# URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Date Received 12/11/23 11:00 a.m.

Paid _____

☐ Initial Submittal

☐ Revised Submittal

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

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

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

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

## 1. Project Information

Address (list all addresses on the project site): 139 West Wilson Street Madison Wisconsin 53703

Title: progression

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

UDC meeting date requested ~~January 24, 2024~~ 1/24/24

☐ New development ☐ Alteration to an existing or previously-approved development

☐ Informational ☑ Initial Approval ☑ Final Approval

## 3. Project Type

☐ Project in an Urban Design District

☑ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

☐ Planned Development (PD)

- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)

☐ Planned Multi-Use Site or Residential Building Complex

**Signage**

☐ Comprehensive Design Review (CDR)

☐ Modifications of Height, Area, and Setback

☐ Sign Exceptions as noted in Sec. 31.043(3), MGO

**Other**

☐ Please specify

_____

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** John Seamon

Company SEA Design

Street address N3302 South Oakland Road

City/State/Zip Cambridge, Wisconsin 53538

Telephone 608.216.6630

Email johnseamon@seadesigns.net

**Project contact person** John Seamon

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

**Property owner (if not applicant)** Phil Hees

Street address 139 West Wilson

City/State/Zip Madison Wisconsin 53703

Telephone 608.284.1800

Email phil@mcbridecompanies.com

## 5. Required Submittal Materials

☐ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☐ **Letter of Intent**

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

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

☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)

☐ **Electronic Submittal**

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

☐ **Notification to the District Alder**

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

## 6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with **Jessica Vaughn, Jacob Moscawitz, Colin Punt** on **multiple dates in 2022 and 2023**.

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

Name of applicant John Seamon Relationship to property member of LLC

Authorizing signature of property owner PK Hees Digitally signed by PK Hees DN: cn=PK Hees, o=McBride Companies LLC, ou, email=INFO@McBrideCompanies.com, c=US Date: 2023.06.23 15:06:10 -05'00' Date June 23, 2023

## 7. Application Filing Fees

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

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

☐ Urban Design Districts: $350 *(per §33.24(6) MGO)*.

☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*

☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*

☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*

☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

— Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

— Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

— Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)

— Planned Multi-Use Site or Residential Building Complex

progression

Letter of Intent – UDC - 139 West Wilson
December 11, 2023

## Overview

The intent of the project is to create more affordable housing for those that want to live in and work in downtown Madison. The means by which we achieve this is through A.) maximizing the land use density, and B.) a design that maximizes efficiency while not sacrificing functionality. We believe that there is a strong need to not only provide this type of housing but to create a meaningful sense of place.

The proposed redevelopment of 139 West Wilson is a demolition of the existing low-density mixed-use building and off-street parking and the creation of 320 (316 One-BR and, 4 Two BR) residential apartments. The site is in the Urban mixed-use (UMX) district and falls under the Capitol view preservation limit.

The UMX District is intended to provide opportunities for high-density residential and office uses in combination with limited retail and service uses designed to serve the immediate surroundings. The proposed use will require a conditional use approval since it is greater than 4 dwelling units. The proposed project will also require conditional approval of a penthouse enclosing the elevator overrun and one stair overrun for Madison Fire Department roof access to exceed Capital View Preservation Height limit.

## Demolition Standards

The existing property and building are under utilized when considering Madison's need for housing in general and specifically more affordable or workforce housing. We ae proposing the existing building be demolished. The demolition standards will be met, and a re-use and Recycling Plan will be submitted prior to the deconstruction of the existing development.

## Design

Guided by and aligned with the 2012 Downtown Urban design guidelines related to building orientation, access and site circulation, Usable Open space for residential development, landscaping, massing, visual interest, door and window openings, and terminal views.

We believe we are aligned with the guidelines in the following ways. The north façade addresses the street and reinforces the density of the urban block. The building is sited so that the portion of the building dedicated to more utilitarian services is not part of the street façade. The 5-story entry step back corner activates the street level and architecture.

We are providing a large (3,356 SF) attractive community outdoor garden with canopy trees and assembly space specifically for the residents. We have sized the entry door and portal at 16' tall to provide a strong visual presence to those approaching the building and feel proportional within its 5-story entry step back.

We explored various design changes following the suggestions and design discussion with UDC last September. we have changed the base, created stronger verticality, removed the rear art wall, created a paved path directly from sidewalk to the rear garden, incorporated the wood longboard accent to the benefit of each façade individually, increased the size and shifted the location of the entry portal to increase its presence for the pedestrian, strengthened the top band of the building, strengthened the entry corner window pattern, provided more detail on the integrated window frame and louvers, as well more detail on the glass curtain wall and art wall assembly as well as the associated internal lighting. We look forward to reviewing these with the commission when we meet.

The primary exterior material will be a highly durable acid etched concrete, with a custom faceted form and pattern. The faceting will occur on all facades. The facets incorporate a horizontal and vertical articulation and twist within each 1' x 4' unit, creating a shadow and textural effect that changes based on view, time of day, sun angle, and sky clarity.

Curtain wall art enclosures: The art images would be color jet printed on 4' x 10 ' Dibond Aluminum composite panels, mounted behind a glass curtain wall system and internally lit with vertically continuous Neon-LED light source. These would occur in the following locations:

- Recessed Wilson Street entry condition with 51 feet tall, L-shaped (10' x 20') wide.
- The interior walls of the car share garage without the glass curtain wall assembly.

The front entry doors are wrapped in a 16 feet tall walnut portal. All windows and doors have a dark bronze aluminum frame and the glass on all windows and doors shall be slightly tinted to allow views into and out of the interior.

Resident amenities include:

- Community lounge on top floor with views to lake
- Remote workspace
- Fitness Center
- 3,356 SF private garden for residents
- On site car share program
- Laundry room on every floor
- Separate mail and secure package rooms

## Project Data

| | |
|---|---|
| Lot Area: | 17,193 SF / .395 acres |
| Dwelling units: | 320 D.U. |
| Lot Area/D.U. | 53.7 SF/D.U. |
| Building footprint: | 9,692.7 SF |
| Lot coverage: | 12,128.4 SF / 70.4% |
| Gross Square footage: | 157,292 GSF |
| Number of stories: | 16 |
| Major Building Height: | 164.05' |

Height: Max height for this proposal given MGO 28.134 (3) - Capitol View Preservation.

City datum @ 0'-0" is established per code at 845.6'.  From there to top of column capital at rotunda, code provides max height of 187.2' above datum.  The sum of these is 1032.8'.  Our spot elevation at front, center of sidewalk is 868.305'.  Our FFE is 868.75'
Max height is 1032.8' – 868.75' = 164.05'.

Parking:  Per the ordinance there is no minimum car parking required.  However, we will be providing 4 on-site car stalls with charging stations as part of a residence car share program.

Additionally, we will provide parking stalls for those that need or want them in the Dane county ramp.  Bike parking per ordinance requires 320 stalls for residences and 32 for guests.  We are providing 320 indoor secured parking stalls for residents and 19 exterior stalls for guests.

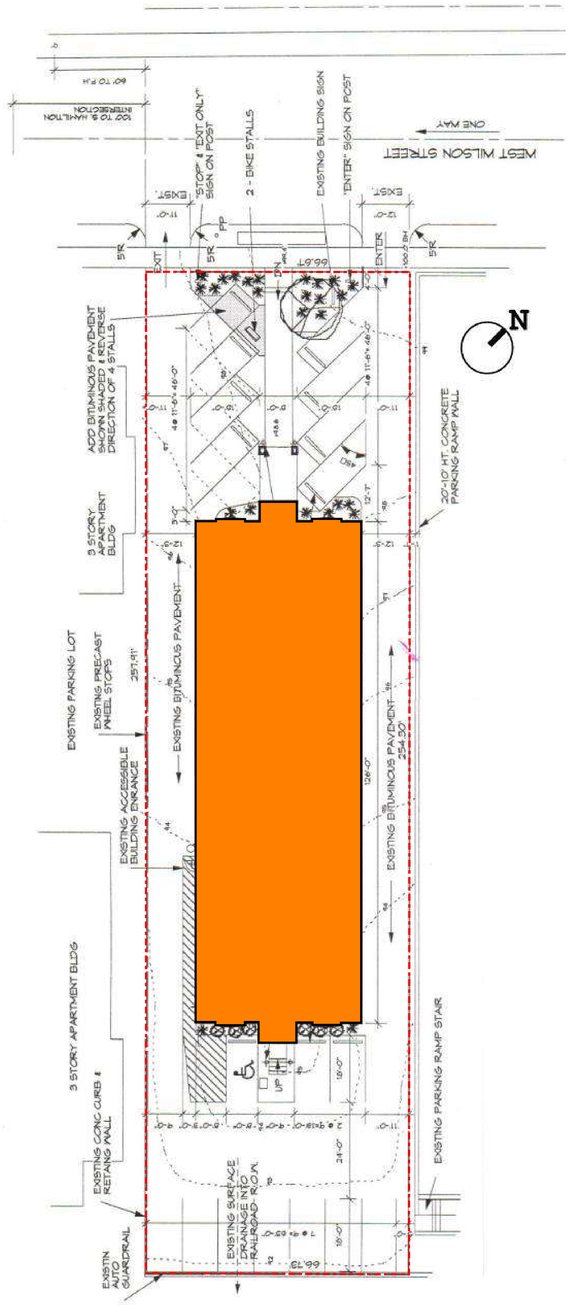
| | |
|---|---|
| Design Development Team: | 139 West Wilson LLC |
| Design and Engineering: | SEA Design and One Design & Engineering |
| Civil engineering: | JSD |
| Landscape Design: | JSD |
| General Contractor: | JP Cullen |

Thank you in advance and we look forward to hearing your thoughts about this proposal.

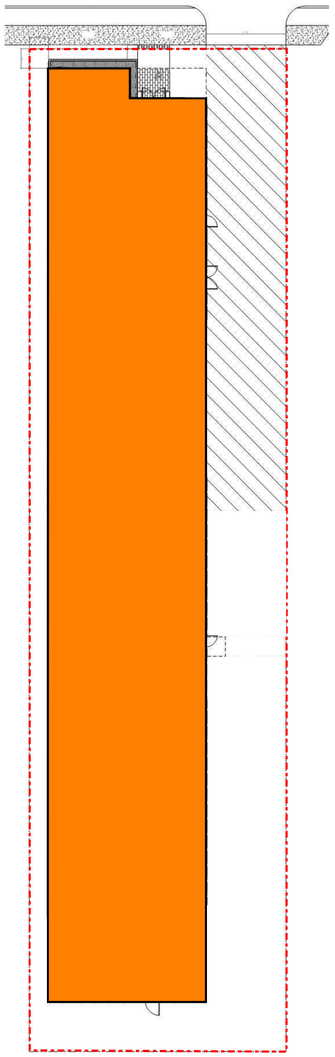
Sincerely,

John Seamon – Managing member of 139 West Wilson LLC

SITE LOCATION MAP




EXISITNG BUILDING ON SITE



PROPOSED BUILDING ON SITE

SEA Design

N3302 South Oakland Road
Town of Oakland, Wiconsin
53538

**progression**

139 West Wilson
Madison, Wisconsin

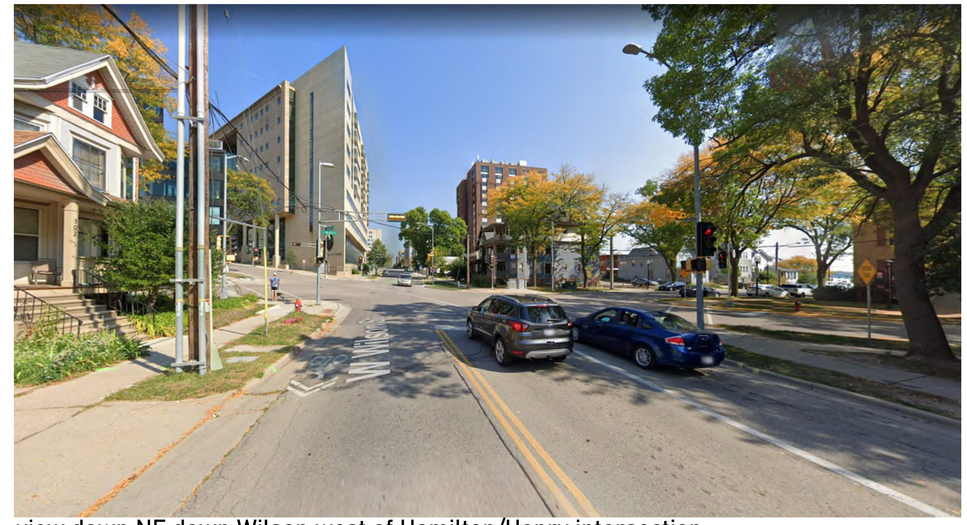
Location Map

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |

Project #: 21.000
Issued For: UDC/P.C.
Date: 12/11/2023

A001

view down NE down Wilson east of Hamilton/Henry intersection

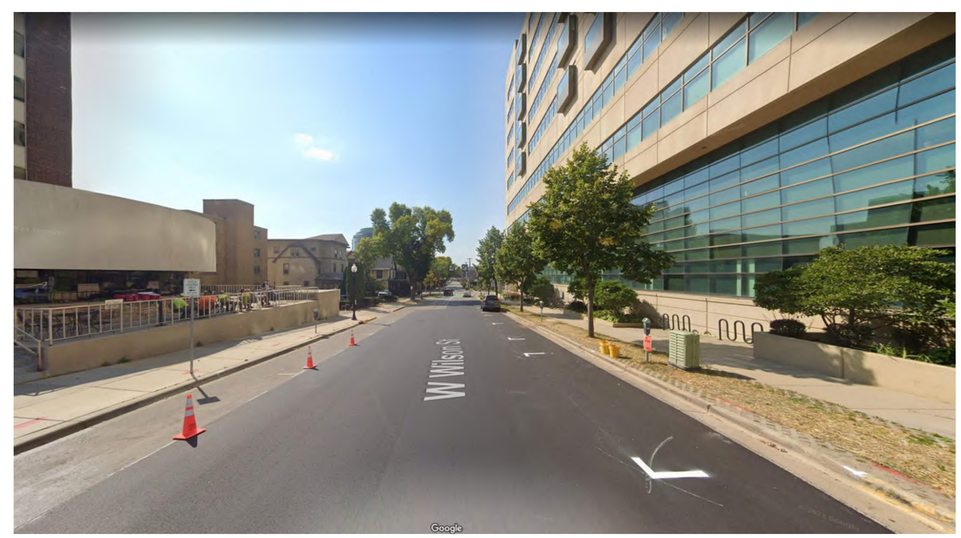



view down NE down Wilson west of Hamilton/Henry intersection

view down S onto Wilson at intersection of Wilson and Hamilton

view SE down West Wilson just east of S. Carroll

view looking NE onto intersection of Wilson and Hamilton




view S down West Wilson between Hamilton and S. Carroll

SEA Design
N3302 South Oakland Road
Town of Oakland, Wiconsin
53538

**progression**

139 West Wilson
Madison, Wisconsin

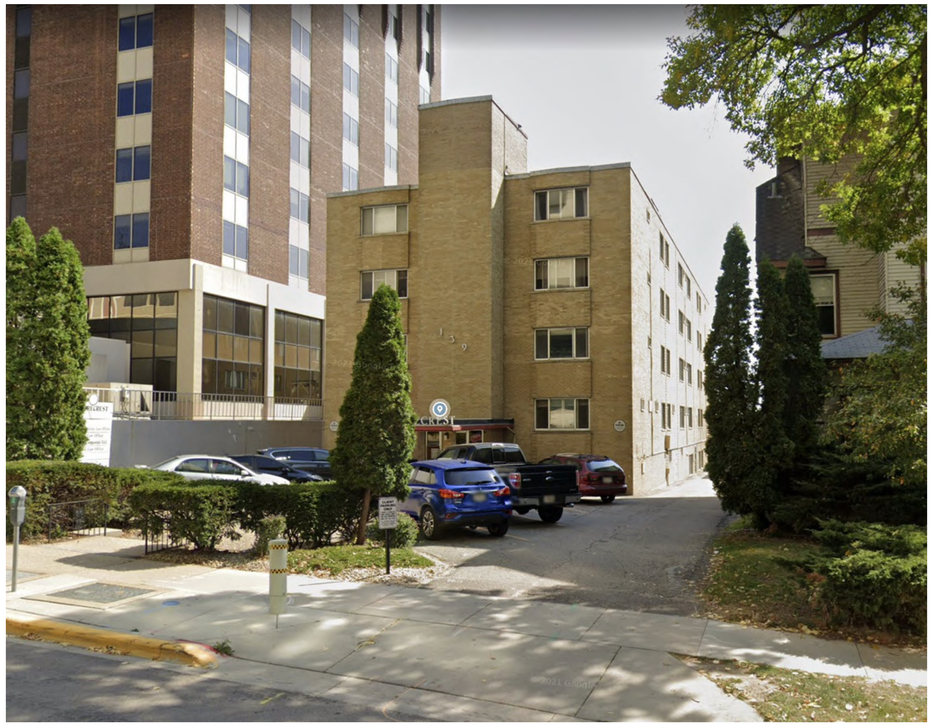
Context Photos

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |

Project #: 21.000
Issued For: Review
Date: 12/11/2023

A100

FRONT AND WEST SIDE



FRONT AND EAST SIDE

REAR FACADE FROM LAKESIDE IN CONTEXT

FRONT FACADE 139 WEST WILSON (The Shorecrest)

REAR FACADE

SEA Design
N3302 South Oakland Road
Town of Oakland, Wiconsin
53538

**progression**

139 West Wilson
Madison, Wisconsin

Existing Building Photos

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |

Project #: 21.000
Issued For: Review
Date: 12/11/2023

A100.1

Exisitng interior photographs shown here are typcial of 139 West Wilson Street

SEA Design
N3302 South Oakland Road
Town of Oakland, Wiconsin
53538

**progression**

139 West Wilson
Madison, Wisconsin

Existing Building - Interior Photos

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |
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Project #: 21.000
Issued For: Review
Date: 12/11/2023

A100.2

# EXISTING CONDITIONS SURVEY

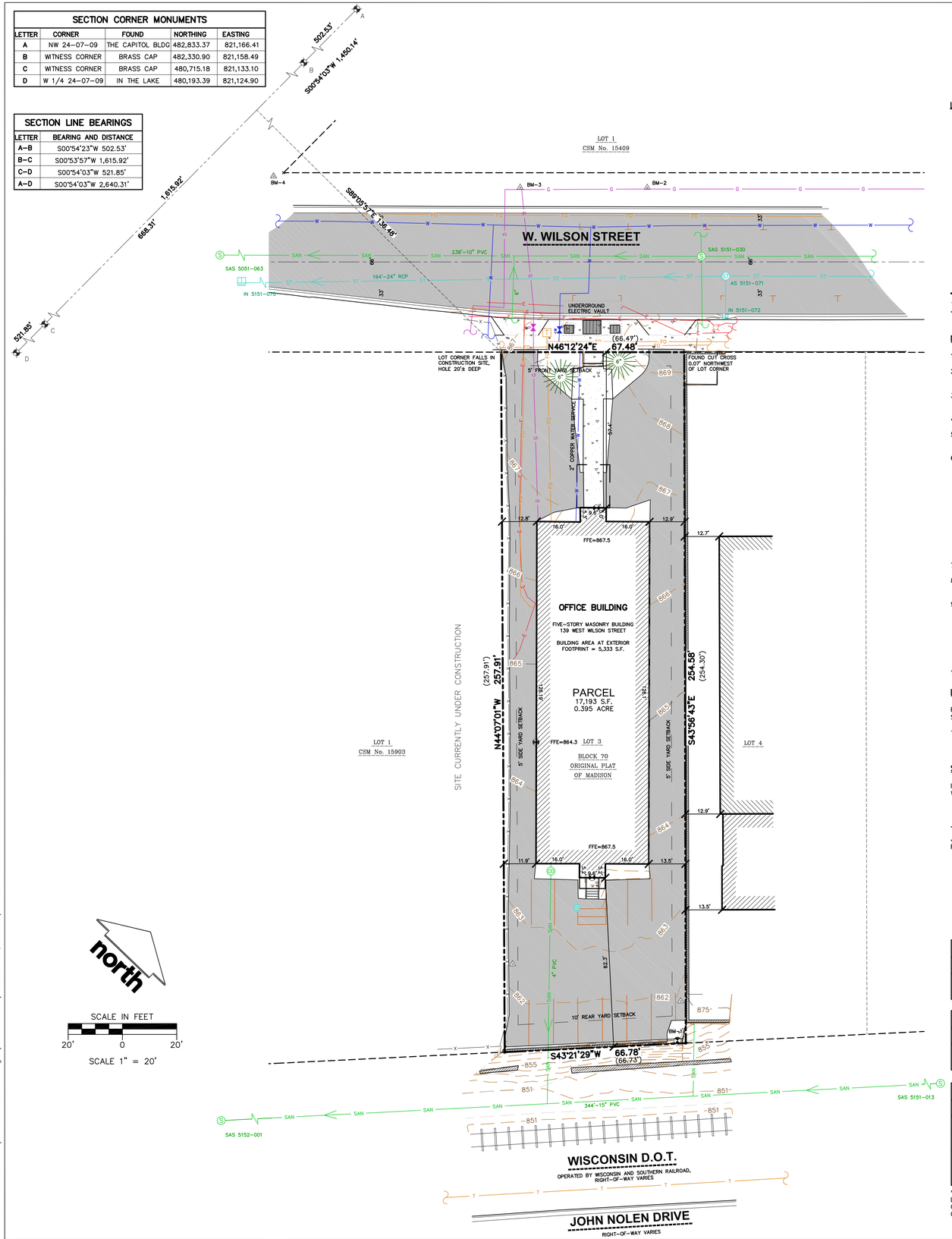
PART OF LOT 3, BLOCK 70, ORIGINAL PLAT OF MADISON, RECORDED IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT No. 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### SECTION CORNER MONUMENTS

| LETTER | CORNER | FOUND | NORTHING | EASTING |
|---|---|---|---|---|
| A | NW 24-07-09 | THE CAPITOL BLDG | 482,833.37 | 821,166.41 |
| B | WITNESS CORNER | BRASS CAP | 482,330.90 | 821,158.49 |
| C | WITNESS CORNER | BRASS CAP | 480,715.18 | 821,133.10 |
| D | W 1/4 24-07-09 | IN THE LAKE | 480,193.39 | 821,124.90 |

### SECTION LINE BEARINGS

| LETTER | BEARING AND DISTANCE |
|---|---|
| A-B | S00°54'23"W 502.53' |
| B-C | S00°53'57"W 1,615.92' |
| C-D | S00°54'03"W 521.85' |
| A-D | S00°54'03"W 2,640.31' |




### LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- CHISELED 'X' FOUND
- 3/4" REBAR FOUND
- CONTROL POINT
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- HYDRANT
- WATER VALVE
- STORM MANHOLE
- SQUARE CASTED INLET
- CURB INLET
- GAS VALVE
- LIGHT POLE
- TELEPHONE PEDESTAL
- CONIFEROUS TREE
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- SETBACK LINE
- FENCE LINE
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- BUILDING
- 865 INDEX CONTOUR
- 864 INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

### NOTES

1. FIELD WORK PERFORMED ON JUNE 08, 2022.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24-07-09, RECORDED AS S00°54'01"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT FOR THE WITNESS CORNER TO THE WEST QUARTER CORNER OF SECTION 24-07-09, ELEVATION = 850.32'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20222305367, WITH A START DATE OF JUNE 03, 2022.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   CITY OF MADISON ENGINEERING
   MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS)
   CHARTER COMMUNICATIONS
   AMERICAN TRANSMISSION COMPANY
   LEVEL 3 IS NOW CENTURYLINK
   AT&T TRANSMISSION
   AT&T DISTRIBUTION
   TDS TELECOM
   MCI
   MADISON METROPOLITAN SEWERAGE DISTRICT
   WINDSTREAM
   WISCONSIN DEPARTMENT OF ADMISISTRATION-DIVISION OF ENTERPRISE TECHNOLOGY
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT BENCHMARKS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHALL BE VERIFIED BEFORE BEING UTILIZED.
9. THIS PARCEL IS ZONED URBAN MIXED-USE DISTRICT (UMX) PER THE CITY OF MADISON ZONING MAP.
   LOT AREA-3,000 SQUARE FEET
   LOT WIDTH-30 FEET
   MINIMUM FRONT YARD SETBACK-5 FEET
   SIDE YARD SET BACK-5 FEET
   REAR YARD SETBACK-10 FEET

   CHECK WITH CITY ZONING DEPARTMENT FOR HEIGHT RESTRICTIONS AND SETBACKS PER BUILDING USE.
10. ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

### LEGAL DESCRIPTION

PART OF LOT 3, BLOCK 70, ORIGINAL PLAT OF MADISON, RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT No. 102, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 EAST, RANGE 09 NORTH, CITY OF MADISON, DANE COUNTY, WISCONSIN.

TAX KEY NO: 251/0709-242-0124-0

### SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT UNDER THE DIRECTION OF SEA DESIGN THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

WISCONSIN JOHN KREBS S-1878 McFARLAND, WISCONSIN LAND SURVEYOR

### STORM SEWER MANHOLES

| STRUCT. ID | RIM ELEVATION | INVERT | ELEVATION | PIPE SIZE | PIPE TYPE |
|---|---|---|---|---|---|
| AS 5151-071 | 870.68 | NE | 863.18 | 24" | RCP |
| | | SE | 866.92 | 12" | RCP |
| | | SW | 863.18 | 24" | RCP |

### STORM SEWER INLETS

| INLET ID | RIM ELEVATION | INVERT | ELEVATION | PIPE SIZE | PIPE TYPE |
|---|---|---|---|---|---|
| INL 5151-072 | 869.99 | NW | 867.09 | 12" | RCP |
| INL 5151-070 | 863.44 | NE | 855.15 | 24" | RCP |
| | | SW | 855.15 | 24" | RCP |

### BENCHMARKS

| BENCH MARK | ELEVATION | DESCRIPTION |
|---|---|---|
| BM-1 | 862.06 | CHISLED 'X' IN CONCRETE RETAINING WALL |
| BM-2 | 870.68 | CHISLED 'X', NORTH SIDE OF W. WILSON STREET |
| BM-3 | 868.69 | CHISLED 'X', NORTH SIDE OF W. WILSON STREET |
| BM-4 | 865.89 | CHISLED 'X', NORTH SIDE OF W. WILSON STREET |

*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

### SANITARY SEWER MANHOLES

| STRUCT. ID | RIM ELEVATION | INVERT | ELEVATION | PIPE SIZE | PIPE TYPE |
|---|---|---|---|---|---|
| SAS 5151-013 | 850.76 | NE | 845.14 | 15" | PVC |
| | | SW | 845.12 | 15" | PVC |
| SAS 5152-022 | 851.47 | NE | 844.74 | 15" | PVC |
| | | NW | 846.44 | 12" | PVC |
| | | SW | 844.71 | 15" | PVC |
| SAS 5151-030 | 870.66 | NE | 860.06 | 10" | PVC |
| | | SE | 861.01 | 8" | PVC |
| | | NW | 860.86 | 8" | PVC |
| | | SW | 860.01 | 10" | PVC |
| SAS 5051-063 | 862.65 | NE | 851.10 | 10" | PVC |
| | | N | 851.33 | 8" | PVC |
| | | NE | 856.92 | 8" | PVC |
| | | NE | 851.50 | 8" | PVC |
| | | SE | 851.00 | 12" | PVC |

DIGGERS HOTLINE


JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060


CLIENT:
**SEA DESIGN**

CLIENT ADDRESS:
**N3302 SOUTH OAKLAND**
**FORT ATKINSON, WI 53538**

PROJECT:
**139 W. WILSON STREET**

PROJECT LOCATION:
**139 W. WILSON STREET**
**CITY OF MADISON**
**DANE COUNTY, WISCONSIN**

MODIFICATIONS:

| # | Date: | Description: |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
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|---|---|---|
| Prepared By: | JK | 06/14/22 |
| Reviewed By: | TJB | 06/15/22 |
| Approved By: | TJB | 06/15/22 |

SHEET TITLE:
**EXISTING CONDITIONS SURVEY**

SHEET NUMBER:
**1 OF 1**

PROJECT NO: 22-11487


THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



File: I:\2022\2221487\DWG\Survey Sheets\22-11487 Exces.dwg Layout: 24x36 User: jk Plotted: Jun 15, 2022 - 2:51pm Xref's:

## GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. 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.

## DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND 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 HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. 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 AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
4. 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.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 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.
   - 7.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. 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 OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
10. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
12. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
13. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
14. EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
15. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
16. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
17. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
18. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
19. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
20. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
21. SECTION 28.185(9) REQUIRES THAT EVERY APPLICANT FOR A DEMOLITION OR REMOVAL APPROVAL THAT REQUIRES APPROVAL BY THE PLAN COMMISSION IS REQUIRED TO GET A REUSE AND RECYCLING PLAN APPROVED BY THE CITY RECYCLING COORDINATOR, BRYAN JOHNSON AT STREETS@CITYOFMADISON.COM PRIOR TO RECEIVING A RAZE PERMIT. EVERY PERSON WHO IS REQUIRED TO SUBMIT A REUSE AND RECYCLING PLAN PURSUANT TO SECTION 28.185(9) SHALL SUBMIT DOCUMENTS SHOWING COMPLIANCE WITH THE PLAN WITHIN SIXTY (60) DAYS OF COMPLETION OF DEMOLITION. A DEMOLITION OR REMOVAL PERMIT IS VALID FOR ONE (1) YEAR FROM THE DATE OF THE PLAN COMMISSION.

## CONSTRUCTION SEQUENCING

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

## PAVING NOTES

1. GENERAL
   - 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY GEOTEST DATED MARCH 25, 2022.
   - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.3. 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.
   - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
   - 2.1. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
   - 2.2. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (–1° C).
   - 2.3. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 2.4. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
   - 2.5. BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
   - 2.6. SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
   - 2.7. ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
3. CONCRETE PAVING SPECIFICATIONS
   - 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.3. 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 8' ON CENTER.
   - 3.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
   - 3.5. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
   - 3.6. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
4. PAVEMENT MARKING SPECIFICATIONS
   - 4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
   - 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
   - 4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
   - 4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

## GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD 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. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
7. 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.
8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF MADISON ORDINANCE.

## 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 HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
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.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 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 SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
5. 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 IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT 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. THE PRIME CONTRACTOR IS 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.
10. 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 OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED 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.
12. STORM SEWER SPECIFICATIONS –

    PIPE – REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".

    INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE. NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'-8" X 2'-6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL.

    BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    FIELD TILE CONNECTION – 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.
13. WATER MAIN SPECIFICATIONS –

    PIPE – DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(h).

    VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF MADISON. 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-INCHES AND NO GREATER THAN 23-INCHES (SEE DETAIL).

    BEDDING AND COVER MATERIAL – 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".

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
14. SANITARY SEWER SPECIFICATIONS –

    PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES – MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF MADISON.

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
15. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
16. 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, NON-POTABLE WATER – PURPLE.

## EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MADISON ORDINANCE. IT IS 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 CONDITIONS.
5. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MADISON PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. 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.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS 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 CITY OF MADISON.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED 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."
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE 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 OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. 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 DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
16. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
17. STABILIZATION PRACTICES:
    - 17.1. 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:
    - 17.2. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 17.3. 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) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - 17.4. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME 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) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
        - HYDRO-MULCHING WITH A TACKIFIER
        - GEOTEXTILE EROSION MATTING
        - SODDING

## CITY TRAFFIC ENGINEERING NOTES

1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BUY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

## 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 ISSUED.
2. 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 (EITHER 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 PROHIBITED.
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 OR 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. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 – PART 1 STANDARDS FOR PRUNING.
7. 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.

## WORK-IN-ROW NOTES

1. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK IN THE PUBLIC RIGHT-OF-WAY ARE REQUIRED TO BE PREQUALIFIED WITH THE CITY OF MADISON. PREQUALIFICATION FORMS ARE AVAILABLE ON THE CITY'S WEBSITE AT: https://www.cityofmadison.com/engineering/developers-contractors/contractors/how-to-get-prequalified
2. THE CONTRACTOR IS REQUIRED TO OBTAIN A CITY PERMIT TO EXCAVATE IN THE PUBLIC RIGHT-OF-WAY.

## LEGEND

PROPERTY LINE
RIGHT-OF-WAY
BUILDING SETBACK LINE
BUILDING OUTLINE
EDGE OF PAVEMENT
CONCRETE PAVEMENT
HEAVY DUTY CONCRETE PAVEMENT
RETAINING WALL
RAILING
BOLLARD
BIKE RACK
DEMOLITION – REMOVAL OF ONSITE FENCE/GUARDRAIL
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
TREE REMOVAL
959 PROPOSED 1 FOOT CONTOUR
960 PROPOSED 5 FOOT CONTOUR
959 EXISTING 1 FOOT CONTOUR
960 EXISTING 5 FOOT CONTOUR
DRAINAGE DIRECTION
GRADE BREAK
SF SILT FENCE
DECORATIVE STONE MULCH (REFER TO LANDSCAPE)
CONSTRUCTION ENTRANCE
FG: XXX.XX SPOT ELEVATION
EP – EDGE OF PAVEMENT
FG – FINISH GRADE
EC – EDGE OF CONCRETE
BOC – BACK OF CURB
MATCH – MATCH EXISTING GRADE
HP – HIGH POINT
SW – SIDEWALK
INLET PROTECTION
S SANITARY SEWER
W WATERMAIN
D STORM SEWER
T PROPOSED COMMUNICATION (BY CHARTER/AT&T)
E PROPOSED ELECTRIC (BY MG&E)
G PROPOSED GAS (BY MG&E)

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VERONA, WISCONSIN 53593
P. 608.848.5060


CLIENT:
**SEA DESIGN**

CLIENT ADDRESS:
**N3302 SOUTH OAKLAND ROAD**
**TOWN OF OAKLAND, WI 53538**

PROJECT:
**139 WEST WILSON ST REDEVELOPMENT**

PROJECT LOCATION:
**139 WEST WILSON ST**
**MADISON, WI 53703**

PLAN MODIFICATIONS:

| # | Date: | Description: |
|---|---|---|
| 1 | 06.26.2023 | LAND USE / UDC SUBMITTAL |
| 2 | 10.20.2023 | UDC RE-SUBMITTAL |
| 3 | 12.11.2023 | LAND USE / UDC RE-SUBMITTAL |
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Designed By: MAS
Reviewed By: KJY
Approved By:

SHEET TITLE:
**NOTE AND LEGEND**

SHEET NUMBER:
**C1.0**

JSD PROJECT NO: 22-11487


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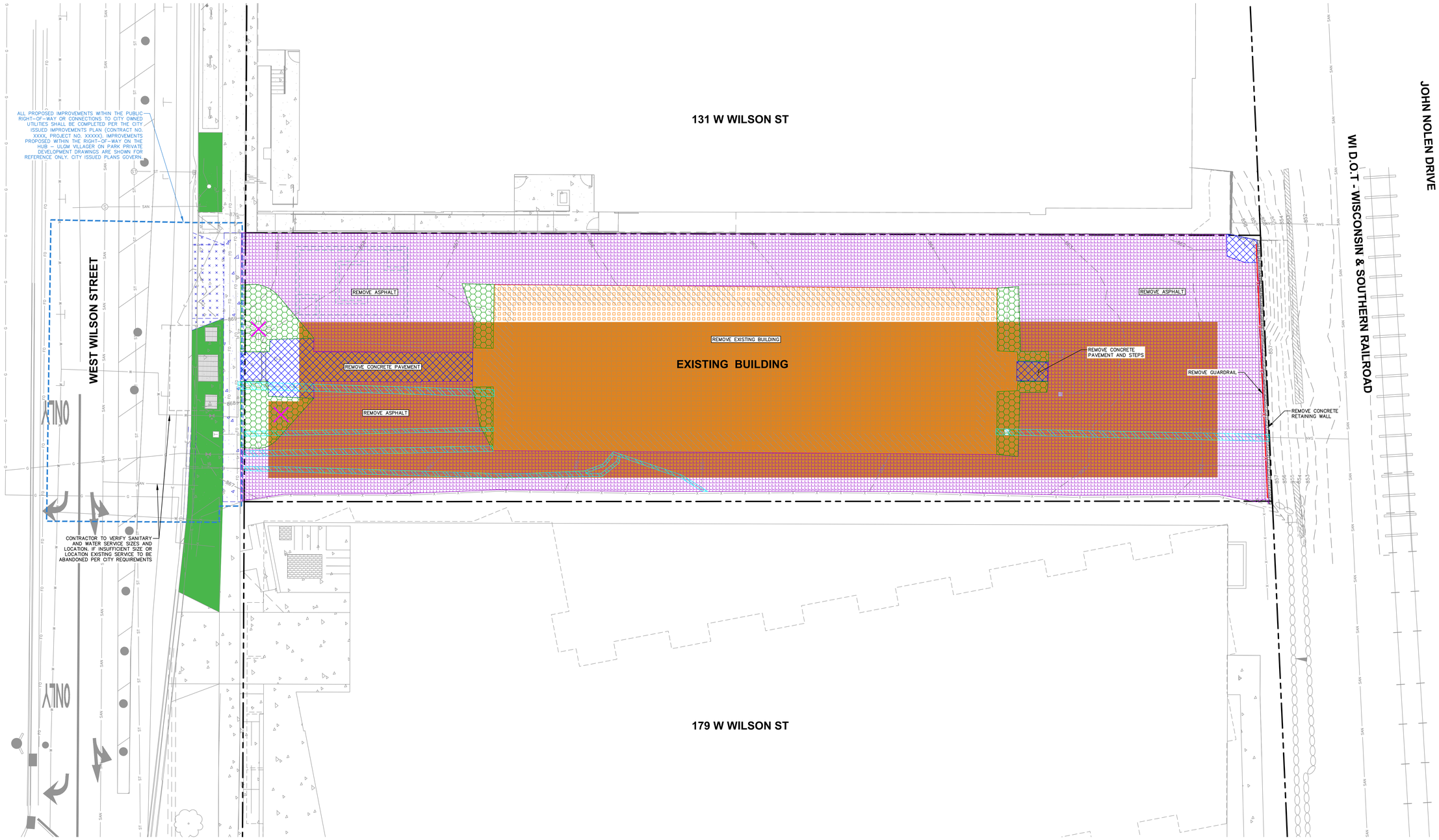


SCALE IN FEET

10' 0 10'

north

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Designed By: MAS
Reviewed By: KJY
Approved By:

SHEET TITLE:
**DEMOLITION PLAN**

SHEET NUMBER:
**C2.0**

JSD PROJECT NO: 22-11487

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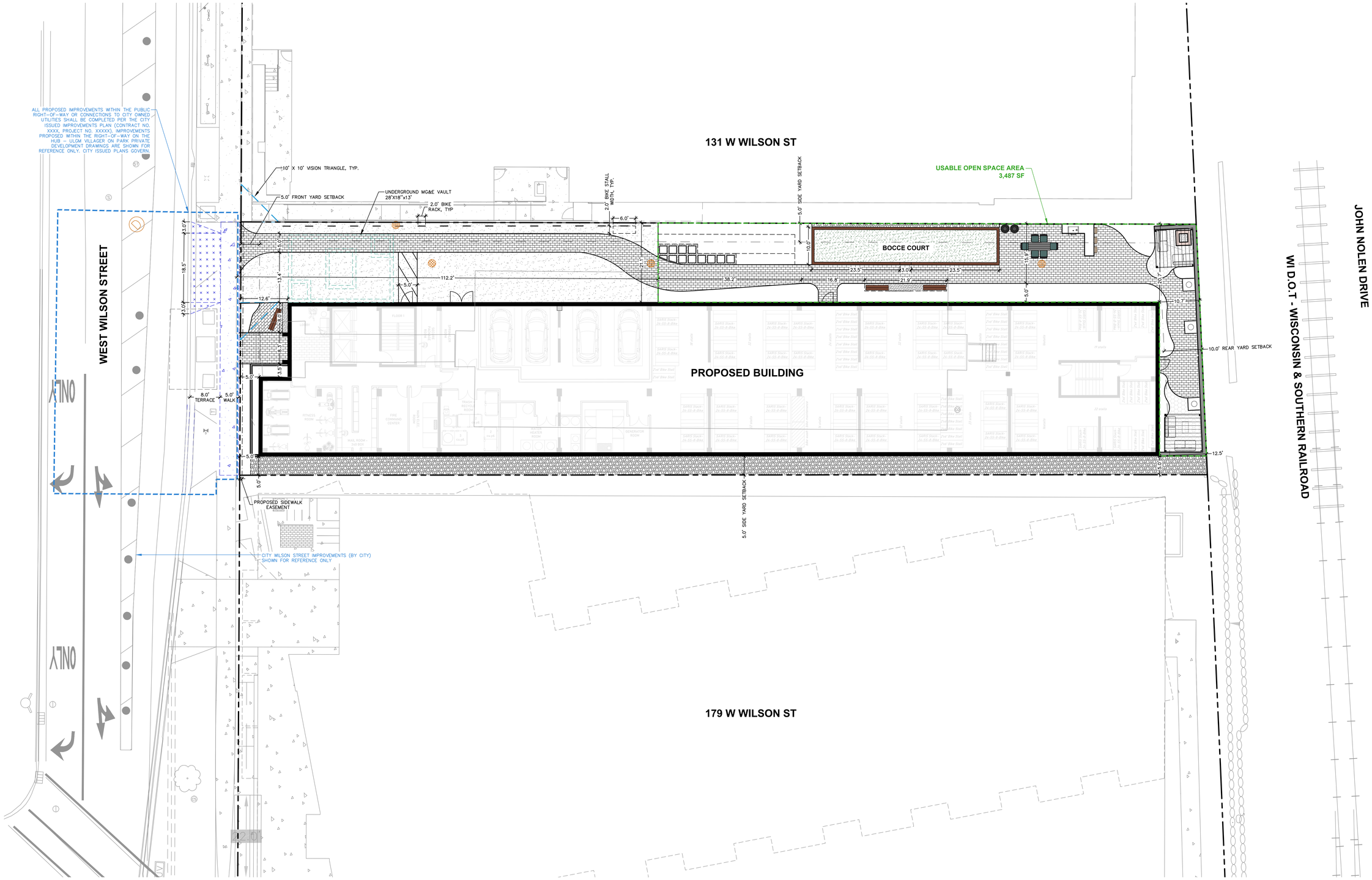


## SITE INFORMATION BLOCK

| | |
|---|---|
| SITE ADDRESS | 139 WEST WILSON STREET |
| PROPERTY ACREAGE | 0.395 ACRES |
| NUMBER OF BUILDING STORIES | 16 |
| TOTAL BUILDING SQUARE FOOTAGE | 9,840 |
| GROSS BUILDING SQUARE FOOTAGE | 156,633 |
| NUMBER OF PARKING STALLS | |
| SURFACE | 0 |
| WITHIN BUILDING | 4 |
| NUMBER OF ON-SITE BICYCLE STALLS: | 17 |
| EXISTING IMPERVIOUS SURFACE AREA | 16,693 SF |
| EXISTING PERVIOUS SURFACE AREA | 500 SF |
| EXISTING IMPERVIOUS SURFACE AREA RATIO | 0.97 |
| PROPOSED IMPERVIOUS SURFACE AREAS | 12,411 SF |
| PROPOSED PERMEABLE PAVER AREAS | 1,627 SF |
| PROPOSED PLANTING/STONE MULCH AREAS | 3,168 SF |
| PROPOSED USABLE OPEN SPACE AREAS | 3,487 SF |

north

SCALE IN FEET

10' 0 10'

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**TOWN OF OAKLAND, WI 53538**

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Designed By: MAS
Reviewed By: KJY
Approved By:

SHEET TITLE:
**SITE PLAN - DIMENSIONED**

SHEET NUMBER:
**C3.0**

JSD PROJECT NO: 22-11487


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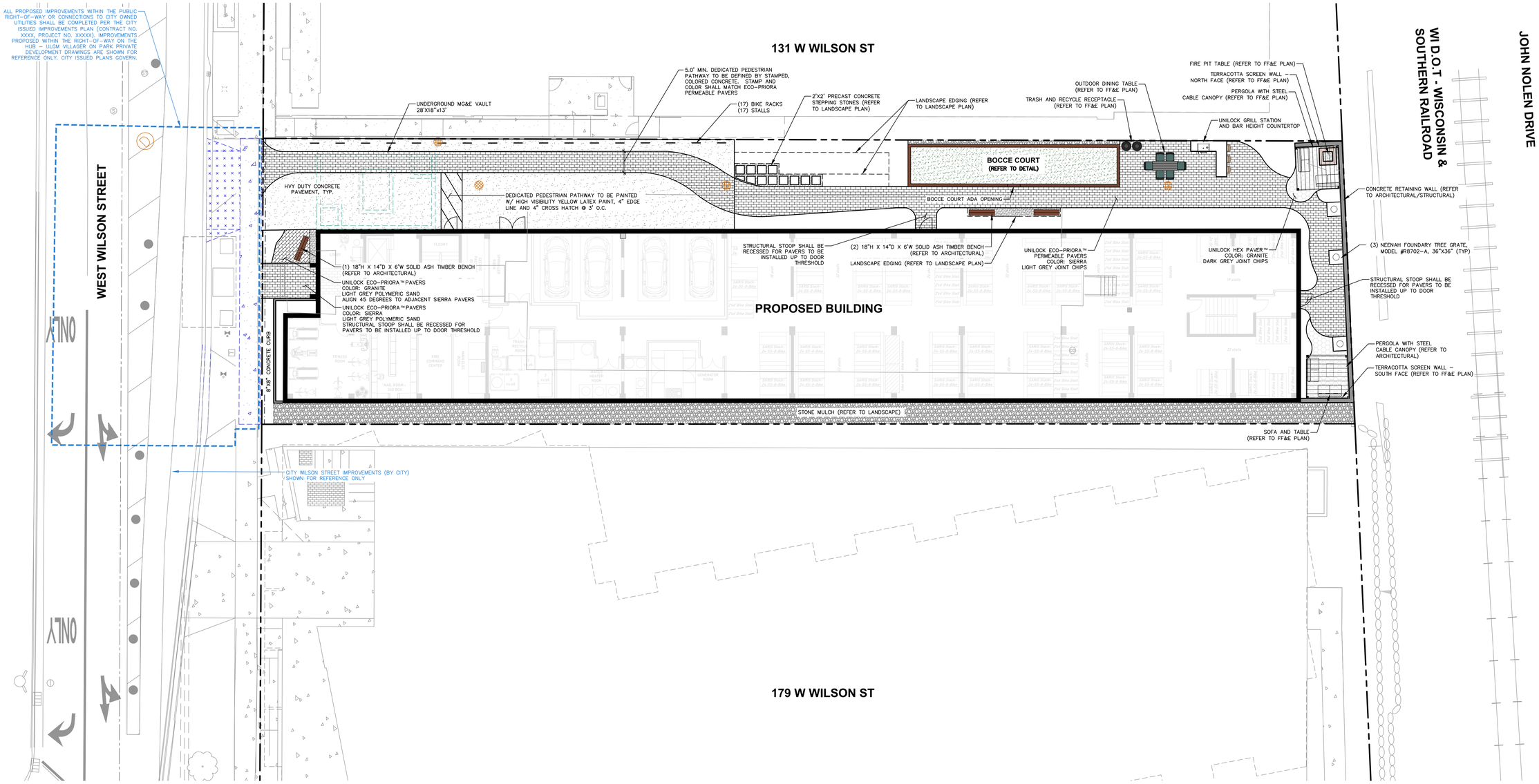


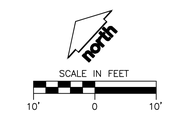


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Designed By: MAS
Reviewed By: KJY
Approved By:

SHEET TITLE:
**SITE PLAN - ANNOTATED**

SHEET NUMBER:
**C3.1**

JSD PROJECT NO: 22-11487

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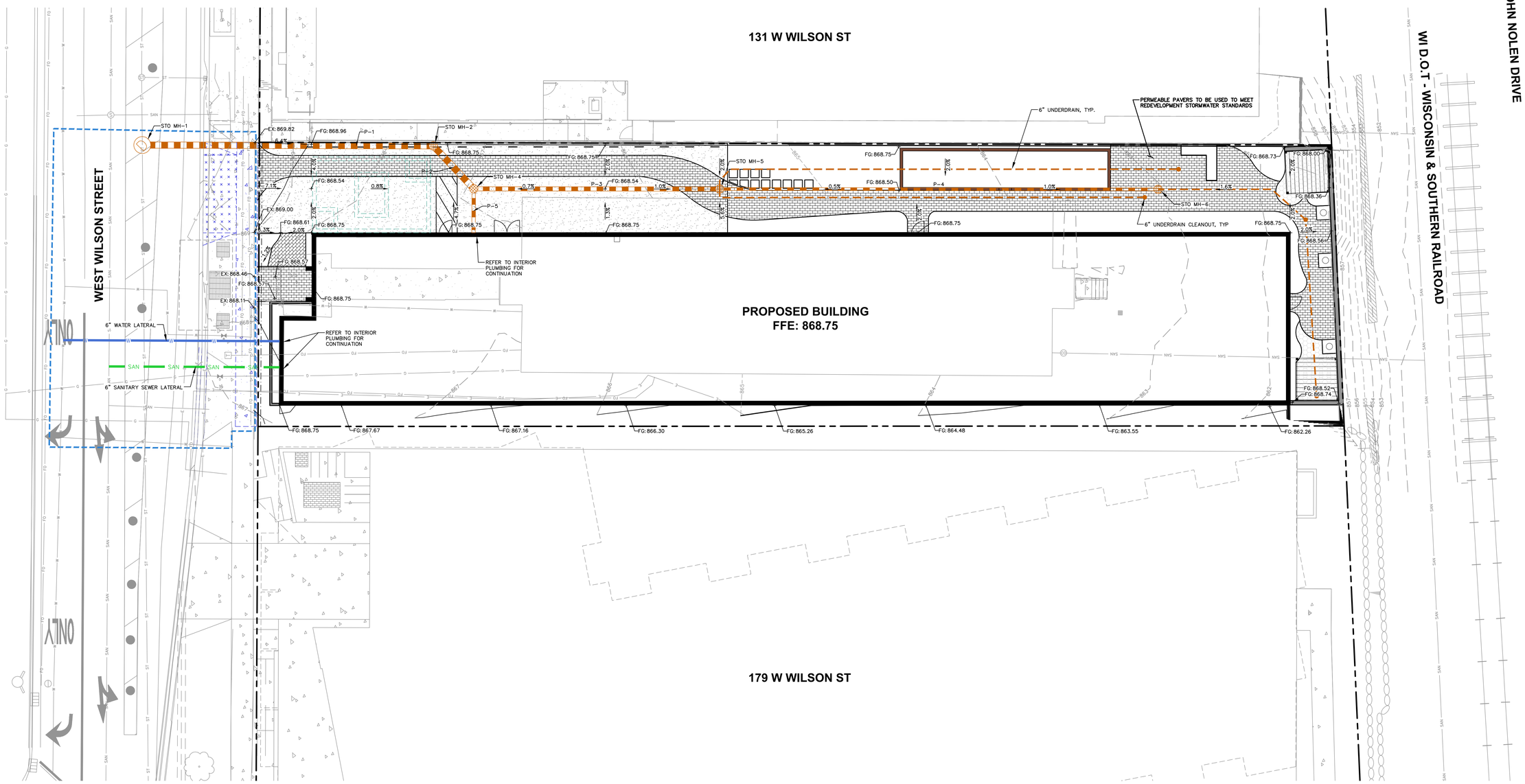


| PROPOSED STORM SEWER STRUCTURE TABLE | | | | | |
|---|---|---|---|---|---|
| LABEL | RIM EL. (FT) | INVERT EL. (FT) | DEPTH (FT) | STRUCTURE DESC. | FRAME & GRATE |
| STO MH-1 | 869.12 | EX SW INV: 862.52 (24")<br>SE INV: 863.50 (18")<br>EX NE INV: 862.52 (24") | 6.6 | 48 IN MH | R-1550 SOLID GRATE |
| STO MH-2 | 868.76 | NW INV: 864.19 (18")<br>S INV: 864.29 (18") | 4.6 | 24 IN DB | STANDARD OPEN GRATE |
| STO MH-4 | 868.22 | N INV: 864.45 (18")<br>SE INV: 864.95 (12")<br>SW INV: 865.12 (10") | 3.8 | 24 IN DB | STANDARD OPEN GRATE |
| STO MH-5 | 868.27 | NW INV: 865.27 (12")<br>SE INV: 865.60 (8") | 3.0 | 24 IN DB | STANDARD OPEN GRATE |
| STO MH-6 | 868.04 | NW INV: 866.12 (8") | 1.9 | 24 IN DB | STANDARD OPEN GRATE |

| PROPOSED STORM SEWER PIPE TABLE | | | | | | | |
|---|---|---|---|---|---|---|---|
| LABEL | FROM | TO | LENGTH | INVERT EL. (FT) | DISCHARGE EL. (FT) | SLOPE | SIZE & MATERIAL |
| P-1 | STO MH-2 | STO MH-1 | 69' | 864.19 | 863.50 | 1.00% | 18 IN RCP |
| P-2 | STO MH-4 | STO MH-2 | 14' | 864.45 | 864.29 | 1.15% | 18 IN HDPE |
| P-3 | STO MH-5 | STO MH-4 | 58' | 865.27 | 864.95 | 0.55% | 12 IN HDPE |
| P-4 | STO MH-6 | STO MH-5 | 104' | 866.12 | 865.60 | 0.50% | 8 IN HDPE |
| P-5 | ROOF | STO MH-4 | 10' | 865.27 | 865.12 | 1.50% | 10 IN HDPE |

north

SCALE IN FEET

10' 0 10'

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Designed By: MAS
Reviewed By: KJY
Approved By:

SHEET TITLE:
**GRADING, EROSION CONTROL, AND UTILITY PLAN**

SHEET NUMBER:
**C4.0**

JSD PROJECT NO: 22-11487


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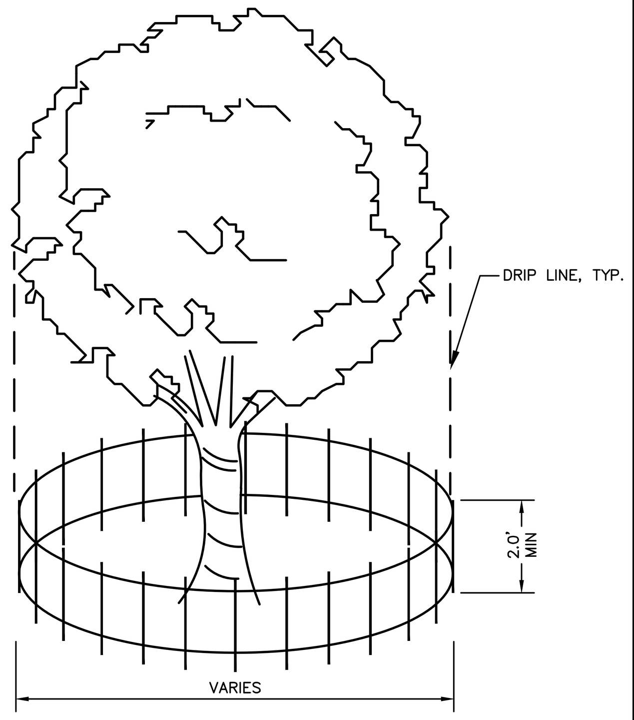
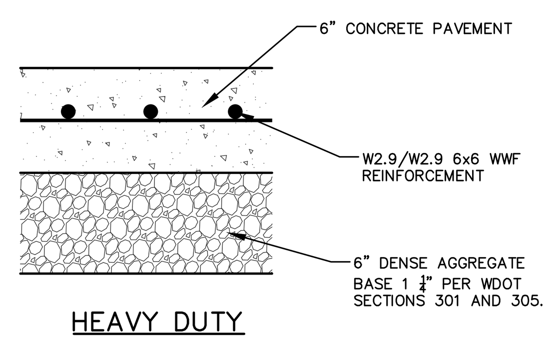



NOTE:

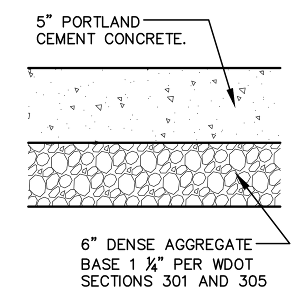
FENCE TO BE INSTALLED TO PROTECT EXISTING TREE(S) DURING CONSTRUCTION. CONTRACTOR TO COORDINATE FENCE LOCATION WITH OWNER PRIOR TO INSTALLATION. SILT FENCE MATERIAL OR OTHER APPROVED BARRIER MATERIAL MAY BE USED.

## TREE PROTECTION

N.T.S.




HEAVY DUTY CONCRETE PAVEMENT SECTION



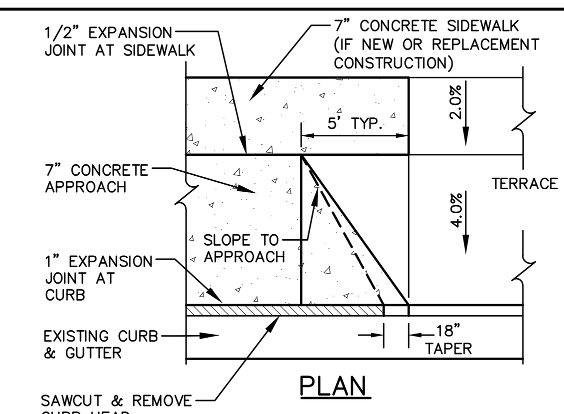

CONCRETE SIDEWALK SECTION

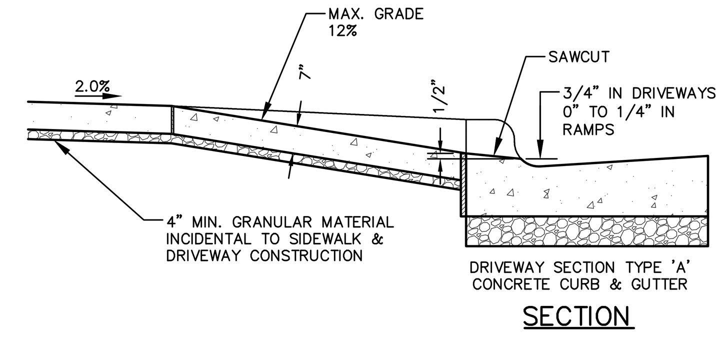
GENERAL NOTES:

1. FINAL PAVEMENT CROSS SECTION DESIGN SHALL BE BASED ON GEOTECHNICAL REPORT TITLED "GEOTECHNICAL SUBSURFACE INVESTIGATION WILSON STREET APARTMENT BUILDING 402 WILSON STREET, MADISON, WISCONSIN" AS PREPARED BY GEOTEST DATED **NOVEMBER 1, 2022**.
2. BASED ON THE GEOTECHNICAL EXPLORATION AND REPORT, RECOMPACTION/PROOF ROLLING TO BE COMPLETED PRIOR TO PLACEMENT OF PAVEMENTS. UNDERCUTTING OR STABILIZATION OF EXISTING SUB BASE MATERIALS MAY BE REQUIRED.
3. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   - CONCRETE: REFER TO SECTION 415.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
4. CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM 6" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED 6" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

## CONCRETE PAVEMENT SECTIONS

N.T.S.

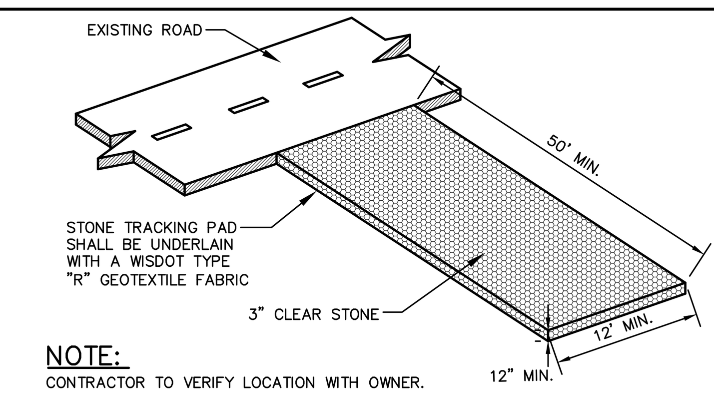



REV. 2-12-2021

## COMMERCIAL ENTRANCE

N.T.S.




NOTE:

CONTRACTOR TO VERIFY LOCATION WITH OWNER.

## CONSTRUCTION ENTRANCE

N.T.S.

NOTES:

1) ALL AGGREGATE MATERIAL SHALL BE CRUSHED, ANGULAR STONE AND FREE OF FINES.

