Specular polycarbonate

Gaskets:

High-temperature silicone gaskets seal out moisture gaskets seal out moisture

Gaskets:

High-temperature silicone gaskets seal out moisture

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

California Title 24:

BLEDR12 complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

Patents:

The design of BLED is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Technical Specifications (continued)

Other

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

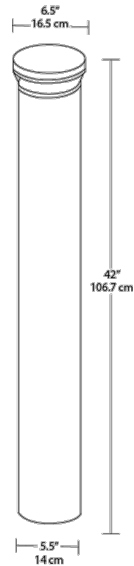
GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

BLEDR12-180



Dimensions

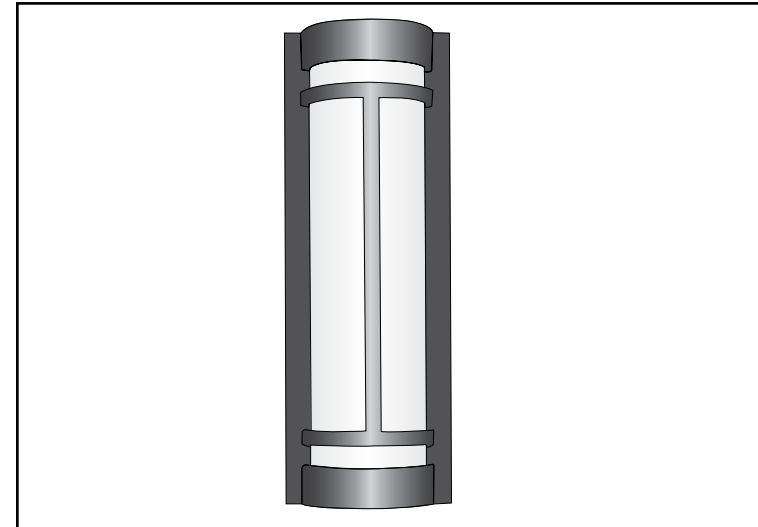


Features

- Patent-pending base mount design for super sturdy installation
- Durable construction and vandal-resistant polycarbonate lens
- 3 configurations to provide 360°, 270°, 180° or 90° lighting pattern
- Precision-engineered optics deliver maximum downward lighting w/o glare
- Four leveling screws provided for easy installation
- 100,000-hour LED lifespan

503 SENTRY

Available in LED



TYPE WA
WALL MTD 7' A.F.G.

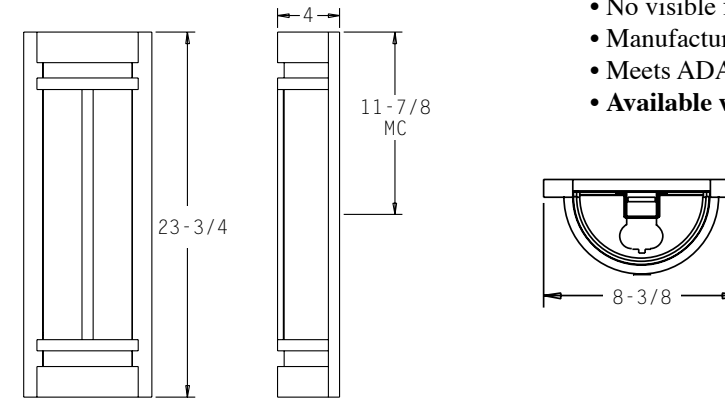
PROJECT: _____

LOCATION: _____

FEATURES

- Solid aluminum bar stock makes for an extremely rigid fixture.
- The integration of 2", 1 1/4" and 3/4" bars blends in seamlessly for a very unique look.
- Electronic multi-volt (120/277) ballast is standard (0 degree F starting temperature)
- All parts treated with a five stage phosphate bonding process before being treated with a long lasting powder coat finish.
- Ability to lengthen fixture and add or subtract bars.
- Listed and approved for wet locations.
- No visible fasteners.
- Manufactured in the U.S.A.
- Meets ADA requirements.
- Available with integral emergency ballast.

DIMENSIONS



MC = Mounting Center
A 4" octagonal junction box should be used for installation.

ORDERING INFORMATION / OPTIONS EXAMPLE: 503-2F27-BLK

503

MODEL

503 - Sentry

LAMP

2F27 - (2) 24/27W Long Twin Tube CF (2G11 Base)

1LED19 - (1) 19W LED MODULE. 2200 Lumens

2LED14 - (2) 14W LED MODULES. 3100 Lumens

2LED17 - (2) 17W LED MODULES. 3750 Lumens

Consult factory for other available lamps and LED Wattages.

HOUSING FINISH

WHT - White

BLK - Black

SAL - Silver

BRZ - Bronze

BA - Brushed Aluminum

Consult factory for other finishes.

