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. ☐ Initial Submittal

Paid _____ ☐ Revised Submittal

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

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

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

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

1. Project Information

Address (list all addresses on the project site): 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

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.

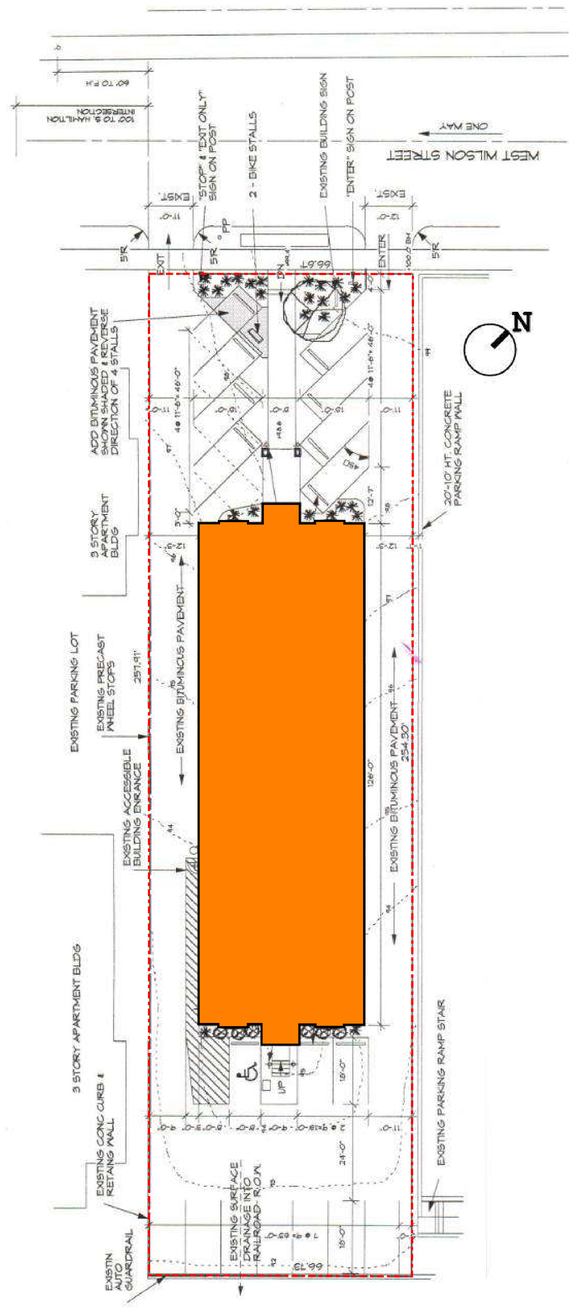
Sincerely,



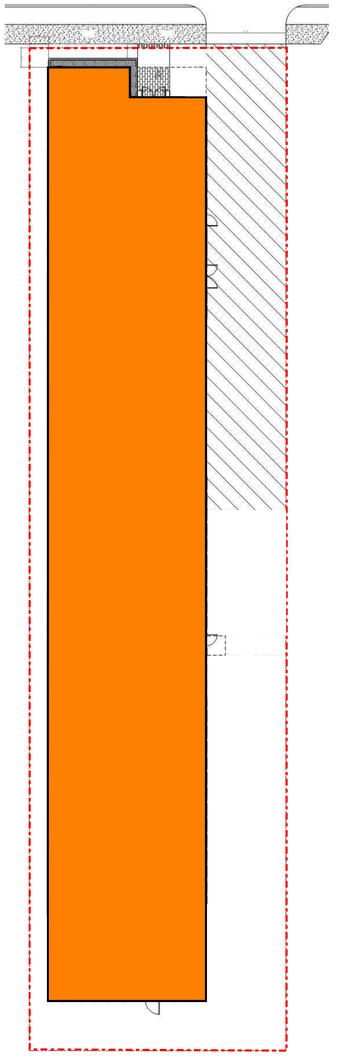
John Seamon – Managing member of 139 West Wilson LLC



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

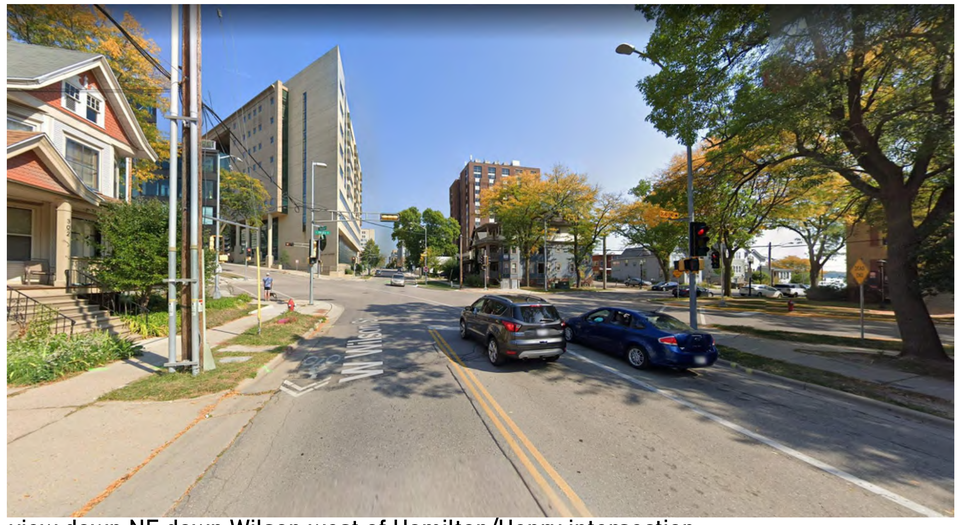
Revisions:	
UDC	12/11/2023
P.C.	12/11/2023

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
N2302 South Oakland Road
Town of Oakland, Wisconsin
53538

progression

139 West Wilson
Madison, Wisconsin

Context Photos

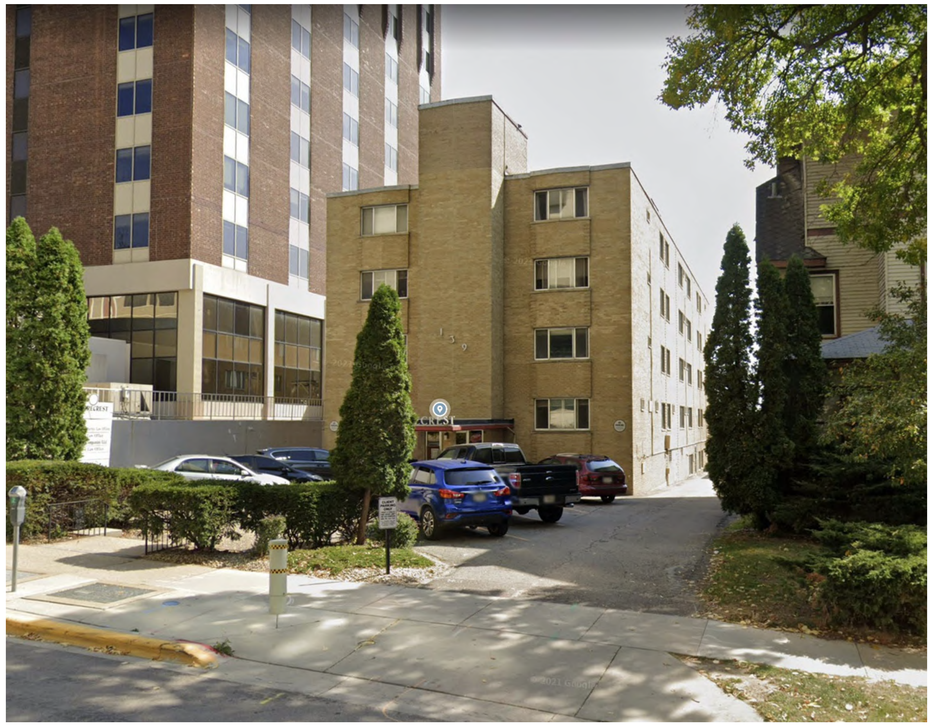
Revisions:	
UDC	12/11/2023
P.C.	12/11/2023

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

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

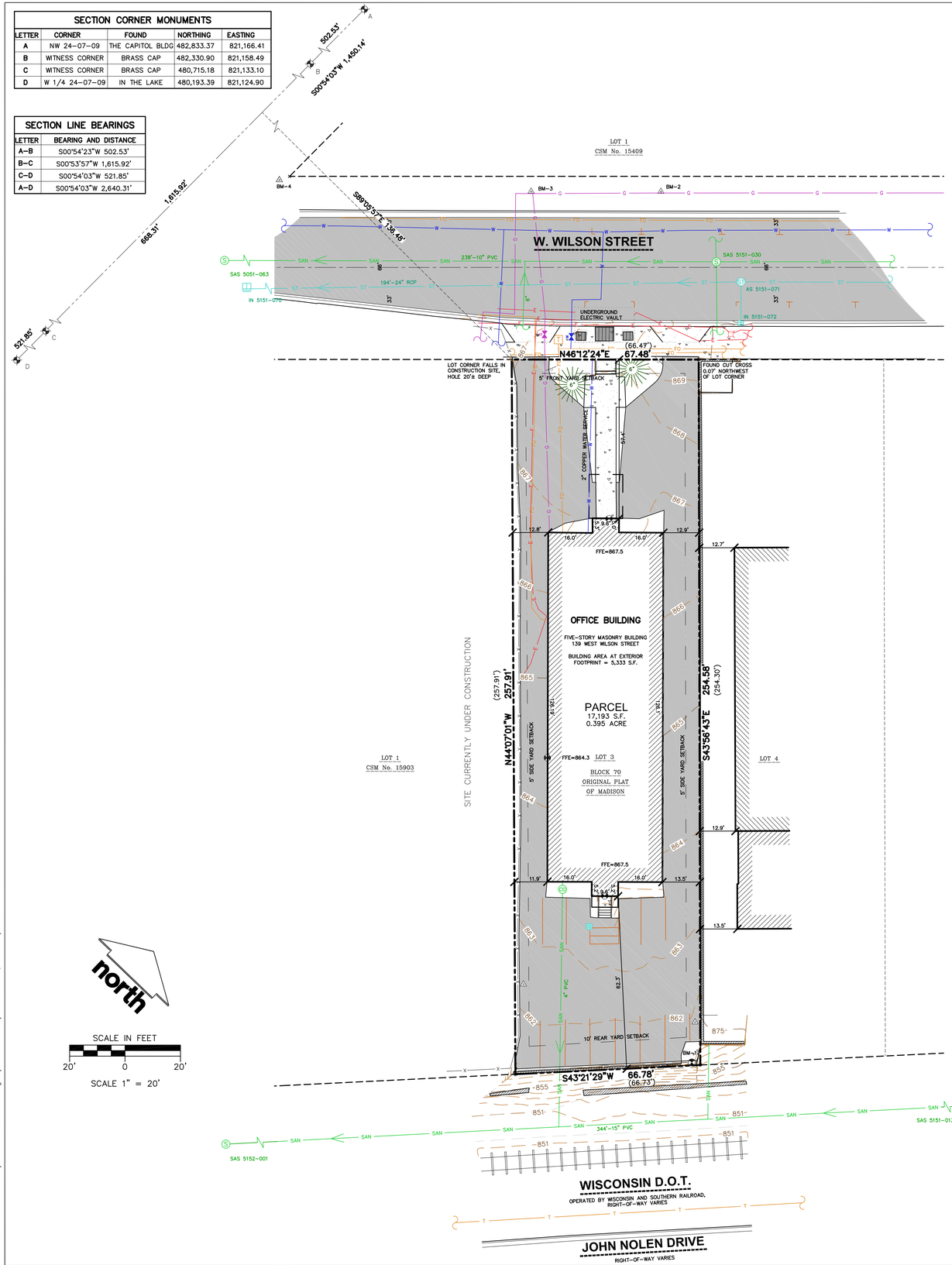
A100.2

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'



north

SCALE IN FEET

20' 0 20'

SCALE 1" = 20'

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
- INDEX CONTOUR
- 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		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

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\22\11487\DWG\Survey Sheet\22-11487 Existing.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, PROPERTY AND VISIT 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, DISPOSAL BY CONTRACTOR 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 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 GOVERNED BY 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 LOCAL CODES AND ORDINANCES. IN ADDITION, 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, FOR 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 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 GASKETED 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."

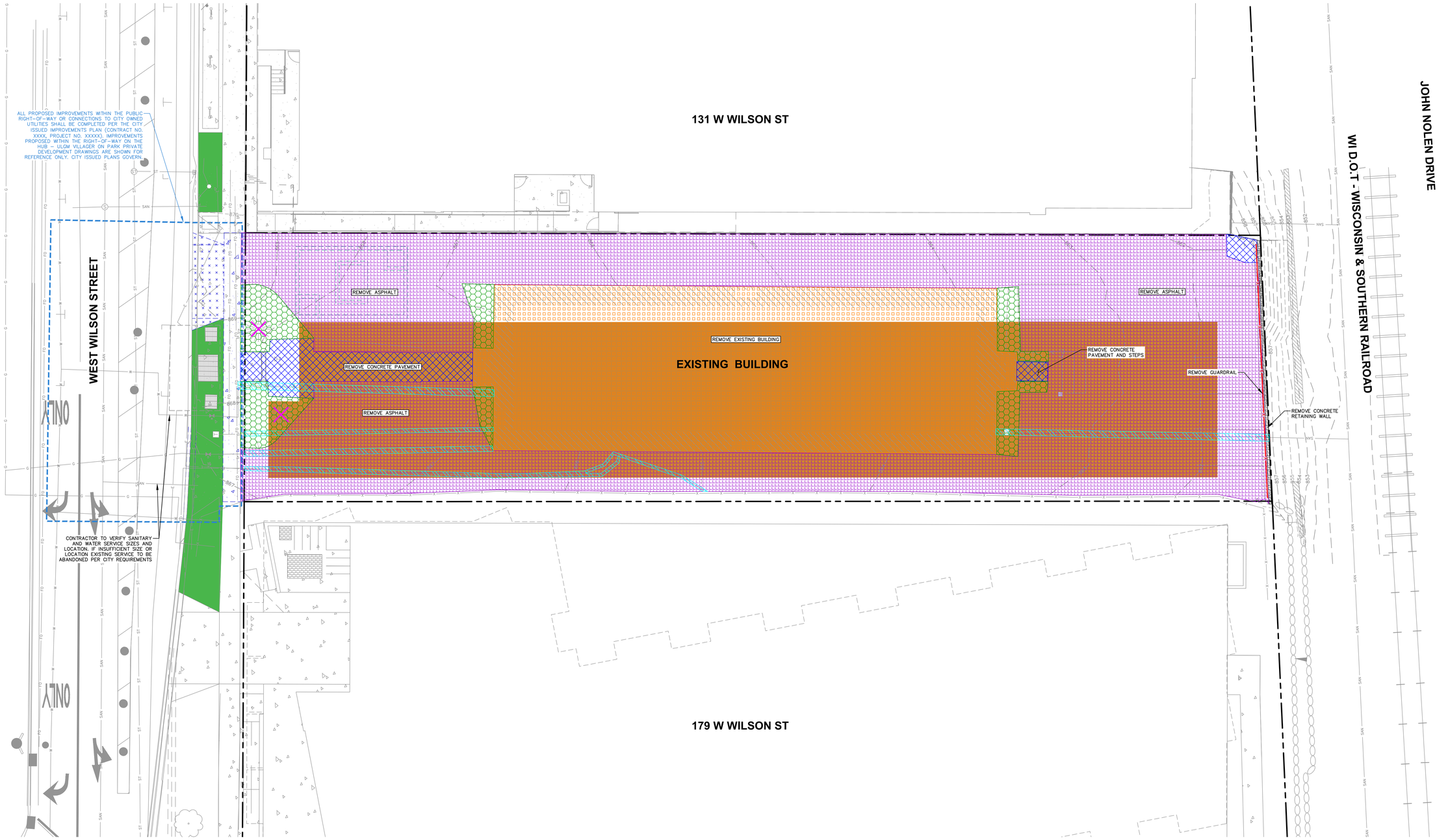
    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO 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.
3. 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 MEASURES MAY BE ORDERED TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED AS LONG AS 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 OR FLOWING OF 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 DIRECTED BY THE CITY OF MADISON.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER A



SCALE IN FEET
10' 0 10'

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:
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		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MAS
Reviewed By: KJY
Approved By:

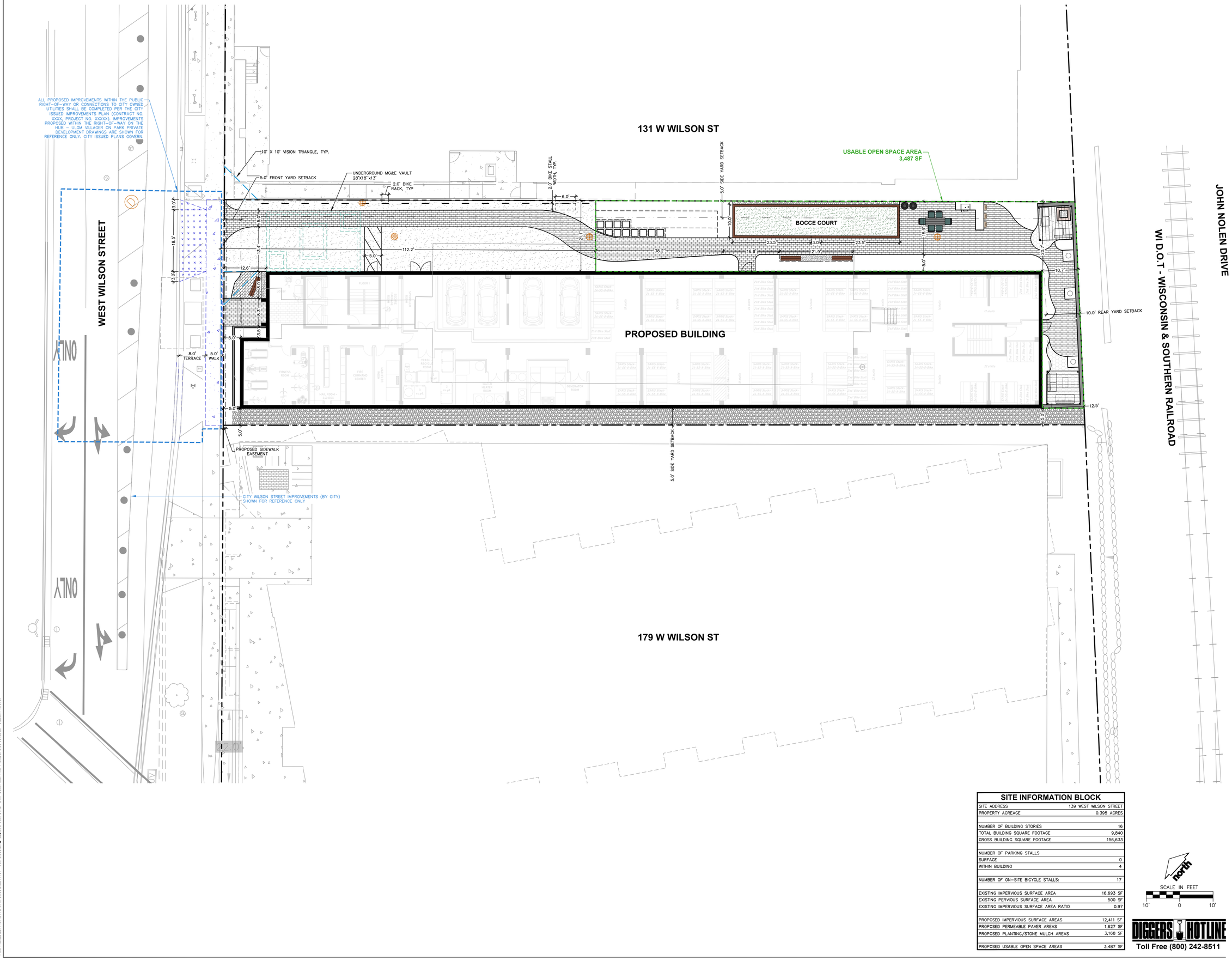
SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C2.0