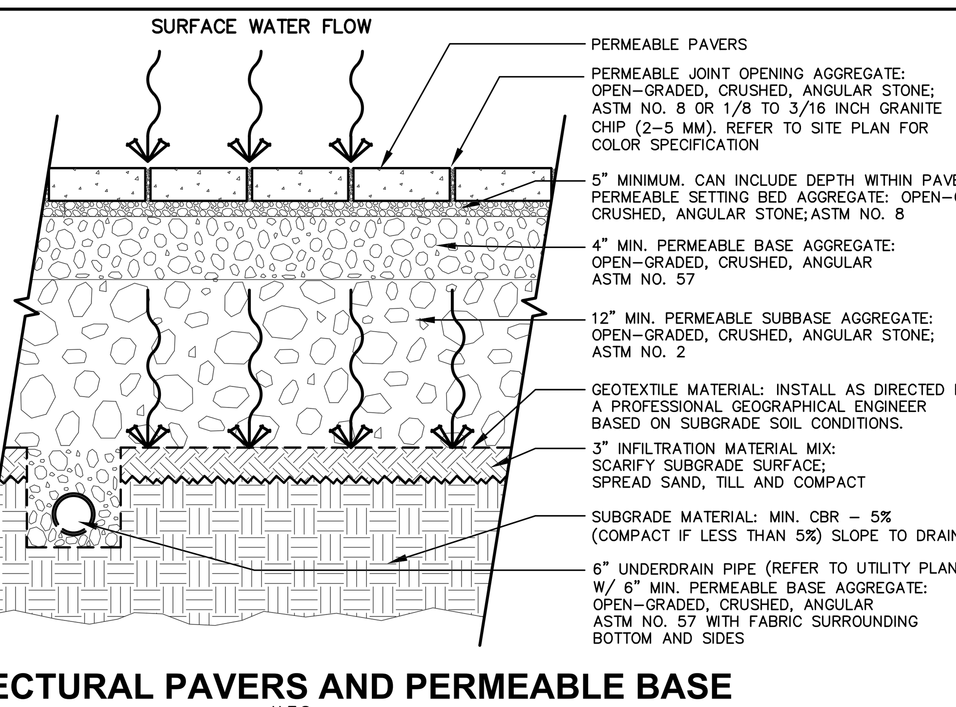
2) SURFACE SLOPE SHALL BE A MINIMUM OF 1% AND A MAXIMUM OF 5%.

3) THE MINIMUM AGGREGATE THICKNESSES ARE AFTER COMPACTION.

4) ONLY USED CRUSHED, ANGULAR GRANITE CHIPS FOR JOINT MATERIAL.

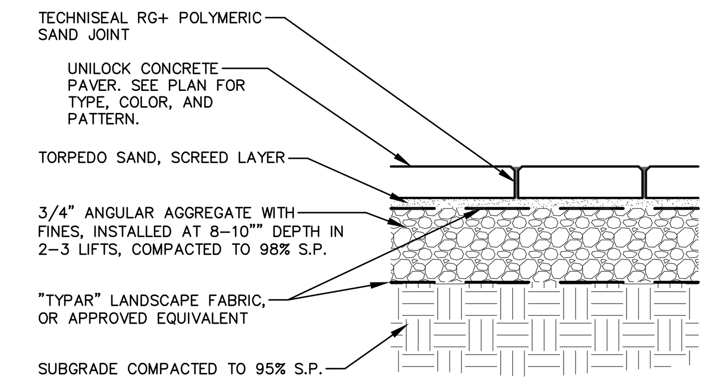
5) REFER TO DNR TECHNICAL STANDARD NO. 1008 FOR MORE DETAIL

6) PAVER EDGE TO BE TERMINATED WITH STAINLESS STEEL EDGING TO BE APPROVED BY OWNER




## ARCHITECTURAL PAVERS AND PERMEABLE BASE

N.T.S.



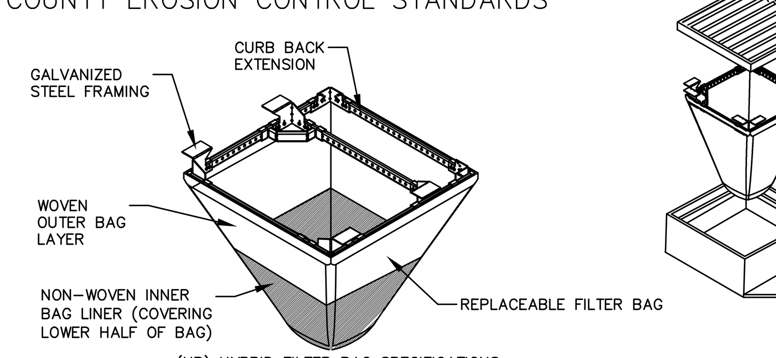

GENERAL NOTES:

- POLYMERIC SAND TO BE TECHNISEAL RG+, COLOR LIGHT GREY, INSTALLED PER MANUFACTURER'S INSTRUCTIONS

## PAVER ON AGGREGATE BASE

N.T.S.

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS




(HB) HYBRID FILTER BAG SPECIFICATIONS:

INSTALLATION INSTRUCTIONS:
1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE
2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
3. DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

MAINTENANCE GUIDELINES:
1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE.
3. DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG

CATCH-IT INLET FILTER (Temporary Inlet Protection)

| Neenah Casting | Inlet Type | Grate Size | Opening Size | Bag Cap (ft$^3$) | Flow Ratings (CFS) HB (Hybrid Bag) | Flow Ratings (CFS) Bypass | ADS P/N |
|---|---|---|---|---|---|---|---|
| 3067 | Curb Box | 35.25 x 17.75 | 33.0 x 15.0 | 4.4 | 2.0 | 5.8 | 62LCBEXTHB |
| 3246A | Curb Box | 35.75 x 23.875 | 33.5 x 21.0 | 4.2 | 1.1 | 3.3 | 62LCB3624HB |
| 3030 | Square/Rect (SQ) | 23 x 16 | 20.5 x 13.5 | 1.6 | 0.7 | 2.2 | 62MCB2316HB |
| 3067-C | Square/Rect (SQ) | 35.25 x 17.75 | 33 x 15 | 3.2 | 1.0 | 5.2 | 62LSQ3618HB |
| R-2501 | Round (RD) | ~26 | ~24 | 2.3 | 0.8 | 5.2 | 62MRD26HB |
| R-1772/2560 | Round (RD) | 22.25-23.5 | 20.5-21 | 1.5 | 0.6 | 4.6 | 62MRD22HB |

Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)

| PROPERTY | TEST METHOD | WOVEN (OUTER) | NON-WOVEN (LINER) |
|---|---|---|---|
| TENSILE STRENGTH | ASTM D4632 | 350 x 225 Lbs | 100 Lbs |
| ELONGATION | ASTM D4632 | 20% x 15% | 50% |
| CBR PUNCTURE | ASTM D6241 | 1000 Lbs | 65 Lbs |
| TRAPEZOIDAL TEAR | ASTM D4533 | 110 x 75 Lbs | 45 Lbs |
| UV RESISTANCE | ASTM D4355 | 90% | 70% |
| OPENING SIZE (AOS) | ASTM D4751 | 20 US STD SIEVE | 40 US STD SIEVE |
| PERMITTIVITY | ASTM D4491 | 1.5 Sec$^{-1}$ | 2.0 Sec$^{-1}$ |
| WATER FLOW RATE | ASTM D4491 | 200 gal/min/ft$^2$ | 145 gal/min/ft$^2$ |
| MINIMUM FILTER BAG VOLUME | | 2 CUBIC FT | |

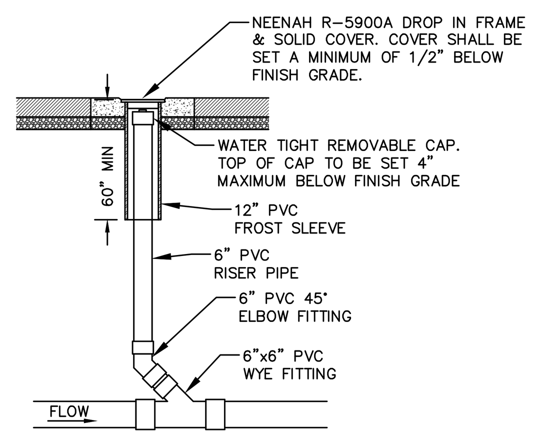
FLEXSTORM INLET FILTERS CATCH IT

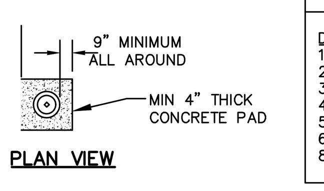
SIZE C | DRAWN BY | DWG NO IPP Flexstorm HD Specifications | REV A | SCALE | SHEET 1 OF 1

REV. 7-01-2019

## FRAMED INLET PROTECTION

N.T.S.




PLAN VIEW

Comm Table 82.35

| Dia of Lateral | Min Dia of Cleanout Riser | Min Dia of Riser Cap |
|---|---|---|
| 1.5 | 1.5 | 1.5 |
| 2 | 1.5 | 1.5 |
| 3 | 3 | 2.5 |
| 4 | 4 | 3.5 |
| 5 | 5 | 4 |
| 6 | 6 | 5 |
| 8+ | 6 | 6 |

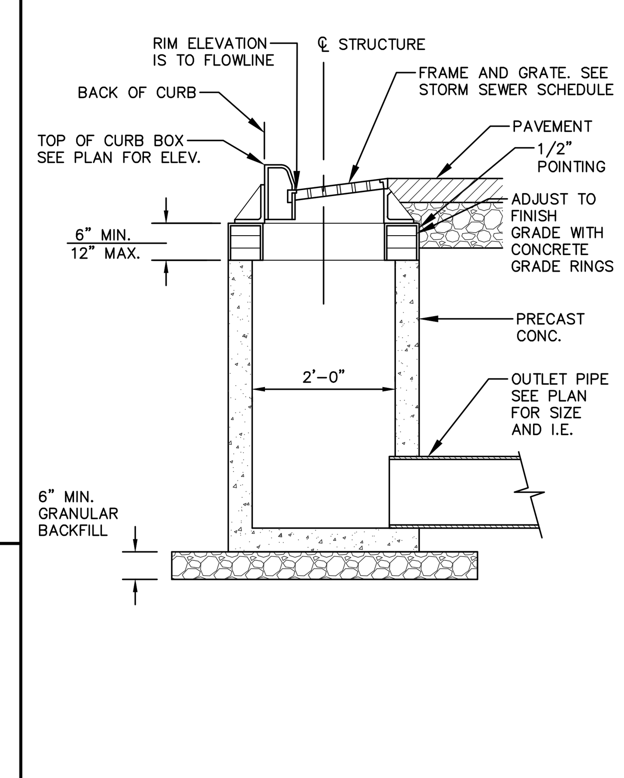
Neenah Grates
R–5900A 12–inch Pipe

NOTE:
CLEANOUT PIPING AND FITTINGS SHALL MATCH SEWER LATERAL MATERIAL

REV. 12-6-2018

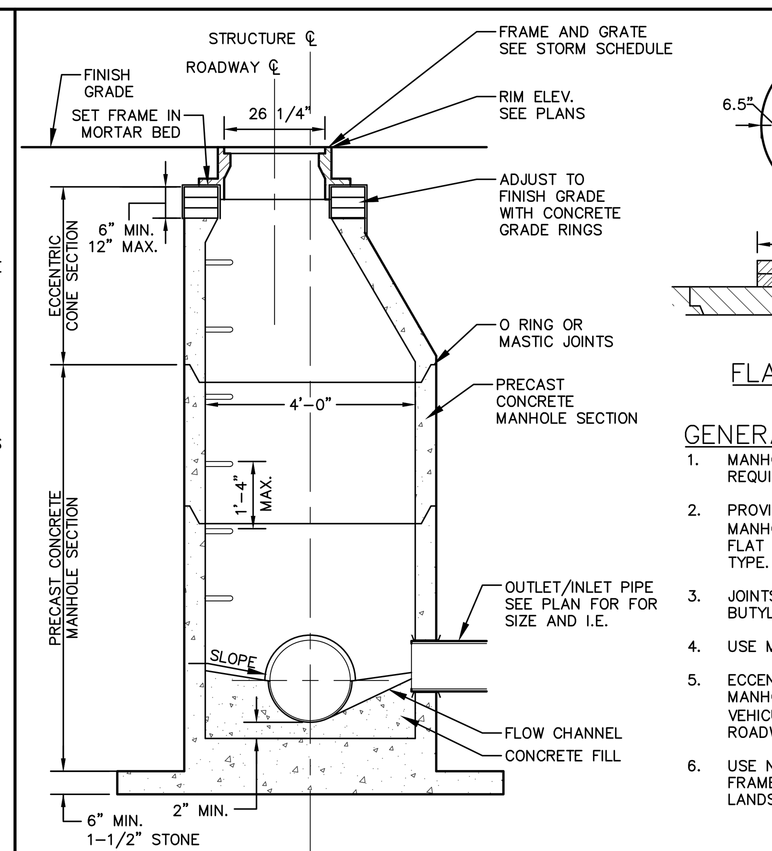
## SEWER CLEANOUT

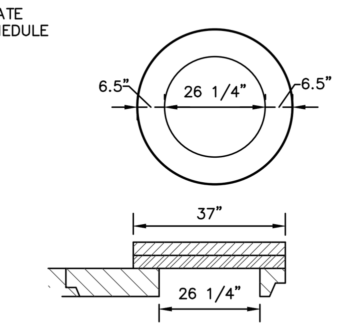
N.T.S.




## STORM INLET

N.T.S.




FLAT TOP SLAB

GENERAL NOTES:
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN–BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY.
6. USE NEENAH R–2501–G BEEHIVE FRAME AND GRATE WHEN IN LANDSCAPE AREAS.

## STORM SEWER MANHOLE

N.T.S.

MADRAX

MADRAX DIVISION
GRABER MANUFACTURING, INC.
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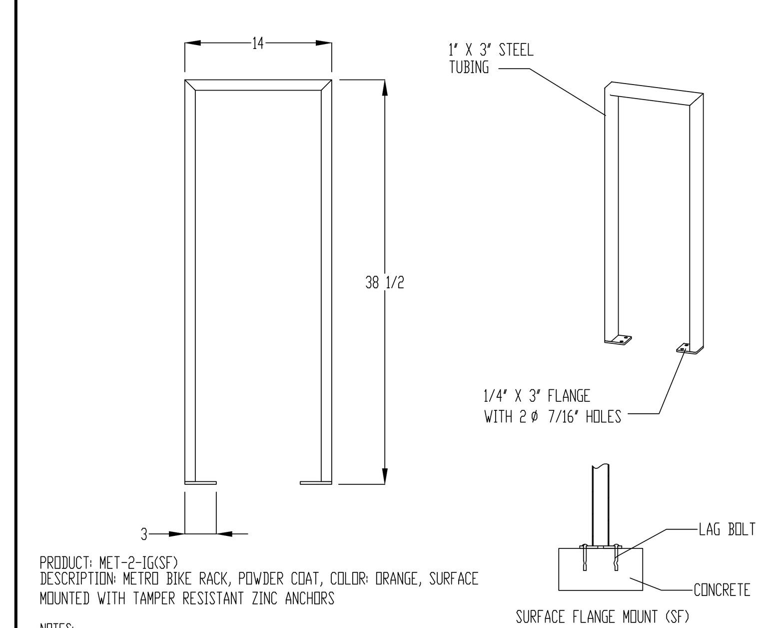
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM




PRODUCT: MET-2-IG(SF)
DESCRIPTION: METRO BIKE RACK, POWDER COAT, COLOR: ORANGE, SURFACE MOUNTED WITH TAMPER RESISTANT ZINC ANCHORS

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

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## BIKE RACK

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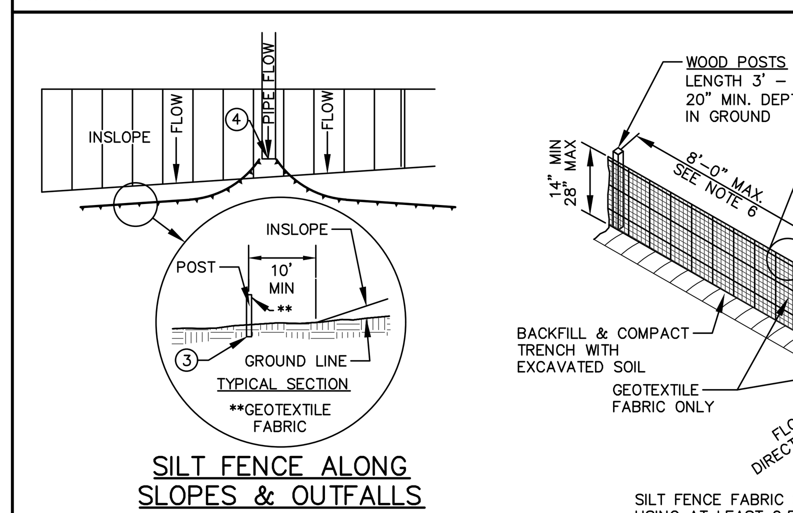
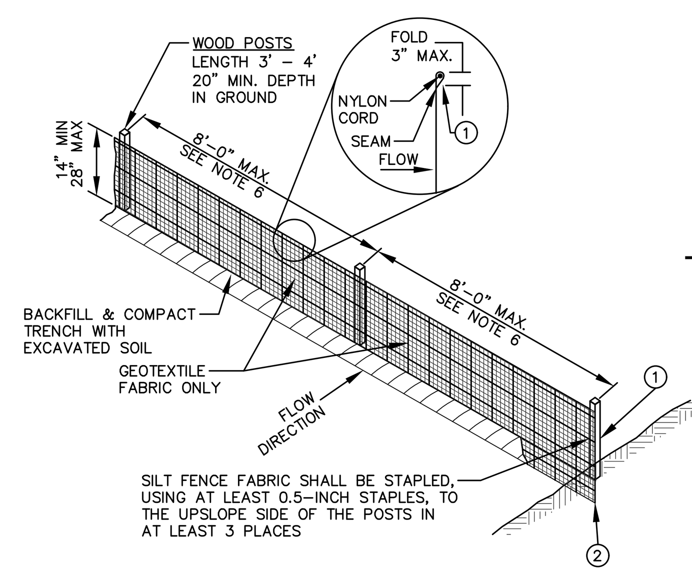
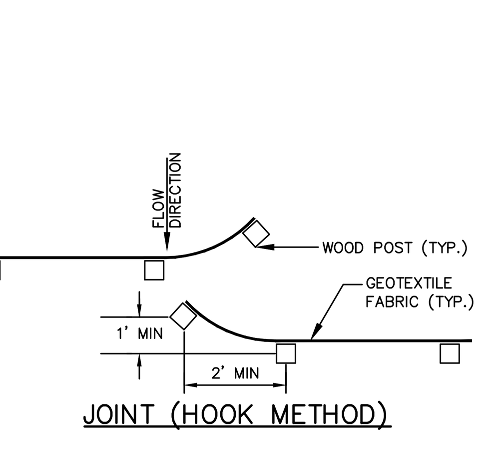
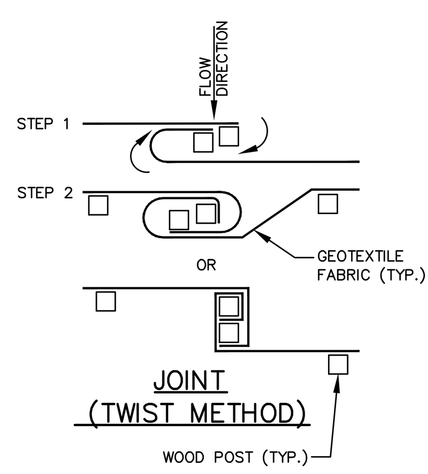



SILT FENCE ALONG SLOPES & OUTFALLS

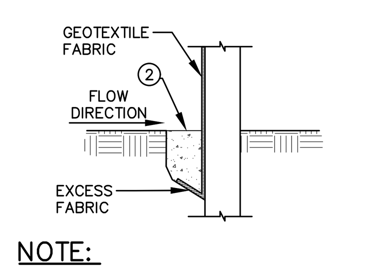



JOINT (HOOK METHOD)

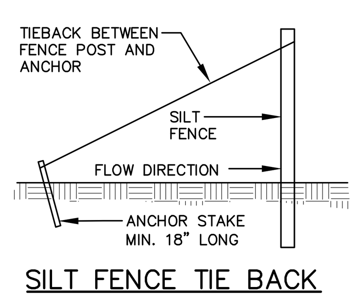



JOINT (TWIST METHOD)




NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL




SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

GENERAL NOTES:
1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8–INCHES OF FABRIC IN A 4–INCH WIDE AND 6–INCH DEEP TRENCH OR 6–INCH DEEP V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125–INCHES x 1.125–INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8–FEET FOR WOVEN & 3–FEET FOR NON–WOVEN)

REV. 7-01-2019

## SILT FENCE

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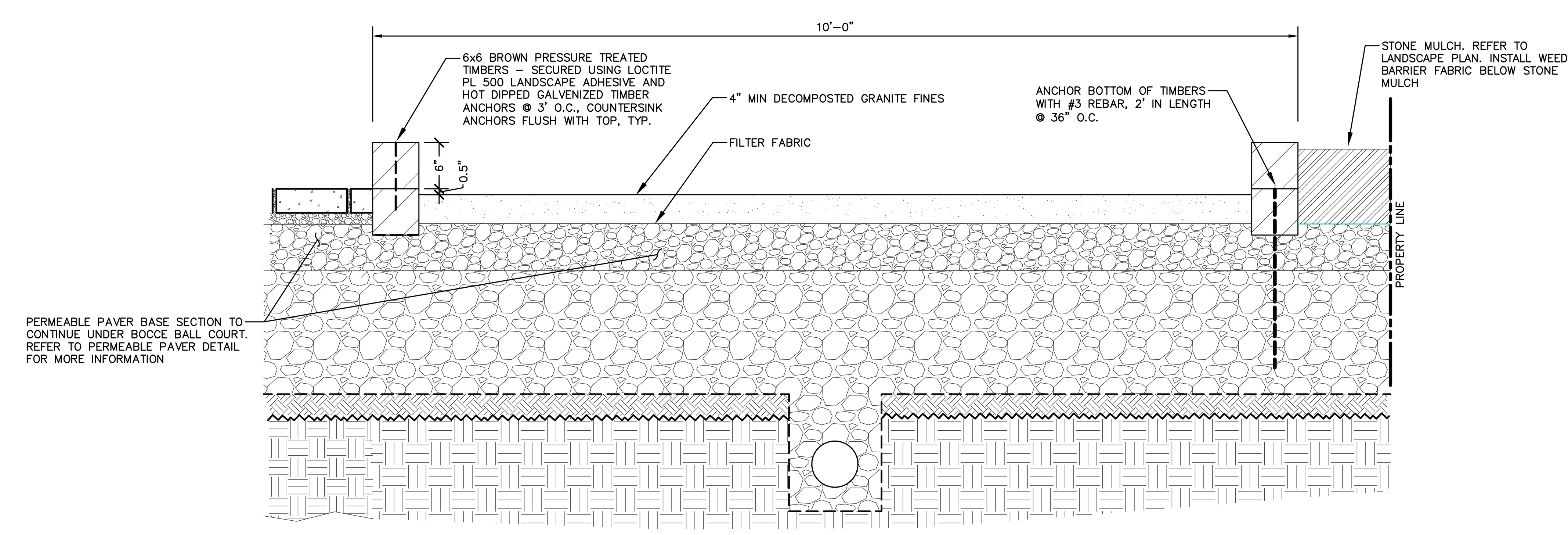
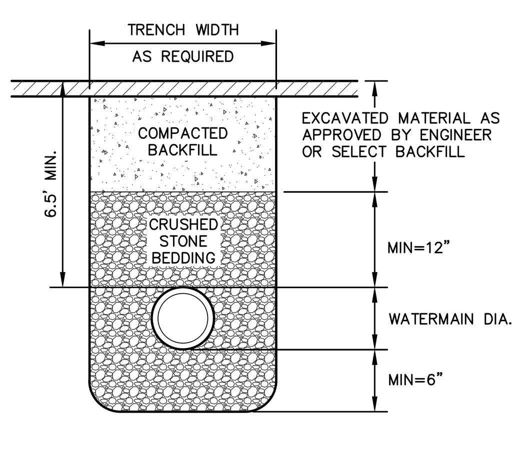


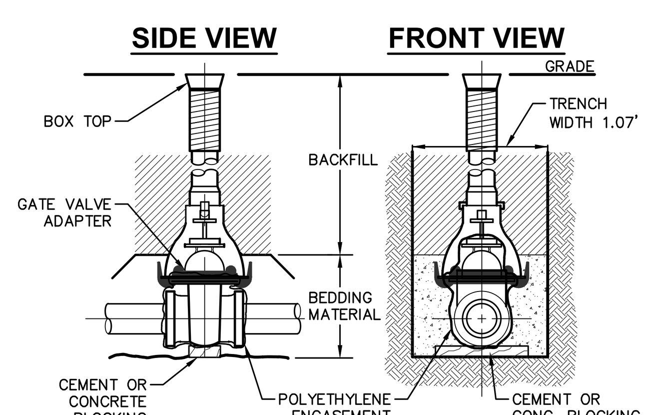

## BOCCE COURT SECTION VIEW

N.T.S.



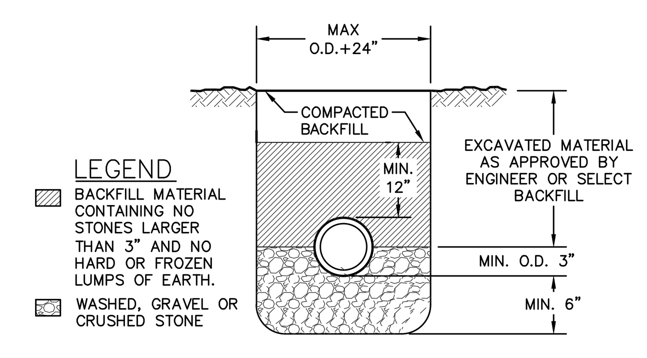

## WATERMAIN BEDDING

N.T.S.




## GATE VALVE BOX SETTING

N.T.S.




## STORM & SANITARY SEWER BEDDING

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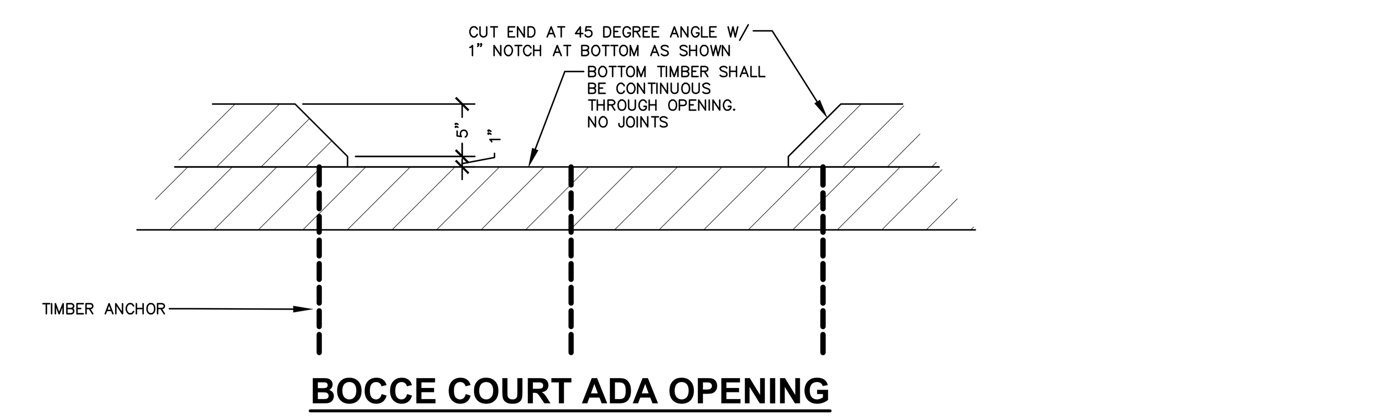


## BOCCE COURT ADA OPENING

N.T.S.