OPTIONS

BL - Bottom Lens

TC - Top Aluminum Cover

BC - Bottom Aluminum Cover

Lamp - Lamp provided, please specify color temperature

IEM - Integral Emergency Ballast (CF Only)

DRY - Indoor Version

Cree Edge™ Series

LED Pathway Luminaire

TYPE OA
96" POLE MOUNT

Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8"-16" anchor bolts (provided). Note: T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

Applications: Landscape, walk-ways and general site lighting

Performance Summary

Utilizes BetaLED® Technology

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

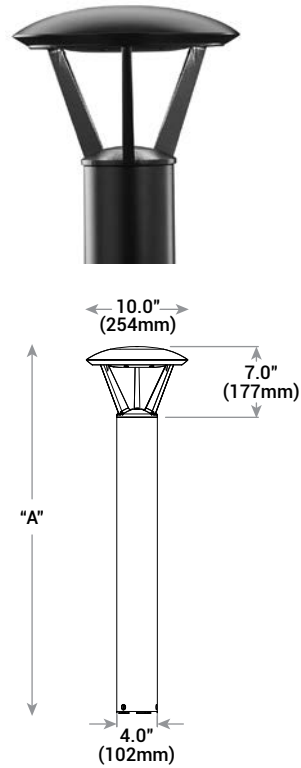
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

Accessories

Field-Installed

Upgrade Kit

XA-XBP8RSV XA-XBP8RWH XA-XBP8RPB
XA-XBP8RBK XA-XBP8RBZ
- Used for replacement of existing bollards



Model	Dim. "A"
Landscape (P0)	13" (330mm)
Landscape (P1)	18" (457mm)
Pathway (P3)	36" (914mm)
Pathway (P4)	42" (1068mm)
Pedestrian (P8)	96" (2438mm)

Cree Edge™ LED Pathway Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance
- Pole mounts to rugged die cast aluminum internal flange secured by three 3/8"-16" anchor bolts (provided)
- Note: T45 Torx 3/8" socket required for head installation
- Top mounted LEDs for superior optical performance and light control
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, white, and platinum bronze are available
- Weight:** 120-277V: P0 - 12.7 lbs. (5.8kg); P1 - 13.3 lbs. (6.0kg); P3 - 17.9 lbs. (8.1kg); P4 - 18.6 lbs. (8.4kg); P8 - 28.4 lbs. (12.9kg); 347-480V: Add 4.5 lbs. (2.0kg)

ELECTRICAL SYSTEM

- Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor:** > 0.9 at full load
- Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Consult factory for CE Certified products
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA

LED Count (x9)		System Watts		Total Current					
		120-480V	347-480V	120V	208V	240V	277V	347V	480V
350mA									
02	22	28		0.18	0.12	0.10	0.10	0.09	0.13
525mA									
02	34	40		0.29	0.19	0.17	0.15	0.12	0.13

* Electrical data at 25°C (77°F)

Recommended Cree® Outdoor Luminaire Lumen Maintenance Factors (LMF)¹

Ambient	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected ³ LMF	100K hr Calculated ³ LMF
5°C (41°F)	1.05	1.03	1.02	1.01	1.00
10°C (50°F)	1.03	1.01	1.00	0.99	0.98
15°C (59°F)	1.02	1.00	0.99	0.98	0.97
20°C (68°F)	1.01	0.99	0.98	0.97	0.96
25°C (77°F)	1.00	0.98	0.97	0.96	0.95

¹ Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

Ordering Information

Example: PWY EDG 2M P0 02 D UL SV 350

Product	Optic	Mounting	LED Count (x9)	Series	Voltage	Color Options	Drive Current	Options
PWY EDG	2M Type II Medium 3M Type III Medium 5M Type V Medium 5S Type V Short	P0 13" (330mm) landscape P1 18" (457mm) landscape P3 36" (914mm) pathway P4 42" (1067mm) pathway P8 96" (2438mm) pedestrian	02	D	UL Universal 120-277V UH+ Universal 347-480V 12 120V 24 240V 27 277V 34+ 347V 48+ 480V	SV Silver BK Black BZ Bronze PB Platinum Bronze WH White	350 350mA 525 525mA	40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire F Fuse - When code dictates fusing, use time delay fuse - Not available with all ML options. Refer to ML spec sheet for availability with ML options HL Hi / Low (175/350/525 Dual Circuit Input) - Refer to ML spec sheet for details - Sensor not included TL Two-Level (175/525 w/ integrated sensor control) - Refer to ML spec sheet for details TL2 Two-Level (0/350 w/ integrated sensor control) - Refer to ML spec sheet for details TL3 Two-Level (0/525 w/ integrated sensor control) - Refer to ML spec sheet for details WB Welded Base Plate - Standard on P8 mounting option, available with P3 and P4 mounting options - Includes welded base cover