JSD 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\22-11487\DWG\Civil Sheets\22-11487 - Con Docs.dwg Layout: C2.0 DEMO User: mlammel Plotted: Dec 05, 2023 - 9:23am XrefS:



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 PERVOUS 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'

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:
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		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MAS
Reviewed By: KJY
Approved By:

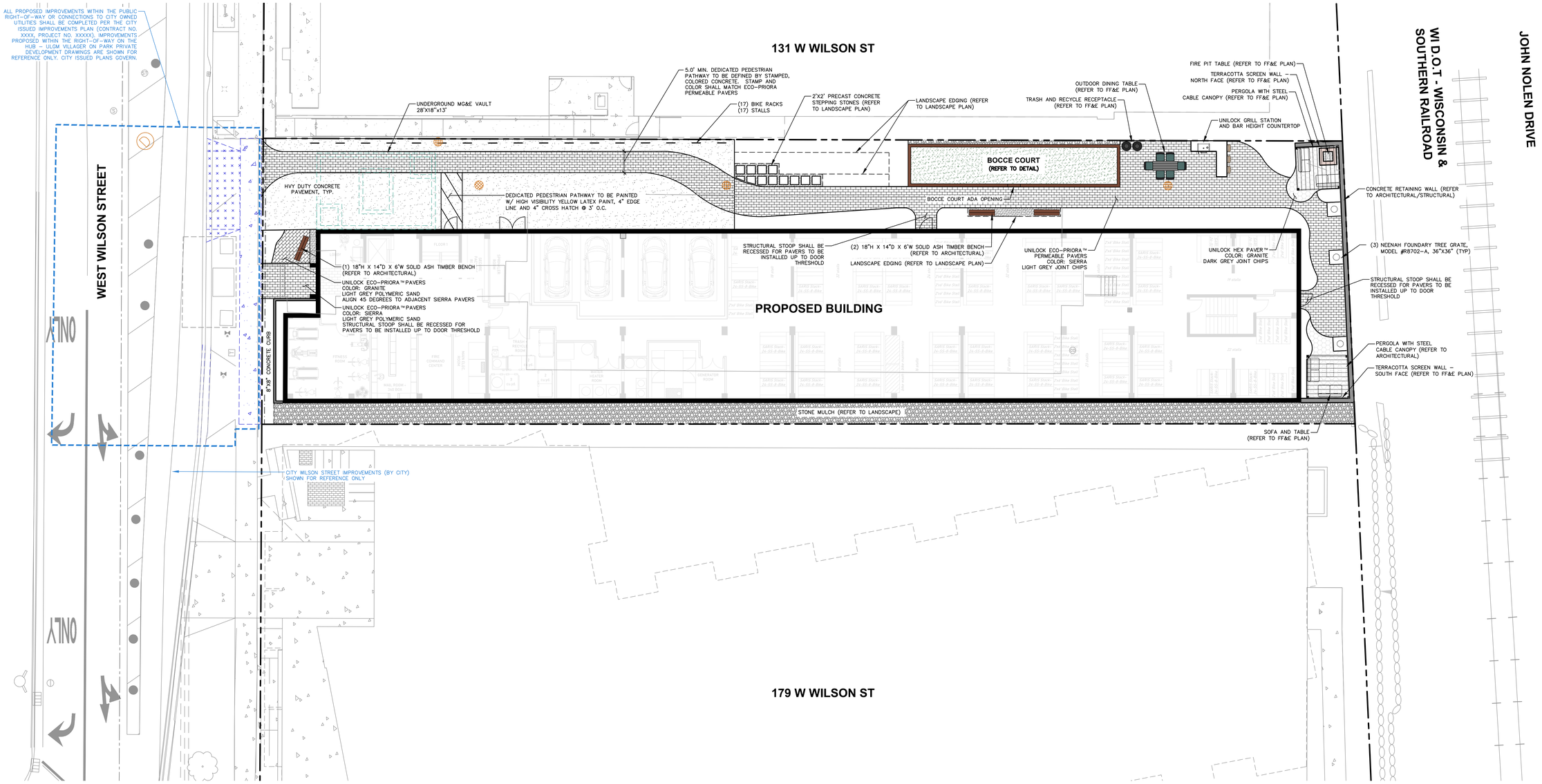
SHEET TITLE:
SITE PLAN - DIMENSIONED

SHEET NUMBER:
C3.0

JSD 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\22114872DWG\Civil Sheets\22114872 - Con Docs.dwg Layout: C3.0 SITE - DIM User: rhammel Plotted: Dec 05, 2023 - 9:23am XrefS:



SCALE IN FEET
10' 0 10'

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:
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		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MAS
Reviewed By: KJY
Approved By:

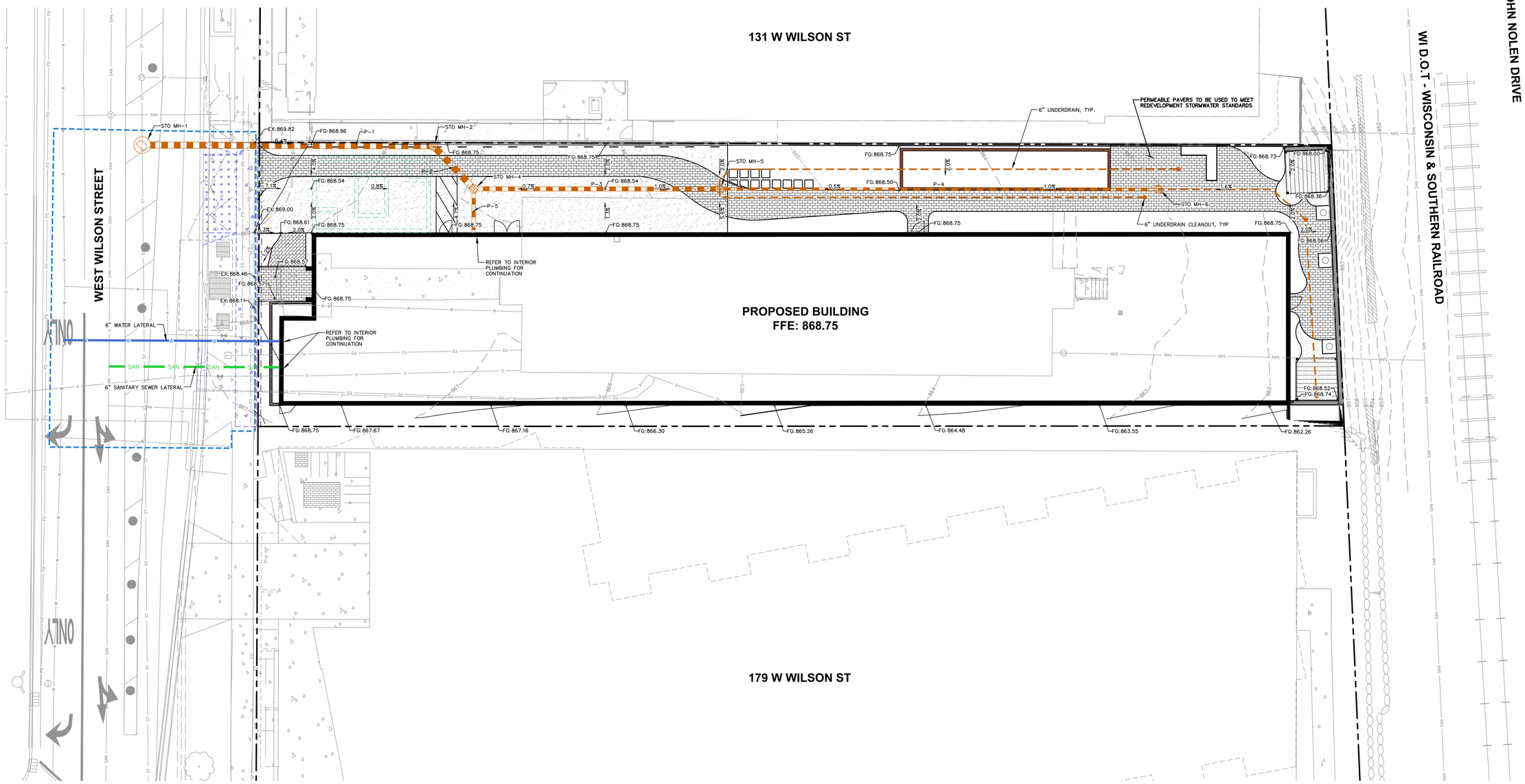
SHEET TITLE:
SITE PLAN - ANNOTATED

SHEET NUMBER:
C3.1

JSD 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\22-11487\DWG\Civil Sheets\22-11487 - Con Docs.dwg Layout: C3.1 SITE - ANNO User: mammel Plotted: Dec 05, 2023 - 9:23am Xref's:



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") SE INV: 863.50 (18") 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") S INV: 864.29 (18")	4.6	24 IN DB	STANDARD OPEN GRATE
STO MH-4	868.22	N INV: 864.45 (18") SE INV: 864.95 (12") SW INV: 865.12 (10")	3.8	24 IN DB	STANDARD OPEN GRATE
STO MH-5	868.27	NW INV: 865.27 (12") 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'

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:
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		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MAS
Reviewed By: KJY
Approved By:

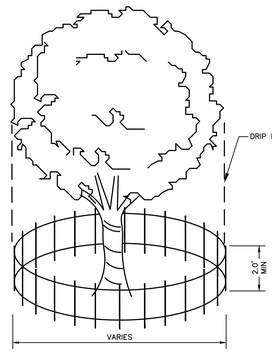
SHEET TITLE:
GRADING, EROSION CONTROL, AND UTILITY PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 22-11487

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\22-11487\DWG\Civil Sheets\22111487 - Con Docs.dwg Layout: C4.0 GRADING-UTILITY User: mammel Plotted: Dec 05, 2023 - 9:23am Xref's:

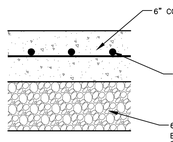


NOTE:

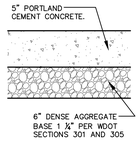
FENCE TO BE INSTALLED TO PROTECT EXISTING TREE(S) DURING CONSTRUCTION. CONTRACTOR TO COORDINATE FENCE LOCATION WITH OWNER PRIOR TO INSTALLATION. SILT FENCE MATERIAL OR OTHER APPROVED BARRIER MATERIAL MAY BE USED.

TREE PROTECTION

N.T.S.



HEAVY DUTY
CONCRETE PAVEMENT SECTION



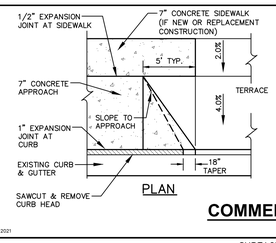
CONCRETE
SIDEWALK SECTION

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. WSDOT 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

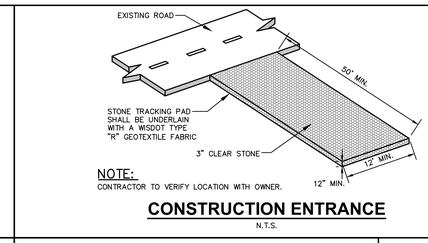
N.T.S.



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.

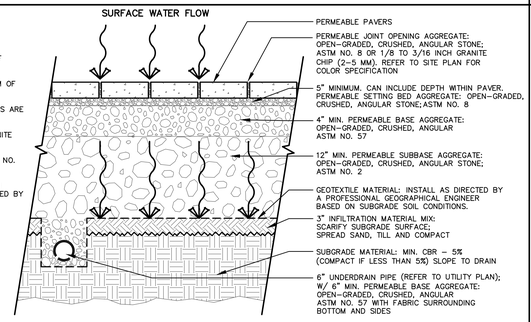
2) SURFACE SLOPE SHALL BE A MINIMUM OF 1% AND A MAXIMUM OF 5%.

3) THE MINIMUM AGGREGATE THICKNESSES ARE AFTER COMPACTION.

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

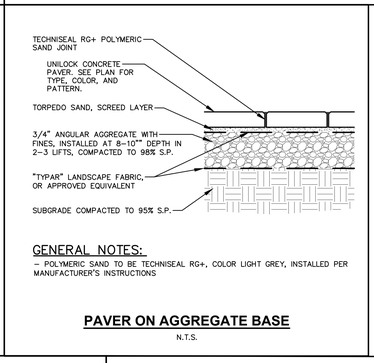
5) REFER TO DNR TECHNICAL STANDARD NO. 1008 FOR MORE DETAIL

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



ARCHITECTURAL PAVERS AND PERMEABLE BASE

N.T.S.



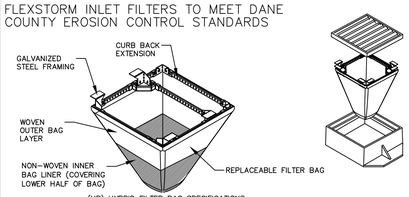
GENERAL NOTES:

– 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

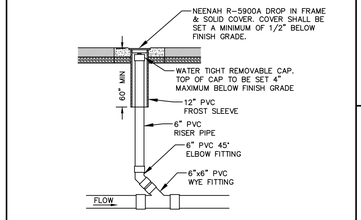
CATCH-IT INLET FILTER (Temporary Inlet Protection)							
Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft^3)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
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

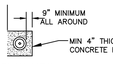
Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)			
PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4632	350 x 225 Lbs	100 Lbs
ELONGATION	ASTM D4632	30% x 15%	50%
CBR PUNCTURE	ASTM D6241	1000 Lbs	65 Lbs
TRAPEZOIDAL TEAR	ASTM D4533	110 x 75 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	

FRAMED INLET PROTECTION

N.T.S.

REV: 7-01-2019





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

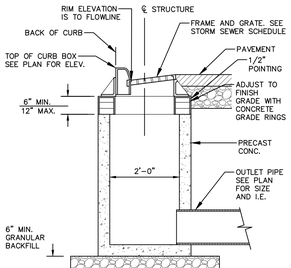
Neenah Grates R–5900A 12–inch Pipe

NOTE:
CLEANOUT PIPING AND FITTINGS SHALL MATCH SEWER LATERAL MATERIAL

SEWER CLEANOUT

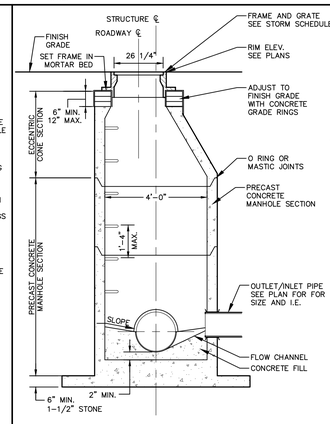
N.T.S.

REV: 12-6-2018



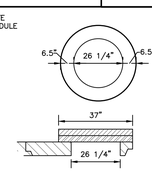
STORM INLET

N.T.S.



STORM SEWER MANHOLE

N.T.S.



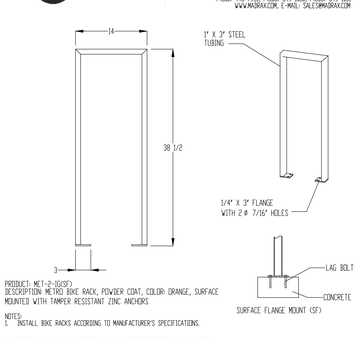
FLAT TOP SLAB

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.

MADRAX

MADRAX DIVISION
GRABER MANUFACTURING, INC.
1086 LINEX DRIVE
WAUNAKEE, WI. 53597
P:(800) 448-7251, P:(608) 849-1888, F:(608) 849-1885
WWW.MADRAXCOM, E-MAIL: SALES@MADRAX.COM



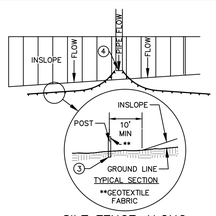
PRODUCT: MET-2-(G/SF)
DESCRIPTION: METRO BIKE RACK, POWDER COAT, COLOR: ORANGE, SURFACE MOUNTED WITH TAMPER RESISTANT ZINC ANCHORS

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

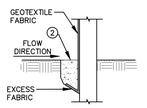
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
©2020 GRABER MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.

BIKE RACK

N.T.S.

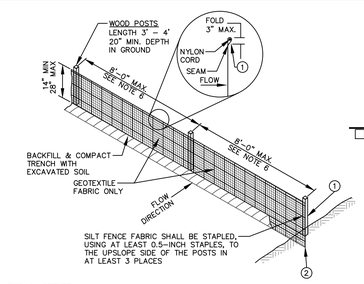


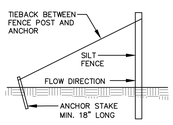
SILT FENCE ALONG
SLOPES & OUTFALLS



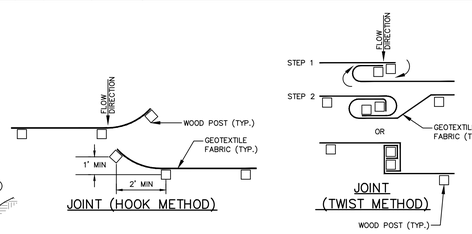
NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL





SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (HOOK METHOD)

JOINT
(TWIST METHOD)

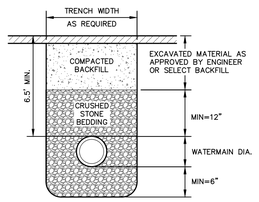
GENERAL NOTES:

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)

SILT FENCE

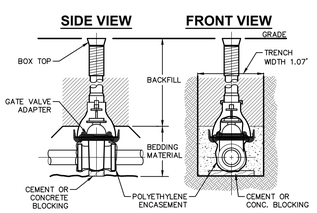
N.T.S.

REV: 7-01-2019



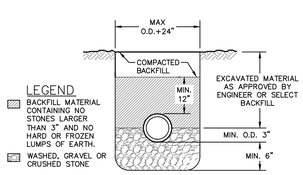
WATERMAIN BEDDING

N.T.S.