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


CLIENT:
**SEA DESIGN**

CLIENT ADDRESS:
**N3302 SOUTH OAKLAND ROAD**
**TOWN OF OAKLAND, WI 53538**

PROJECT:
**139 WEST WILSON ST REDEVELOPMENT**

PROJECT LOCATION:
**139 WEST WILSON ST**
**MADISON, WI 53703**

PLAN MODIFICATIONS:

| # | Date: | Description: |
|---|---|---|
| 1 | 06.26.2023 | LAND USE / UDC SUBMITTAL |
| 2 | 10.20.2023 | UDC RE-SUBMITTAL |
| 3 | 12.11.2023 | LAND USE / UDC RE-SUBMITTAL |
| 4 | | |
| 5 | | |
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| 14 | | |
| 15 | | |

Designed By: MAS
Reviewed By: KJY
Approved By:

SHEET TITLE:
**DETAILS**

SHEET NUMBER:
**C5.0**

JSD PROJECT NO: 22-11487

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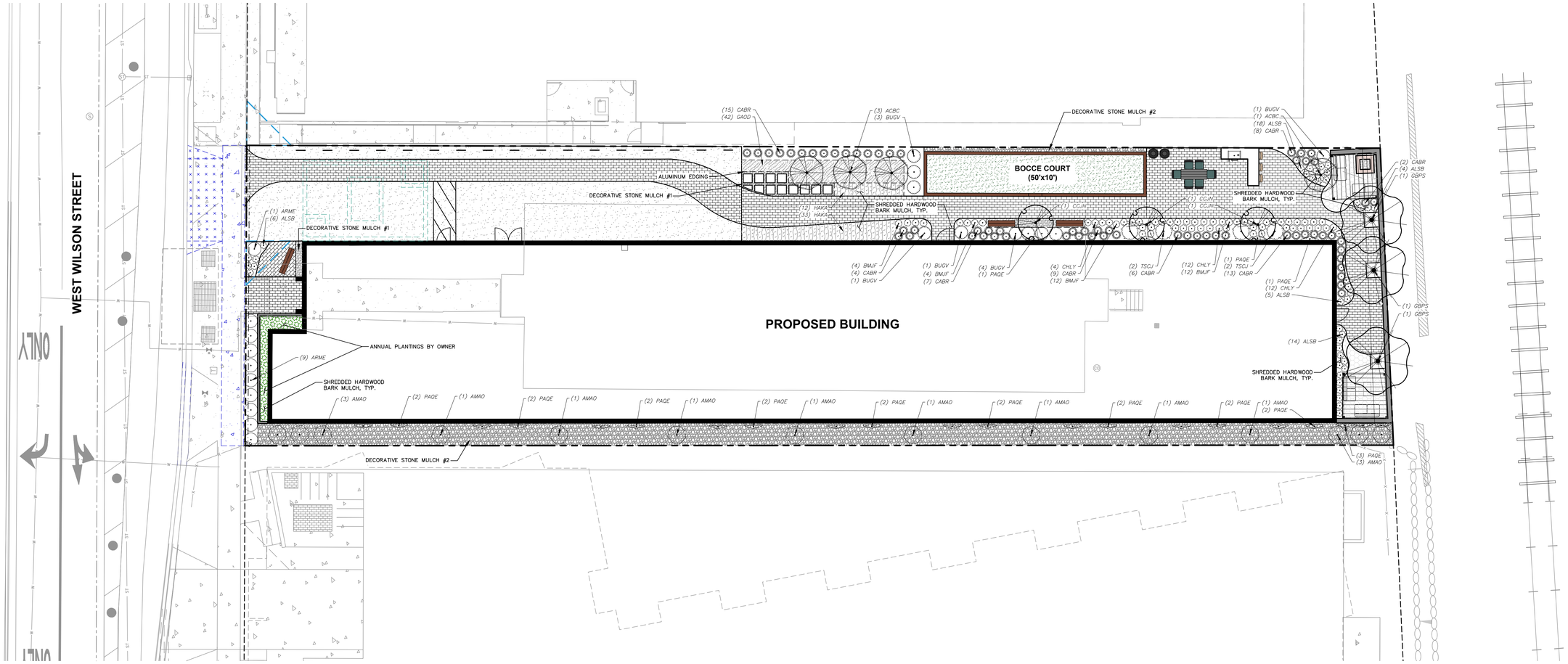


## PLANT SCHEDULE

| DECIDUOUS TREES | CODE | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
|---|---|---|---|---|---|
| | ACBC | Acer saccharum 'Barrett Cole' TM<br>Apollo Sugar Maple | B & B | 2.5"Cal | 4 |
| | CCJN | Carpinus caroliniana 'J.N. Upright' TM<br>Firespire American Hornbeam | B & B | 2.5"Cal | 3 |
| | GBPS | Ginkgo biloba 'Princeton Sentry'<br>Princeton Sentry Maidenhair Tree | B & B | 2.5"Cal | 3 |
| DECIDUOUS SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
| | AMAO | Amelanchier alnifolia 'Obelisk' TM<br>Standing Ovation Serviceberry | B & B | Min. 5' tall | 14 |
| | ARME | Aronia melanocarpa 'UCONNAM165' TM<br>Low Scape Mound Chokeberry | #3 | Min. 8"–18" | 10 |
| EVERGREEN SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
| | BUGV | Buxus x 'Green Velvet'<br>Green Velvet Boxwood | #3 | Min. 12"–24" | 10 |
| | TSCJ | Tsuga canadensis 'Jeddeloh'<br>Jeddeloh Eastern Hemlock | #5 | Min. 12"–24" | 4 |
| PERENNIALS & GRASSES | CODE | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
| | ALSB | Allium x 'Summer Beauty'<br>Summer Beauty Allium | #1 | Min. 8"–18" | 39 |
| | BMJF | Brunnera macrophylla 'Jack Frost' TM<br>Jack Frost Siberian Buglass | #1 | Min 8"–18" | 32 |
| | CABR | Calamagrostis brachytricha<br>Korean Feather Reed Grass | #1 | Min 8"–18" | 62 |
| | CHLY | Chelone lyonii 'Arminpp02' TM<br>Tiny Tortuga Pink Turtlehead | #1 | Min 8"–18" | 28 |
| | PAQE | Parthenocissus quinquefolia engelmannii<br>Engelmann Virginia Creeper | #1 | Min. 24"–36" | 25 |
| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | SPACING | QTY | |
| | GAOD | Galium odoratum<br>Sweet Woodruff | 24" o.c. | 42 | |
| | HAKA | Hakonechloa macra 'Aureola'<br>Golden Variegated Forest Grass | 24" o.c. | 45 | |

## LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- CONCRETE PAVEMENT
- ANNUAL PLANTINGS BY OWNER
- DECORATIVE STONE MULCH
- RETAINING WALL
- TREE UPLIGHTING
- BIKE RACK
- ALUMINUM EDGING

## GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. 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.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. 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
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

north

SCALE IN FEET

10' 0 10'

DIGGERS HOTLINE

Toll Free (800) 242-8511


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**SEA DESIGN**

CLIENT ADDRESS:
**N3302 SOUTH OAKLAND ROAD**
**TOWN OF OAKLAND, WI 53538**

PROJECT:
**139 WEST WILSON ST REDEVELOPMENT**

PROJECT LOCATION:
**139 WEST WILSON ST**
**MADISON, WI 53703**

PLAN MODIFICATIONS:

| # | Date: | Description: |
|---|---|---|
| 1 | 06.26.2023 | LAND USE / UDC SUBMITTAL |
| 2 | 10.20.2023 | UDC RE-SUBMITTAL |
| 3 | 12.11.2023 | LAND USE / UDC RE-SUBMITTAL |
| 4 | | |
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| 15 | | |

Designed By: MRA
Reviewed By: KJY
Approved By:

SHEET TITLE:
**LANDSCAPE PLAN**

SHEET NUMBER:
**L1.0**

JSD PROJECT NO: 22-11487


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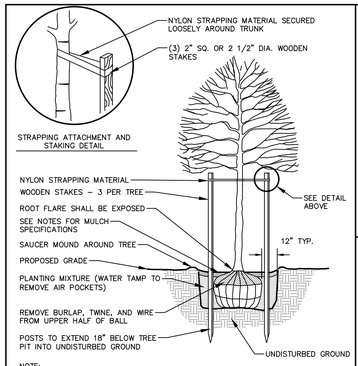
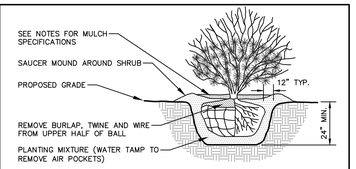



NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

## DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2019

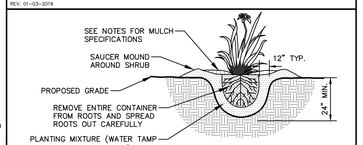



NOTE:
1. ROOT FLARE TO BE EXPOSED.

## SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019

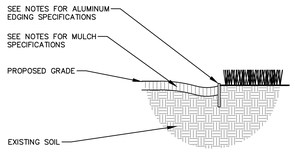



NOTE:
1. ROOT FLARE TO BE EXPOSED

## PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019




## ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

## LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

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

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

Total square footage of developed area: 4,801

Total landscape points required: 16

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

Total square footage of developed area: _____

Five (5) acres = _____

First five (5) developed acres = _____

Remainder of developed area: _____

Total landscape points required _____

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

Total square footage of developed area: _____

Total landscape points required: _____

## TABULATION OF LANDSCAPE CREDITS AND POINTS

| | | | CREDITS / EXISTING LANDSCAPING | | 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 | 3 | 105 |
| TALL EVERGREEN TREE | 5-6' TALL MIN. | 35 | 0 | 0 | 0 | 0 |
| ORNAMENTAL TREE | 1.5" CAL MIN. | 15 | 0 | 0 | 7 | 105 |
| UPRIGHT EVERGREEN SHRUB | 3-4' TALL, MIN. | 10 | 0 | 0 | 0 | 0 |
| SHRUB, DECIDUOUS | #3 CONT., MIN. 12"-24" | 3 | 0 | 0 | 24 | 72 |
| SHRUB, EVERGREEN | #3 CONT., MIN. 12"-24" | 4 | 0 | 0 | 14 | 56 |
| ORNAMENTAL GRASS & PERENNIAL | #1 CONT., MIN. 8"-18" | 2 | 0 | 0 | 186 | 372 |
| 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 | | 710 |
| TOTAL NUMBER OF POINTS PROVIDED | | | 710 | | | |

## GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

## LANDSCAPE MATERIAL NOTES

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 LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. 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 #1: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 3" BLUE GRANITE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. 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 – STONE MULCH #2: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 1.5" BLUE GRANITE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. 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.
6. 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.
7. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

## CONTRACTOR AND OWNER RESPONSIBILITY NOTES

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 (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
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 RESTORATION WITH THE GRADING CONTRACTOR.
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 ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
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.

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
**SEA DESIGN**

CLIENT ADDRESS:
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**TOWN OF OAKLAND, WI 53538**

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Designed By: MRA
Reviewed By: KJY
Approved By:

SHEET TITLE:
**LANDSCAPE DETAILS & NOTES**

SHEET NUMBER:
**L2.0**

JSD PROJECT NO: 22-11487

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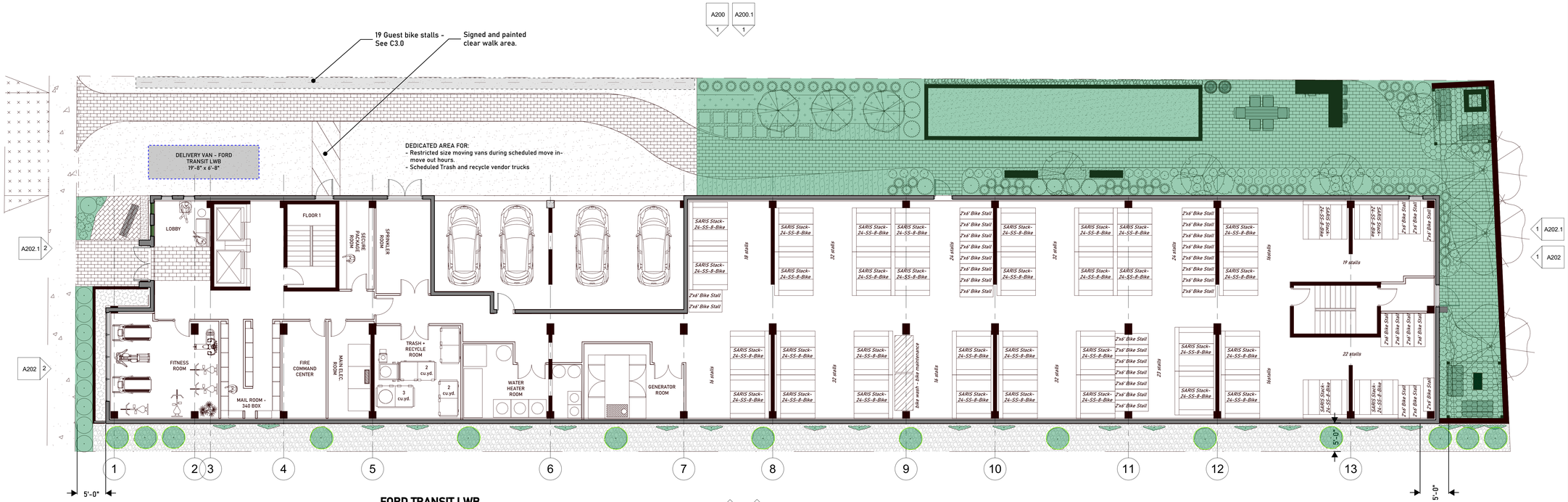
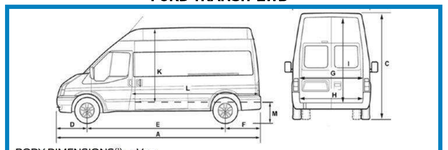



**SETBACKS - FULLY NOTED ON SHEET C3.0**

| | |
|---|---|
| 5' | FRONT |
| 5' | WEST SIDE |
| 21.5' | EAST SIDE |
| 10' | REAR |

1 Level 1 -Site
1/8" = 1'-0"

**FORD TRANSIT LWB**



BODY DIMENSIONS[1] — Van

Inches (unless otherwise noted)

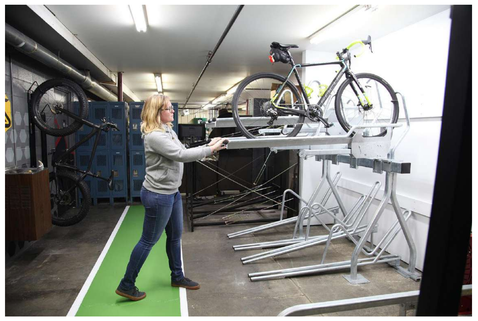
| Configuration | | Low Roof RWB | Med. Roof RWB | Low Roof LWB | Med. Roof LWB | High Roof LWB | High Roof LWB EL (SRW/DRW) |
|---|---|---|---|---|---|---|---|
| Description | | | | | | | |
| A | Length | 219.9 | 219.9 | 237.6 | 237.6 | 237.6 | 266.1 |
| B | Width with mirrors | 97.4 | 97.4 | 97.4 | 97.4 | 97.4 | 97.4 |
| | Width without mirrors | 81.3 | 81.3 | 81.3 | 81.3 | 81.3 | 81.3/83.7 |
| C | Height | 83.6 | 100.8 | 83.2 | 100.7 | 110.1 | 109.4 |
| D | Front Overhang | 40.3 | 40.3 | 40.3 | 40.3 | 40.3 | 40.3 |
| E | Wheelbase | 129.9 | 129.9 | 147.6 | 147.6 | 147.6 | 147.6 |
| F | Rear Overhang | 49.7 | 49.7 | 49.7 | 49.7 | 49.7 | 78.1 |
| G | Rear Cargo Door Opening Width | 61.7 | 61.7 | 61.7 | 61.7 | 61.7 | 61.7 |
| H | Cargo Width Between Wheelhouse | 54.8 | 54.8 | 54.8 | 54.8 | 54.8 | 54.8/45.4 |
| I | Rear Cargo Door Opening Height | 49.5 | 64.9 | 49.5 | 64.9 | 74.3 | 74.3 |
| J | Max. Load Width (excluding wheelhouse) | 70.2 | 70.2 | 70.2 | 70.2 | 70.2 | 70.2 |
| K | Max. Cargo Height | 56.9 | 72.0 | 56.9 | 72.0 | 81.5 | 81.5 |
| L | Max. Cargo Length at Floor | 126.0 | 126.0 | 143.7 | 143.7 | 143.7 | 172.2 |
| M | Load Height (curb) | 28.9 | 28.9 | 28.7 | 28.7 | 28.7 | 28.0 |

(1) Preliminary dimensions.

**BIKE PARKING SUMMARY**

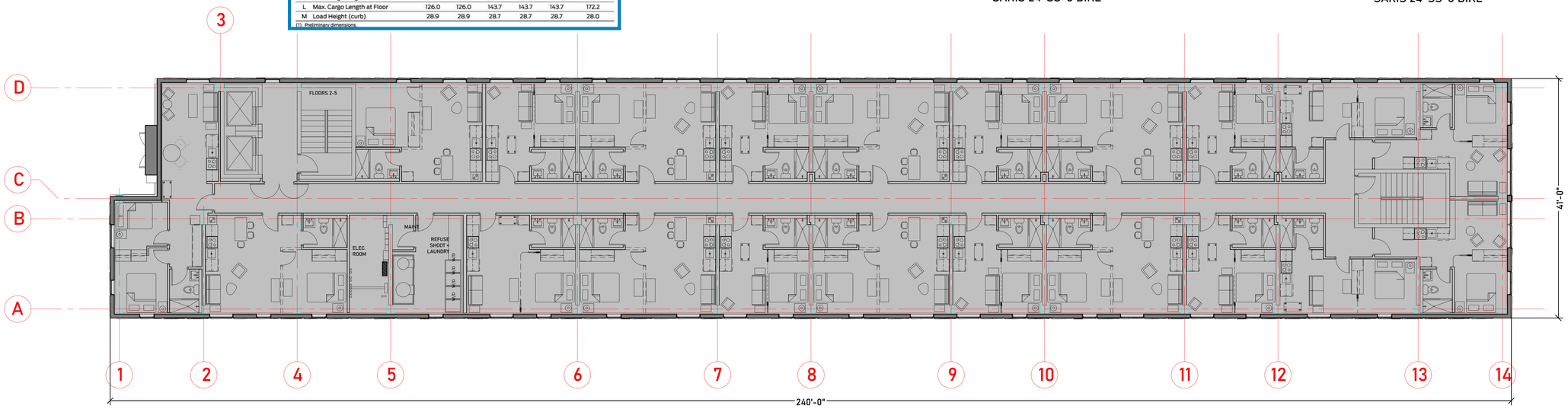
1.) For residents: *(320) enclosed and secure bike parking spaces using*
*2x6 ground stall and Saris parking stack system.*

2.) For guests: *(19) 2x6 ground stalls.*



Bike parking stack system by Saris
SARIS 24-SS-8 BIKE

Bike parking stack system by Saris
SARIS 24-SS-8 BIKE




2 Levels 2-5
1/8" = 1'-0"

SEA Design

N3302 South Oakland Road
Town of Oakland, Wiconsin
53538

**progression**

139 West Wilson
Madison, Wisconsin

Floor plans 1-5

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |

Project #: 21.000
Issued For: Review
Date: 12/11/2023

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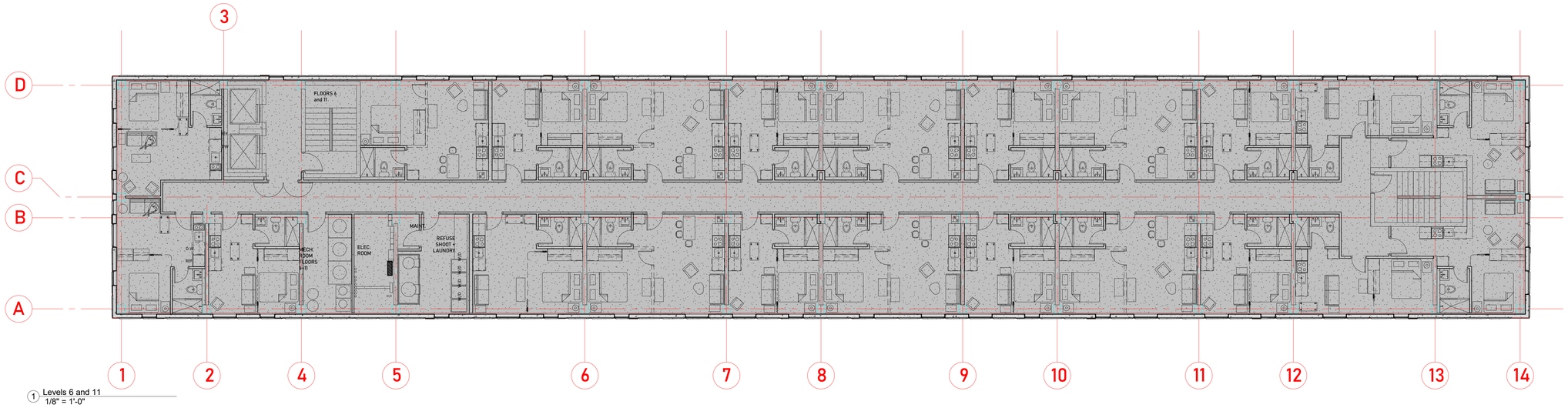
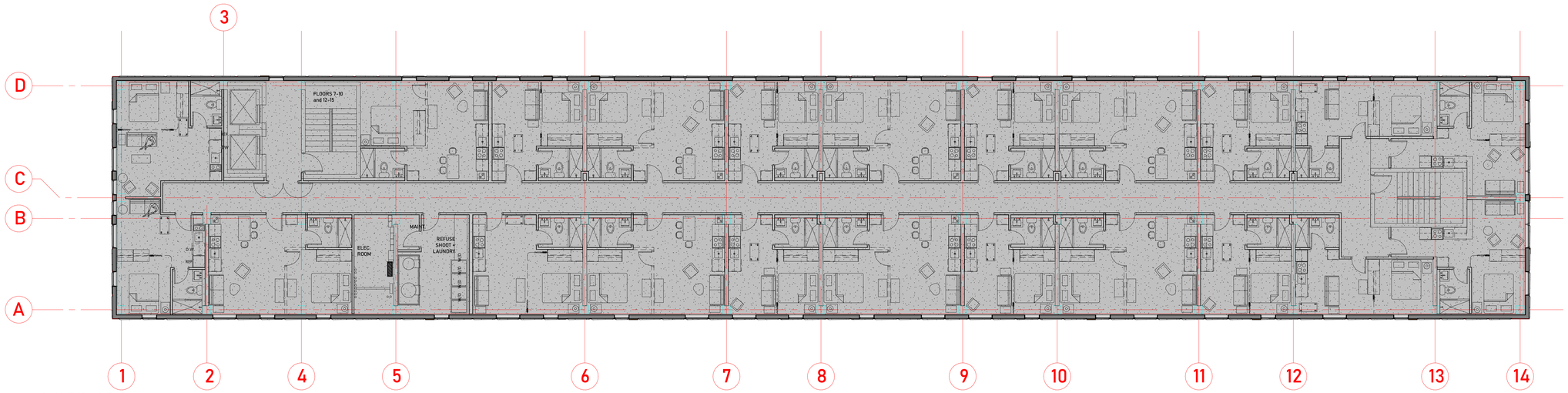
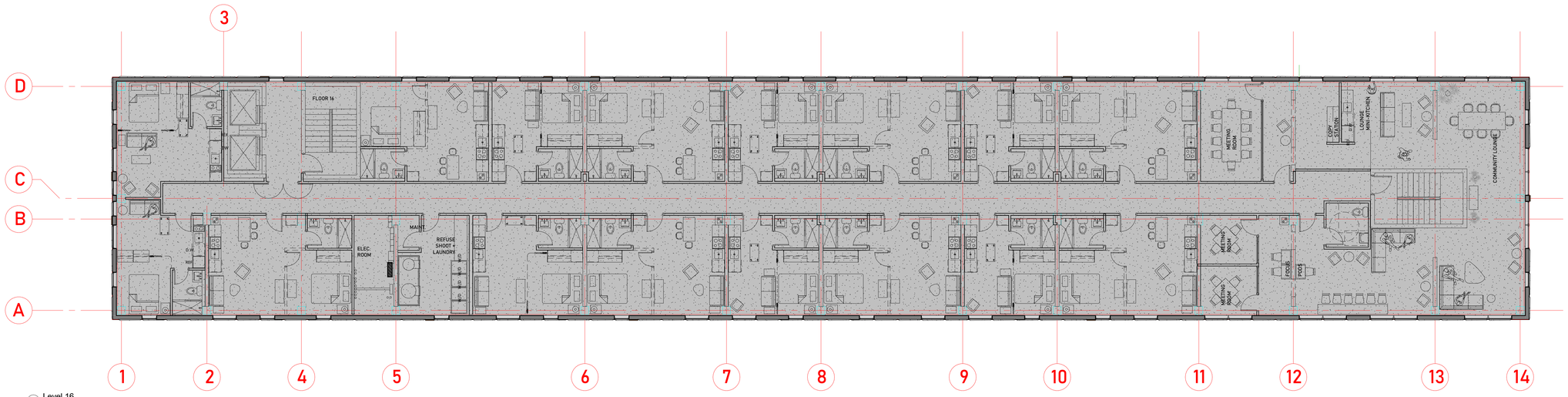



1 Levels 6 and 11
1/8" = 1'-0"




2 Levels 7-10 and 12-15
1/8" = 1'-0"




3 Level 16
1/8" = 1'-0"

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**progression**

139 West Wilson
Madison, Wisconsin

Floor plans 6-16

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |

Project #: 21.000
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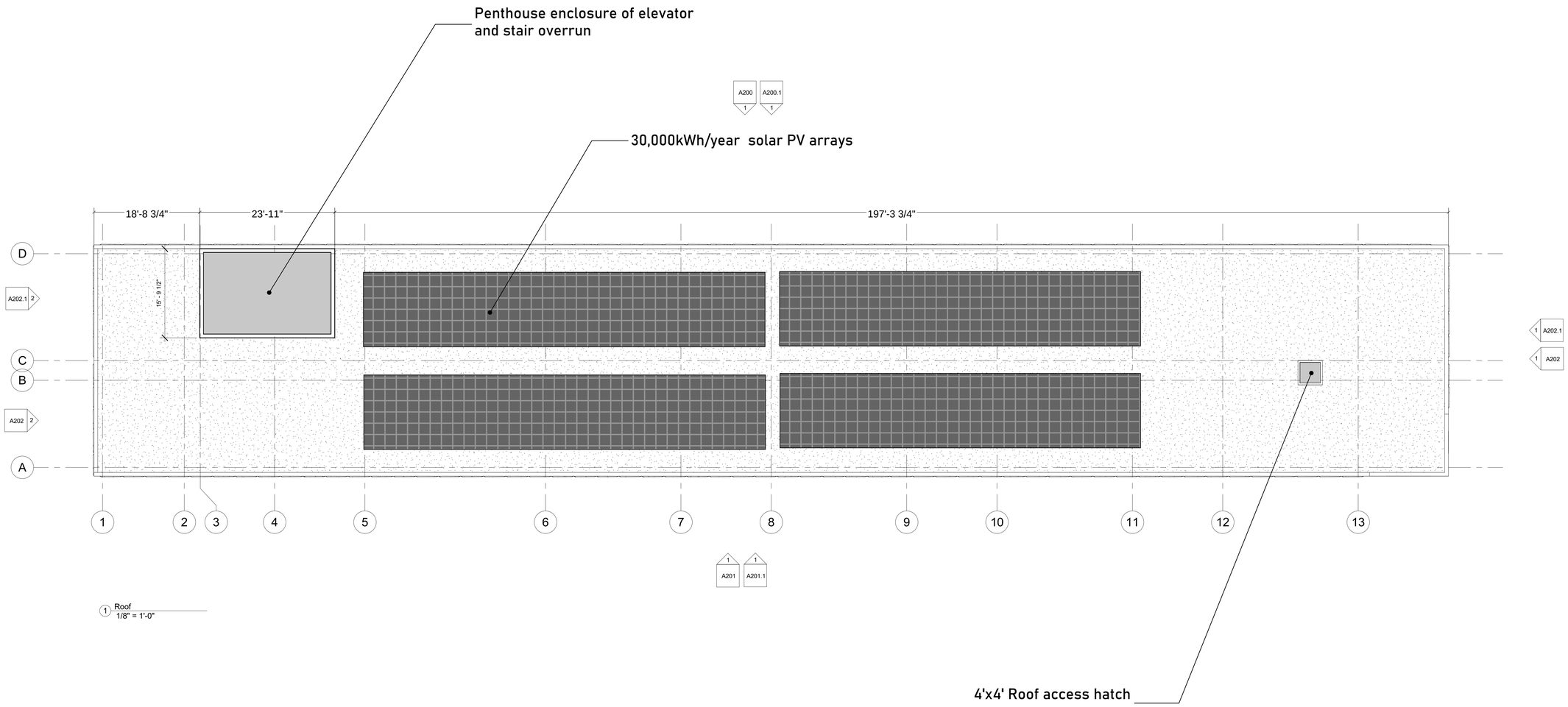
A102

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**progression**

139 West Wilson
Madison, Wisconsin

Roof Plan

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |
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A103

## micro C

## micro B

## micro A

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139 West Wilson
Madison, Wisconsin

UNIT PLAN TYPICALS

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |

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A104

ACID ETCHED CONCRETE WALL PANELS WITH 1' X 4' PROFILED FACETS. COLOR TO BE PEARL WHITE. TYP.

ENCLOSED ELEVATOR PENTHOUSE AND EGRESS STAIR FOR FIRE DEPARTMENT ACCESS.

DARK BRONZE ANODIZED ALUMINUM FRAME DUAL PANE 1" INSULATED GLAZING WITH FLUSH- INTEGRATED LOUVER PANELS WHERE SHOWN. TYP.

WALNUT FINISH ALUMINUM PANELS.
See note 7 and Sheet A301.

Smooth acid etched finish concrete panel with 1.5 - 2" vertical and horizontal reveals at first floor base. TYPICAL at all elevations.

INTERNALLY LIT WALL ART ENCLOSURE.
See Note 5 this sheet

INTERNALLY LIT WALL ART ENCLOSURE.
See Note 5 this sheet

1 East
3/32" = 1'-0"

Acid etched concrete wall panel. Color: PEARL WHITE

GENERAL MATERIAL NOTES:

1.) The glass on all windows and doors shall be slightly tinted to allow views into and out of the interior.
2.) The primary exterior material will be an highly durable acid etched concrete wall panel by Wells Infinite Facades, typically 10' H x 32' W, with a custom faceted profile.
3.) The 1' x 4' faceting will occur on all facades.
4.) The facets incorporate a horizontal and vertical articulation and twist within each unit, creating a pattern and texture change throughout the facade.
5.) Wall art enclosures: See sheets A302; A302.1, and A302 for details. The art images would be color jet printed on 4' x 10 ' Di-bond composite panels, mounted behind a glass curtain wall and internally lit with an LED neon tube. Glass to be 48" w x 120" h 1/4" clear tempered. These would occur in the following locations:
   - Recessed Wilson Street entry condition with a 51 feet tall, L-shaped (10' x 20') wide.
   - The interior walls of the zip car garage to utilize same wall assembly without glass curtain wall.
6.) Aluminum T&G rain-screen panel. 18"W x 84"H. attached directly to wall panel. Wood grain walnut finish. Longboard Architectural products. See details and product sheet on Sheet A301.