* See www.cree.com/lighting/products/warranty for warranty terms
* Available with P3, P4 and P8 mounting options
** Available with P1, P3, P4 and P8 mounting options



Rev. Date: V1 10/22/2014



US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

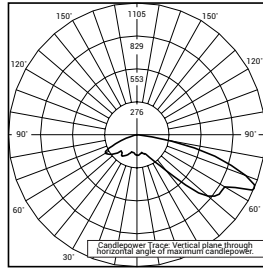
US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415



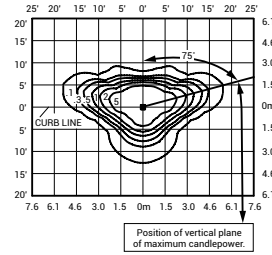
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: <http://www.cree.com/lighting>.

2M



ITL Test Report #: 71500
PWY EDG 2M ** 02 D UL 350
Initial Delivered Lumens: 1,432

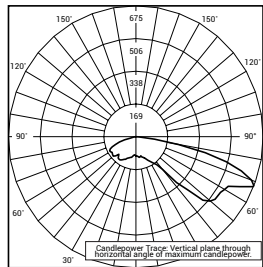


PWY EDG 2M ** 02 D UL 350
Mounting Height: 3' (0.9m) A.F.G.
Initial Delivered Lumens: 1,407
Initial FC at grade

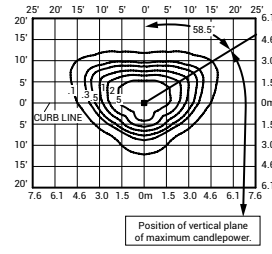
Type II Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
12	1,297	B1 U1 G1	1,407	B1 U1 G1
525mA				
12	1,816	B1 U1 G1	1,970	B1 U1 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

3M



ITL Test Report #: 71649
PWY EDG 3M **02 D UL 350 40K
Initial Delivered Lumens: 1,161



PWY EDG 3M **02 D UL 350 40K
Mounting Height: 3' (0.9m) A.F.G.
Initial Delivered Lumens: 1,248
Initial FC at grade

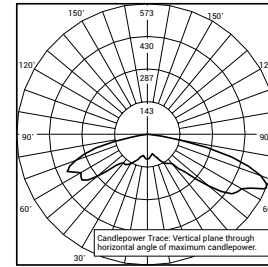
Type III Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
12	1,150	B1 U1 G1	1,248	B1 U1 G1
525mA				
12	1,610	B1 U1 G1	1,747	B1 U1 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

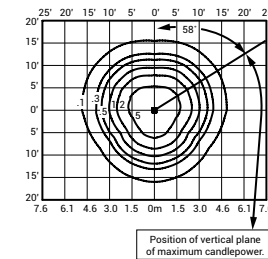
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: <http://www.cree.com/lighting>.

5M



ITL Test Report #: 70714
PWY EDG 5M ** 02 D UL 350
Initial Delivered Lumens: 1,520

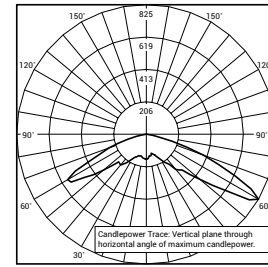


PWY EDG 5M ** 02 D UL 350
Mounting Height: 3' (0.9m) A.F.G.
Initial Delivered Lumens: 1,498
Initial FC at grade

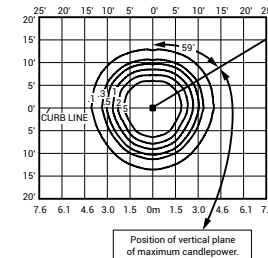
Type V Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
12	1,380	B1 U1 G1	1,498	B1 U1 G1
525mA				
12	1,932	B1 U1 G1	2,097	B2 U1 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

5S



ITL Test Report #: 71337
PWY EDG 5S ** 02 D UL 350
Initial Delivered Lumens: 1,685



PWY EDG 5S ** 02 D UL 350
Mounting Height: 3' (0.9m) A.F.G.
Initial Delivered Lumens: 1,679
Initial FC at grade

Type V Short Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
12	1,548	B1 U1 G0	1,679	B1 U1 G0
525mA				
12	2,167	B1 U1 G0	2,351	B1 U1 G0

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



VERITAS VILLAGE, LLC

Landmarks Commission Submittal

VERITAS VILLAGE

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE APRIL 29, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

Existing / Contextual Information

SHEET NUMBER

R708



DAS KRONENBERG BUILDING – ADJACENT CITY LANDMARK



REYNOLDS PARK TENNIS COURTS AND WATER TREATMENT BUILDING ACROSS LIVINGSTON



ADJACENT BUILDING ON E MIFFLIN STREET