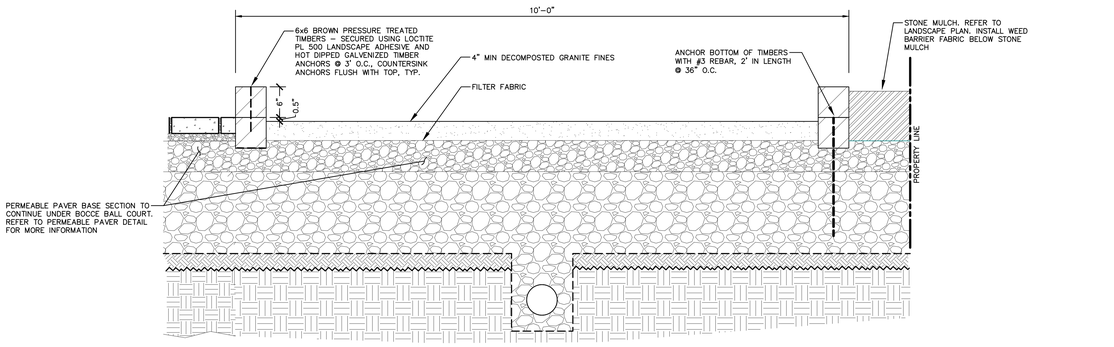
GATE VALVE BOX SETTING

N.T.S.



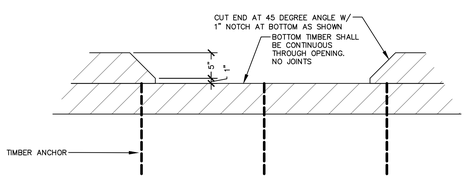
STORM & SANITARY SEWER BEDDING

N.T.S.



BOCCE COURT SECTION VIEW

N.T.S.



BOCCE COURT ADA OPENING

N.T.S.

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:
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		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MAS
Reviewed By: KJY
Approved By:

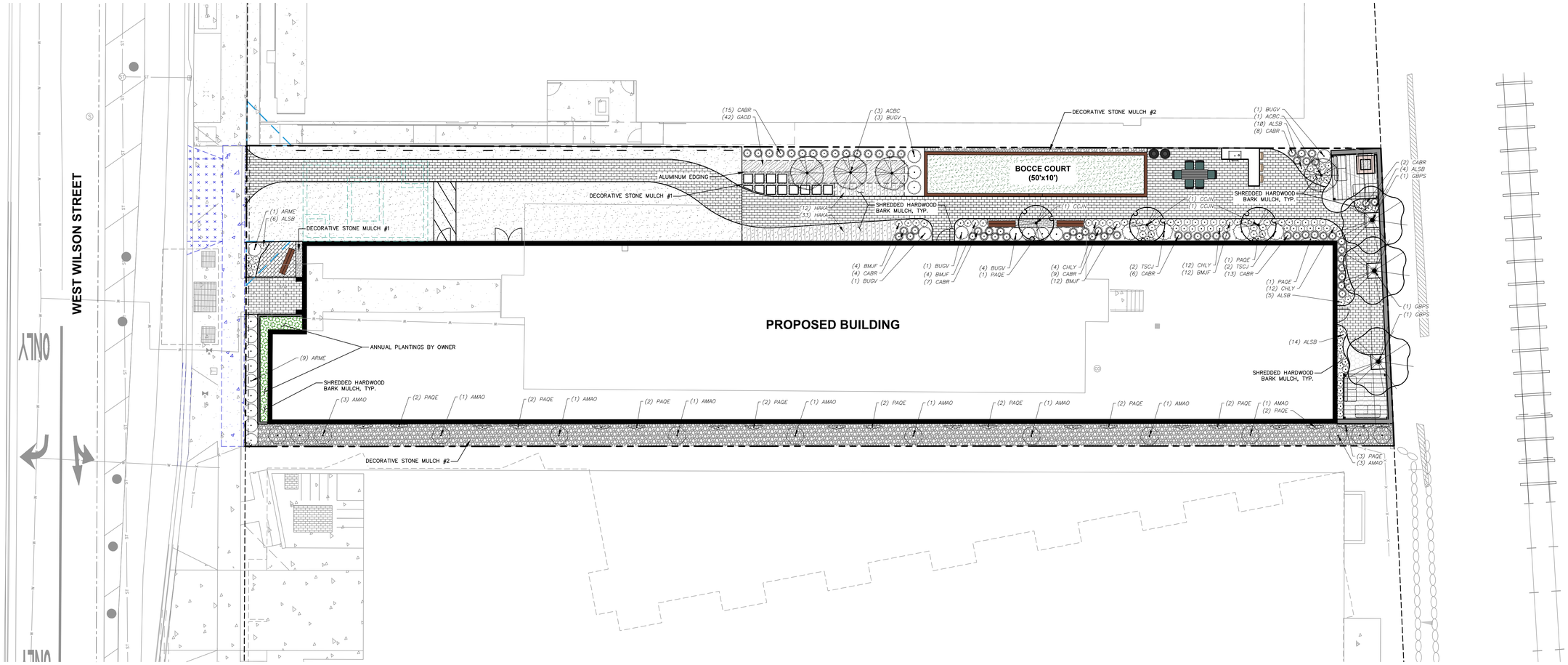
SHEET TITLE:
DETAILS

SHEET NUMBER:
C5.0

JSD 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\22-11487\DWG\Civil Sheets\22-11487 - Con Docs.dwg Layout: C5.0 DETAILS User: mammel Plotted: Dec 05, 2023 - 9:24am Xref's:



PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ACBC	*Acer saccharum 'Barrett Cole' TM* *Apollo Sugar Maple*	B & B	2.5"Cal	4
	CCJN	*Carpinus caroliniana 'J.N. Upright' TM* *Firespire American Hornbeam*	B & B	2.5"Cal	3
	GBPS	*Ginkgo biloba 'Princeton Sentry'* *Princeton Sentry Maidenhair Tree*	B & B	2.5"Cal	3
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	AMAO	*Amelanchier alnifolia 'Obelisk' TM* *Standing Ovation Serviceberry*	B & B	Min. 5' tall	14
	ARME	*Aronia melanocarpa 'UCONNAM165' TM* *Low Scape Mound Chokeberry*	#3	Min. 18"–18"	10
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	BUGV	*Buxus x 'Green Velvet'* *Green Velvet Boxwood*	#3	Min. 12"–24"	10
	TSCJ	*Tsuga canadensis 'Jeddeloh'* *Jeddeloh Eastern Hemlock*	#5	Min. 12"–24"	4
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	ALSB	*Allium x 'Summer Beauty'* *Summer Beauty Allium*	#1	Min. 8"–18"	39
	BMJF	*Brunnera macrophylla 'Jack Frost' TM* *Jack Frost Siberian Bugloss*	#1	Min 8"–18"	32
	CABR	*Calamagrostis brachytricha* *Korean Feather Reed Grass*	#1	Min 8"–18"	62
	CHLY	*Chelone lyonii 'Armitpp02' TM* *Tiny Tortuga Pink Turtlehead*	#1	Min 8"–18"	28
	PAQE	*Parthenocissus quinquefolia engelmannii* *Engelmann Virginia Creeper*	#1	Min. 24"–36"	25
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**SPACING**	**QTY**	
	GAOD	*Galium odoratum* *Sweet Woodruff*	24" o.c.	42	
	HAKA	*Hakonechloa macra 'Aureola'* *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

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:
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		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MRA
Reviewed By: KJY
Approved By:

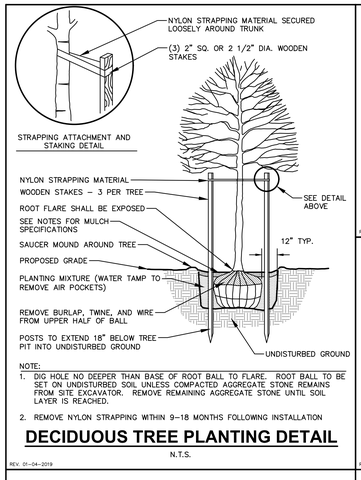
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD 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\22-11487\DWG\Landscape Sheets\22-11487 - Landscape.dwg Layout: L1.0 User: mammel Plotted: Dec 06, 2023 - 9:21am Xrefs:

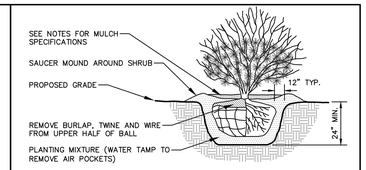


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2019

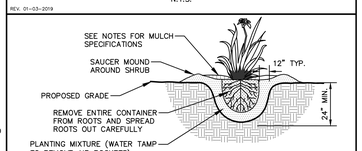


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019

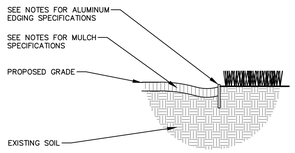


NOTE:
1. ROOT FLARE TO BE EXPOSED

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 BUDSELF 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:
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		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MRA
Reviewed By: KJY
Approved By:

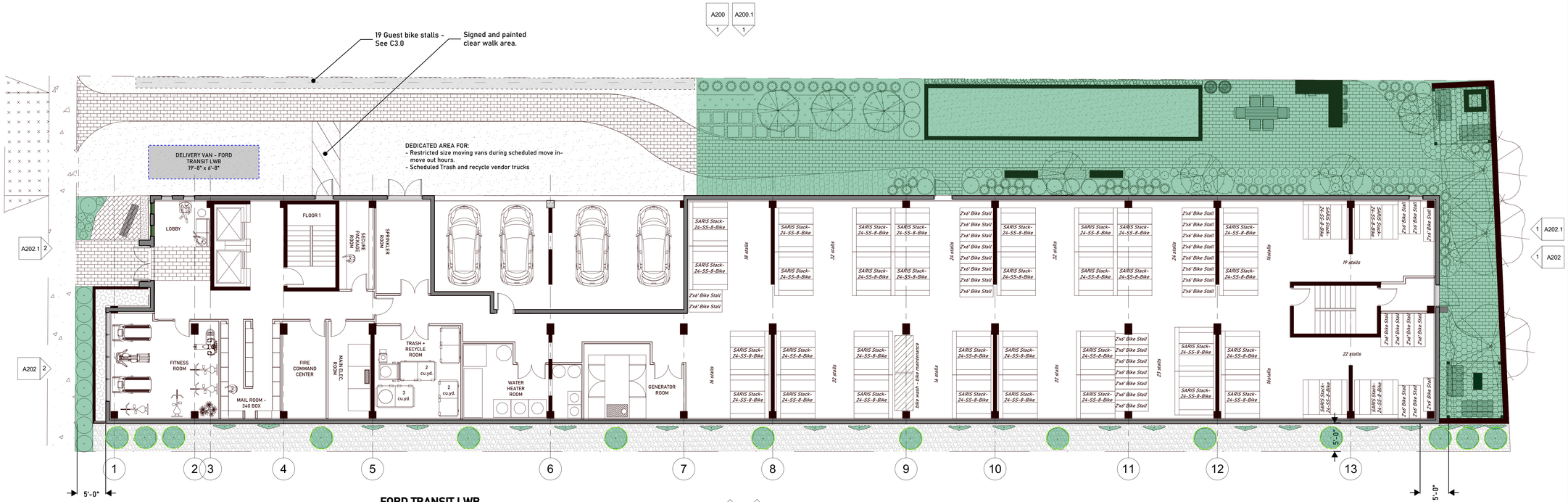
SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L2.0

JSD 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\22-11487\DWG\Landscape Sheets\22-11487 - Landscape.dwg Layout: L2.0 User: mamnet Plotted: Dec 05, 2023 - 9:21am Xref's:

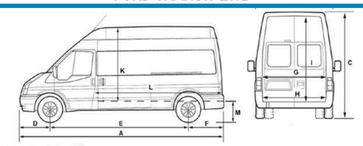


Level 1 -Site
1/8" = 1'-0"

SETBACKS - FULLY NOTED ON SHEET C3.0

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

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

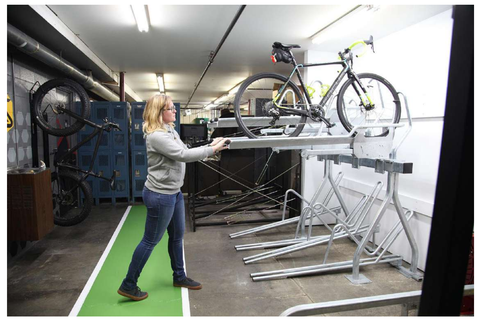
(1) Preliminary dimensions.

1 A201 1 A201.1

BIKE PARKING SUMMARY

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

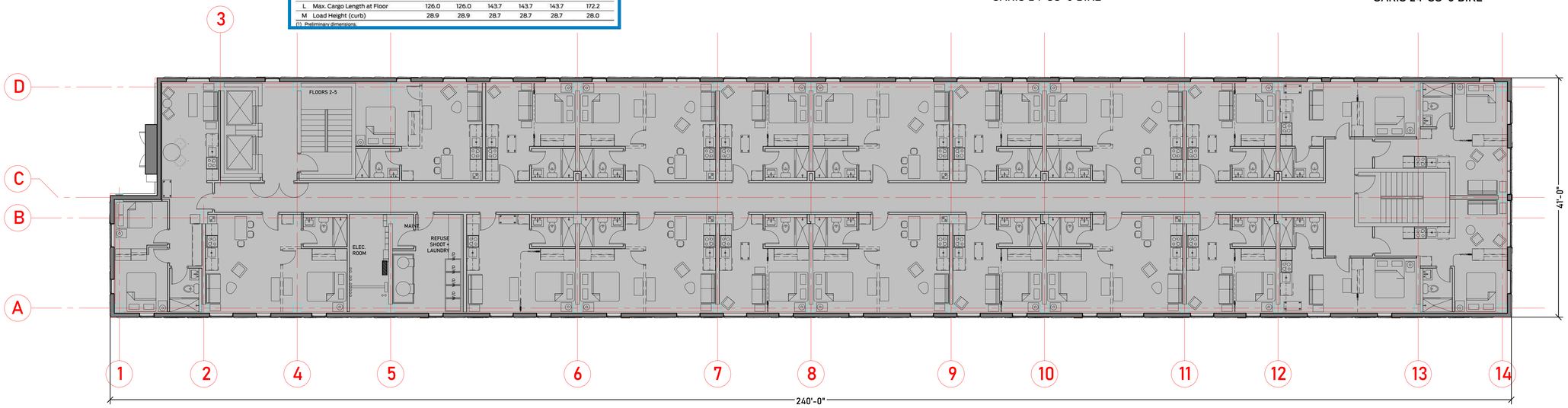
2.) For guests: *(19) 2x6 ground stalls.*



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



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



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

SEA Design
N2302 South Oakland Road
Town of Oakland, Wiconsin
53538

progression

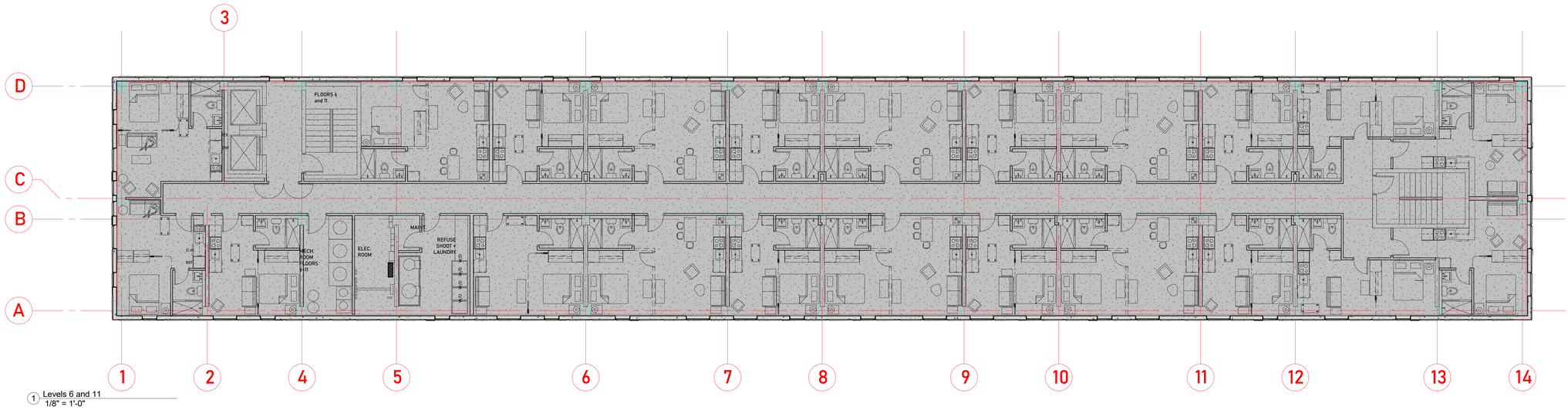
139 West Wilson
Madison, Wisconsin

Floor plans 1-5

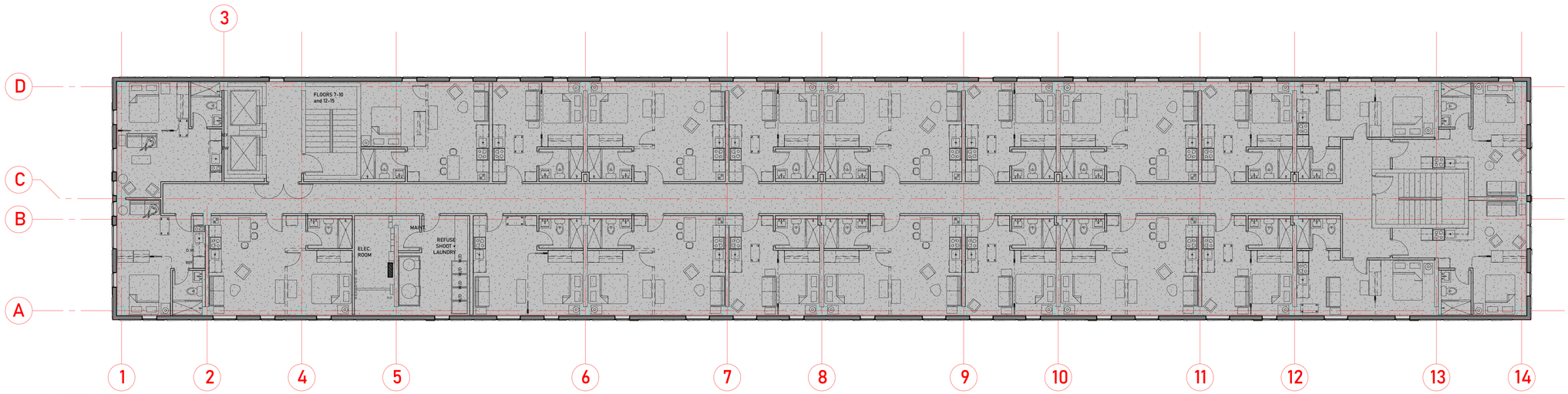
Revisions:	
UDC	12/11/2023
P.C.	12/11/2023