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**progression**
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East Elevation

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|---|---|
| UDC | 12/11/2023 |
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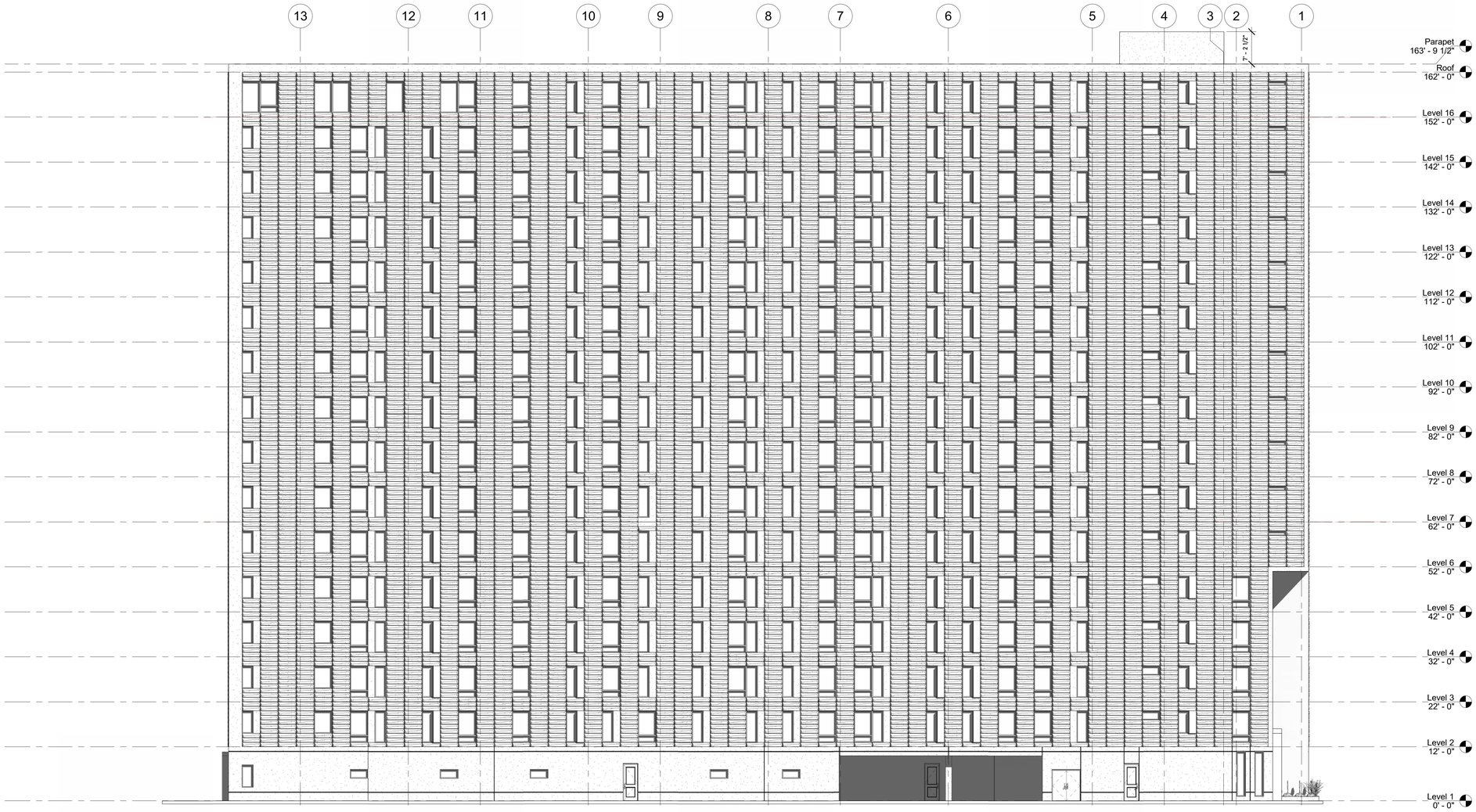
Date: 12/11/2023

A200




1 East - Black and white
3/32" = 1'-0"

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**progression**

139 West Wilson
Madison, Wisconsin

East Elevation - B&W

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
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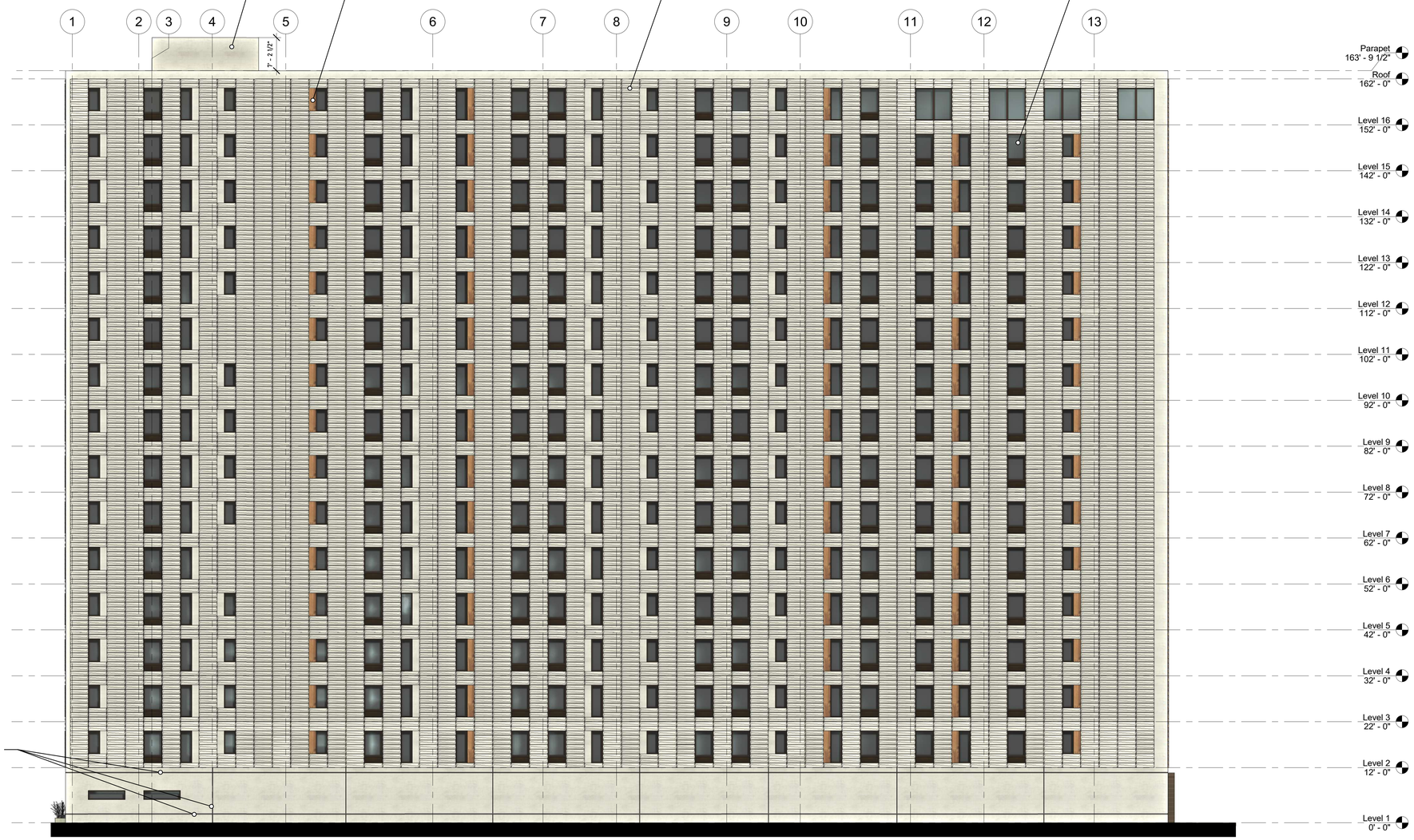
A200.1

ENCLOSED ELEVATOR PENTHOUSE AND EGRESS STAIR FOR FIRE DEPARTMENT ACCESS.

WALNUT FINISH ALUMINUM PANELS.
See note 7 and Sheet A301.

ACID ETCHED CONCRETE WALL PANELS WITH 1' X 4' PROFILED FACETS. COLOR TO BE PEARL WHITE. TYP.

DARK BRONZE ANODIZED ALUMINUM FRAME DUAL PANE 1" INSULATED GLAZING WITH FLUSH- INTEGRATED LOUVER PANELS WHERE SHOWN. TYP.




Smooth acid etched finish concrete panel with 1.5 - 2" vertical and horizontal reveals at first floor base. TYPICAL at all elevations.

1 West
3/32" = 1'-0"

Acid etched concrete wall panel. Color: PEARL WHITE

GENERAL MATERIAL NOTES:

1.) The glass on all windows and doors shall be slightly tinted to allow views into and out of the interior.
2.) The primary exterior material will be an highly durable acid etched concrete wall panel by Wells Infinite Facades, typically 10' H x 32' W, with a custom faceted profile.
3.) The 1' x 4' faceting will occur on all facades.
4.) The facets incorporate a horizontal and vertical articulation and twist within each unit, creating a pattern and texture change throughout the facade.
5.) Wall art enclosures: See sheets A302; A302.1, and A302 for details. The art images would be color jet printed on 4' x 10 ' Di-bond composite panels, mounted behind a glass curtain wall and internally lit with an LED neon tube. Glass to be 48" w x 120" h 1/4" clear tempered. These would occur in the following locations:
   - Recessed Wilson Street entry condition with a 51 feet tall, L-shaped (10' x 20') wide.
   - The interior walls of the zip car garage to utilize same wall assembly without glass curtain wall.
6.) Aluminum T&G rain-screen panel. 18"W x 84"H. attached directly to wall panel. Wood grain walnut finish. Longboard Architectural products. See details and product sheet on Sheet A301.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**progression**

139 West Wilson
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West Elevation

| Revisions: | |
|---|---|
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| P.C. | 12/11/2023 |

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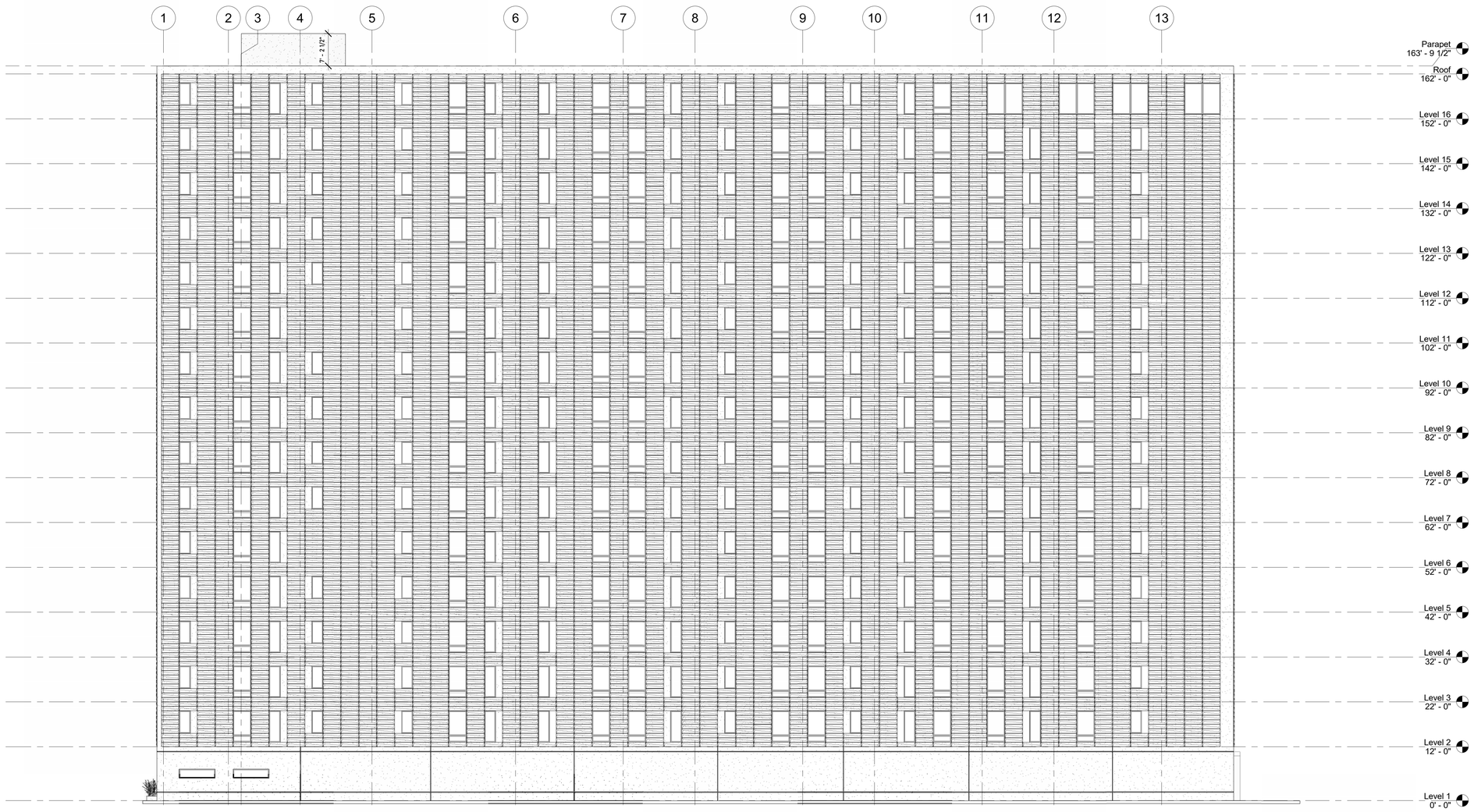
Issued For: Review
Date: 12/11/2023

A201




1 West - Black and white
3/32" = 1'-0"

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**progression**

139 West Wilson
Madison, Wisconsin

West Elevation - B&W

| Revisions: | |
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| P.C. | 12/11/2023 |
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A201.1

DARK BRONZE ANODIZED ALUMINUM FRAME DUAL PANE 1" INSULATED GLAZING WITH FLUSH- INTEGRATED LOUVER PANELS WHERE SHOWN. TYP.

WALNUT FINISH ALUMINUM PANELS.
See note 7 and Sheet A301.

Smooth acid etched finish concrete panel with 1.5 - 2" vertical and horizontal reveals at first floor base.
TYPICAL at all elevations.

1 South
3/32" = 1'-0"

ENCLOSED ELEVATOR PENTHOUSE AND EGRESS STAIR FOR FIRE DEPARTMENT ACCESS.

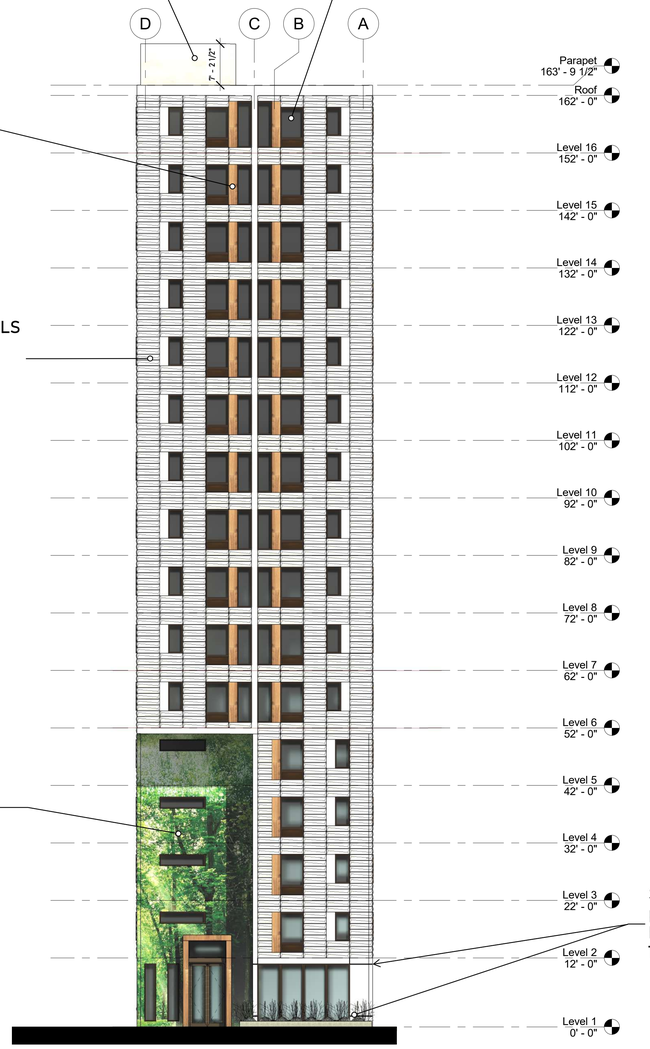
WALNUT FINISH ALUMINUM PANELS.
See note 7 and Sheet A301.

ACID ETCHED CONCRETE WALL PANELS WITH 1' X 4' PROFILED FACETS.
COLOR TO BE PEARL WHITE. TYP.

INTERNALLY LIT WALL ART ENCLOSURE.
See Note 5 this sheet

DARK BRONZE ANODIZED ALUMINUM FRAME DUAL PANE 1" INSULATED GLAZING WITH FLUSH- INTEGRATED LOUVER PANELS WHERE SHOWN. TYP.

Smooth acid etched finish concrete panel with 1.5 - 2" vertical and horizontal reveals at first floor base.
TYPICAL at all elevations.




2 North
3/32" = 1'-0"



Acid etched concrete wall panel. Color: PEARL WHITE

GENERAL MATERIAL NOTES:

1.) The glass on all windows and doors shall be slightly tinted to allow views into and out of the interior.
2.) The primary exterior material will be an highly durable acid etched concrete wall panel by Wells Infinite Facades, typically 10' H x 32' W, with a custom faceted profile.
3.) The 1' x 4' faceting will occur on all facades.
4.) The facets incorporate a horizontal and vertical articulation and twist within each unit, creating a pattern and texture change throughout the facade.
5.) Wall art enclosures: See sheets A302; A302.1, and A302 for details. The art images would be color jet printed on 4' x 10 ' Di-bond composite panels, mounted behind a glass curtain wall and internally lit with an LED neon tube. Glass to be 48" w x 120" h 1/4" clear tempered. These would occur in the following locations:
   - Recessed Wilson Street entry condition with a 51 feet tall, L-shaped (10' x 20') wide.
   - The interior walls of the zip car garage to utilize same wall assembly without glass curtain wall.
6.) Aluminum T&G rain-screen panel. 18"W x 84"H. attached directly to wall panel. Wood grain walnut finish. Longboard Architectural products. See details and product sheet on Sheet A301.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**progression**
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North & South Elevations

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|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |

Project #: 21.000
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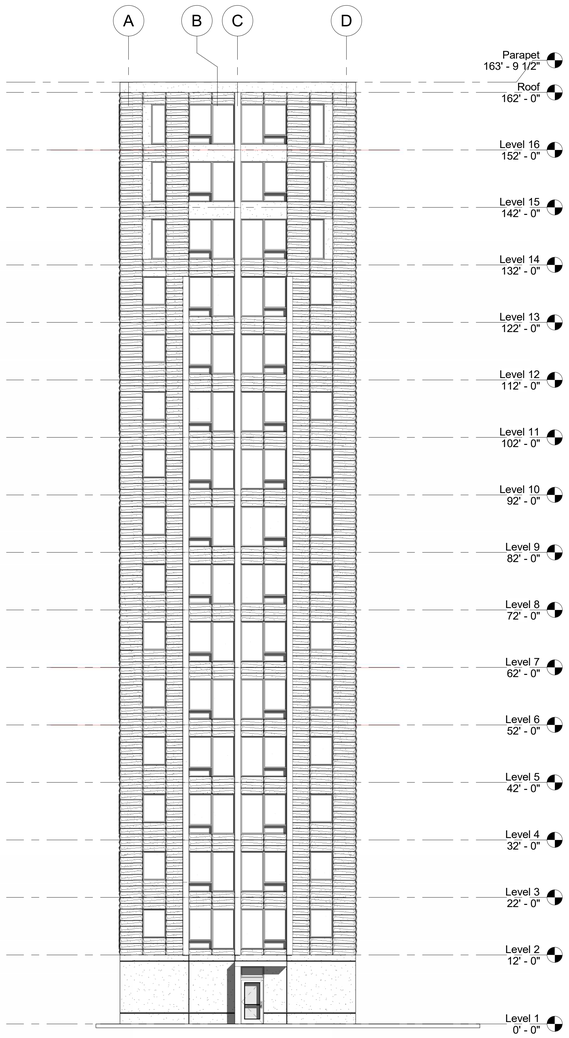
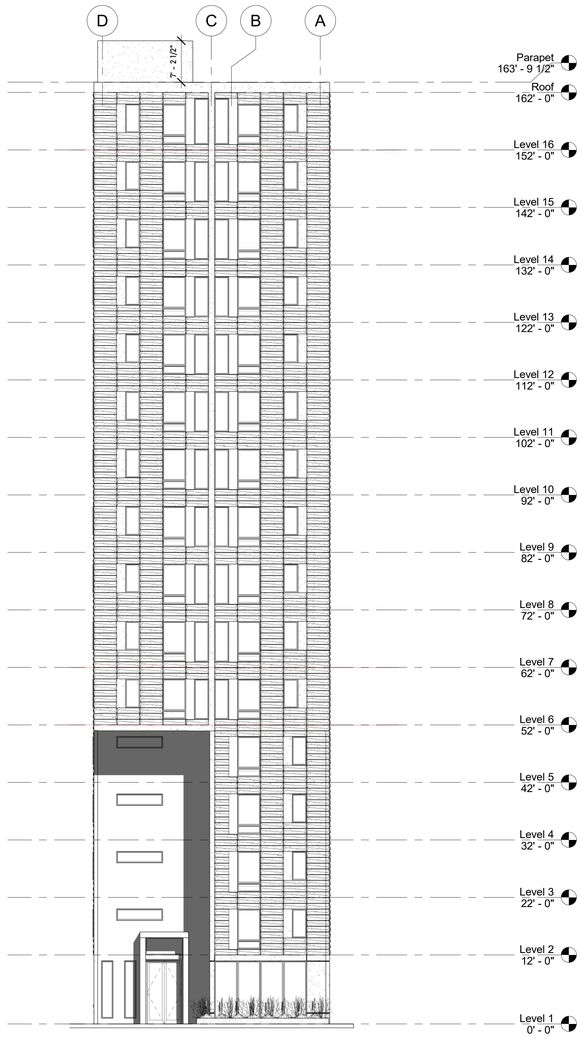
A202




1 South - Black and white
3/32" = 1'-0"




2 North - Black and white
3/32" = 1'-0"

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**progression**

139 West Wilson
Madison, Wisconsin

North & South Elevations - B&W

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |

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A202.1

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**progression**

139 West Wilson
Madison, Wisconsin

West Wilson Perspectives

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |
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A203

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**progression**

139 West Wilson
Madison, Wisconsin

West Wilson Perspectives

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |
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A204

**progression**

139 West Wilson
Madison, Wisconsin

West Wilson Perspective - Night

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| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |
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Date: 12/11/2023

A204.1

**progression**

139 West Wilson
Madison, Wisconsin

West Wilson Perspectives

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| Revisions: | |
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| UDC | 12/11/2023 |
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A205

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**progression**

139 West Wilson
Madison, Wisconsin

West Wilson Perspectives

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |

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A206

**progression**

139 West Wilson
Madison, Wisconsin

West Wilson Perspectives

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| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |

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Date: 12/11/2023

A207

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N3302 South Oakland Road
Town of Oakland, Wiconsin
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**progression**

139 West Wilson
Madison, Wisconsin

West Wilson Entry perepective

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |
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Project #: 21.000
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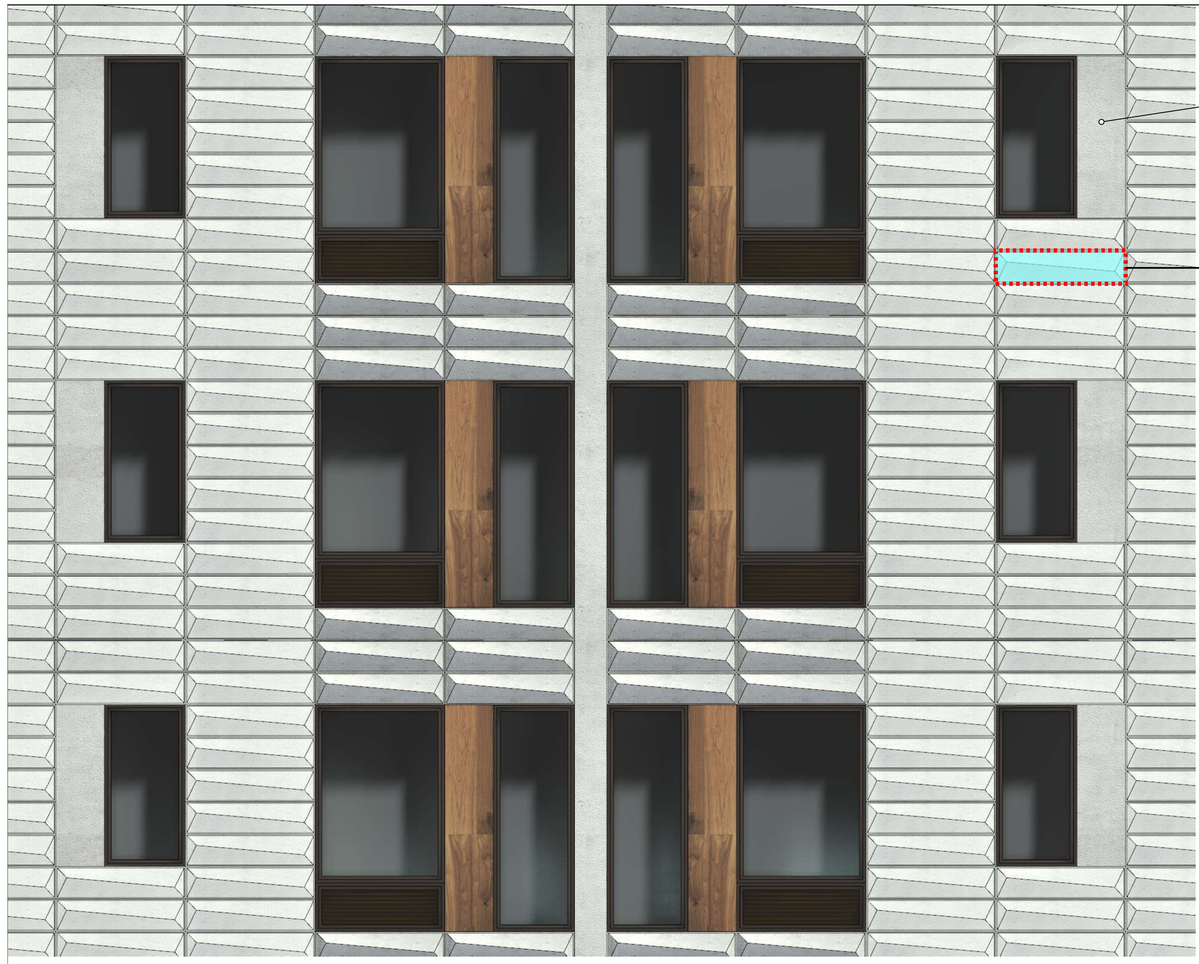
Date: 12/11/2023

A208



Smooth acid etched finish FLAT concrete panel. MINOR TEXTURAL EFFECT. TYPICAL at all facades. See Elevations for exact location and extents.

Typical 1' x 4' faceted unit

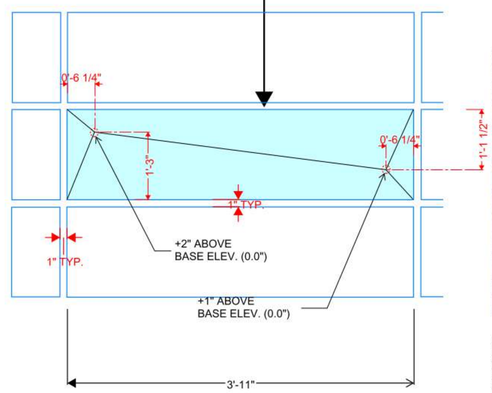
**PRIMARY EXTERIOR MATERIAL:**

Factory fabricated concrete skin wall panels whose primary sizes are 10' H x 24' W and 32' W.

Within each large panel the surface contains multiple custom formed 1' H x 4' W facets.

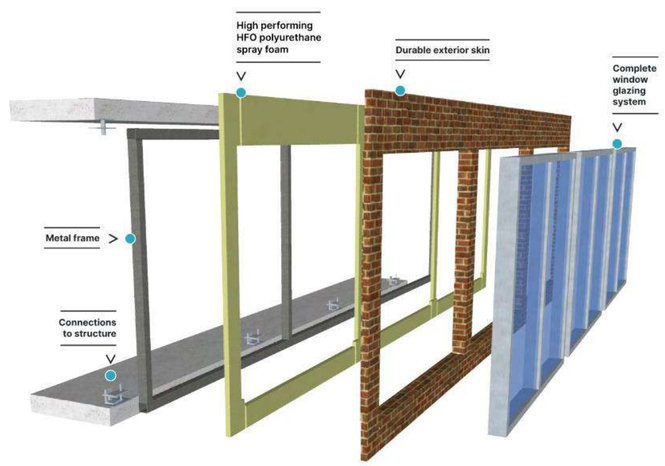
The concrete has a fine acid etched finish with pearl white color.

Wall panel manufacture is Wells Infinite Facade.
www.infinitefacade.com
Project manager is Dan Stenzel (dan.stenzel@wellsconcrete.com)



Acid etched concrete wall panel. Color: PEARL WHITE



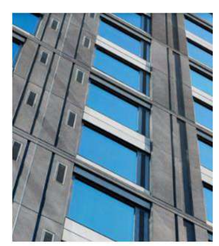


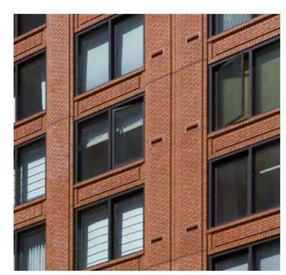

Complete wall shipped to site, craned in place and attached to structure, maximizing schedule efficiency.

WELLS
PRECAST | INNOVATORS

## BENEFITS OF PREFABRICATION

- Reduces site impacts
- Accelerates construction schedules
- Ensures constructability
- Provides budget certainty
- Factory quality
- Reduces risk
- Streamlined logistics and shipping processes







WELLS
PRECAST | INNOVATORS

# Finishes

Our exterior finish options are limitless. In addition to the wide variety of colors and textures currently available in traditional precast, other materials can be cast into the exterior veneer – such as brick, terracotta, and stone. The use of form liners also allows for an endless number of geometric patterns and reveals to be incorporated into the design.

Aesthetic Customization

1 Pick the texture you like. × 2 Choose your color scheme. × 3 Select your finish style.

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Exterior materials

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A300

4TH FLOOR

Smooth acid etched finish FLAT concrete panel. MINOR TEXTURAL EFFECT. Size and location varies. See Elevations.

Smooth acid etched finish concrete FACET. MAJOR TEXTURAL EFFECT. TYPICAL ON ALL FACADES.

3RD FLOOR

Smooth acid etched finish FLAT concrete panel. MINOR TEXTURAL EFFECT. Size and location varies. See Elevations.

2ND FLOOR

Smooth acid etched finish concrete panel with 1.5 - 2" vertical and horizontal reveals at FIRST FLOOR BASE. TYPICAL at all elevations.

PARTIAL AREA OF NORTH FACADE SHOWING THE TWO TEXTURAL EFFECTS ON THE CONCRETE WALL PANELS


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Exterior materials

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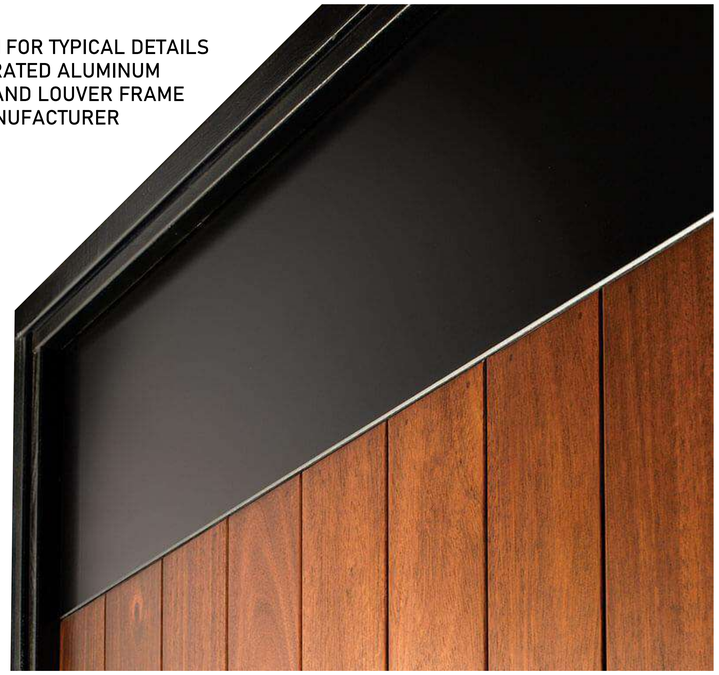
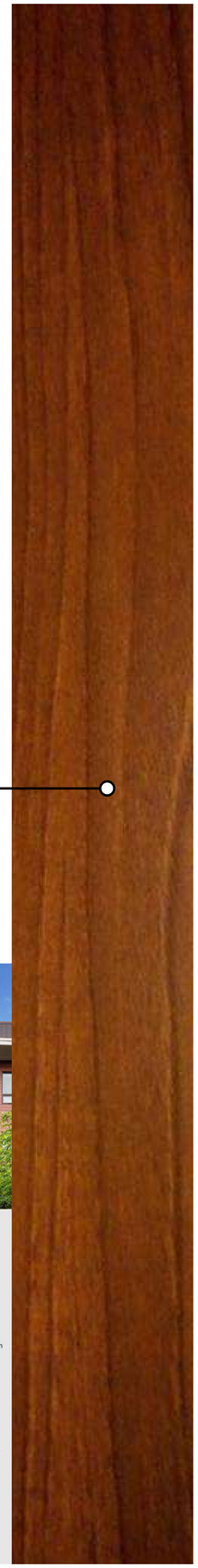
A300.1

SEE A301.1 FOR TYPICAL DETAILS OF INTEGRATED ALUMINUM WINDOW AND LOUVER FRAME FROM MANUFACTURER

ENLARGED PARTIAL NORTH FACADE SHOWING TYPICAL WINDOW - LOUVER - LONGBOARD CONFIGURATION AND SIZES

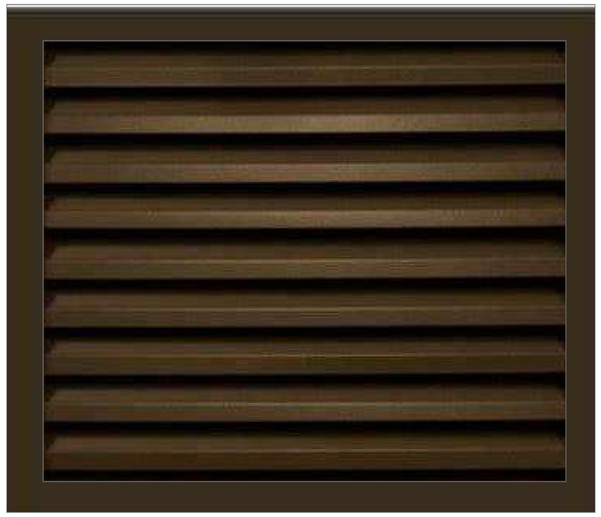


DARK BRONZE ALUMINUM NEXT TO TABLE WALNUT - 1 VERTICAL LONGBOARD

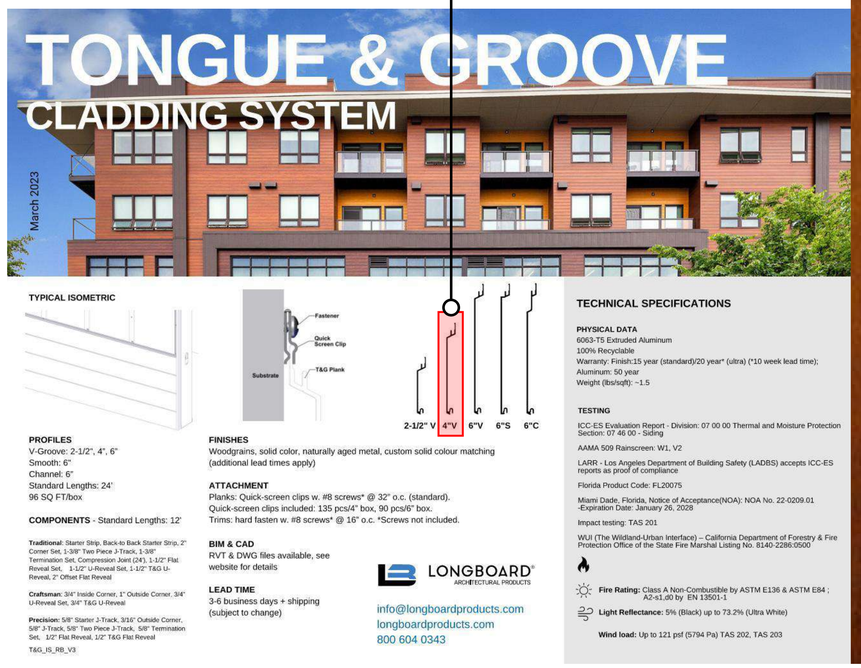


LONGBOARD ARCHITECTURAL PRODUCTS - TONGUE AND GROOVE CLADDING SYSTEM - 4" WIDE (4V) VERTICAL ORIENTATION. COLOR: TABLE WALNUT -1

1" INSULATED CLEAR GLASS - SLIM PROFILE ALUMINUM STOREFRONT WINDOW SYSTEM.



DARK BRONZE ANODIZED ALUMINUM FINISH AT ALL EXTERIOR WINDOWS, DOORS AND INTEGRSL WINDOW LOUVERS.

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139 West Wilson
Madison, Wisconsin

Exterior materials

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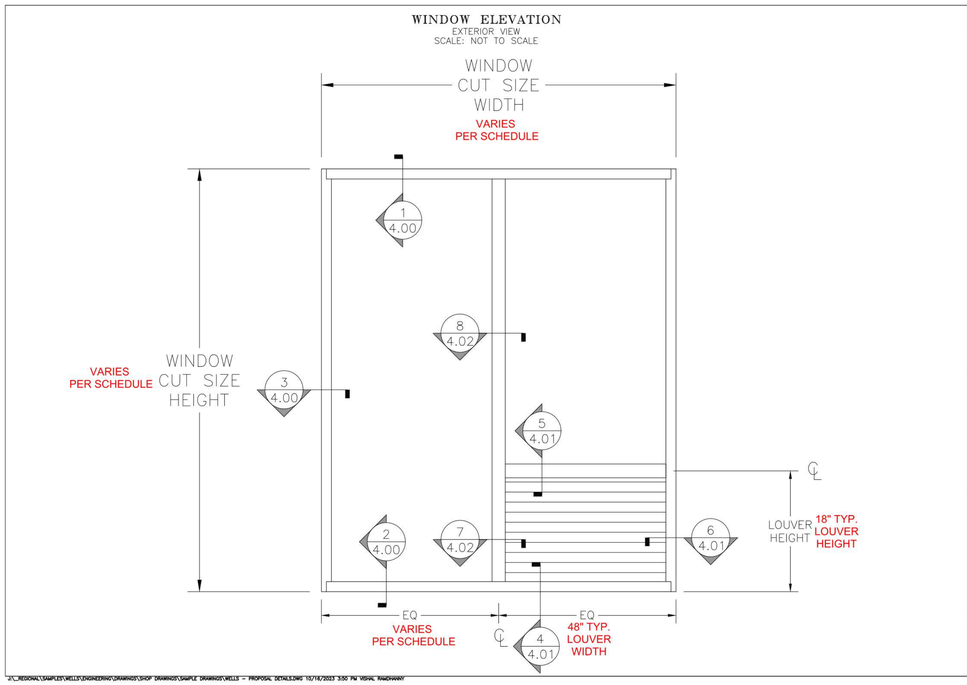
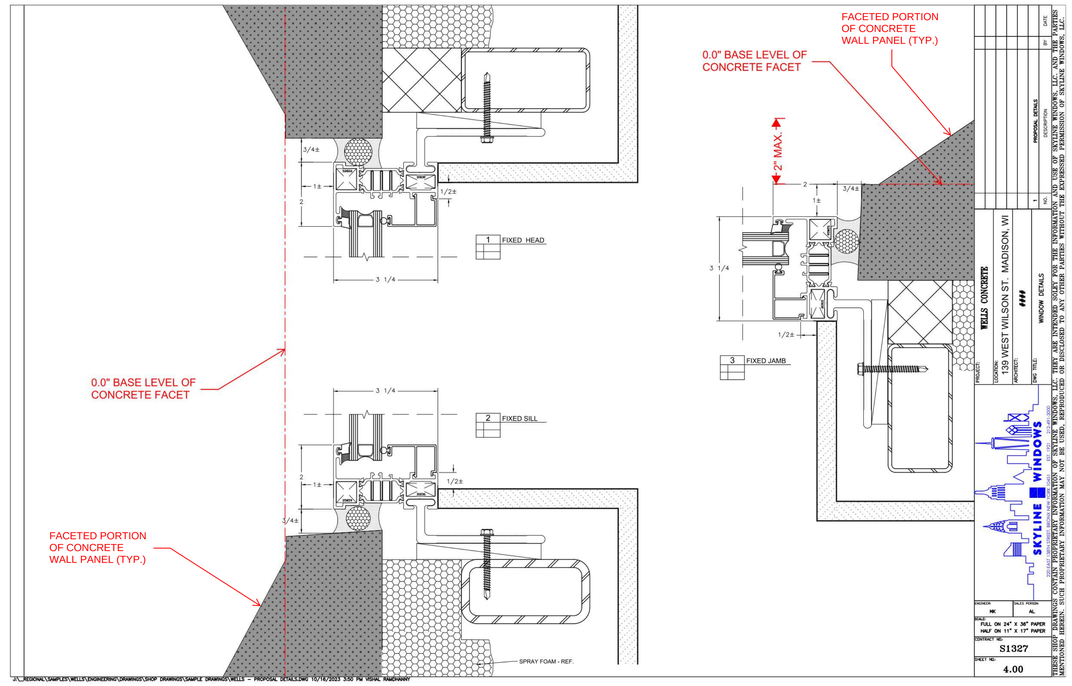
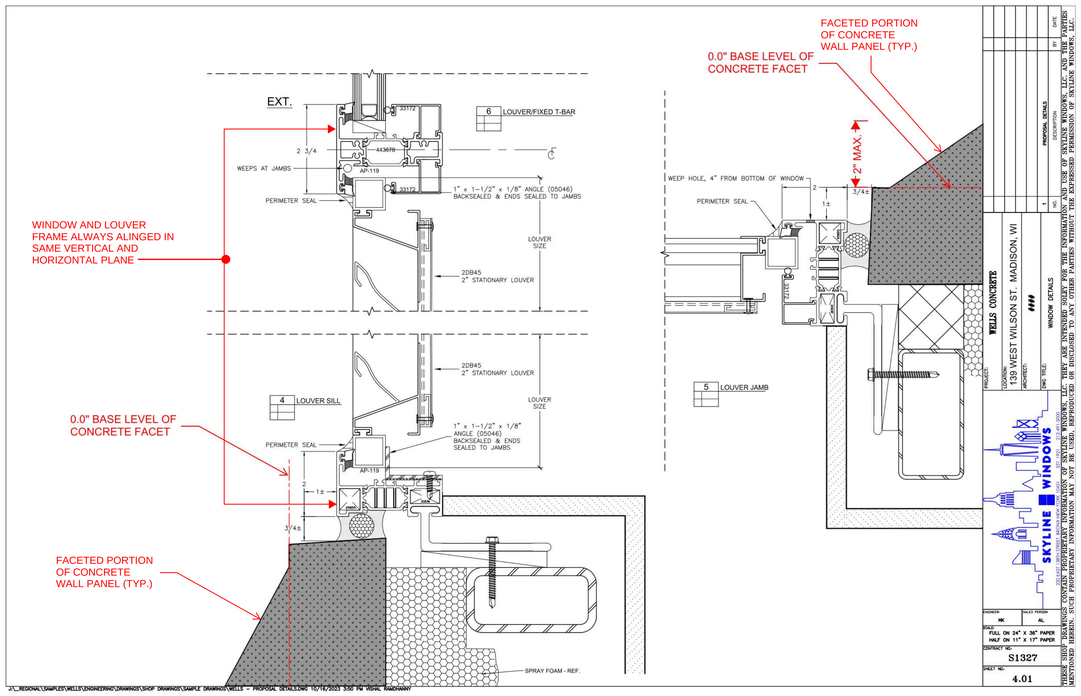
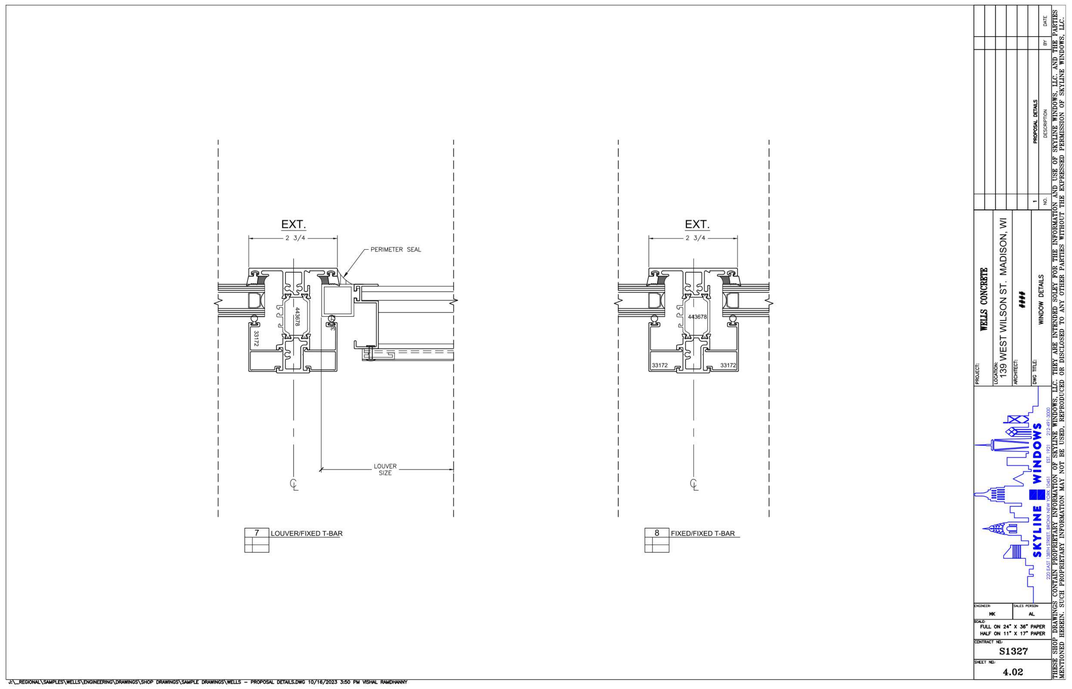
A301




SEA Design

N3302 South Oakland Road
Town of Oakland, Wiconsin
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**progression**

139 West Wilson
Madison, Wisconsin

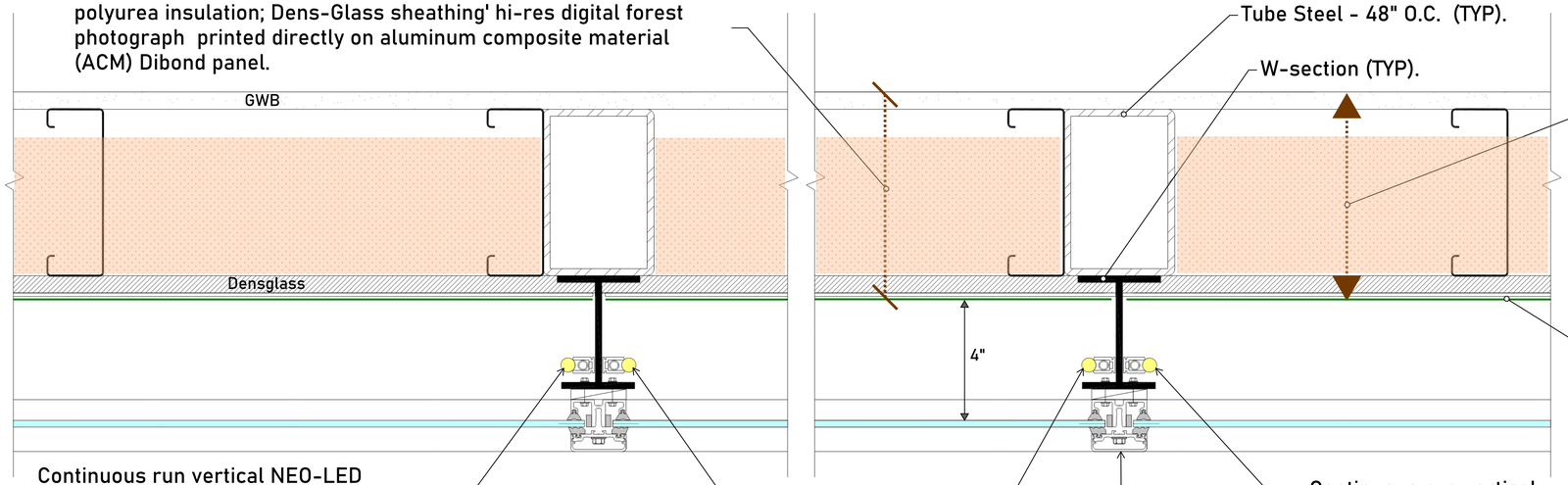
Integral Aluminum Frame Window and Louver details

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |

Project #: 21.000
Issued For: Review
Date: 12/11/2023

A301.1

EXTERIOR WALL ASSEMBLY: 5/8" Type 'X' GWB" 6" metal studs; polyurea insulation; Dens-Glass sheathing' hi-res digital forest photograph printed directly on aluminum composite material (ACM) Dibond panel.




Tube Steel - 48" O.C. (TYP).

W-section (TYP).

Window systems located within this portion of the overall curtain wall assembly. Where occurs on all elevations. (TYP).

1 Exterior art wall - Plan detail (TYP)

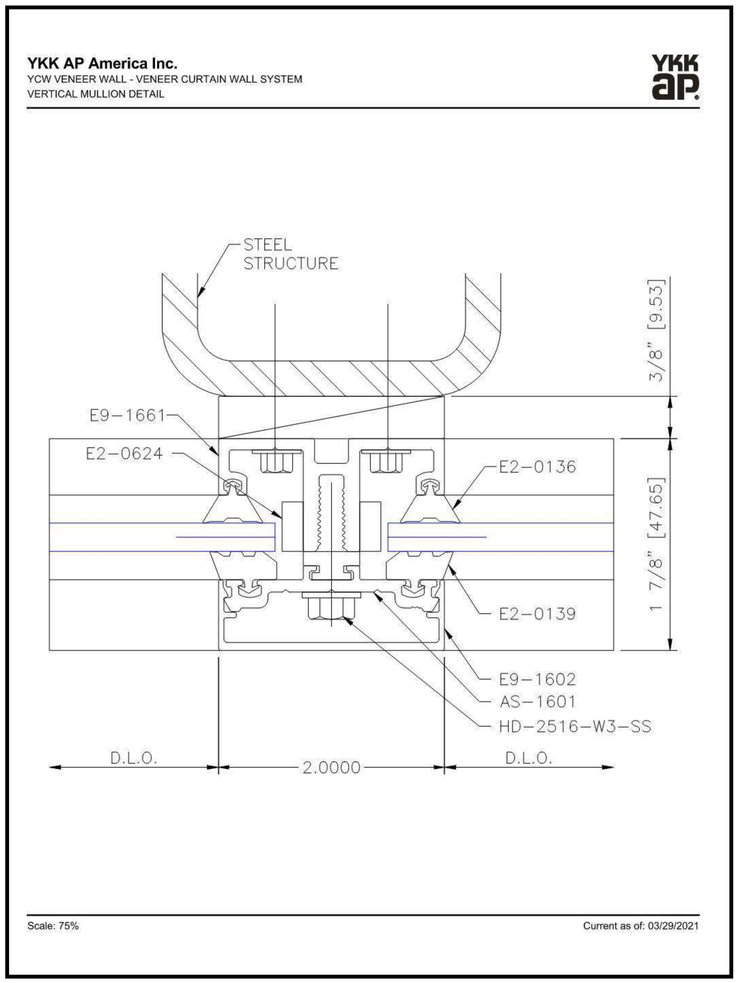
3mm Di-bond panel with forest graphic printed directly on aluminum using waterproof, UV-cured inks.

Continuous run vertical NEO-LED tube by Acolyte. Variable white @ 2500K - 6000K. Mounting clip attached to W-section. Access panels located at floors 3, 6 and roof.

Continuous run vertical NEO-LED tube. TYP. on both sides of web.

Continuous run vertical NEO-LED tube. TYP. on both sides of web.

YCW Veneer curtain wall system by YKK AP America. 48" x 120" 1/4" clear tempered glass panels set in vertical and horizontal 2" wide black anodized aluminum capture system as shown.

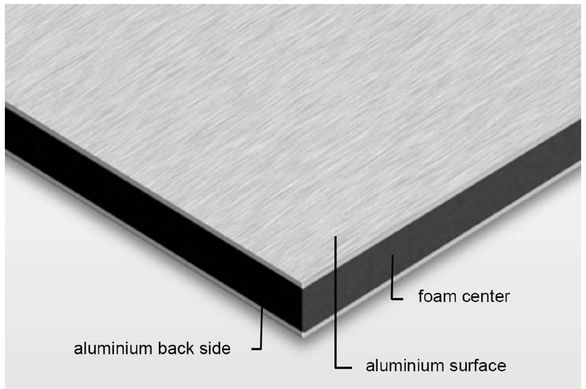



2 Curtain wall - Mullion detail (TYP)

NOTE:

Internally lit wall to use Acolyte LED neon tubes.
proposed in variable white ( 2400K - 6000K) for flexibility in final effect.

See Sheet A302.1 and A300 for more information on design proposal.




3 3mm (1/8").DiBond-Aluminum Composite material (ACM).

4 Example of direct print (ACM).

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Internally illuminated wall details

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |

Project #: 21.000
Issued For: Review
Date: 12/11/2023

A302

GEN LED acolyte® Architectural Lighting Solutions

Date

Project 139 West Wilson Street

Notes

product proposed:
NLCP 4.5VW

## NEON CONTOUR PLUS

This bendable, waterproof silicone fixture features all the benefits of modern LEDs while creating the classic look of neon tubes. Available in Static White, Variable White and color changing RGBW, Neon Contour Plus is designed with a larger profile to brave the elements in façade lighting and lettering. It's like neon, but better – and bigger!

- Side-bending flexible silicone creates larger vivid tubes of light
- RGBW, Static White, Variable White at 4.5 W/ft (14.76 W/m)
- Static White, Variable White cut lengths at 1.97 in. (50 mm)
- RGBW cut lengths at 3.28 in. (83.33 mm)
- Waterproof and UV resistant
- Unique rounded design helps create signature styles
- Assembled in U.S.

**Applications:**

Commercial
Entertainment
Healthcare

Hospitality
Museums
Public Spaces

Residential
Retail / Signage

RoHS IP67

## ORDERING GUIDE

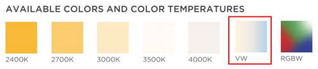
| Category | Wattage & Color | | Power Feed Direction |
|---|---|---|---|
| NLCP | | | |
| **NLCP** - Neon Contour Plus | **4.524** - 4.5 W/ft 2400K | **4.5VW** - 4.5 W/ft Variable White (2400K-6000K) | **E** - End Feed |
| | **4.527** - 4.5 W/ft 2700K | **4.5RGB27** - 4.5 W/ft RGB+White (2700K) | **B** - Bottom Feed |
| | **4.530** - 4.5 W/ft 3000K | **4.5RGB30** - 4.5 W/ft RGB+White (3000K) | |
| | **4.535** - 4.5 W/ft 3500K | **4.5RGB40** - 4.5 W/ft RGB+White (4000K) | |
| | **4.540** - 4.5 W/ft 4000K | | |

**Mounting**

**1. Aluminum Mounting Clip**
Recommended for curved applications with 6 in. (150 mm) on center spacing
Part #: NLCPMOUNTCLIPV2

**2. Neon Contour Plus Mounting Channel**
Recommended for all straight run applications
Sold by the foot, up to 6 ft 6 in. / 2 m
Part #: NLCPCHV2

## AVAILABLE COLORS AND COLOR TEMPERATURES






GEN LED acolyte® Architectural Lighting Solutions



## POWER FEED OPTIONS / SPECIFICATIONS / USAGE GUIDELINES

| SPECIFICATIONS | NEON CONTOUR PLUS |
|---|---|
| Operating Voltage | 24V DC |
| Power Consumption | Static White, Variable White, RGBW: 4.5 W/ft (14.76 W/m) |
| Protection Rating | IP67 |
| Beam Angle | 110° |
| Dimming | ELV / MLV / 0-10 Volt / DMX / Lutron A-Series 1% dimming LED drivers |
| Operating Temperature | -4° F to 140° F (-20° C to 60° C) |
| Color Temperatures / Colors | 2400K, 2700K, 3000K, 3500K, 4000K, Variable White (2400K-6000K)<br>RGBW (2700K, 3000K, 4000K) |
| Lamp Life | 50,000 Hours |
| Max Length | Static White: 39 ft 4.4 in. (12 m) (Not Field Cuttable)<br>Variable White, RGBW: 16 ft 4.85 in. (5 m) (Not Field Cuttable) |
| Cuttable Length | Static White, Variable White: 1.97 in (50 mm)<br>RGBW: 3.28 in. (83.33 mm) |
| Power Cable Length | Standard: 12 in. (304.8 mm) / Custom: up to 20 ft (6 m) |
| UV Resistant | UV tested in accordance with ISO 4892-3 with no visible change on the appearance of the sample |
| Minimum Bend Diameter | 11.8 in. (300 mm) |
| CRI (white) | 90+ for all Color Temperatures |
| Lumens | **4.5 Static White**<br>4000K: 206 lm/ft (675.7 lm/m), 43 lm/W |
| | **4.5 Variable White**<br>164 lm/ft (537.92 lm/m), 34 lm/W |
| | **4.5 RGBW**<br>Red: 9 lm/ft (29.5 lm/m), 8 lm/W / Green: 27 lm/ft (88.56 lm/m), 19 lm/W / Blue: 7 lm/ft (22.96 lm/m), 5 lm/W<br>White: 47 lm/ft (154.16 lm/m), 28 lm/W / All LEDs at 100%: 90 lm/ft (295.2 lm/m), 20 lm/W |

## MOLDED END CAPS

Molded End Cap

Molded Power Feed End Cap

## USAGE GUIDELINES

- When installing this product take into account the surface temperature of the material where it will be mounted. Many building surfaces which are exposed to direct sunlight exceed the 140° F/60° C maximum that our product is rated for. High-risk locations like this should be avoided.
- This product is not intended to be submerged in pools and fountains and does not carry UL 676 certification to do so. Available for download at www.GENLEDBrands.com/Acolyte
- Compatible with a wide variety of control products including the entire line of Lutron dimming systems.
- For use with Acolyte drivers, triac dimming modules, and 0-10 modules.
- Use with non-Acolyte triac, MLV or ELV drivers is not supported or warrantied
- Due to the cuttable points inside, this product's cuttable lengths are generally longer or shorter than the customer requested length. Unless specified, this product is factory cut at the shorter cuttable point
- This product can be used in wet, outdoor locations around swimming pools and spa tubs, but not submerged in swimming pools and spa tubs.
- We reserve the right to make changes to product lineup, specifications, design and finishes at any time without notice.

Acolyte does not warrant or represent that this information is free from errors or omission. The information may change without notice and Acolyte is not in any way liable for the accuracy of any information printed and stored or in any way interpreted or used.



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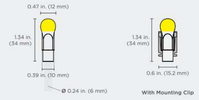
## DIMENSIONS & DIAGRAMS

### WITH BOTTOM FEED MOLDED END CAP

**Side View**

**Max Lengths:**
Static White: 39 ft 4.4 in. (12 m)
Variable White: 16 ft 4.85 in. (5 m)
RGBW: 19 ft 8.2 in. (6 m)

**End View**




**Width:** 0.47 in. (12 mm)
**Height:** 1.34 in. (34 mm)
**Cable Diameter:** 0.24 in. (6 mm)

**Width:** 0.6 in. (15.2 mm)
**Height:** 1.34 in. (34 mm)

### WITH END FEED MOLDED END CAP

**Side View**

**Max Lengths:**
Static White: 39 ft 4.4 in. (12 m)
Variable White: 16 ft 4.85 in. (5 m)
RGBW: 19 ft 8.2 in. (6 m)

**End View**

**Width:** 0.47 in. (12 mm)
**Height:** 0.98 in. (25 mm)
**Cable Diameter:** 0.24 in. (6 mm)

**Width:** 0.6 in. (15.2 mm)
**Height:** 1.18 in. (30.05 mm)

### MOUNTING CLIP

Recommended for curved applications with 6 in. (150 mm) on center spacing.

**Top View**

**Width:** 0.83 in. (21.2 mm)
**Depth:** 0.79 in. (20 mm)

**End View**

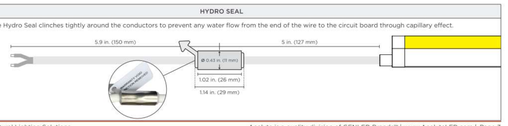
**Width:** 0.6 in. (15.2 mm)
**Height:** 0.83 in. (21 mm)

### MOUNTING CHANNEL

Recommended for all straight run applications.
Sold by the foot, up to 6 ft 6 in. / 2 m (same width & height as mounting clip)
(Part #: NLCPCHV2)

### HYDRO SEAL

The Hydro Seal clinches tightly around the conductors to prevent any water flow from the end of the wire to the circuit board through capillary effect.






**Length:** 0.79 in. / 20 mm
**Width:** 0.6 in. / 15.2 mm

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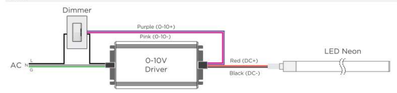
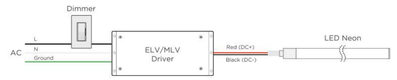
## WIRING DIAGRAMS

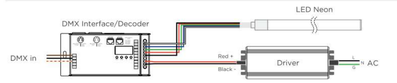
### 0-10V



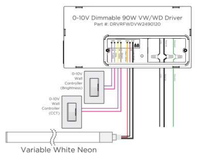

### MLV / ELV



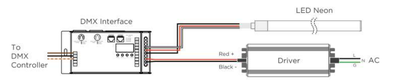

### DMX




### 2-CHANNEL VARIABLE WHITE DIMMING




### DMX WIRING DIAGRAM - COMPATIBLE WITH ALL MODELS OF VARIABLE WHITE RIBBONLYTE




### WIRE COLORS PER RIBBONLYTE COLOR

**STATIC WHITE**
Red Wire (+) Positive
Black Wire (-) Negative

**RGBW**
Black Wire (+) Positive
Red Wire (-) goes to Red Channel
Green Wire (-) goes to Green Channel
Blue Wire (-) goes to Blue Channel
White Wire (-) goes to White Channel

**VARIABLE WHITE**
Black Wire (+) Positive
Red Wire (-) goes to Warm White Channel
White Wire (-) goes to Cool White Channel

REV.20JUN2023



NOTE:

Internally lit wall to use Acolyte LED neon tubes.
proposed in variable white ( 2400K - 6000K) for flexibility in final effect.