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

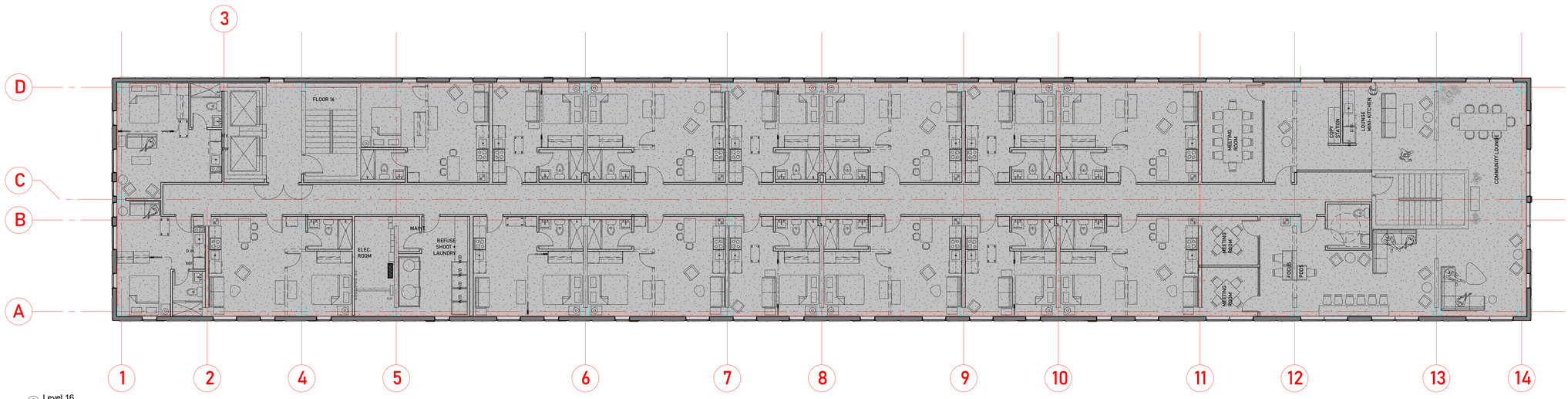
A101



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"

SEA Design
N2302 South Oakland Road
Town of Oakland, Wiconsin
53538

progressive

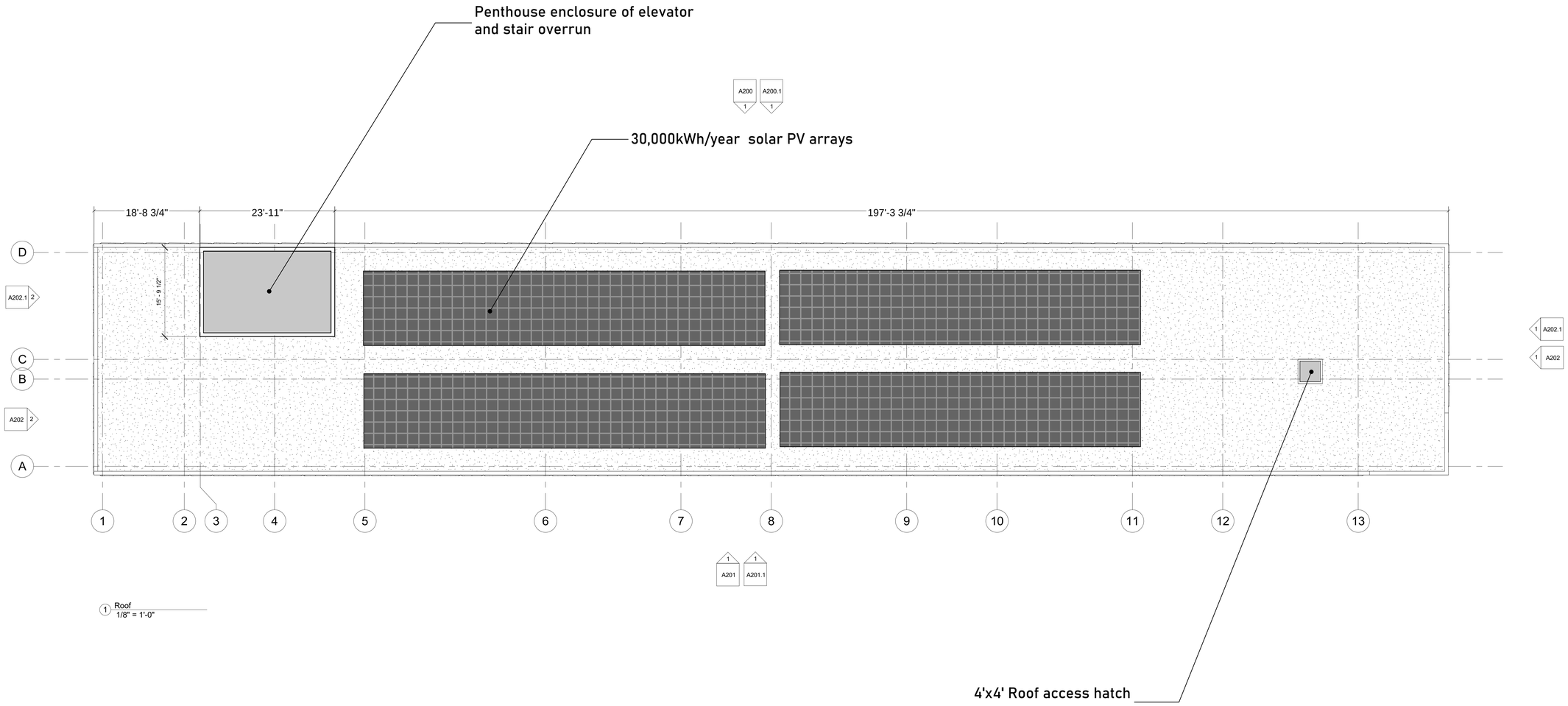
139 West Wilson
Madison, Wisconsin

Floor plans 6-16

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

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

A102



1 Roof
1/8" = 1'-0"

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

progression

139 West Wilson
Madison, Wisconsin

Roof Plan

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

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

A103

micro C



micro B



micro A



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

progression

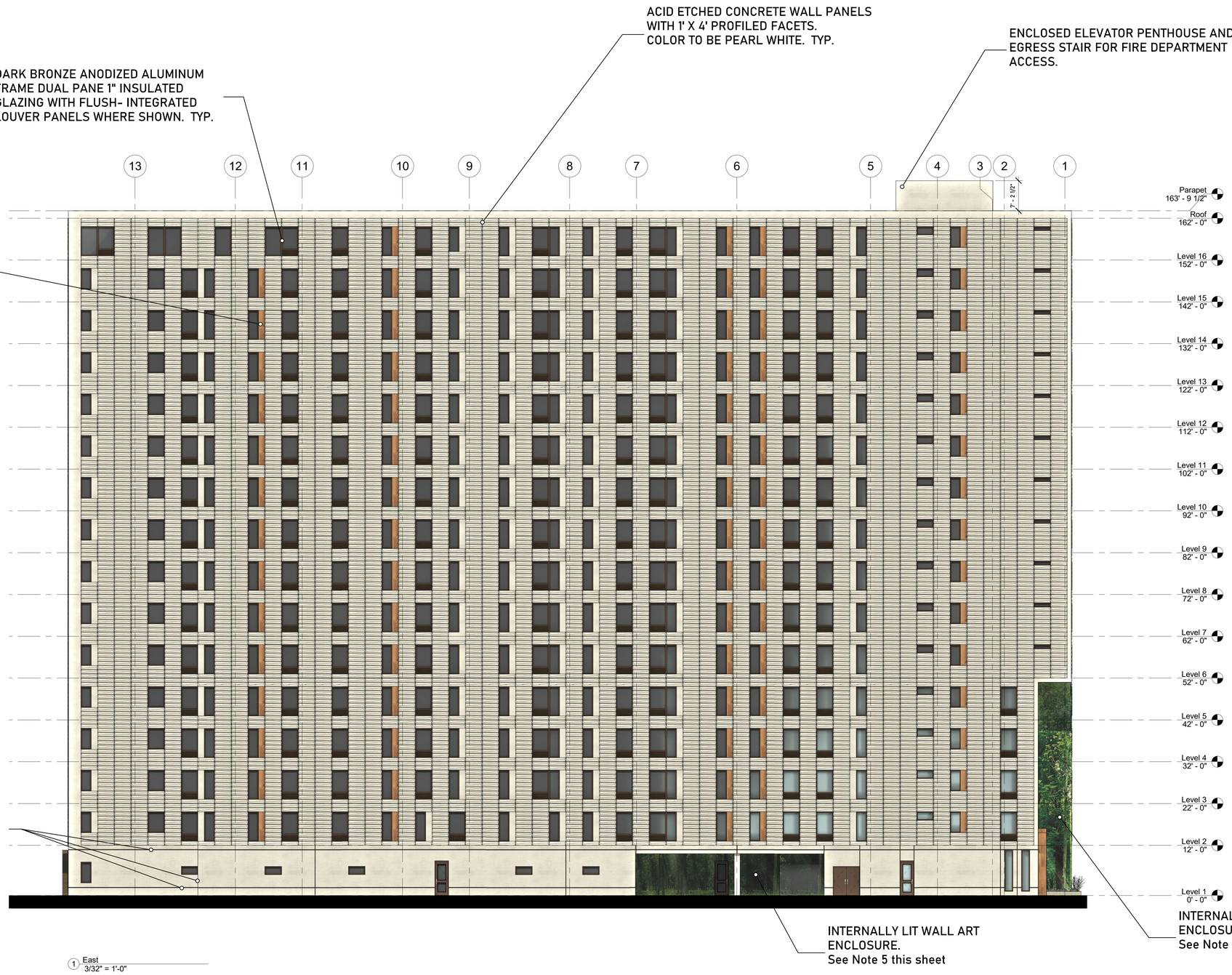
139 West Wilson
Madison, Wisconsin

UNIT PLAN TYPICALS

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

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

A104



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.

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

progression

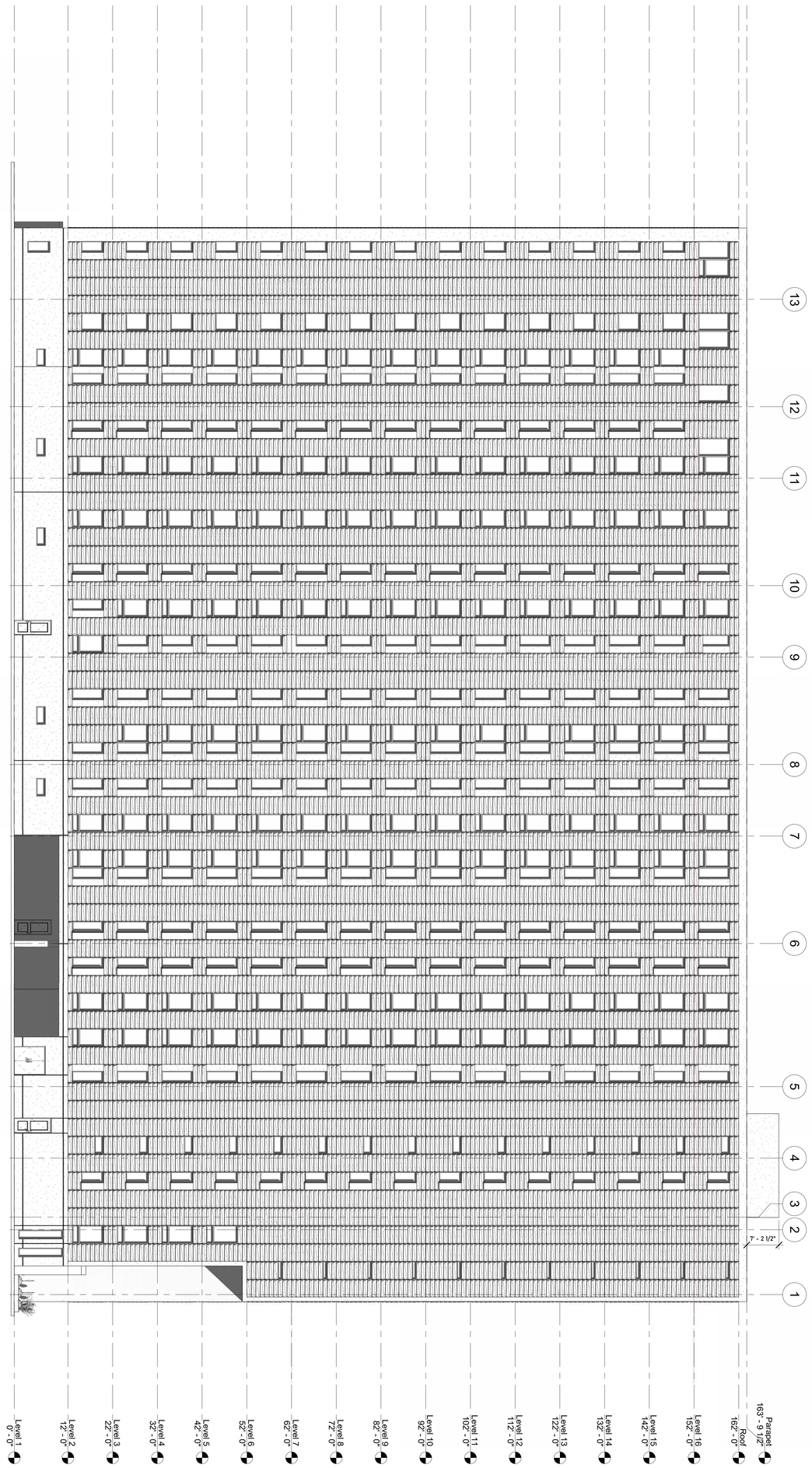
139 West Wilson
Madison, Wisconsin

East Elevation

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

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

A200



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

progression

139 West Wilson
Madison, Wisconsin

East Elevation - B&W

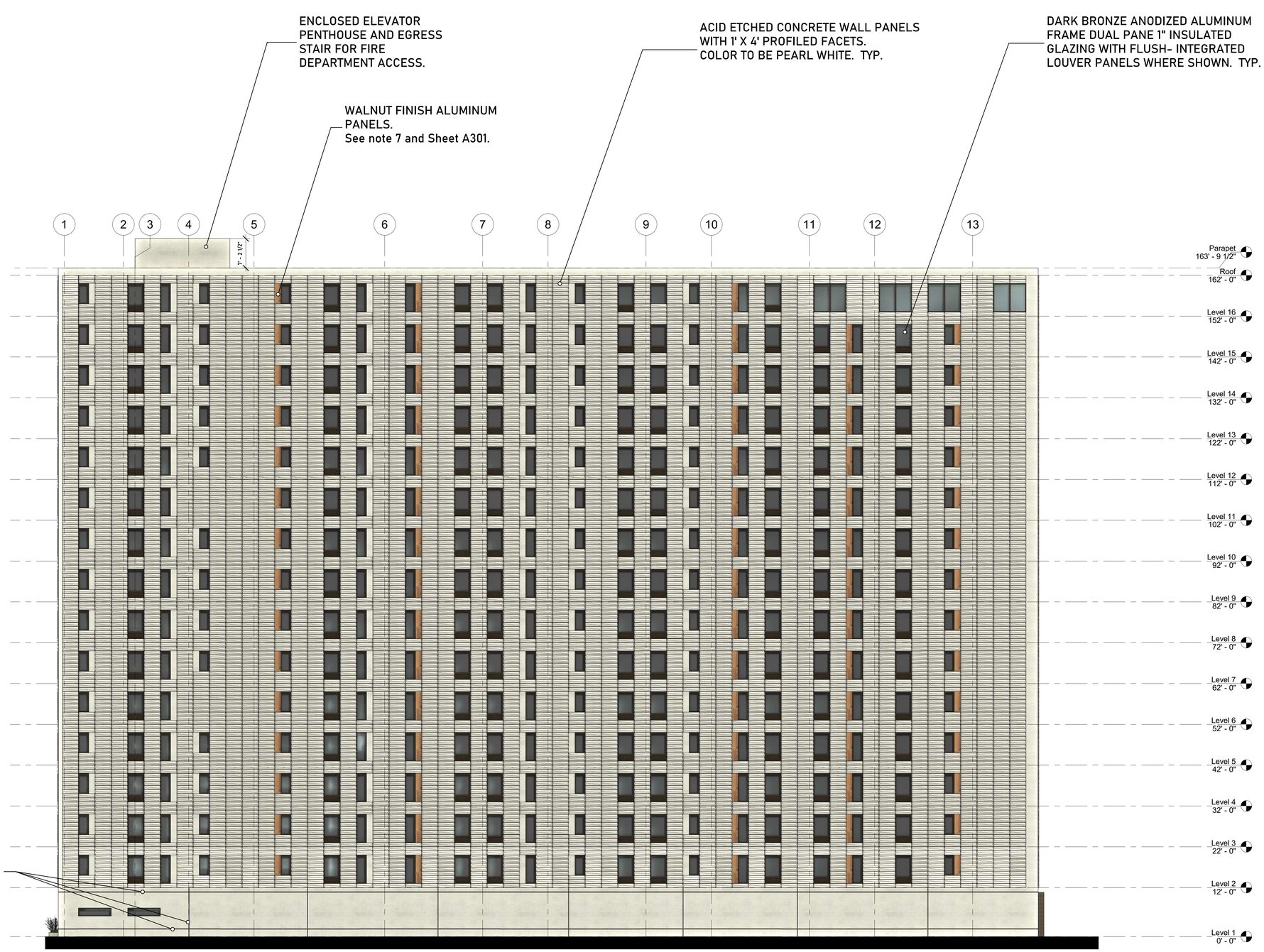
SEA Design

N3302 South Oakland Road
Town of Oakland, Wiconsin
53538

Revisions:	
UDC	12/1/2023
P.C.	12/1/2023

Project #: 21000
Issued For: Review
Date: 12/1/2023

A200.1



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.