See Sheet A302 and A300 for more information on design proposal.

SEA Design
N3302 South Oakland Road
Town of Oakland, Wiconsin
53538

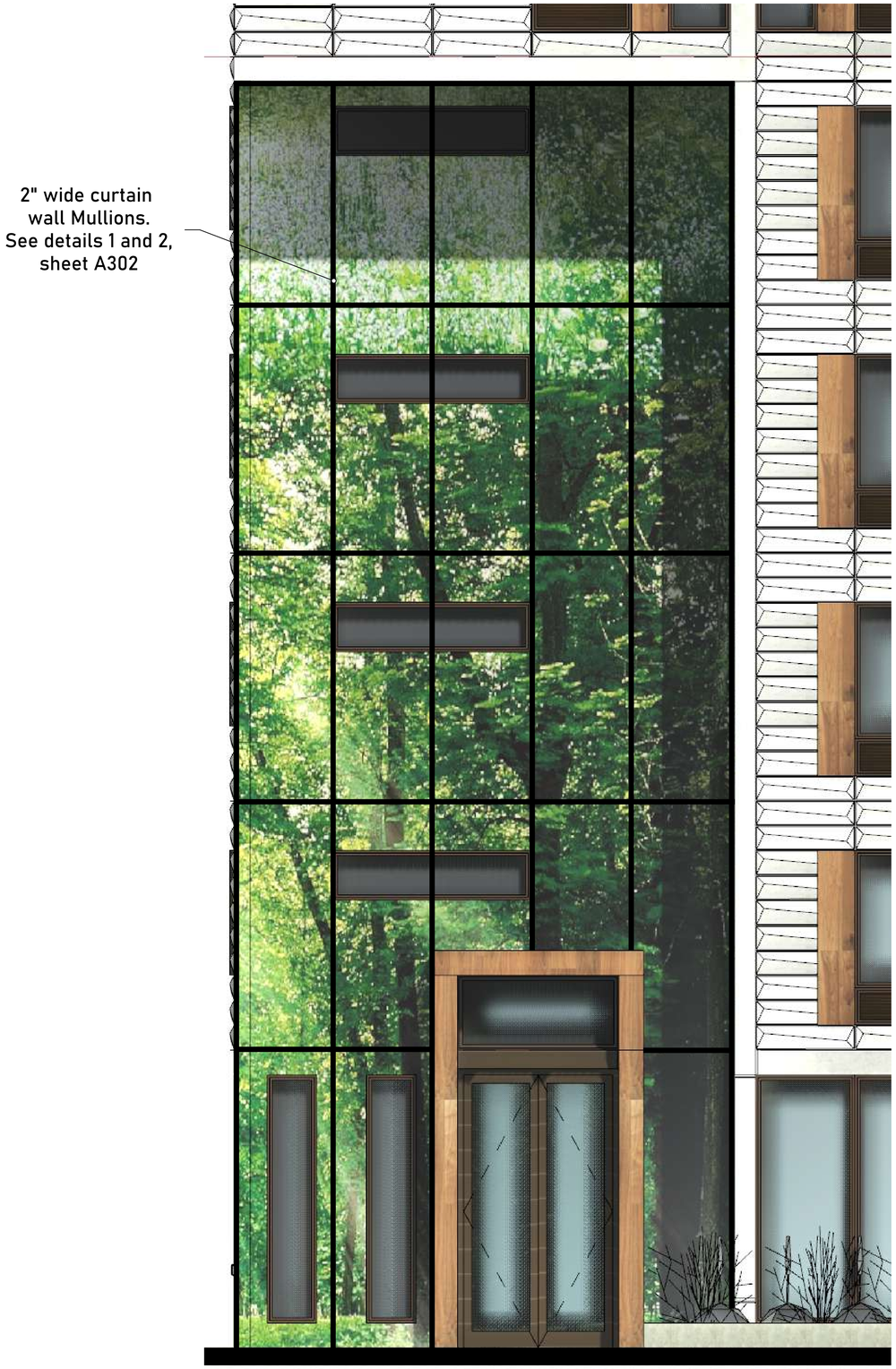
progression
139 West Wilson
Madison, Wisconsin

Internally illuminated wall details

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |

Project #: 21.000
Issued For: Review
Date: 12/11/2023

A302.1




1 North Curtain wall Elevation

GENERAL NOTE:
Glass curtain wall and illuminated art wall assemblies as shown on East Elevation to follow same detail and lighting configurations.

2 North Curtain wall LED light locations

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**progression**
139 West Wilson
Madison, Wisconsin

Internally illuminated wall details

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |

Project #: 21.000
Issued For: Review
Date: 12/11/2023

A303

Maximum height for this proposal given MGO 28.134 (3) - Capital view preservation

City Datum @ 0'-0" is established per code at 845.6'. From there to top of column capital at rotunda, code provides max height of 187.2 above datum.

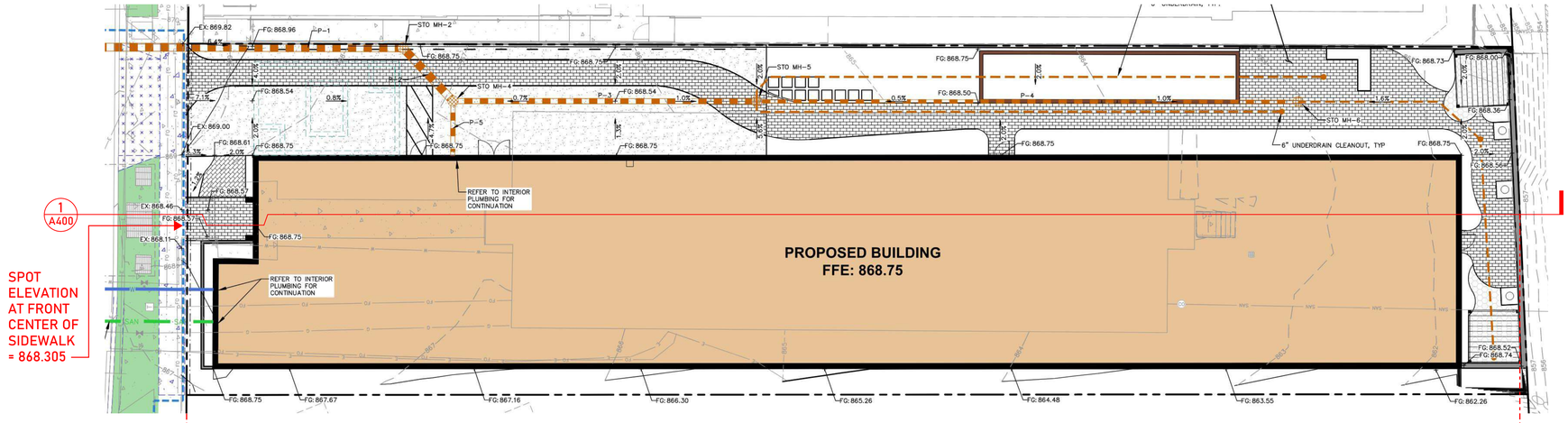
The sum of these is 1032.8'.

Elevation at front center of sidewalk is 868.305'.

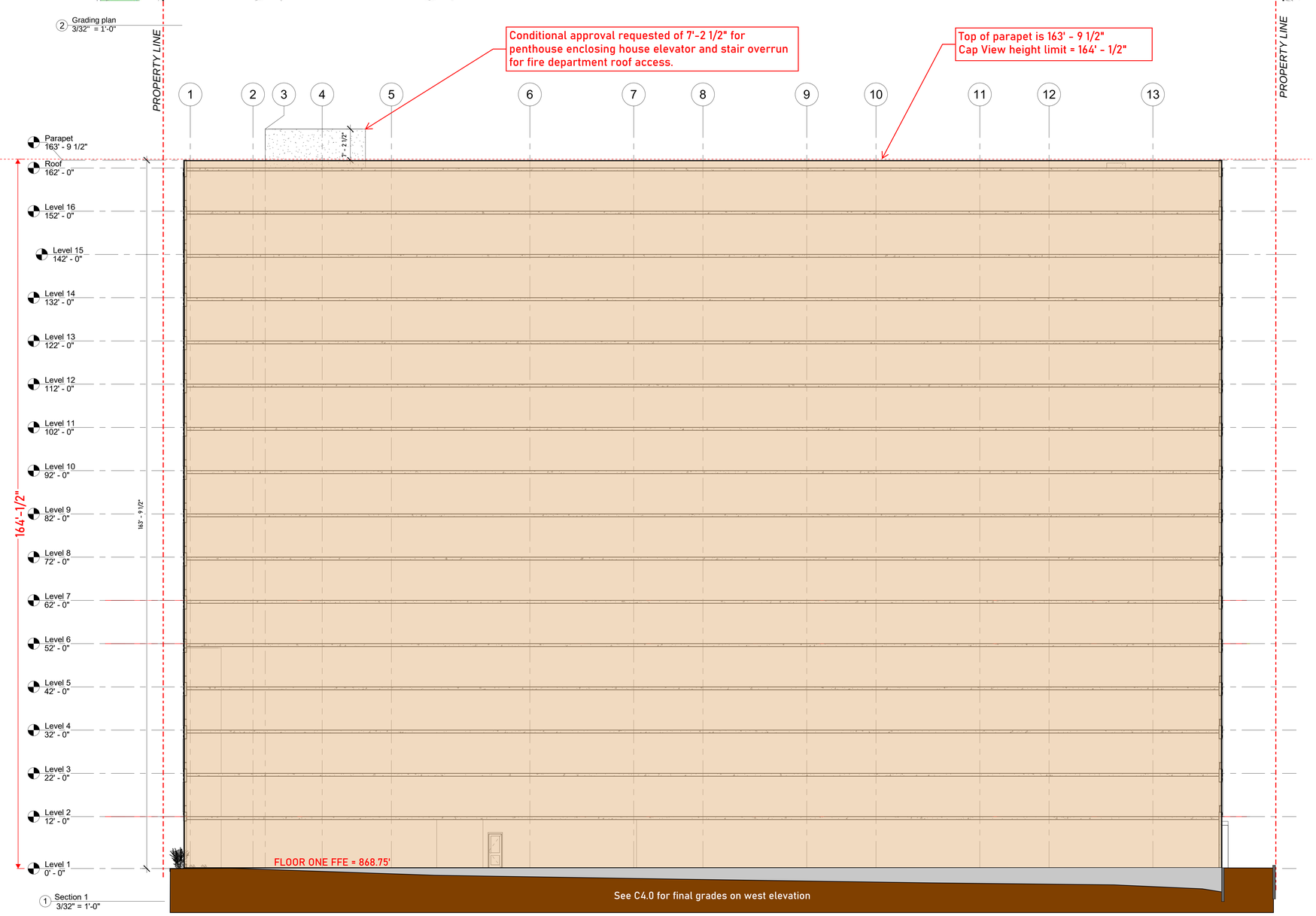
Our FFE is 868.75'.
As a result the max height for this proposal is 1032.8' - 868.75' = 164.05'.

Top of parapet is 163' - 9 1/2"

Conditional approval requested for penthouse overun of 7'-2 1/2" above parapet.

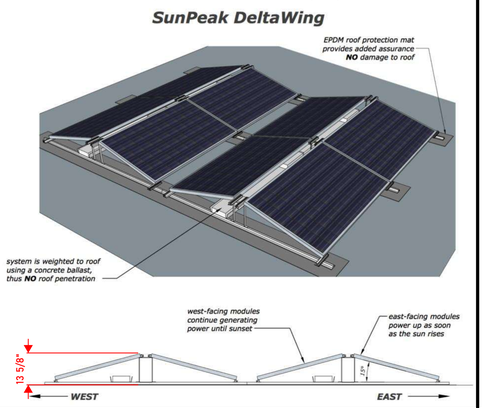



2 Grading plan
3/32" = 1'-0"




1 Section 1
3/32" = 1'-0"

Low profile solar array system




PV array system is below CAP view limit. PV panels and array brackets are 13 5/8" tall and parapet is 21 1/2" high.

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progression
139 West Wilson
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EXHIBIT - Capital View Height Limit

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |

Project #: 21.000
Issued For: Review
Date: 12/11/2023

A400

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N3302 South Oakland Road
Town of Oakland, Wiconsin
53538

**progression**

139 West Wilson
Madison, Wisconsin

Long View from Olin Park

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |
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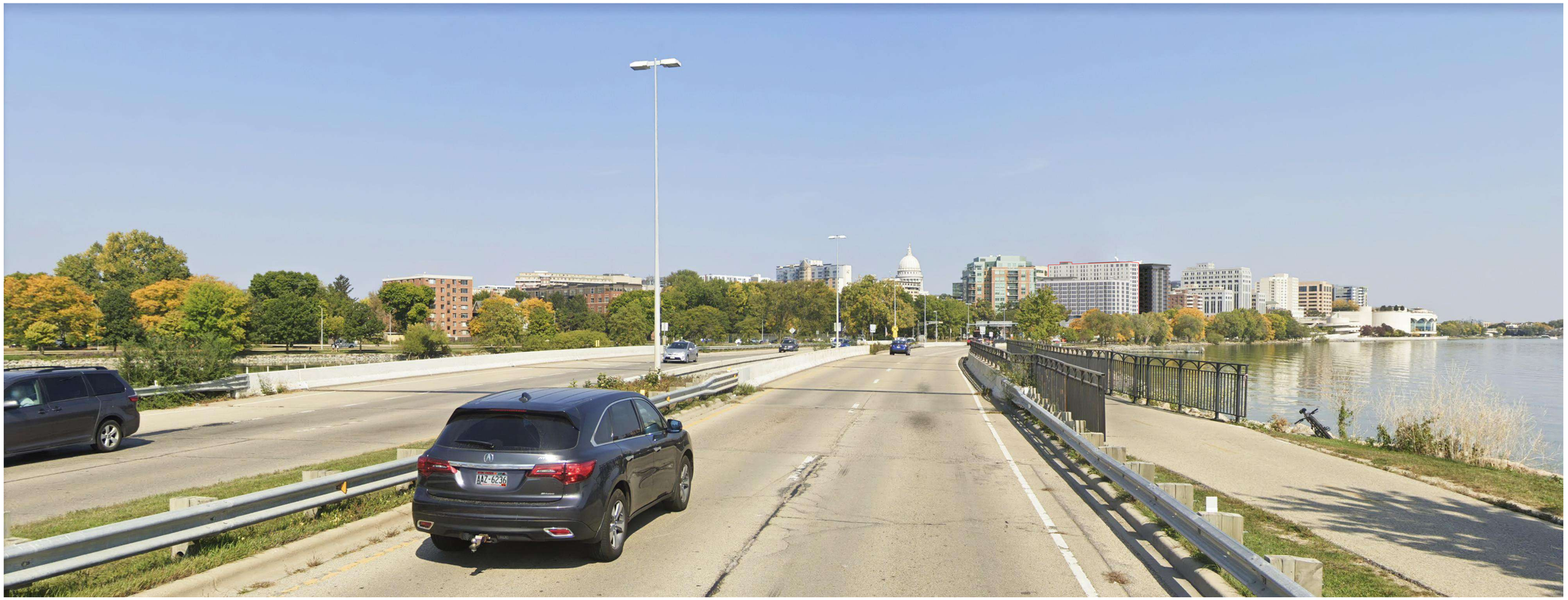
|---|---|
| Project #: | 21.000 |
| Issued For: | Review |
| Date: | 12/11/2023 |

A401



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N3302 South Oakland Road
Town of Oakland, Wiconsin
53538

**progression**

139 West Wilson
Madison, Wisconsin

Long View from John Nolen Drive

| Revisions: | |
|---|---|
| UDC | 12/11/2023 |
| P.C. | 12/11/2023 |
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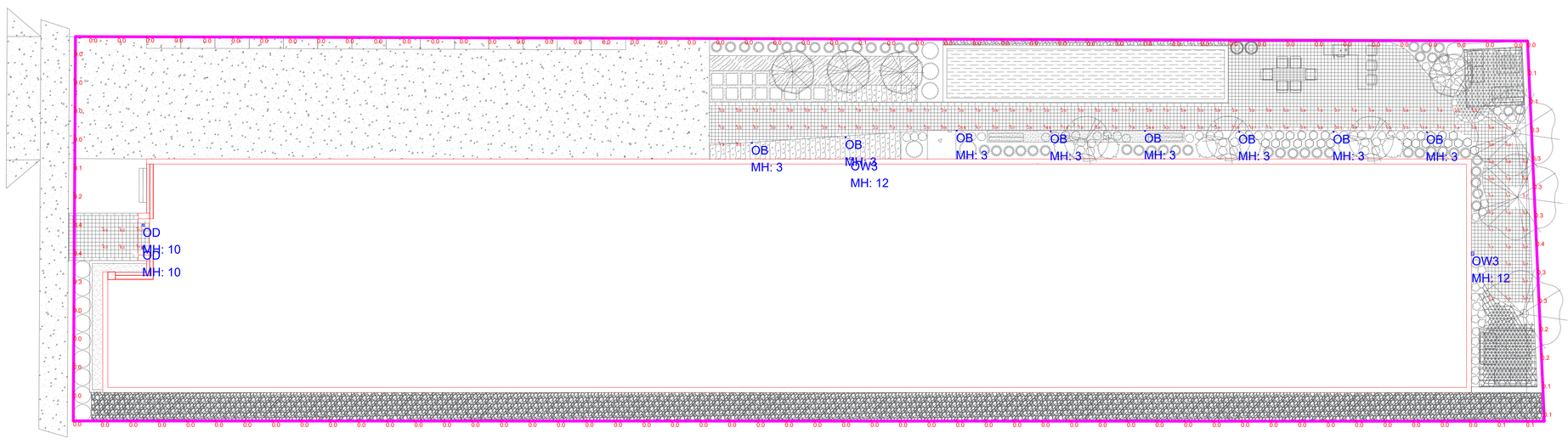
Project #: 21.000
Issued For: Review
Date: 12/11/2023

A402

# EXTERIOR LIGHTING PACKAGE CONTAINS SHEETS LT-1 THRU LT-16

WestWilsonStreet




| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Qty** | **Label** | **Arrangement** | **LLF** | **MFR** | **Description** | **Lum. Watts** | **Total Watts** | **Lum. Lumens** |
| 2 | OD | SINGLE | 0.950 | LITHONIA | LDN4SQ xx/10 LS4AR LSS | 10.58 | 21.16 | 877 |
| 8 | OB | SINGLE | 0.950 | HESS | GN900 xxK UNV | 7.26 | 58.08 | 581 |
| 2 | OW3 | SINGLE | 0.950 | LITHONIA | WDGE2 LED P0 xxK 80CRI T1S | 6.8946 | 13.7892 | 699 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Label** | **CalcType** | **Units** | **Avg** | **Max** | **Min** | **Avg/Min** | **Max/Min** |
| PROP LINE | Illuminance | Fc | 0.04 | 0.4 | 0.0 | N.A. | N.A. |
| SIDEWALK | Illuminance | Fc | 2.90 | 25.6 | 0.3 | 9.67 | 85.33 |
| WEST DOOR | Illuminance | Fc | 7.98 | 11.8 | 4.0 | 2.00 | 2.95 |

LT-1

ENTERPRISE Lighting & Control

| # | DATE | COMMENTS |
|---|---|---|
| | | |

REVISIONS

DRAWN BY : AD

DATE : OCT 25, 2023

SCALE : 3/32" = 1'- 0"

139 WEST WILSON REDEVELOPMENT

MADISON, WISCONSIN

LIGHTING LAYOUT

| | |
|---|---|
| Catalog Number | LDN4SQ 35/10 LS4AR LSS |
| Notes | 139 West Wilson St. |
| Type | OD |

# LDN4SQ STATIC WHITE

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

OD

## FEATURES & SPECIFICATIONS

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

**CONSTRUCTION** — Durable square metal reflectors retained by torsion springs.

Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches.

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

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

Accommodates 12"-24" joist spacing.

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

Max ceiling thickness 1-1/2".

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

LED light source concealed with diffusing optical lens.

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

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

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

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

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

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

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

**BUY AMERICAN ACT** — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

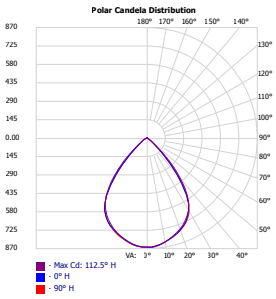
**WARRANTY** — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

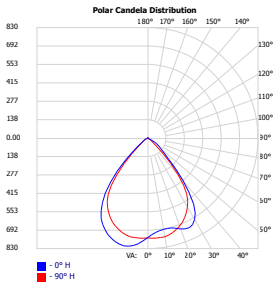
## PERFORMANCE DATA

| LDN4SQ 3500K AR LSS CRI80 | | | |
|---|---|---|---|
| **Nominal** | **Lumens** | **Wattage** | **Lm/W** |
| 500 | 432.5 | 5.7 | 75.3 |
| 750 | 620 | 8.6 | 72.1 |
| 1000 | 863 | 10.6 | 81.6 |
| 1500 | 1249 | 17.5 | 71.4 |
| 2000 | 1657 | 22.1 | 74.9 |
| 2500 | 2218 | 26.1 | 85.0 |
| 3000 | 2483 | 32.1 | 77.4 |
| 4000 | 3479 | 43.0 | 80.9 |

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



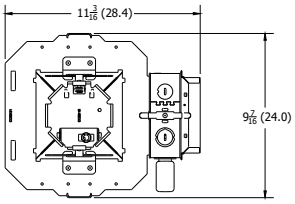

**Open**

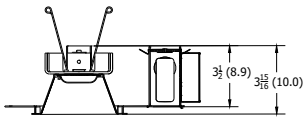



**Wallwash**

## DIMENSIONS

**LDN4 500 - 1500 LUMENS**




Aperture: 4-5/16" (11)
Ceiling Opening: 5-1/8" (13)
Overlap Trim: 5-7/16" (13.8)

See page 4 for other fixture dimensions

LT-2

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

**Example:** LDN4SQ 35/15 LS4 AR LSS MVOLT EZ1

| LDN4SQ | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Series** | **Color temperature** | **Lumens ‡** | **Trim Style** | **Trim Color** | **Trim Finish** | **Flange Color ‡** | **Voltage** |
| LDN4SQ 4" square | 27/ 2700K<br>30/ 3000K<br>35/ 3500K<br>40/ 4000K<br>50/ 5000K | 05 500 lumens<br>07 750 lumens<br>10 1000 lumens<br>15 1500 lumens<br>20 2000 lumens<br>25 2500 lumens<br>30 3000 lumens<br>40 4000 lumens | LS4 Downlight<br>LSW4 Wallwash | AR Clear<br>WR ‡ White<br>BR ‡ Black<br>TCPC ‡ Custom painted trim<br>TRALTBD ‡ RAL painted trim | LSS Semi-specular<br>LD Matte diffuse<br>LS Specular | TRW White painted flange<br>TRBL Black painted flange<br>FCPC Custom painted flange only<br>FRALTBD RAL painted flange only | MVOLT Multi-volt<br>120 120V<br>277 277V<br>347 ‡ 347V |

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

| ‡ Option Value Ordering Restrictions | |
|---|---|
| **Option value** | **Restriction** |
| Lumens | Overall height varies based on lumen package; refer to dimensional chart. |
| TRW, TRBL | Available with clear (AR) reflector only. Not available with finishes. |
| 347 | Not available with emergency options. |
| SF | Must specify voltage 120V or 277V. |
| 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. |
| NLTAIR2, NLTAIRER2, NLTAIREM2 | NLTAIR2, NLTAIRER2 and NLTAIREM2 not recommended for metal ceiling installations. See UL 924 Sequence of Operation table. Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. |
| N80 | Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ1 drivers. |
| HAO | Fixture height is 5-11/16" for all lumen packages with HAO. |
| CP | Must specify voltage for 3000lm. 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/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch |

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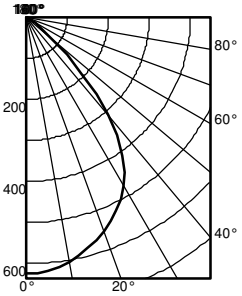
# LDN4SQ

## PHOTOMETRY

| Distribution Curve | Distribution Data | Output Data | Illuminance Data at 30" Above Floor for a Single Luminaire |
|---|---|---|---|

**LDN4SQ 35/10 LS4AR,** input watts: 10.58, delivered lumens: 908.4, LM/W = 85.86, spacing criterion at 0= 1.15, test no. ISF 35250P109



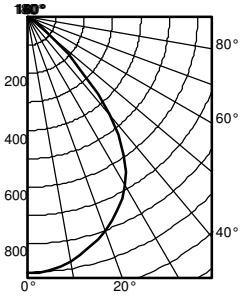

| | Ave | Lumens |
|---|---|---|
| 0 | 625 | |
| 5 | 621 | 59 |
| 15 | 580 | 163 |
| 25 | 519 | 238 |
| 35 | 409 | 251 |
| 45 | 192 | 148 |
| 55 | 37 | 38 |
| 65 | 7 | 8 |
| 75 | 2 | 2 |
| 85 | 0 | 0 |
| 90 | 0 | |

| Zone | Lumens | % Lamp |
|---|---|---|
| 0° - 30° | 460.2 | 50.7 |
| 0° - 40° | 710.8 | 78.2 |
| 0° - 60° | 897.5 | 98.8 |
| 0° - 90° | 908.1 | 100.0 |
| 90° - 120° | 0.0 | 0.0 |
| 90° - 130° | 0.0 | 0.0 |
| 90° - 150° | 0.1 | 0.0 |
| 90° - 180° | 0.3 | 0.0 |
| 0° - 180° | 908.4 | *100.0 |

*Efficiency

| Mounting Height | Inital FC Center Beam | 50% beam - 59.5° Diameter | 50% beam - 59.5° FC | 10% beam - 90.9° Diameter | 10% beam - 90.9° FC |
|---|---|---|---|---|---|
| 8.0 | 20.6 | 6.3 | 10.3 | 11.2 | 2.1 |
| 10.0 | 11.1 | 8.6 | 5.5 | 15.2 | 1.1 |
| 12.0 | 6.9 | 10.9 | 3.5 | 19.3 | 0.7 |
| 14.0 | 4.7 | 13.1 | 2.4 | 23.4 | 0.5 |
| 16.0 | 3.4 | 15.4 | 1.7 | 27.4 | 0.3 |

**LDN4SQ 35/15 LS4AR,** input watts: 17.5, delivered lumens: 1314.4, LM/W = 75.10, spacing criterion at 0= 1.15, test no. ISF 35250P114.



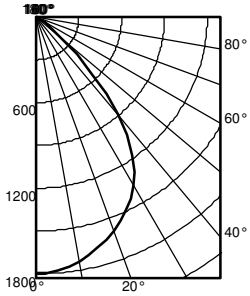

| | Ave | Lumens |
|---|---|---|
| 0 | 904 | |
| 5 | 898 | 85 |
| 15 | 840 | 237 |
| 25 | 751 | 344 |
| 35 | 592 | 363 |
| 45 | 277 | 214 |
| 55 | 54 | 56 |
| 65 | 11 | 12 |
| 75 | 2 | 3 |
| 85 | 1 | 1 |
| 90 | 0 | |

| Zone | Lumens | % Lamp |
|---|---|---|
| 0° - 30° | 665.9 | 50.7 |
| 0° - 40° | 1028.5 | 78.2 |
| 0° - 60° | 1298.6 | 98.8 |
| 0° - 90° | 1314.0 | 100.0 |
| 90° - 120° | 0.0 | 0.0 |
| 90° - 130° | 0.0 | 0.0 |
| 90° - 150° | 0.1 | 0.0 |
| 90° - 180° | 0.4 | 0.0 |
| 0° - 180° | 1314.4 | *100.0 |

*Efficiency

| Mounting Height | Inital FC Center Beam | 50% beam - 59.5° Diameter | 50% beam - 59.5° FC | 10% beam - 90.9° Diameter | 10% beam - 90.9° FC |
|---|---|---|---|---|---|
| 8.0 | 29.9 | 6.3 | 14.9 | 11.2 | 3.0 |
| 10.0 | 16.1 | 8.6 | 8.0 | 15.2 | 1.6 |
| 12.0 | 10.0 | 10.9 | 5.0 | 19.3 | 1.0 |
| 14.0 | 6.8 | 13.1 | 3.4 | 23.4 | 0.7 |
| 16.0 | 5.0 | 15.4 | 2.5 | 27.4 | 0.5 |

**LDN4SQ 35/30 LS4AR,** input watts: 32.1, delivered lumens: 2614.1, LM/W = 83.78, spacing criterion at 0= 1.15, test no. ISF 31036P129.




| | Ave | Lumens |
|---|---|---|
| 0 | 1797 | |
| 5 | 1786 | 169 |
| 15 | 1670 | 470 |
| 25 | 1493 | 685 |
| 35 | 1178 | 721 |
| 45 | 551 | 426 |
| 55 | 107 | 111 |
| 65 | 21 | 24 |
| 75 | 5 | 6 |
| 85 | 1 | 1 |
| 90 | 0 | |

| Zone | Lumens | % Lamp |
|---|---|---|
| 0° - 30° | 1324.3 | 50.7 |
| 0° - 40° | 2045.4 | 78.2 |
| 0° - 60° | 2582.5 | 98.8 |
| 0° - 90° | 2613.2 | 100.0 |
| 90° - 120° | 0.0 | 0.0 |
| 90° - 130° | 0.0 | 0.0 |
| 90° - 150° | 0.2 | 0.0 |
| 90° - 180° | 0.8 | 0.0 |
| 0° - 180° | 2614.0 | *100.0 |

*Efficiency

| Mounting Height | Inital FC Center Beam | 50% beam - 59.5° Diameter | 50% beam - 59.5° FC | 10% beam - 90.9° Diameter | 10% beam - 90.9° FC |
|---|---|---|---|---|---|
| 8.0 | 59.4 | 6.3 | 29.7 | 11.2 | 5.9 |
| 10.0 | 32.0 | 8.6 | 16.0 | 15.2 | 3.2 |
| 12.0 | 19.9 | 10.9 | 10.0 | 19.3 | 2.0 |
| 14.0 | 13.6 | 13.1 | 6.8 | 23.4 | 1.4 |
| 16.0 | 9.9 | 15.4 | 4.9 | 27.4 | 1.0 |

### 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 |

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

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**Notes**

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


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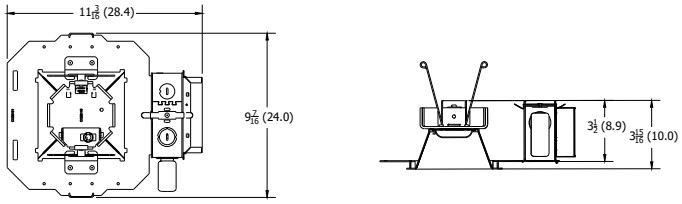
# LDN4SQ

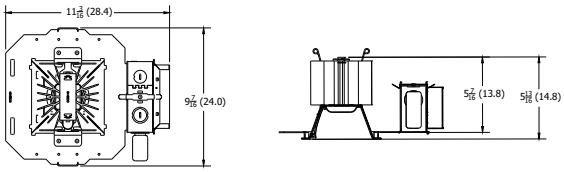
* All dimensions are inches (centimeters) unless otherwise noted.

## LDN4 500 - 1500 LUMENS



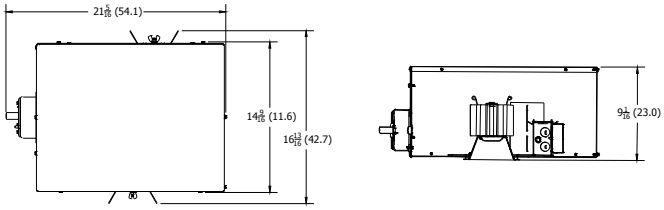

Aperture: 4-5/16" (11)
Ceiling Opening: 5-1/8" (13)
Overlap Trim: 5-7/16" (13.8)

## LDN4 2000 - 3000 LUMENS



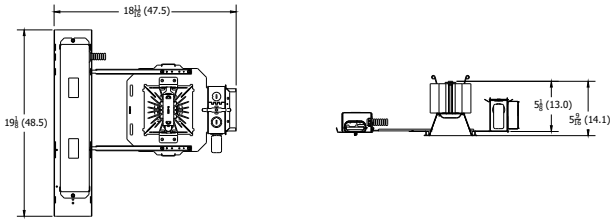

Aperture: 4-5/16" (11)
Ceiling Opening: 5-1/8" (13)
Overlap Trim: 5-7/16" (13.8)

## LDN4 CP




Aperture: 4-5/16" (11)
Ceiling Opening: 5-1/8" (13)
Overlap Trim: 5-7/16" (13.8)

## LDN4 EL




Aperture: 4-5/16" (11)
Ceiling Opening: 5-1/8" (13)
Overlap Trim: 5-7/16" (13.8)

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## ADDITIONAL DATA

JOT
JUST ONE TOUCH

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**

LDN4SQ Series

Sensor Switch
WSXA JOT

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

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

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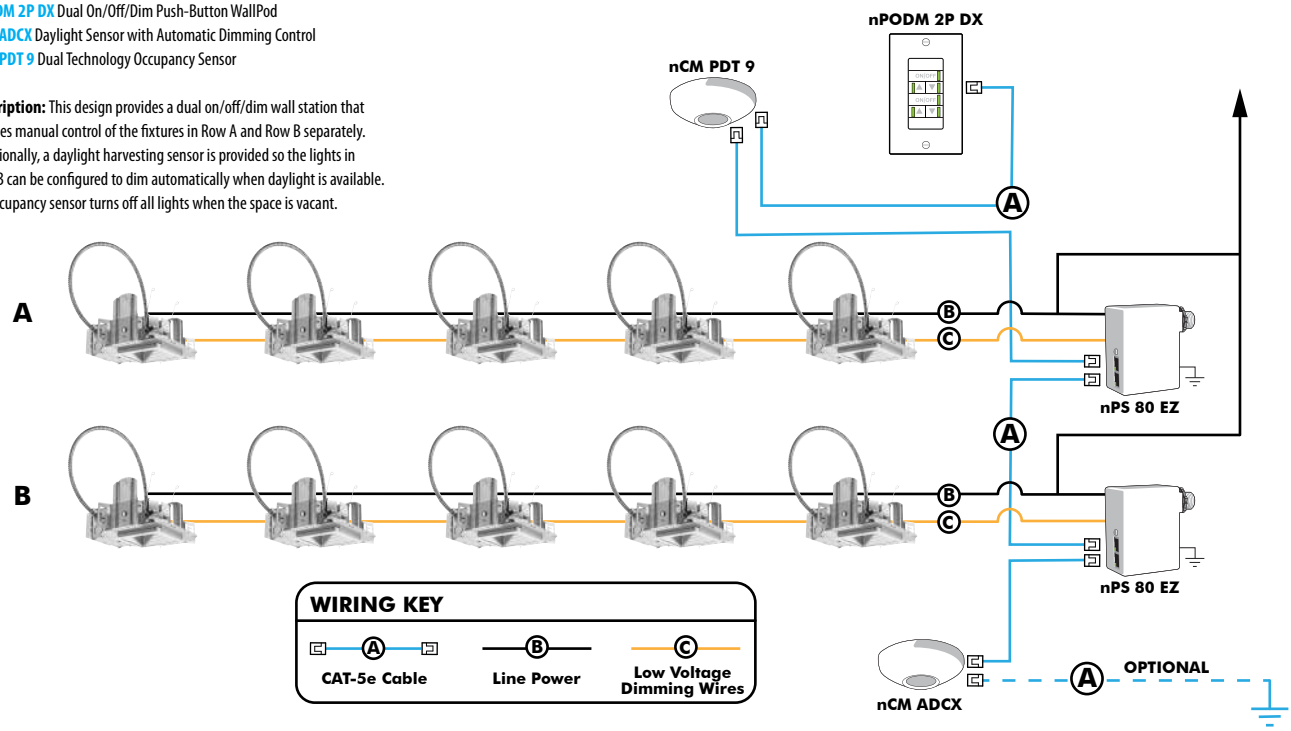
# LDN4SQ

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

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

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




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

**Push-Button Wallpod**
Traditional tactile buttons and LED user feedback

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

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

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**nLight® AIR Control Accessories:**
*Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair.*

| Wall switches | Model number |
|---|---|
| On/Off single pole | rPODB [color] |
| On/Off two pole | rPODB 2P [color] |
| On/Off & raise/lower single pole | rPODB DX [color] |
| On/Off & raise/lower two pole | rPODB 2P DX [color] |
| On/Off & raise/lower single pole | rPODBZ DX WH[1] |

**Notes**

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

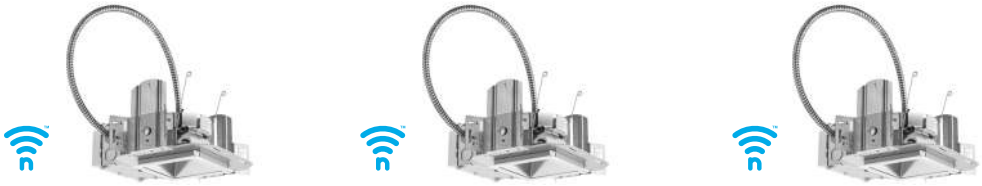
**UL924 Sequence of Operation**

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

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CL**AIR**ITY+ 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 CL**AIR**ITY 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

OD

LT-8



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# GENUA
## Illuminating Bollard

.hess

## DESCRIPTION

Horizontal and vertical planes intersect to fashion a contemporary linear luminaire well suited for upscale interiors and outdoor spaces. The fabricated aluminum luminaire is fully shielded and includes an integral driver with low power consumption. GENUA emits zero uplight and is suitable for LEED lighting zones 1 through 4 and is Dark Sky compliant. All hardware is stainless steel.

PROTECTED BY PRIMAR®

Date: _____ Type: _____ Catalog Number: GN900 30K UNV

Project Name: 139 West Wilson St. Madison, WI

## ORDERING INFORMATION

**LUMINAIRE** (Luminaire- mounting kit ordered separately)

| MODEL | CCT | VOLT | FINISH |
|---|---|---|---|
| **GN900**<br>35.4" | **30K**<br>3000K | **UNV**<br>120-277v | **BL**<br>Black |
| | **40K**<br>4000K | | **DB**<br>Dark Bronze |
| | | | **DG**<br>Dark Grey |
| | | | **GG**<br>Graphite Grey |
| | | | **SG**<br>Silver Grey |
| | | | **CC**<br>Custom RAL Color |

OB

LT-9

**MODEL** (Mounting Kit, Ordered Separately)

**GN900-MK**
Mounting kit with 4x ø0.5" x 15" x 3" anchor bolts and hot-dip galvanized steel mounting plate

## SPECIFICATIONS

### HOUSING
Horizontally oriented planar housing is fabricated from 6060 aluminum. Rectilinear bollard shaft is extruded aluminum. Flat lens is clear acrylic. All hardware is stainless steel.

### OPTICS
LED light engine with electrical disconnect is to flush mounted to the aluminum plate inside the housing. Twelve LEDs with individual refractive lenses are positioned within the cylindrical housing providing asymmetric distribution with zero uplight.

### ELECTRICAL
Input voltage to universal high power factor LED driver is 120v through 277v AC, 50/60 Hz. Drive current to LEDs is 350 mA. Power consumption is 14 watts.

### DELIVERED LUMENS / BUG RATING
3000K: 481 lumens / B0-U1-G0
4000K: 581 lumens / B0-U1-G0

### NOTE:
Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for current technical data.

### MOUNTING
Flange mounted bollard mounts to anchor base plate assembly with stainless steel socket head cap screws and washers. Anchor base assembly consists of four hot-dip galvanized anchor rods secured to a mounting plate and embedded as an assembly in concrete foundation (by others).

### FINISH
Standard finishes are finely textured matte silver grey metallic, dark grey, graphite grey, matte black, or dark bronze. Special colors available on request.

### WEIGHT
16 lbs

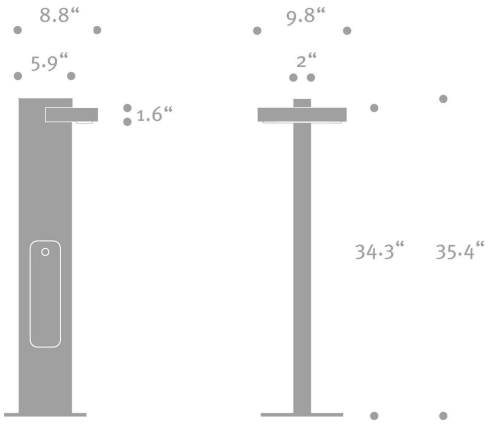
### WARRANTY
Limited product warranty period including LEDs is five years. Driver shall carry the manufacturer's limited warranty.

OB

LT-10

## DIMENSIONS

All dimensions are shown in inches unless otherwise noted.

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LT-11

# WDGE2 LED

## Architectural Wall Sconce Precision Refractive Optic

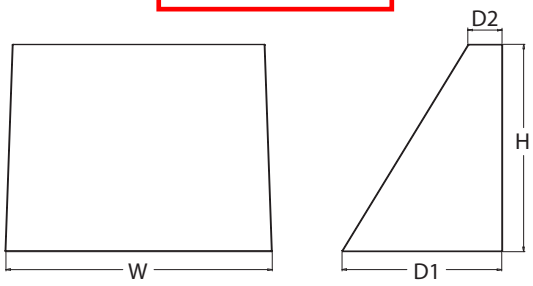
| | |
|---|---|
| Catalog Number | WDGE2 LED P0 30K 80CRI T1S |
| Notes | 139 West Wilson Street |
| Type | OW3 |

*Hit the Tab key or mouse over the page to see all interactive elements.*

OW3

## Specifications

| | |
|---|---|
| **Depth (D1):** | 7" |
| **Depth (D2):** | 1.5" |
| **Height:** | 9" |
| **Width:** | 11.5" |
| **Weight:** (without options) | 13.5 lbs |




## Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

## WDGE LED Family Overview

| Luminaire | Optics | Standard EM, 0°C | Cold EM, -20°C | Sensor | Approximate Lumens (4000K, 80CRI) | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | P0 | P1 | P2 | P3 | P4 | P5 | P6 |
| WDGE1 LED | Visual Comfort | 4W | | -- | 750 | 1,200 | 2,000 | -- | -- | -- | -- |
| WDGE2 LED | Visual Comfort | 10W | 18W | Standalone / nLight | -- | 1,200 | 2,000 | 3,000 | 4,500 | 6,000 | -- |
| WDGE2 LED | Precision Refractive | 10W | 18W | Standalone / nLight | 700 | 1,200 | 2,000 | 3,200 | 4,200 | -- | -- |
| WDGE3 LED | Precision Refractive | 15W | 18W | Standalone / nLight | -- | 7,500 | 8,500 | 10,000 | 12,000 | -- | -- |
| WDGE4 LED | Precision Refractive | | | Standalone / nLight | -- | 12,000 | 16,000 | 18,000 | 20,000 | 22,000 | 25,000 |

## Ordering Information

**EXAMPLE:** WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

| Series | Package | Color Temperature | CRI | Distribution | Voltage | Mounting |
|---|---|---|---|---|---|---|
| WDGE2 LED | P0[1]<br>P1[2]<br>P2[2]<br>P3[2]<br>P4[2] | 27K 2700K<br>30K 3000K<br>40K 4000K<br>50K 5000K<br>AMB[3] Amber | 70CRI[4]<br>80CRI<br>LW[3] Limited Wavelength | T1S Type I Short<br>T2M Type II Medium<br>T3M Type III Medium<br>T4M Type IV Medium<br>TFTM Forward Throw Medium | MVOLT<br>347[5]<br>480[5] | **Shipped included**<br>SRM Surface mounting bracket<br>ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[6]<br>**Shipped separately**<br>AWS 3/8inch Architectural wall spacer<br>PBBW S urface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. |

### Options

| | |
|---|---|
| E10WH | Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min) |
| E20WC | Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) |
| PE[7] | Photocell, Button Type |
| DMG[8] | 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) |
| BCE | Bottom conduit entry for back box (PBBW). Total of 4 entry points. |
| BAA | Buy America(n) Act Compliant |

**Standalone Sensors/Controls**

| | |
|---|---|
| PIR | Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. |
| PIRH | Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching |
| PIR1FC3V | Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. |
| PIRH1FC3V | Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. |

**Networked Sensors/Controls**

| | |
|---|---|
| NLTAIR2 PIR | nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. |
| NLTAIR2 PIRH | nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. |

See page 4 for out of box functionality

### Finish

| | |
|---|---|
| DDBXD | Dark bronze |
| DBLXD | Black |
| DNAXD | Natural aluminum |
| DWHXD | White |
| DSSXD | Sandstone |
| DDBTXD | Textured dark bronze |
| DBLBXD | Textured black |
| DNATXD | Textured natural aluminum |
| DWHGXD | Textured white |
| DSSTXD | Textured sandstone |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## Accessories

*Ordered and shipped separately.*

| | |
|---|---|
| WDGEAWS DDBXD | WDGE 3/8inch Architectural Wall Spacer (specify finish) |
| WDGE2PBBW DDBXD U | WDGE2 surface-mounted back box (specify finish) |

**NOTES**

1 P0 option not available with sensors/controls.
2 P1-P4 not available with AMB and LW.
3 AMB and LW always go together.
4 70CRI only available with T3M and T4M.
5 347V and 480V not available with E10WH or E20WC.
6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
7 PE not available in 480V or with sensors/controls.
8 DMG option not available with sensors/controls.

# Performance Data

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

| Performance Package | System Watts | Dist. Type | 27K (2700K, 80 CRI) | | | | | 30K (3000K, 80 CRI) | | | | | 40K (4000K, 80 CRI) | | | | | 50K (5000K, 80 CRI) | | | | | Amber (Limited Wavelength) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Lumens | LPW | B | U | G | Lumens | LPW | B | U | G | Lumens | LPW | B | U | G | Lumens | LPW | B | U | G | Lumens | LPW | B | U | G |
| P0 | 7W | T1S | 636 | 92 | 0 | 0 | 0 | 666 | 97 | 0 | 0 | 0 | 699 | 101 | 0 | 0 | 1 | 691 | 100 | 0 | 0 | 1 | 712 | 47 | 0 | 0 | 1 |
| | | T2M | 662 | 96 | 0 | 0 | 0 | 693 | 101 | 0 | 0 | 0 | 728 | 106 | 0 | 0 | 0 | 719 | 104 | 0 | 0 | 0 | 741 | 48 | 0 | 0 | 0 |
| | | T3M | 662 | 96 | 0 | 0 | 0 | 693 | 101 | 0 | 0 | 0 | 728 | 106 | 0 | 0 | 0 | 719 | 104 | 0 | 0 | 0 | 741 | 48 | 0 | 0 | 0 |
| | | T4M | 648 | 94 | 0 | 0 | 0 | 679 | 98 | 0 | 0 | 0 | 712 | 103 | 0 | 0 | 0 | 704 | 102 | 0 | 0 | 0 | 726 | 47 | 0 | 0 | 0 |
| | | TFTM | 652 | 95 | 0 | 0 | 0 | 683 | 99 | 0 | 0 | 0 | 717 | 104 | 0 | 0 | 0 | 708 | 103 | 0 | 0 | 0 | 730 | 48 | 0 | 0 | 1 |
| P1 | 11W | T1S | 1,105 | 99 | 0 | 0 | 1 | 1,157 | 104 | 0 | 0 | 1 | 1,215 | 109 | 0 | 0 | 1 | 1,200 | 107 | 0 | 0 | 1 | | | | | |
| | | T2M | 1,150 | 103 | 0 | 0 | 1 | 1,204 | 108 | 0 | 0 | 1 | 1,264 | 113 | 0 | 0 | 1 | 1,249 | 112 | 0 | 0 | 1 | | | | | |
| | | T3M | 1,150 | 103 | 0 | 0 | 1 | 1,205 | 108 | 0 | 0 | 1 | 1,265 | 113 | 0 | 0 | 1 | 1,250 | 112 | 0 | 0 | 1 | | | | | |
| | | T4M | 1,126 | 101 | 0 | 0 | 1 | 1,179 | 106 | 0 | 0 | 1 | 1,238 | 111 | 0 | 0 | 1 | 1,223 | 110 | 0 | 0 | 1 | | | | | |
| | | TFTM | 1,133 | 101 | 0 | 0 | 1 | 1,186 | 106 | 0 | 0 | 1 | 1,245 | 112 | 0 | 0 | 1 | 1,230 | 110 | 0 | 0 | 1 | | | | | |
| P2 | 19W | T1S | 1,801 | 95 | 1 | 0 | 1 | 1,886 | 99 | 1 | 0 | 1 | 1,981 | 104 | 1 | 0 | 1 | 1,957 | 103 | 1 | 0 | 1 | | | | | |
| | | T2M | 1,875 | 99 | 1 | 0 | 1 | 1,963 | 103 | 1 | 0 | 1 | 2,061 | 109 | 1 | 0 | 1 | 2,037 | 107 | 1 | 0 | 1 | | | | | |
| | | T3M | 1,876 | 99 | 1 | 0 | 1 | 1,964 | 103 | 1 | 0 | 1 | 2,062 | 109 | 1 | 0 | 1 | 2,038 | 107 | 1 | 0 | 1 | | | | | |
| | | T4M | 1,836 | 97 | 1 | 0 | 1 | 1,922 | 101 | 1 | 0 | 1 | 2,018 | 106 | 1 | 0 | 1 | 1,994 | 105 | 1 | 0 | 1 | | | | | |
| | | TFTM | 1,847 | 97 | 1 | 0 | 1 | 1,934 | 102 | 1 | 0 | 1 | 2,030 | 107 | 1 | 0 | 1 | 2,006 | 106 | 1 | 0 | 1 | | | | | |
| P3 | 32W | T1S | 2,809 | 87 | 1 | 0 | 1 | 2,942 | 92 | 1 | 0 | 1 | 3,089 | 96 | 1 | 0 | 1 | 3,052 | 95 | 1 | 0 | 1 | | | | | |
| | | T2M | 2,924 | 91 | 1 | 0 | 1 | 3,062 | 95 | 1 | 0 | 1 | 3,215 | 100 | 1 | 0 | 1 | 3,176 | 99 | 1 | 0 | 1 | | | | | |
| | | T3M | 2,925 | 91 | 1 | 0 | 1 | 3,063 | 95 | 1 | 0 | 1 | 3,216 | 100 | 1 | 0 | 1 | 3,177 | 99 | 1 | 0 | 1 | | | | | |
| | | T4M | 2,862 | 89 | 1 | 0 | 1 | 2,997 | 93 | 1 | 0 | 1 | 3,147 | 98 | 1 | 0 | 1 | 3,110 | 97 | 1 | 0 | 1 | | | | | |
| | | TFTM | 2,880 | 90 | 1 | 0 | 1 | 3,015 | 94 | 1 | 0 | 1 | 3,166 | 99 | 1 | 0 | 1 | 3,128 | 97 | 1 | 0 | 1 | | | | | |
| P4 | 47W | T1S | 3,729 | 80 | 1 | 0 | 1 | 3,904 | 84 | 1 | 0 | 1 | 4,099 | 88 | 1 | 0 | 1 | 4,051 | 87 | 1 | 0 | 1 | | | | | |
| | | T2M | 3,881 | 83 | 1 | 0 | 1 | 4,063 | 87 | 1 | 0 | 1 | 4,267 | 91 | 1 | 0 | 1 | 4,216 | 90 | 1 | 0 | 1 | | | | | |
| | | T3M | 3,882 | 83 | 1 | 0 | 1 | 4,065 | 87 | 1 | 0 | 1 | 4,268 | 91 | 1 | 0 | 1 | 4,217 | 90 | 1 | 0 | 1 | | | | | |
| | | T4M | 3,799 | 81 | 1 | 0 | 1 | 3,978 | 85 | 1 | 0 | 1 | 4,177 | 90 | 1 | 0 | 1 | 4,127 | 88 | 1 | 0 | 1 | | | | | |
| | | TFTM | 3,822 | 82 | 1 | 0 | 1 | 4,002 | 86 | 1 | 0 | 1 | 4,202 | 90 | 1 | 0 | 1 | 4,152 | 89 | 1 | 0 | 1 | | | | | |

| Performance Package | System Watts | Dist. Type | 27K (2700K, 70 CRI) | | | | | 30K (3000K, 70 CRI) | | | | | 40K (4000K, 70 CRI) | | | | | 50K (5000K, 70 CRI) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Lumens | LPW | B | U | G | Lumens | LPW | B | U | G | Lumens | LPW | B | U | G | Lumens | LPW | B | U | G |
| P0 | 7W | T3M | 737 | 107 | 0 | 0 | 0 | 763 | 111 | 0 | 0 | 0 | 822 | 119 | 0 | 0 | 0 | 832 | 121 | 0 | 0 | 1 |
| | | T4M | 721 | 105 | 0 | 0 | 0 | 746 | 108 | 0 | 0 | 0 | 804 | 117 | 0 | 0 | 1 | 814 | 118 | 0 | 0 | 1 |
| P1 | 11W | T3M | 1,280 | 115 | 0 | 0 | 1 | 1,325 | 119 | 0 | 0 | 1 | 1,427 | 128 | 1 | 0 | 1 | 1,445 | 129 | 1 | 0 | 1 |
| | | T4M | 1,253 | 112 | 0 | 0 | 1 | 1,297 | 116 | 0 | 0 | 1 | 1,397 | 125 | 0 | 0 | 1 | 1,415 | 127 | 0 | 0 | 1 |
| P2 | 19W | T3M | 2,087 | 110 | 1 | 0 | 1 | 2,160 | 114 | 1 | 0 | 1 | 2,327 | 123 | 1 | 0 | 1 | 2,357 | 124 | 1 | 0 | 1 |
| | | T4M | 2,042 | 108 | 1 | 0 | 1 | 2,114 | 111 | 1 | 0 | 1 | 2,278 | 120 | 1 | 0 | 1 | 2,306 | 121 | 1 | 0 | 1 |
| P3 | 32W | T3M | 3,254 | 101 | 1 | 0 | 1 | 3,369 | 105 | 1 | 0 | 1 | 3,629 | 113 | 1 | 0 | 1 | 3,675 | 114 | 1 | 0 | 1 |
| | | T4M | 3,185 | 99 | 1 | 0 | 1 | 3,297 | 103 | 1 | 0 | 1 | 3,552 | 111 | 1 | 0 | 1 | 3,597 | 112 | 1 | 0 | 1 |
| P4 | 47W | T3M | 4,319 | 93 | 1 | 0 | 1 | 4,471 | 96 | 1 | 0 | 1 | 4,817 | 103 | 1 | 0 | 2 | 4,878 | 105 | 1 | 0 | 2 |
| | | T4M | 4,227 | 91 | 1 | 0 | 1 | 4,376 | 94 | 1 | 0 | 2 | 4,714 | 101 | 1 | 0 | 2 | 4,774 | 102 | 1 | 0 | 2 |

OW3


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## Electrical Load

| Performance Package | System Watts | Current (A) | | | | | |
|---|---|---|---|---|---|---|---|
| | | 120Vac | 208Vac | 240Vac | 277Vac | 347Vac | 480Vac |
| P0 | 7.0 | 0.061 | 0.042 | 0.04 | 0.039 | -- | -- |
| | 9.0 | -- | -- | -- | -- | 0.031 | 0.021 |
| P1 | 11.0 | 0.100 | 0.064 | 0.059 | 0.054 | -- | -- |
| | 14.1 | -- | -- | -- | -- | 0.046 | 0.031 |
| P2 | 19.0 | 0.168 | 0.106 | 0.095 | 0.083 | -- | -- |
| | 22.8 | -- | -- | -- | -- | 0.067 | 0.050 |
| P3 | 32.0 | 0.284 | 0.163 | 0.144 | 0.131 | -- | -- |
| | 37.1 | -- | -- | -- | -- | 0.107 | 0.079 |
| P4 | 47.0 | 0.412 | 0.234 | 0.207 | 0.185 | -- | -- |
| | 53.5 | -- | -- | -- | -- | 0.153 | 0.112 |

## Lumen Output in Emergency Mode (4000K, 80 CRI, T3M)

| Option | Lumens |
|---|---|
| E10WH | 1,358 |
| E20WC | 2,230 |

## Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient | | Lumen Multiplier |
|---|---|---|
| 0°C | 32°F | 1.03 |
| 10°C | 50°F | 1.02 |
| 20°C | 68°F | 1.01 |
| 25°C | 77°F | 1.00 |
| 30°C | 86°F | 0.99 |
| 40°C | 104°F | 0.97 |

## Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours | 0 | 25,000 | 50,000 | 100,000 |
|---|---|---|---|---|
| Lumen Maintenance Factor | 1.0 | >0.96 | >0.93 | >0.87 |

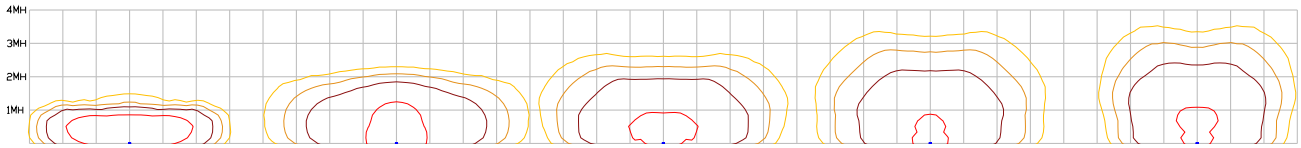
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 10ft
Grid = 10ft x 10ft




"P3 40K 80CRI T1S" "P3 40K 80CRI T2M" "P3 40K 80CRI T3M" "P3 40K 80CRI T4M" "P3 40K 80CRI TFTM"

## Emergency Egress Options

### Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

OW3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## Control / Sensor Options

### Motion/Ambient Sensor (PIR_, PIRH_)

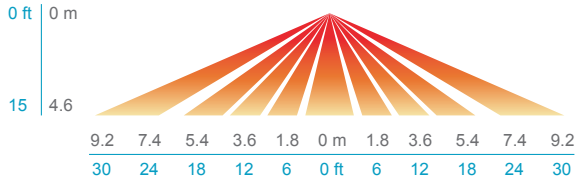
Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

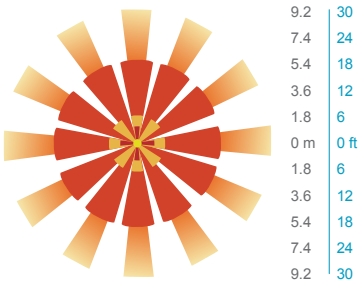
### Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture,  900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

**PIR**

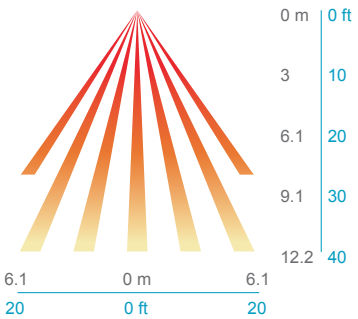
**HIGH VIEW**



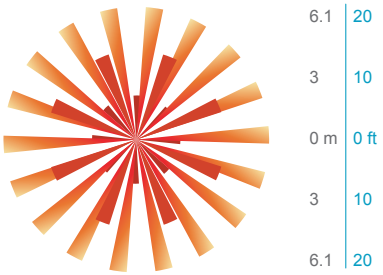




**PIRH**

**SIDE VIEW**




**TOP VIEW**




| Option | Dim Level | High Level (when triggered | Photocell Operation | Motion Time Delay | Ramp-down Time | Ramp-up Time |
|---|---|---|---|---|---|---|
| PIR or PIRH | Motion - 3V (37% of full output)<br>Photocell - 0V (turned off) | 10V (100% output) | Enabled @ 5fc | 5 min | 5 min | Motion - 3 sec<br>Photocell - 45 sec |
| PIR1FC3V, PIRH1FC3V | Motion - 3V (37% of full output)<br>Photocell - 0V (turned off) | 10V (100% output) | Enabled @ 1fc | 5 min | 5 min | Motion - 3 sec<br>Photocell - 45 sec |
| NLTAIR2 PIR, NLTAIR2 PIRH (out of box) | Motion - 3V (37% of full output)<br>Photocell - 0V (turned off) | 10V (100% output) | Enabled @ 5fc | 7.5 min | 5 min | Motion - 3 sec<br>Photocell - 45 sec |

OW3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## Mounting, Options & Accessories

**Motion/Ambient Sensor**

D = 7"

H = 9" (Standalone controls)
11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)

W = 11.5"

**PBBW – Surface-Mounted Back Box**
**Use when there is no junction box available.**

D = 1.75"

H = 9"

W = 11.5"

**AWS – 3/8inch Architectural Wall Spacer**

D = 0.38"

H = 4.4"

W = 7.5"

OW3

## FEATURES & SPECIFICATIONS

### INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

### CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

### FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS
Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

### INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

### LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. 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. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

### BUY AMERICAN ACT
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

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

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


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