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

progression

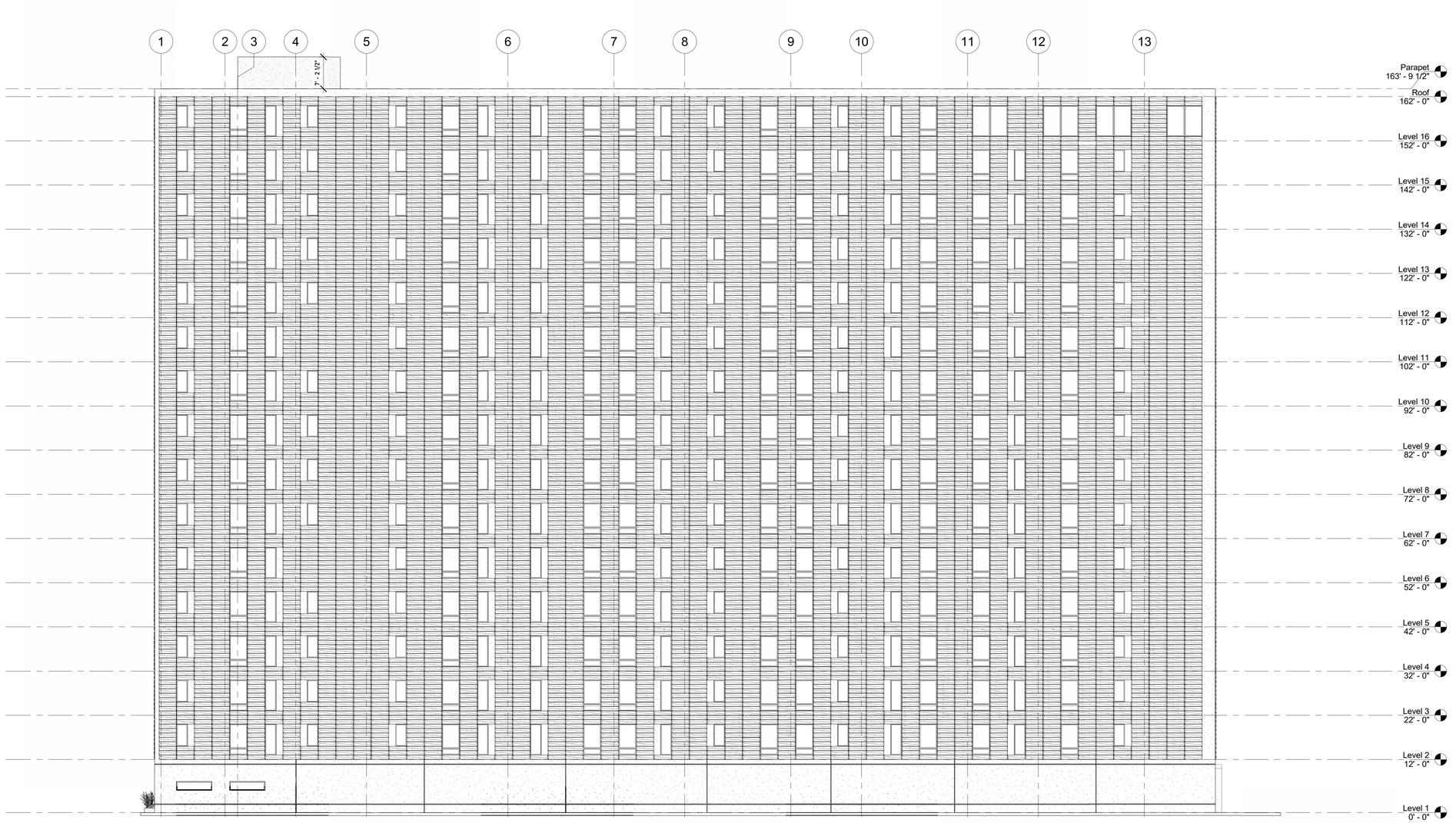
139 West Wilson
Madison, Wisconsin

West Elevation

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

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

A201



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

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

progression

139 West Wilson
Madison, Wisconsin

West Elevation - B&W

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

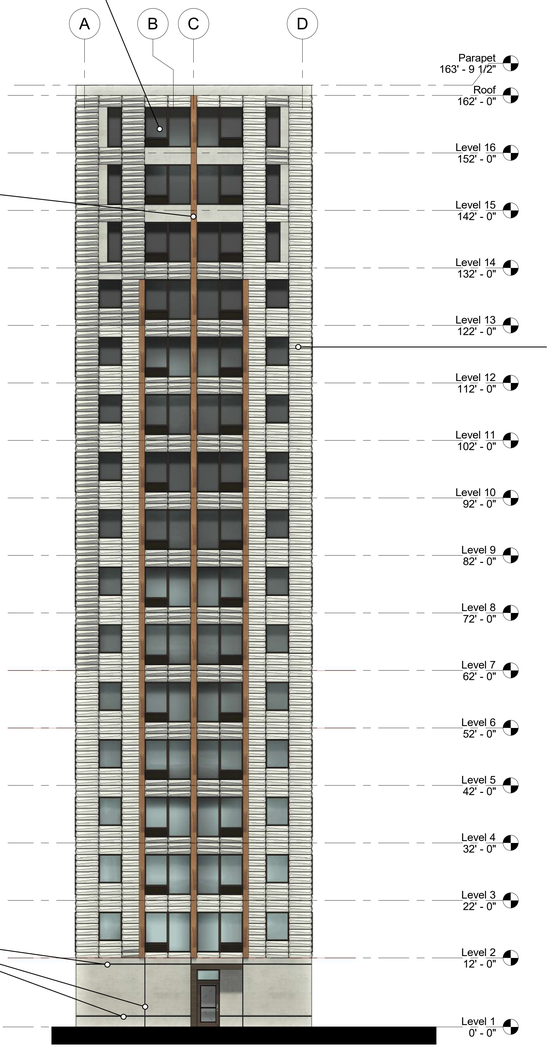
Project #: 21.000
Issued For: Review
Date: 12/11/2023

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.

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.

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

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.

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

progress

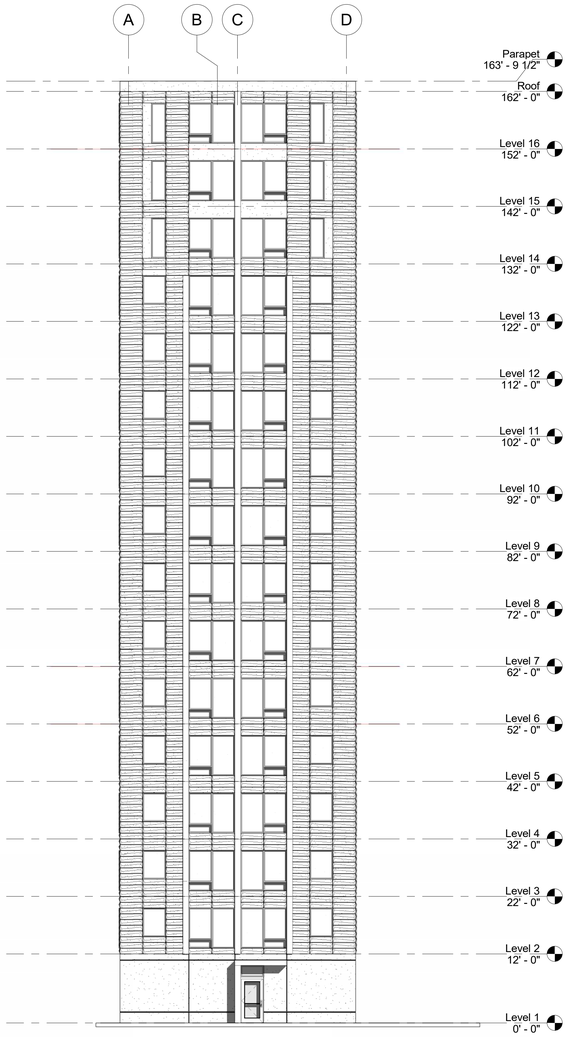
139 West Wilson
Madison, Wisconsin

North & South Elevations

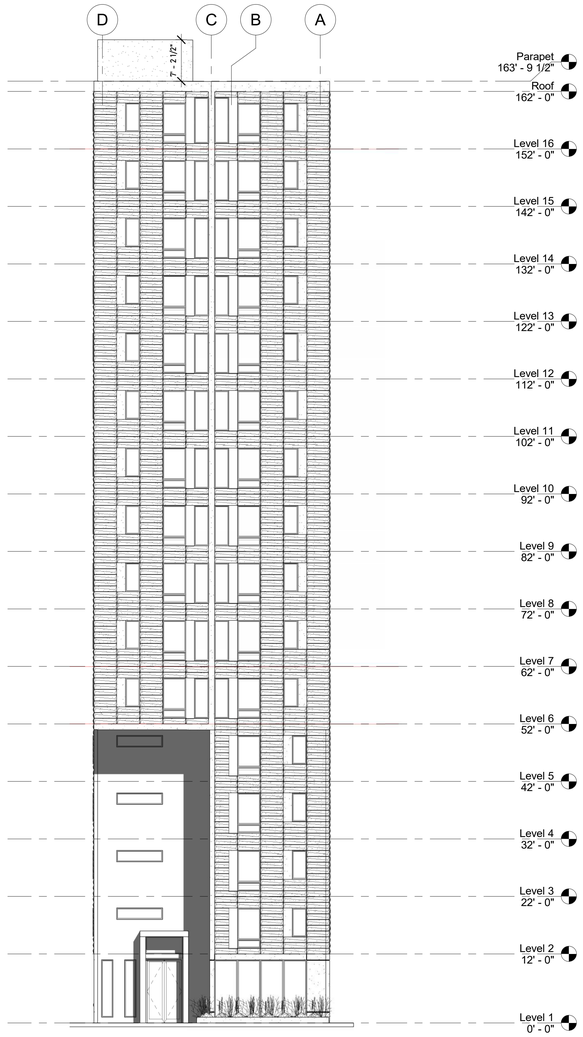
Revisions:	
UDC	12/11/2023
P.C.	12/11/2023

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

A202



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



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

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

progression

139 West Wilson
Madison, Wisconsin

North & South Elevations - B&W

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

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

A202.1



progression

139 West Wilson
Madison, Wisconsin

West Wilson Perspectives

Revisions:	
UDC	12/1/2023
P.C.	12/1/2023

Project #: 21.000
Issued For: Review
Date: 12/1/2023

A203

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



progression

139 West Wilson
Madison, Wisconsin

West Wilson Perspectives

SEA Design

N3302 South Oakland Road
Town of Oakland, Wiconsin
53538

A204

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

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



progression

139 West Wilson
Madison, Wisconsin

West Wilson Perspective - Night

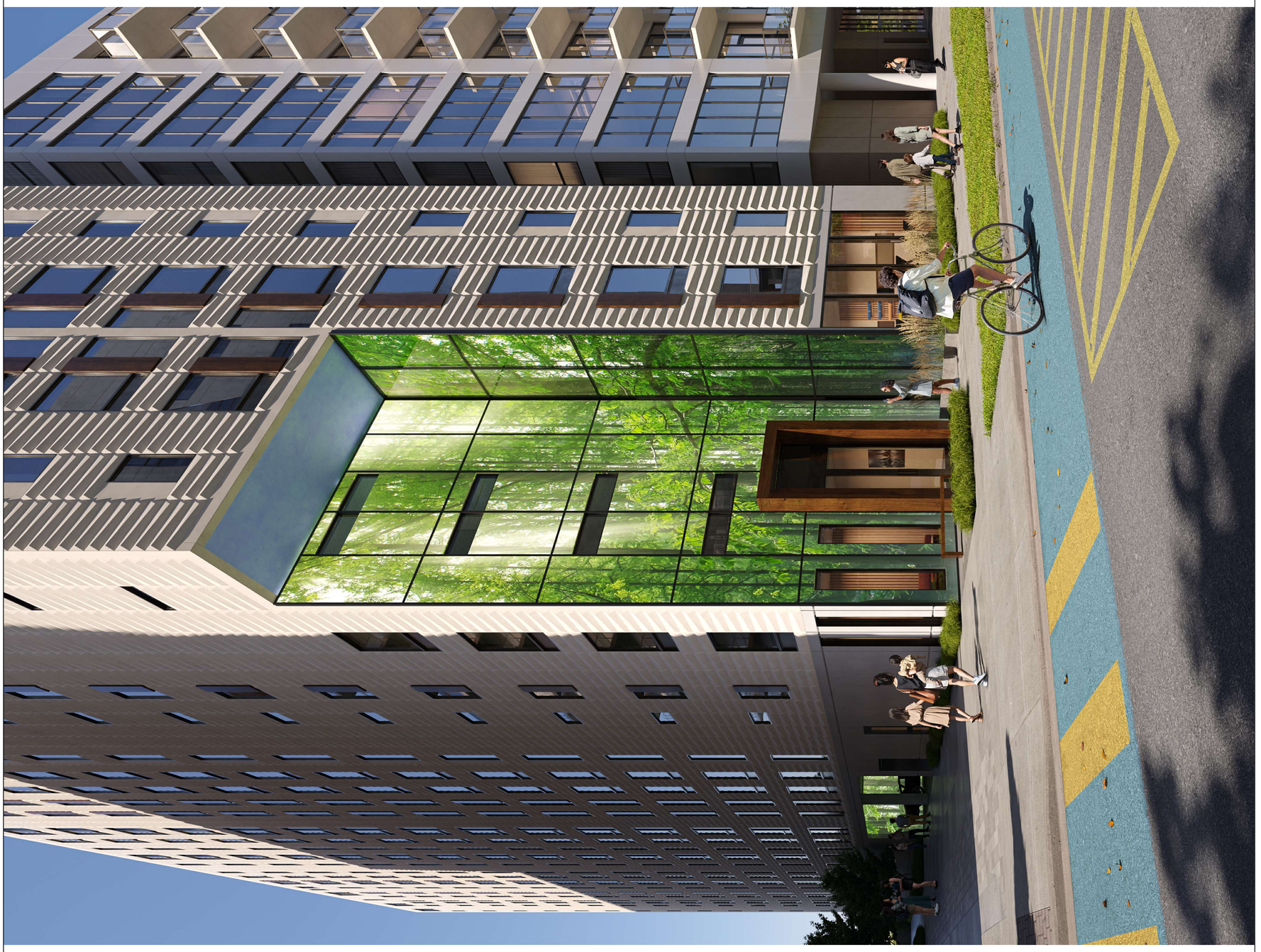
SEA Design

N3302 South Oakland Road
Town of Oakland, Wiconsin
53538

Revisions:	
UDC	12/1/2023
P.C.	12/11/2023

Project #: 21.000
Issued For: Review
Date: 12/1/2023

A204.1



Revisions:	
UDC	12/1/2023
P.C.	12/1/2023

Project #: 21.000
Issued For: Review
Date: 12/1/2023

A205

progression

139 West Wilson
Madison, Wisconsin

West Wilson Perspectives

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



progression

139 West Wilson
Madison, Wisconsin

West Wilson Perspectives

SEA Design

N3302 South Oakland Road
Town of Oakland, Wiconsin
53538

Revisions:	
UDC	12/1/2023
P.C.	12/11/2023

Project #: 21.000
Issued For: Review
Date: 12/1/2023

A206



Revisions:	
UDC	12/1/2023
P.C.	12/1/2023

Project #: 21.000
Issued For: Review
Date: 12/1/2023

A207

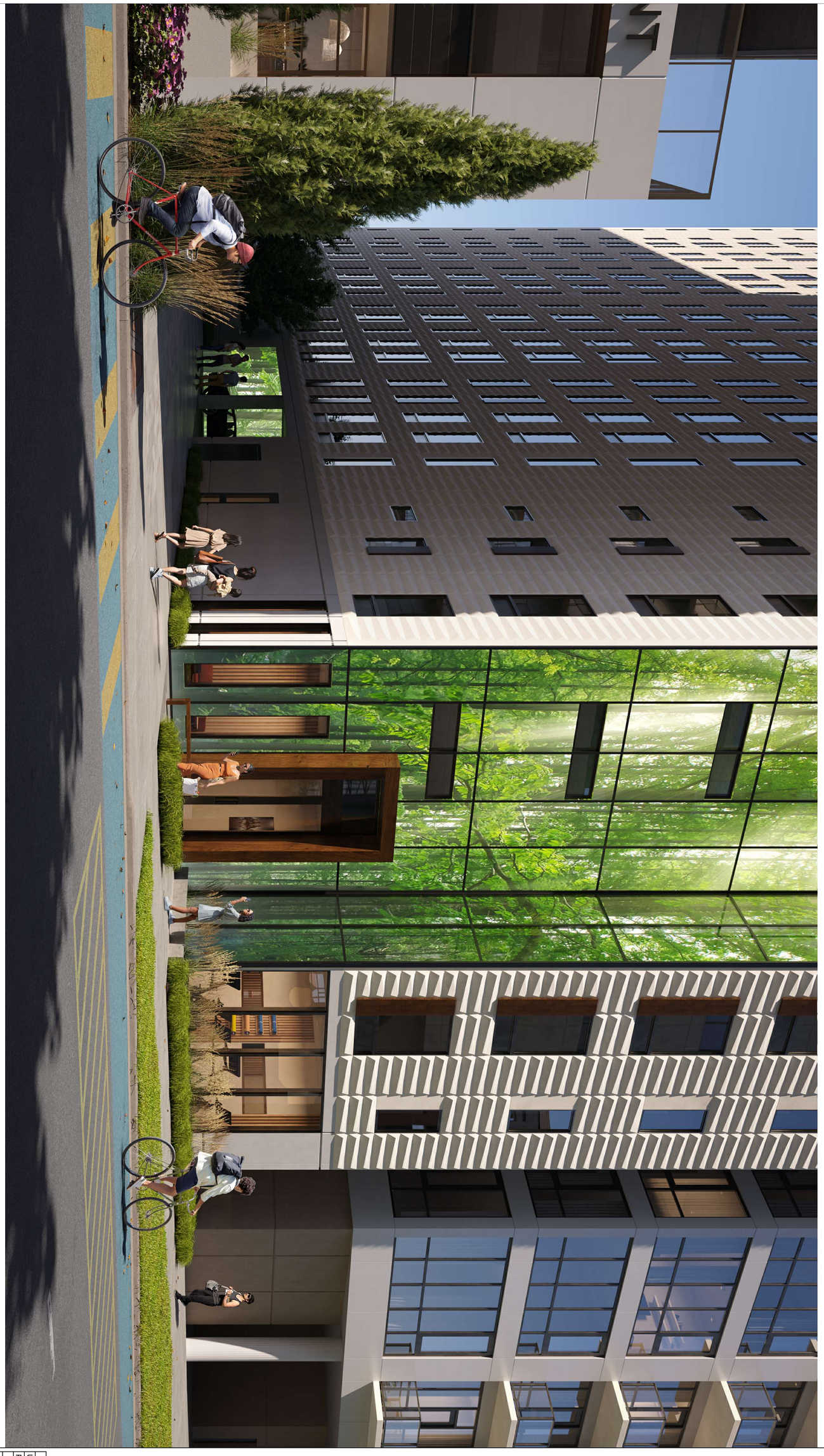
progression

139 West Wilson
Madison, Wisconsin

West Wilson Perspectives

SEA Design

N3302 South Oakland Road
Town of Oakland, Wiconsin
53538



progression

139 West Wilson
Madison, Wisconsin

West Wilson Entry perepective

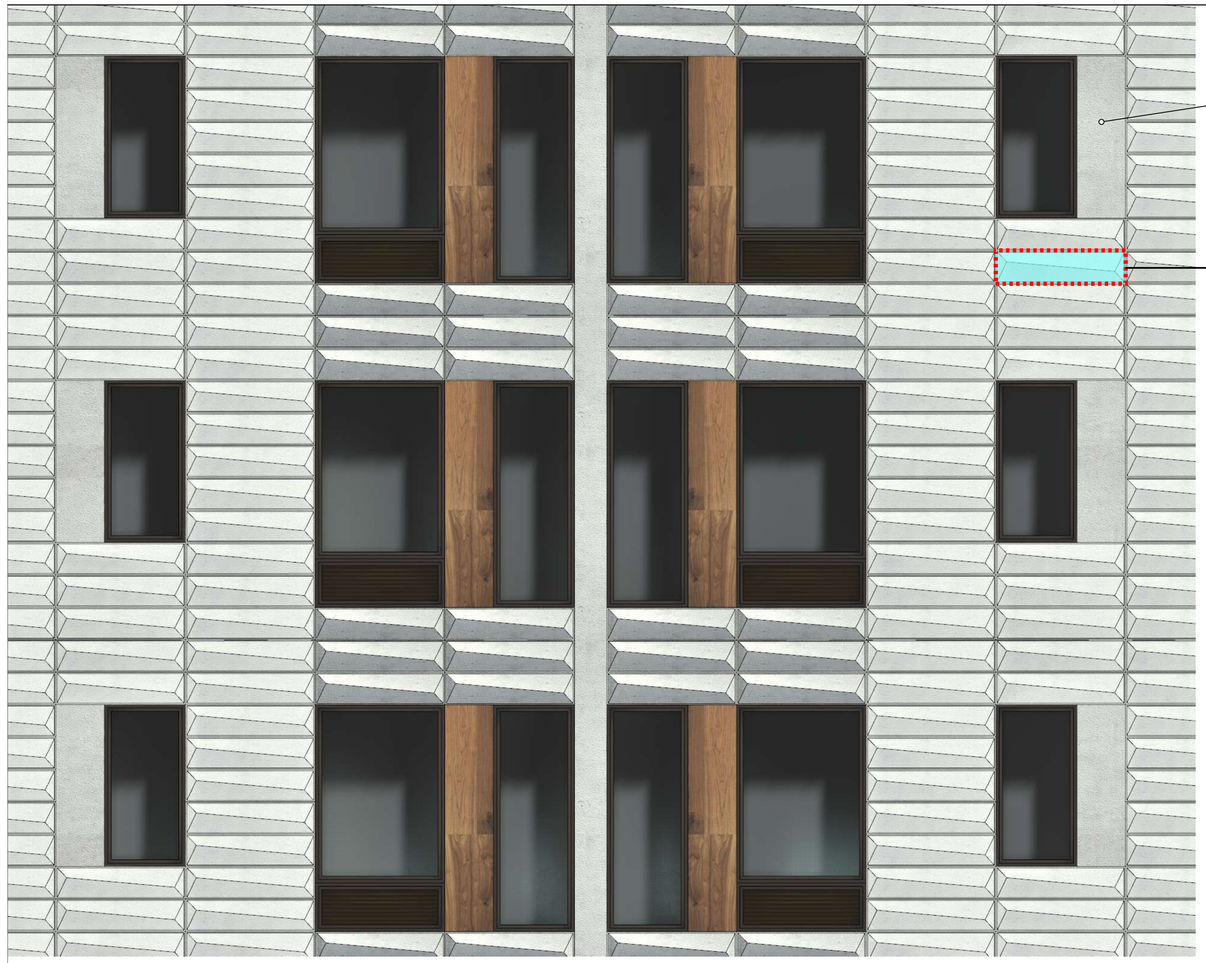
SEA Design

N3302 South Oakland Road
Town of Oakland, Wiconsin
53538

Revisions:	
UDC	12/1/2023
P.C.	12/1/2023

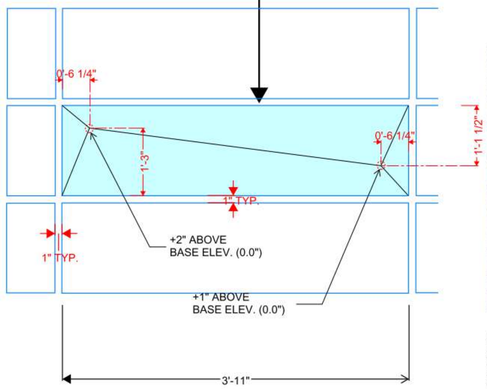
Project #: 21.000
Issued For: Review
Date: 12/1/2023

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



Acid etched concrete wall panel. Color: PEARL WHITE

PRIMARY EXTERIOR MATERIAL:

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

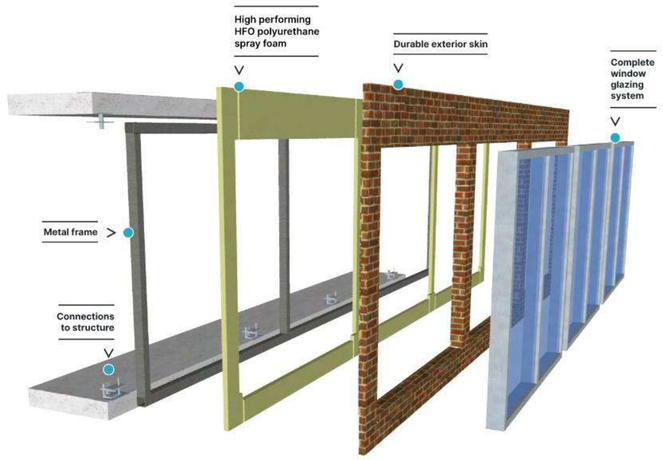
Within each large panel the surface contains multiple custom formed 1' H x 4' W facets.

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)





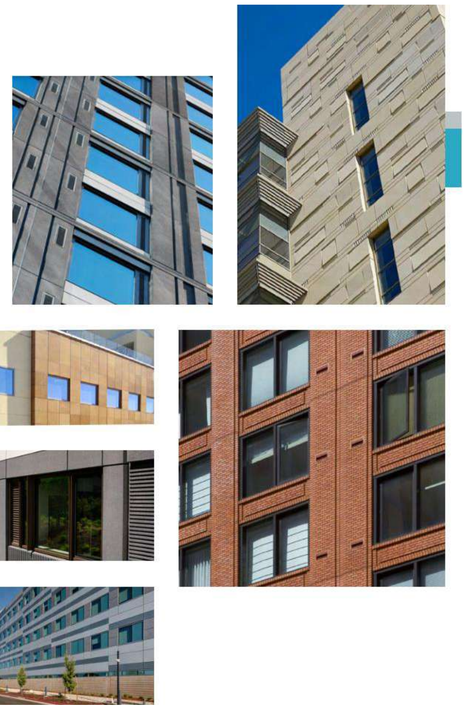


Complete wall shipped to site, craned in place and attached to structure, maximizing schedule efficiency.

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.



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

progression
139 West Wilson
Madison, Wisconsin

Exterior materials

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

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

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

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

progression

139 West Wilson
Madison, Wisconsin

Exterior materials

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

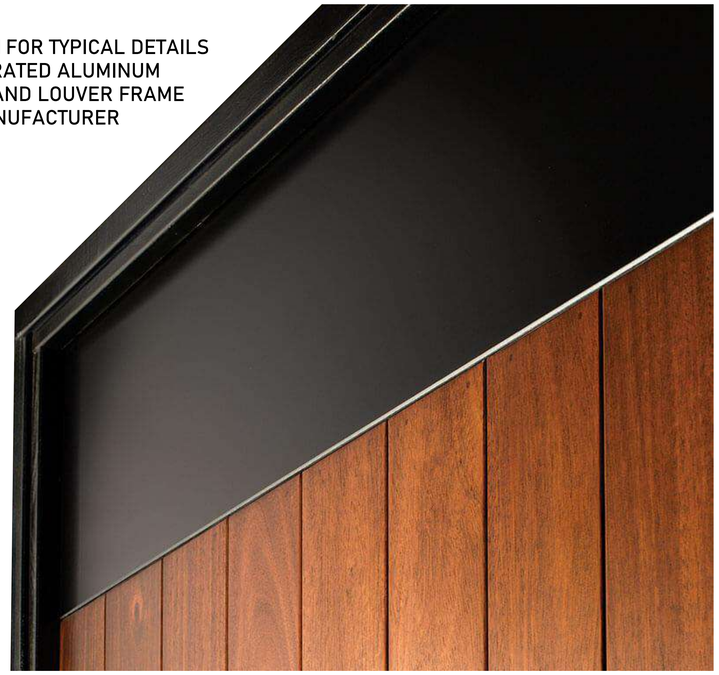
Project #:	21.000
Issued For:	Review
Date:	12/11/2023

A300.1



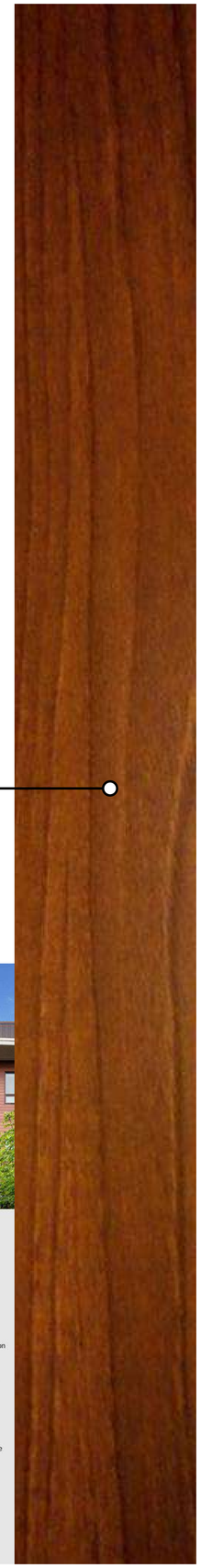
ENLARGED PARTIAL NORTH FACADE SHOWING TYPICAL WINDOW - LOUVER - LONGBOARD CONFIGURATION AND SIZES

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



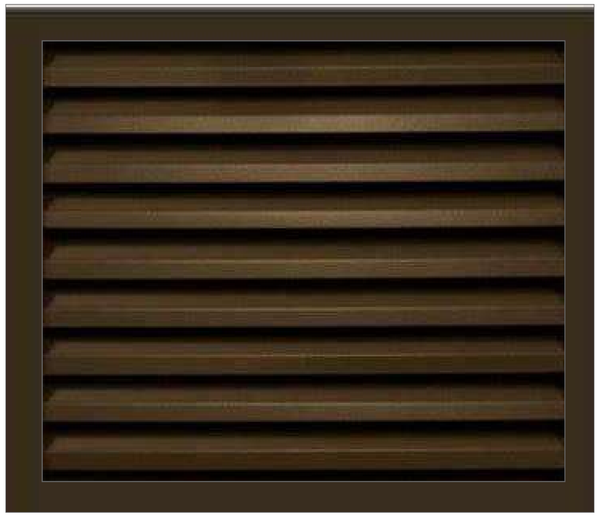
DARK BRONZE ALUMINUM NEXT TO TABLE WALNUT - 1 VERTICAL LONGBOARD

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

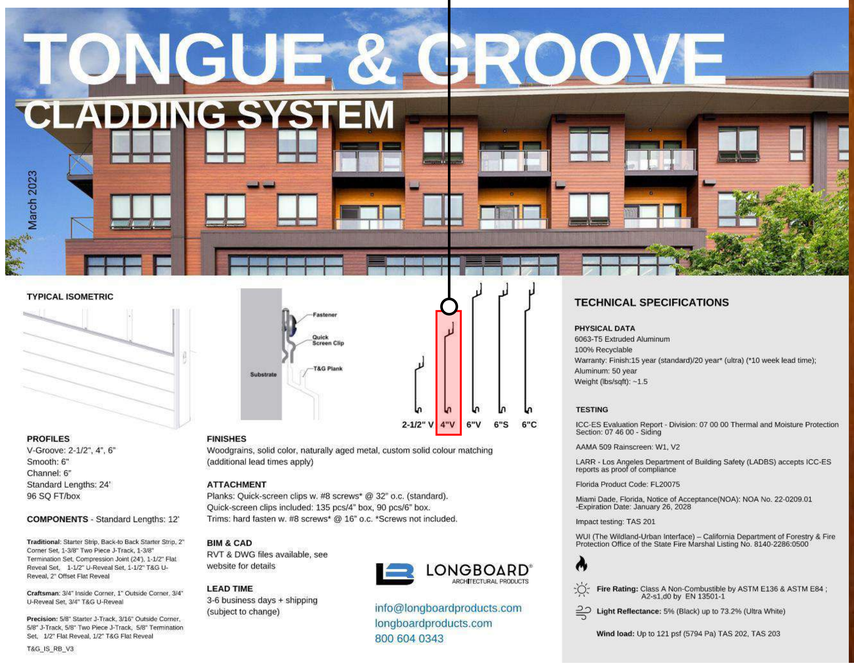




1" INSULATED CLEAR GLASS - SLIM PROFILE ALUMINUM STOREFRONT WINDOW SYSTEM.



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



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

progression

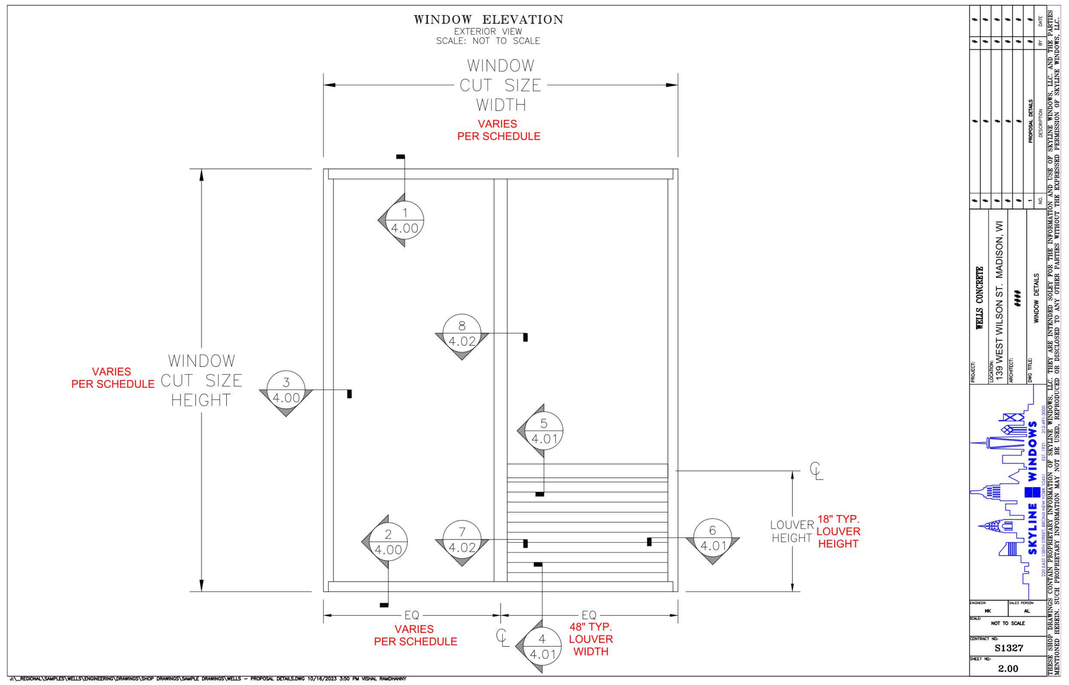
139 West Wilson
Madison, Wisconsin

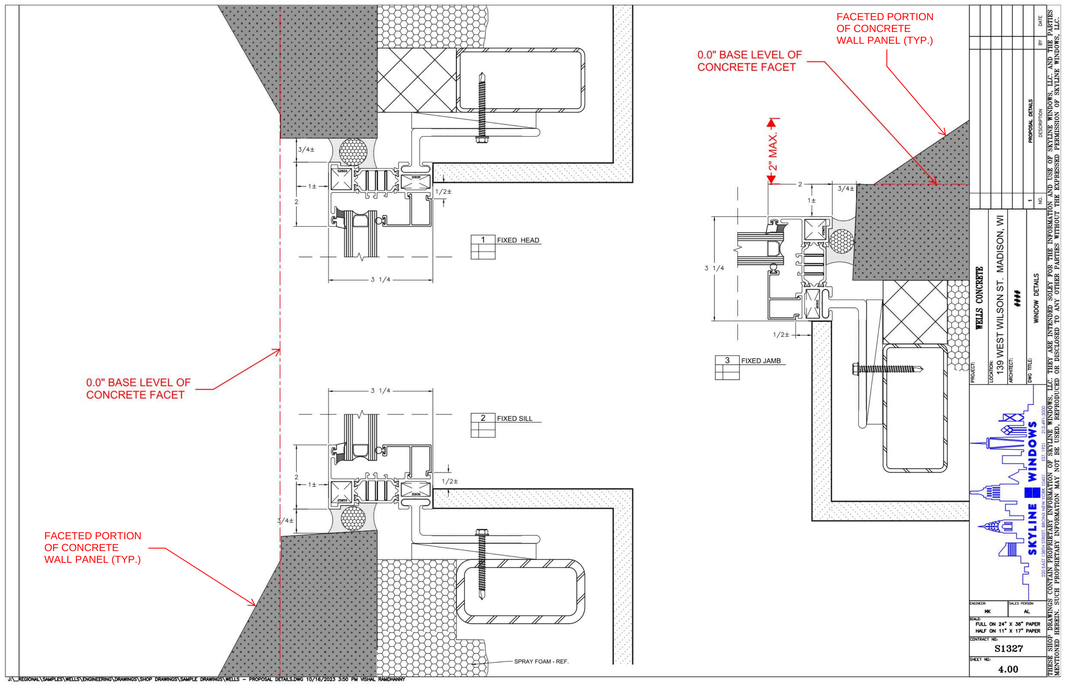
Exterior materials

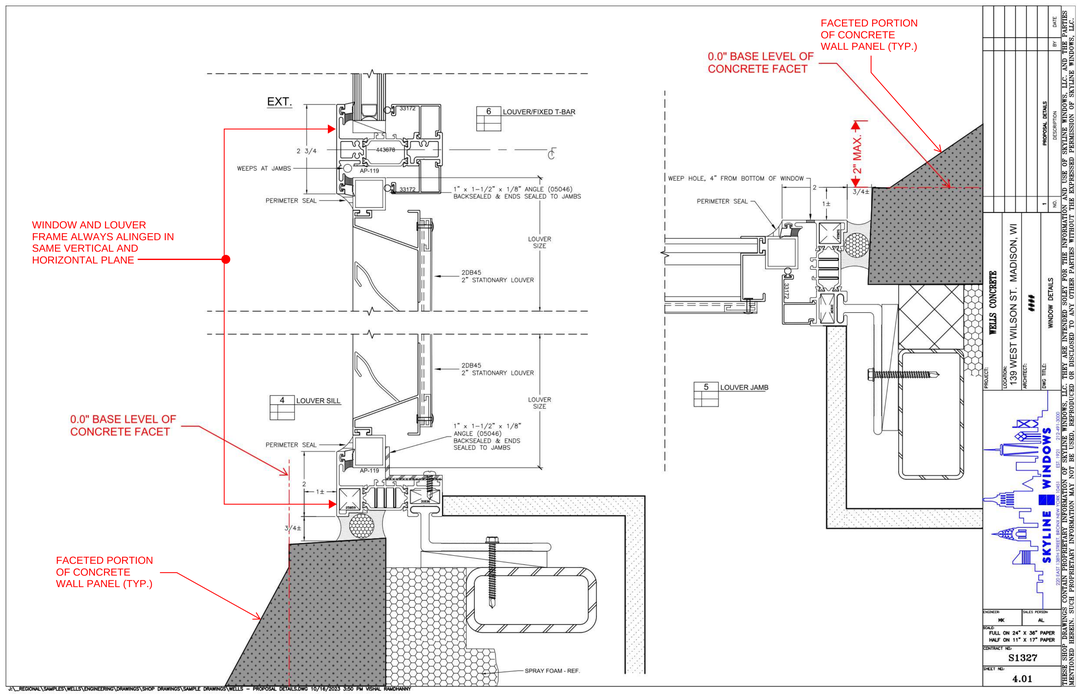
Revisions:	
UDC	12/11/2023
P.C.	12/11/2023

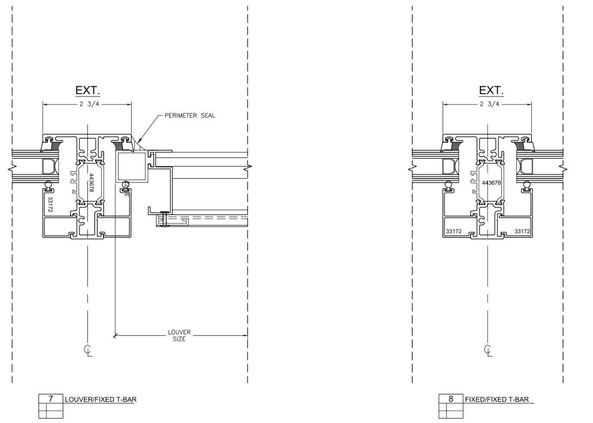
Project #: 21.000
Issued For: Review
Date: 12/11/2023

A301









SEA Design
N2302 South Oakland Road
Town of Oakland, Wiconsin
53538

progression
139 West Wilson
Madison, Wisconsin

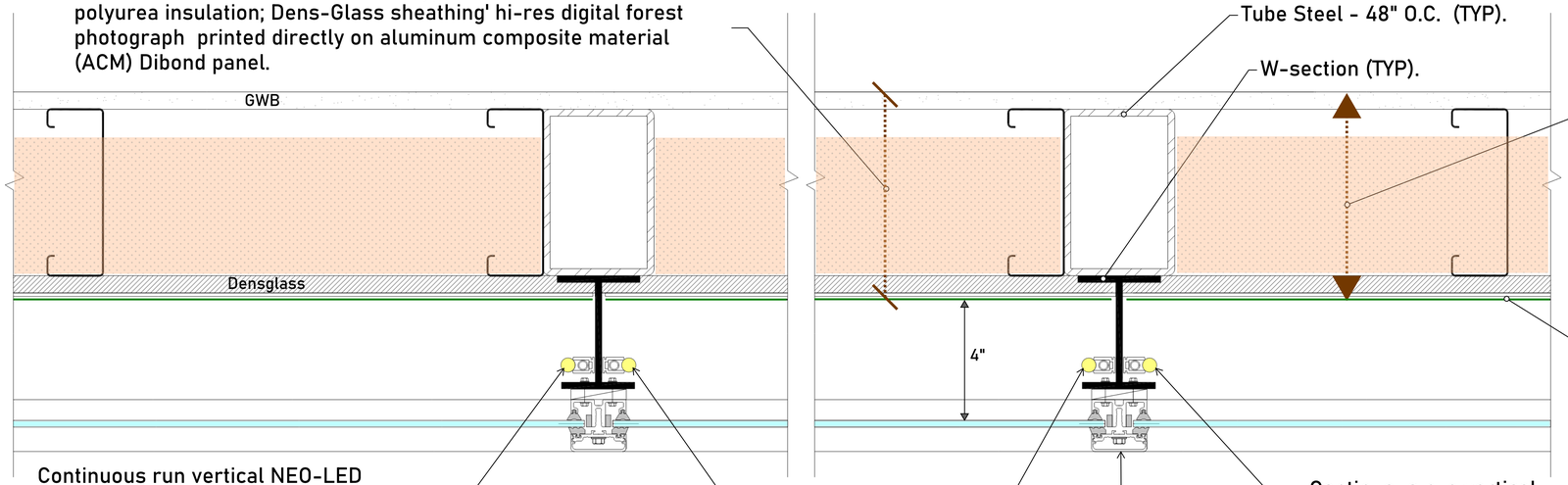
Integral Aluminum Frame Window and Louver details

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)

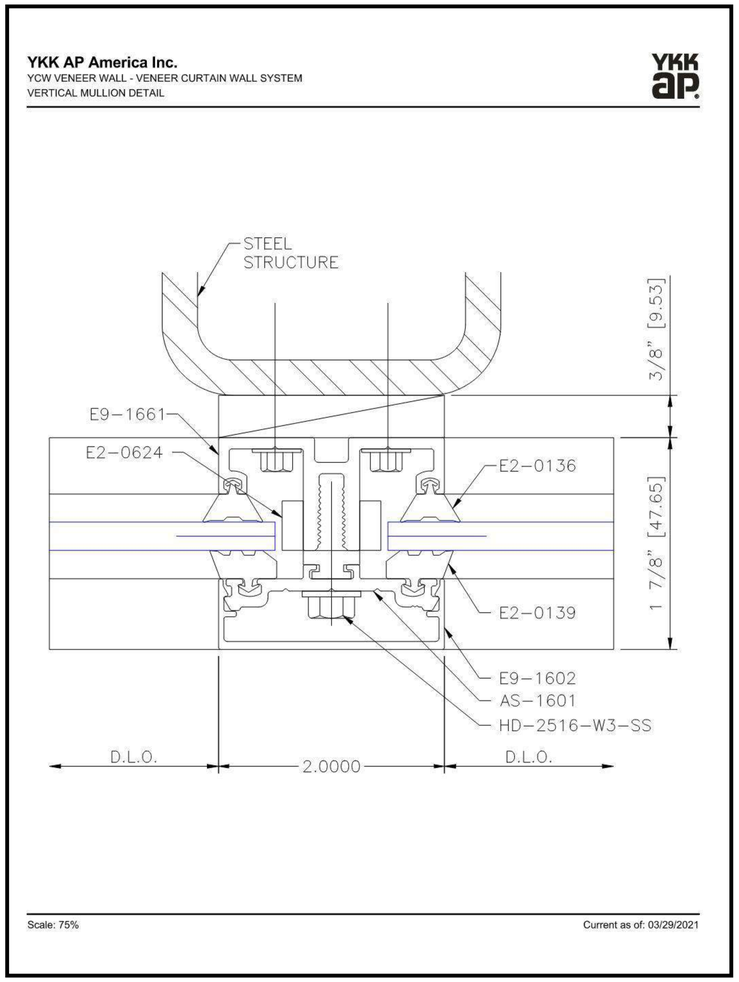
3mm Di-bond panel with forest graphic printed directly on aluminum using waterproof, UV-cured inks.

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.

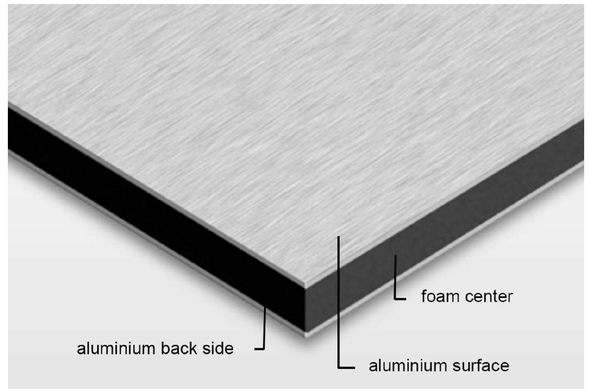


2 Curtain wall - Mullion detail (TYP)

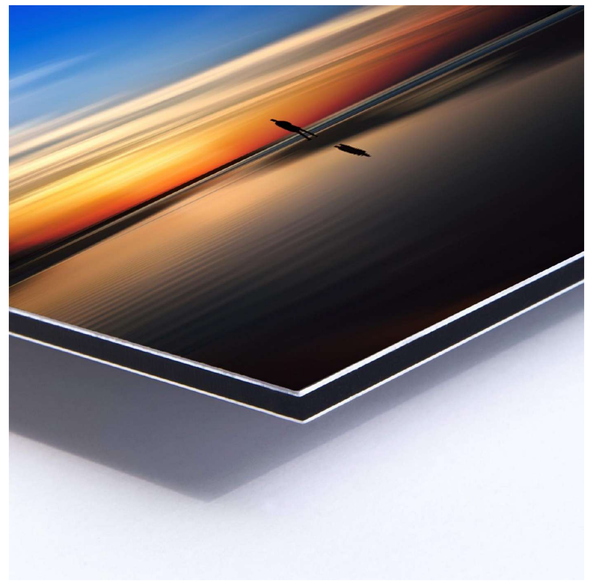
NOTE:

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).

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

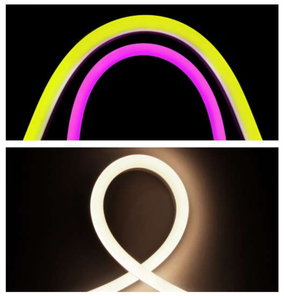
Date

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

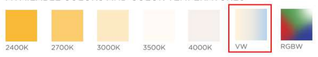
Category	Wattage & Color		Power Feed Direction
NLCP			
NLCP - Neon Contour Plus	**4.524** - 4.5 W/ft 2400K	**4.5VW** - 4.5 W/ft Variable White (2400K-6000K)	**E** - End Feed
	4.527 - 4.5 W/ft 2700K	**4.5RGB27** - 4.5 W/ft RGB+White (2700K)	**B** - Bottom Feed
	4.530 - 4.5 W/ft 3000K	**4.5RGB30** - 4.5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



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) RGBW (2700K, 3000K, 4000K)
Lamp Life	50,000 Hours
Max Length	Static White: 39 ft 4.4 in. (12 m) (Not Field Cuttable) Variable White, RGBW: 16 ft 4.85 in. (5 m) (Not Field Cuttable)
Cuttable Length	Static White, Variable White: 1.97 in (50 mm) 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** 4000K: 206 lm/ft (675.7 lm/m), 43 lm/W **4.5 Variable White** 164 lm/ft (537.92 lm/m), 34 lm/W **4.5 RGBW** 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 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

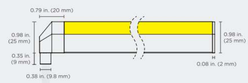
- When installing this product take into account the surface temperature of the material where it will be mounted. Many building surfaces which are exposed to direct sunlight exceed the 140° F/60° C maximum that our product is rated for. High-risk locations like this should be avoided.
- This product 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.

DIMENSIONS & DIAGRAMS

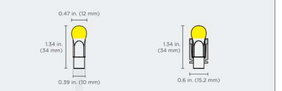
WITH BOTTOM FEED MOLDED END CAP

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

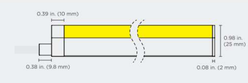


Width: 0.47 in. (12 mm)
Height: 1.34 in. (34 mm)
Cable Diameter: 0.24 in. (6 mm)

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

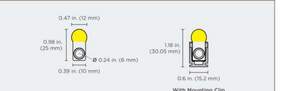
WITH END FEED MOLDED END CAP

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

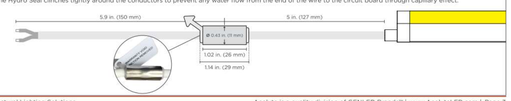


Width: 0.6 in. (15.2 mm)
Height: 0.83 in. (21 mm)

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

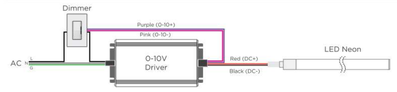
The Hydro Seal clinches tightly around the conductors to prevent any water flow from the end of the wire to the circuit board through capillary effect.



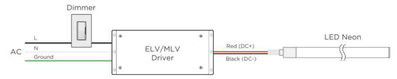
Length: 0.79 in. / 20 mm
Width: 0.6 in. / 15.2 mm

WIRING DIAGRAMS

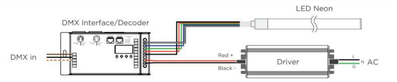
0-10V



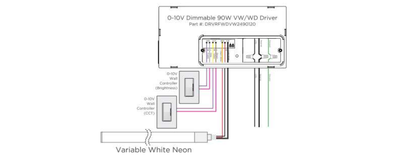
MLV / ELV



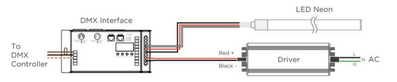
DMX



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



2 North Curtain wall LED light locations

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

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.

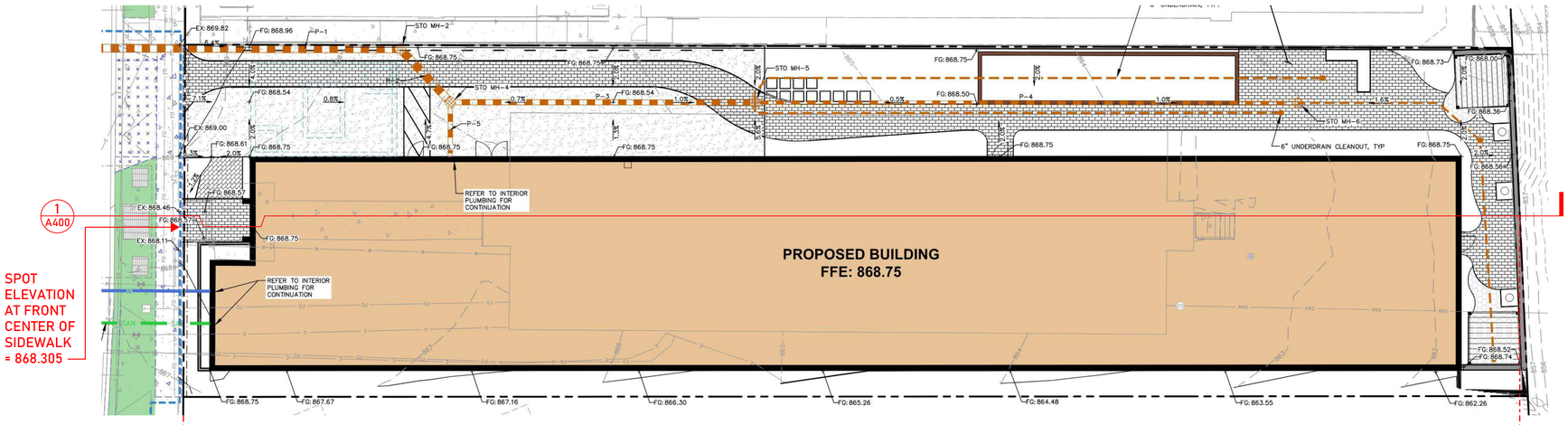
The sum of these is 1032.8'.

Elevation at front center of sidewalk is 868.305'.

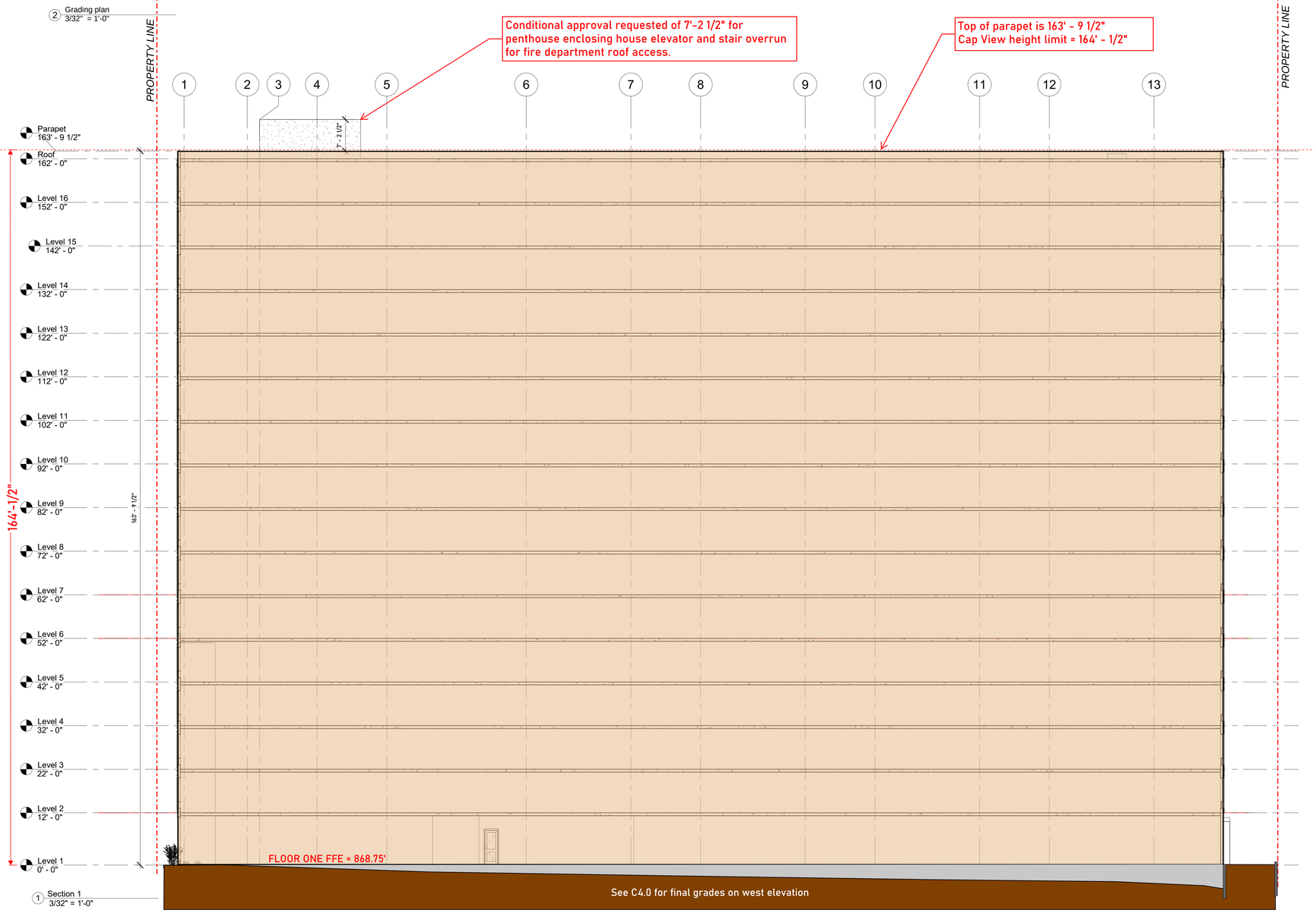
Our FFE is 868.75'.
As a result the max height for this proposal is 1032.8' - 868.75' = 164.05'.

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

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



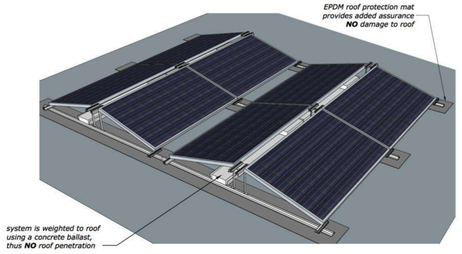
2 Grading plan
3/32" = 1'-0"

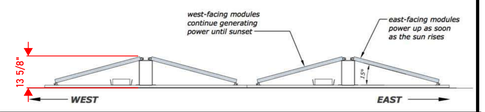


1 Section 1
3/32" = 1'-0"

Low profile solar array system

SunPeak DeltaWing





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.



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

progression
139 West Wilson
Madison, Wisconsin

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



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

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

A401

progression

139 West Wilson
Madison, Wisconsin

Long View from Olin Park

SEA Design

N3302 South Oakland Road
Town of Oakland, Wiconsin
53538



progression

139 West Wilson
Madison, Wisconsin

Long View from John Nolen Drive

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

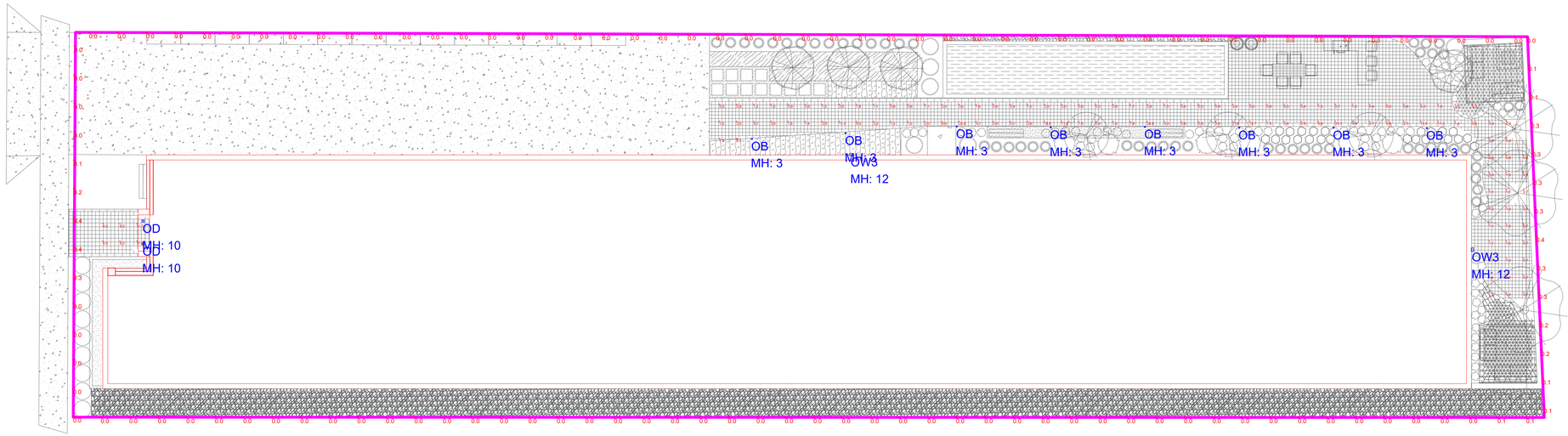
Revisions:	
UDC	12/11/2023
P.C.	12/11/2023

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.

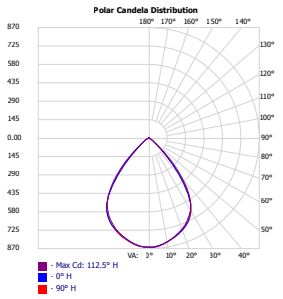
WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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.

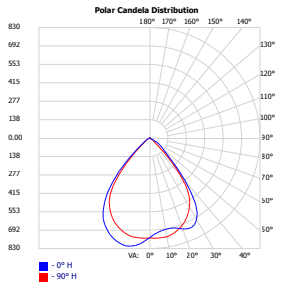
PERFORMANCE DATA

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.



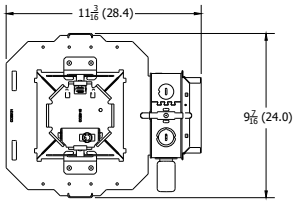
Open

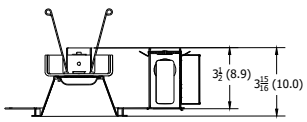


Wallwash

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

LDN4SQ

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 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens	LS4 Downlight LSW4 Wallwash	AR Clear WR ‡ White BR ‡ Black TCPC ‡ Custom painted trim TRALTBD ‡ RAL painted trim	LSS Semi-specular LD Matte diffuse LS Specular	TRW White painted flange TRBL Black painted flange FCPC Custom painted flange only FRALTBD RAL painted flange only	MVOLT Multi-volt 120 120V 277 277V 347 ‡ 347V

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

OD

LT-3

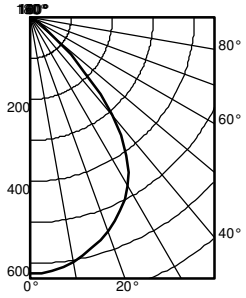
© 2015-2023 Acuity Brands Lighting, Inc. All rights reserved.

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



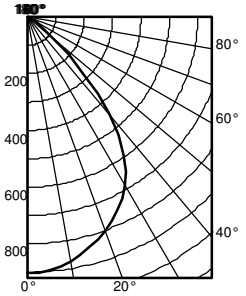
	Ave	Lumens
0	625	
5	621	59
15	580	163
25	519	238
35	409	251
45	192	148
55	37	38
65	7	8
75	2	2
85	0	0
90	0	

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.



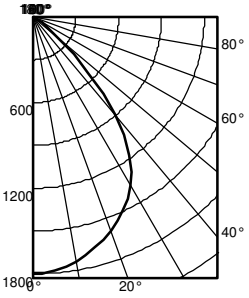
	Ave	Lumens
0	904	
5	898	85
15	840	237
25	751	344
35	592	363
45	277	214
55	54	56
65	11	12
75	2	3
85	1	1
90	0	

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.

Notes

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

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

LUMEN OUTPUT MULTIPLIERS - CRI	
80	1.0
90	0.874

OD

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

LT-4

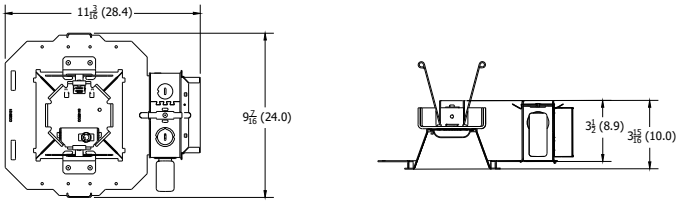
LITHONIA LIGHTING®

© 2015-2023 Acuity Brands Lighting, Inc. All rights reserved.

LDN4SQ

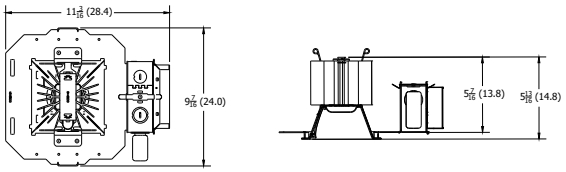
* All dimensions are inches (centimeters) unless otherwise noted.

LDN4 500 - 1500 LUMENS



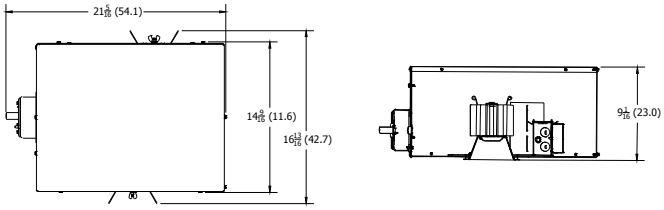
Aperture: 4-5/16" (11)
Ceiling Opening: 5-1/8" (13)
Overlap Trim: 5-7/16" (13.8)

LDN4 2000 - 3000 LUMENS



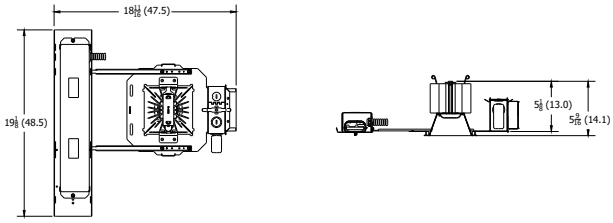
Aperture: 4-5/16" (11)
Ceiling Opening: 5-1/8" (13)
Overlap Trim: 5-7/16" (13.8)

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)

OD

LT-5

© 2015-2023 Acuity Brands Lighting, Inc. All rights reserved.

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	

OD

LT-6

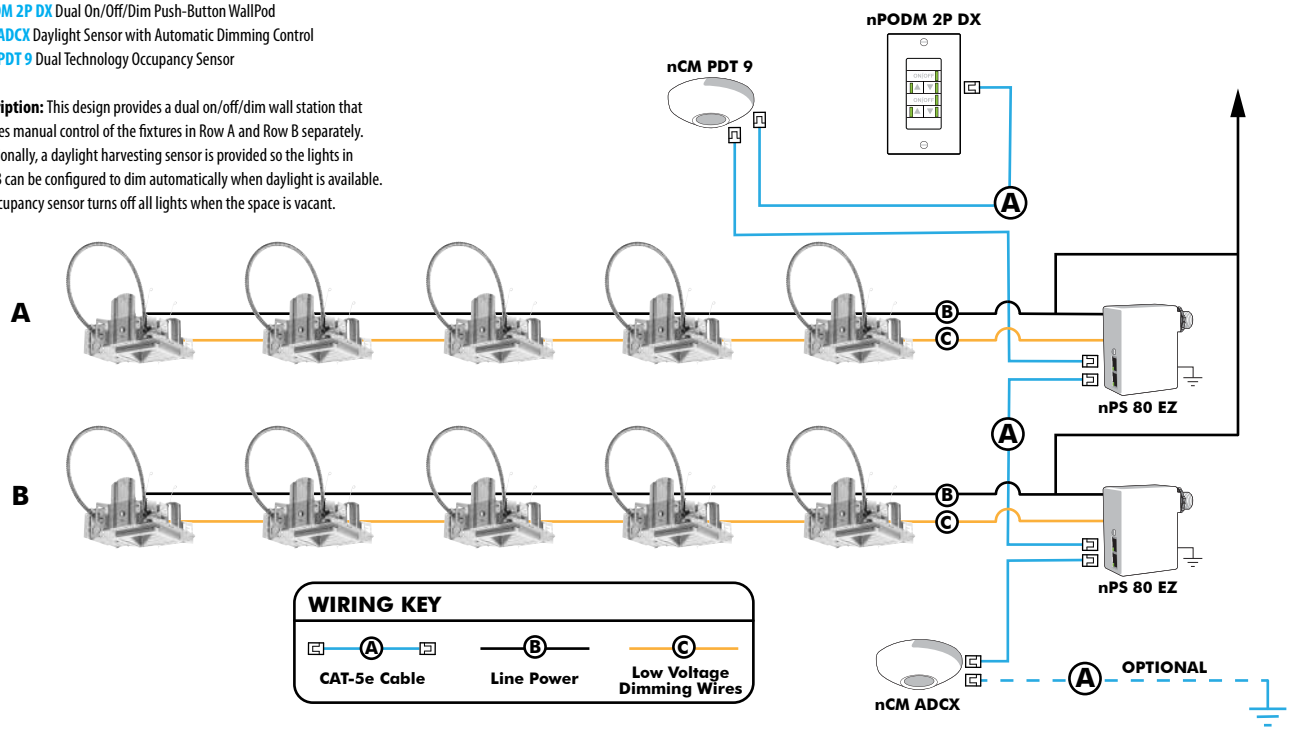
© 2015-2023 Acuity Brands Lighting, Inc. All rights reserved.

LDN4SQ

EXAMPLE
Group Fixture Control*
*Appication 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

OD

LT-7

© 2015-2023 Acuity Brands Lighting, Inc. All rights reserved.

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]

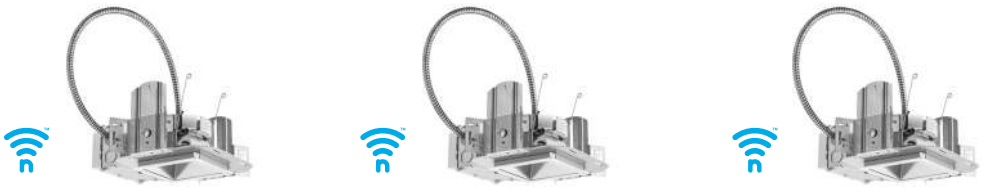
Notes
1 Can only be ordered with the RES7Z zone control sensor version.

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

© 2015-2023 Acuity Brands Lighting, Inc. All rights reserved.

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 35.4"	**30K** 3000K	**UNV** 120-277v	**BL** Black
	40K 4000K		**DB** Dark Bronze
			DG Dark Grey
			GG Graphite Grey
			SG Silver Grey
			CC Custom RAL Color

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

OB

LT-9

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

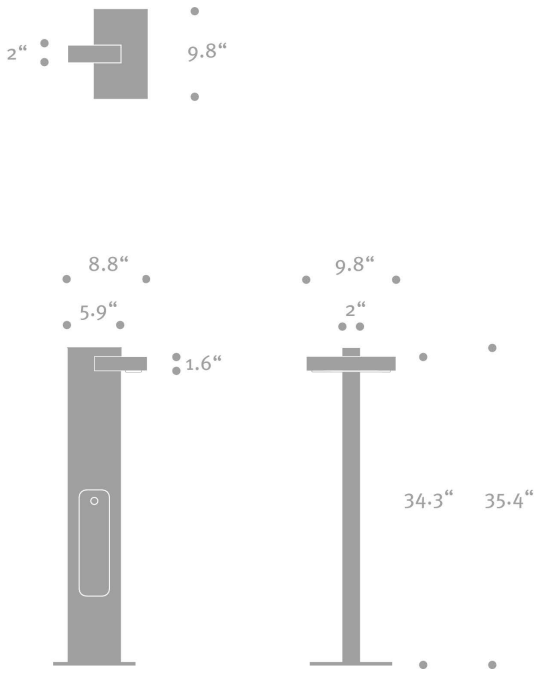
WARRANTY
Limited product warranty period including LEDs is five years. Driver shall carry the manufacturer's limited warranty.

OB

LT-10

DIMENSIONS

All dimensions are shown in inches unless otherwise noted.



OB

LT-11



WDGE2 LED

Architectural Wall Sconce
Precision Refractive Optic

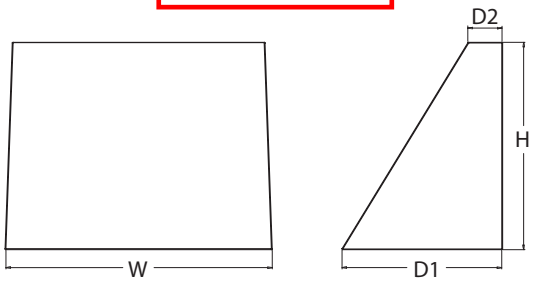
Catalog Number	WDGE2 LED P0 30K 80CRI T1S
Notes	139 West Wilson Street
Type	OW3

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]	27K 2700K	70CRI[4]	T1S Type I Short	MVOLT	**Shipped included**
	P1[2]	30K 3000K	80CRI	T2M Type II Medium	347[5]	SRM Surface mounting bracket
	P2[2]	40K 4000K	LW[3] Limited Wavelength	T3M Type III Medium	480[5]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[6]
	P3[2]	50K 5000K		T4M Type IV Medium		**Shipped separately**
	P4[2]	AMB[3] Amber		TFTM Forward Throw Medium		AWS 3/8inch Architectural wall spacer
						PBBW Surface-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

© 2019-2022 Acuity Brands Lighting, Inc. All rights reserved.

LT-12

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

© 2019-2022 Acuity Brands Lighting, Inc. All rights reserved.

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

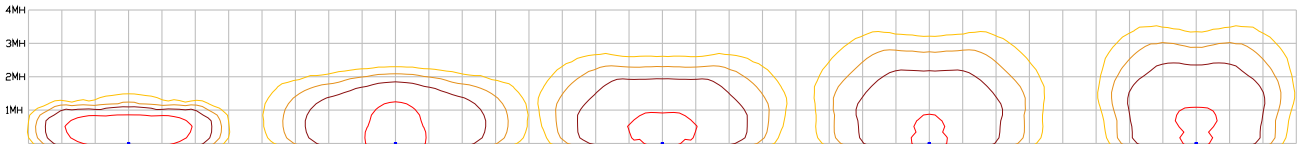
Photometric Diagrams

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

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) •
© 2019-2022 Acuity Brands Lighting, Inc. All rights reserved.

LT-14

Control / Sensor Options

Motion/Ambient Sensor (PIR_, PIRH_)

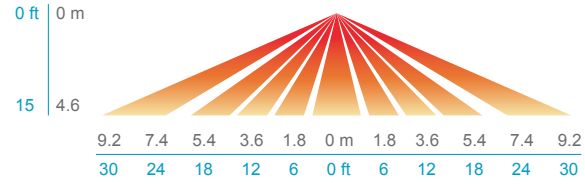
Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing 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.

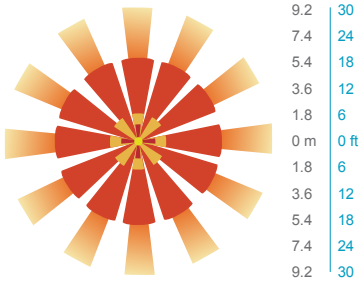
Networked Control (NLTAIR2)

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

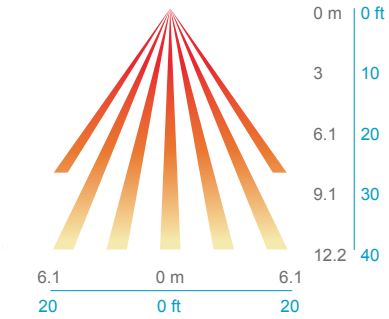
HIGH VIEW



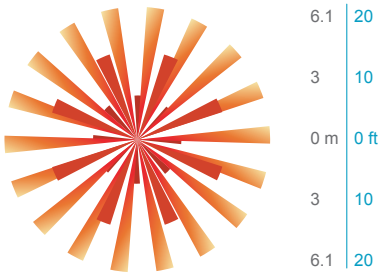


PIRH

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) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

OW3

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) •
© 2019-2022 Acuity Brands Lighting, Inc. All rights reserved.

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.

© 2019-2022 Acuity Brands Lighting, Inc. All rights reserved.

LT-16