

# URBAN DESIGN COMMISSION APPLICATION UDC

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



**FOR OFFICE USE ONLY:**

Date Received \_\_\_\_\_  Initial Submittal

Paid \_\_\_\_\_  Revised Submittal

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

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

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

*Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm 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): 999 S. Park Street, Madison, WI

Title: 999 Park

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

UDC meeting date requested April 15, 2026

- 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** Michael Carlson

Street address 2020 Eastwood Drive

Telephone 608-405-9064

Company Threshold Development

City/State/Zip Madison, WI 53704

Email michaelcarlson@thresholdbuilds.com

**Project contact person** Michael Carlson

Street address 2020 Eastwood Drive

Telephone 608-405-9064

Company Threshold Development

City/State/Zip Madison, WI 53704

Email michaelcarlson@thresholdbuilds.com

**Property owner (if not applicant)** Joe Voell

Street address 8426 Arbor Trace Drive

Telephone 608-234-7208

City/State/Zip Verona, WI 53593

Email joe@remaxwisconsin.com

# URBAN DESIGN COMMISSION APPROVAL PROCESS



## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

## Presentations to the Commission

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

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

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST



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

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)**

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

## 4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

**Urban Design Commission Application (continued)**



**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](mailto:UDCapplications@cityofmadison.com). The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**Notification to the District Alder**

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

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 1/28/2026.
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 Michael Carlson Signed by:  Relationship to property Development Manager  
 Authorizing signature of property owner \_\_\_\_\_ Date 3/9/2026  
893C8BA5111D415...

**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  
999 South Park Street Redevelopment  
Urban Design Commission Initial and Final Hearing  
City of Madison, Wisconsin

Date: March 09, 2026

To: Urban Design Commission  
City of Madison Planning Division

Re: Letter of Intent - 999 South Park Street  
Urban Design District No. 7 Final Approval

Dear Members of the Urban Design Commission:

Threshold Development is pleased to submit this letter of intent for the proposed redevelopment of 999 S. Park Street, located at the corner of Park Street and Lakeside Street in Madison's Urban Design District No. 7. This mixed-use development will transform a former ambulance bay site into a vibrant, four-story building that combines approximately 52 residential units with approximately 2,860 square feet of street-facing commercial/retail space.

Our development responds directly to the purpose of UDD No. 7: To improve the appearance and function of Park Street as a major gateway corridor while preventing fragmented development and promoting long-term economic vitality. This project will activate a prominent corner site; incorporate it meaningfully into the urban fabric; and support the corridor's evolution as a distinctive place that builds on the strengths of its diverse businesses and neighborhoods.

## **PROJECT OVERVIEW**

The proposed development will provide:

- 54 mixed-income residential units (studios, one-bedroom, and two-bedroom apartments) distributed across three residential floors;
- Approximately 2,860 square feet of ground-floor commercial/retail space facing South Park Street;
- 30 enclosed parking spaces within a ground-floor pedestal structure;
- Dedicated community gathering spaces on each residential floor;
- Shared outdoor amenity spaces including street-facing and lake-facing common balconies and common patios;
- Primary residential entrance at the prominent Park Street/Lakeside Street intersection;
- Direct pedestrian access to commercial spaces from the public sidewalk.

## **PRIOR REVIEW AND CONDITIONAL APPROVAL REQUIREMENTS**

At its meeting on February 4, 2026, the Commission granted initial approval to our plan, subject to the following conditions:

- That we revise the window sizes and rhythm throughout to be more consistent across all elevations with those on the street-facing elevation, paying particular attention to the windows on the east elevation;
- That we study the possibility of adding additional openings in the blank wall areas on the east and northeast elevations at the fourth floor;
- That the material palette be revised to simplify the number and/or colors being used, particularly on the east and northeast elevations, and to ensure their consistent application across the building to achieve a “four-sided” building;
- That we submit more detailed information on the proposed fence.

The revised plan addresses all four conditions:

- We revised all windows on the 2nd and 3<sup>rd</sup> floors at all elevations to 3'x6', reserving the larger openings for the setbacks on the 4<sup>th</sup> floor;
- We eliminated the window panel cutouts on the backside of the parking pedestal to match the front of the building;
- The material palette has been simplified to the pedestal brick, the galvalum cladding, and two wood-tone materials, installed such that adjacent elevations consistently preserve the rhythm on the east and northeast elevations, that create a unifying rhythm from the street to all four sides of the building;
- Please note the inclusion of vertically installed solar panels installed along the stairwell volume on the Lakeside-facing elevation;
- The existing fence will be protected and preserved during construction and will ultimately be power-washed and stained with natural tone wood stain as shown in the detail sheet provided with this application.

## **CONCLUSION**

The proposed development at 999 South Park Street advances the vision established in Urban Design District No. 7. By transforming an underutilized warehouse site into a transit-oriented, mixed-use building with high-quality design and materials, this project can contribute meaningfully to the Park Street corridor's evolution as a distinctive, economically vital gateway to Downtown Madison and the University of Wisconsin-Madison.

The design responds thoughtfully to the site's prominent location and employs distinctive architectural massing and a material palette to create a building that is both a design of its own time and a respectful participant in the Park Street corridor. The extensive ground-floor glazing, minimal setback, and prominent corner entrance ensure strong engagement with the pedestrian realm and support the activation of Park Street as a walkable, vibrant urban corridor.

By providing new residential units adjacent to the Bus Rapid Transit stop at Park and Fish Hatchery Road, this development supports the City's transit-oriented development goals. The inclusion of approximately 2,860 square feet of small-scale commercial/retail space provides opportunities for neighborhood-serving businesses and contributes to the diverse mix of uses that defines the Park Street corridor.

We respectfully request the Urban Design Commission's final approval for our design. Our goal has been to ensure this development achieves the highest possible quality and makes a positive, lasting contribution to the Park Street corridor and the surrounding neighborhoods.

Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael Carlson", with a long horizontal flourish extending to the right.

Michael Carlson  
Threshold Development  
Madison, WI  
608-405-9064  
[michaelcarlson@thresholdbuilds.com](mailto:michaelcarlson@thresholdbuilds.com)



# SITE | AERIAL + CONTEXT



• **RESIDENTIAL BUILDING:**

- PELTON RESIDENCES (3)
- 805 S SHORE DR (8)
- 946-950-998 W SHORE DR (10)
- WATERFRONT VIEW - MONONA BAY (9)

• **RELIGIOUS BUILDING:**

- ST. MARK'S LUTHERAN CHURCH (6)

• **EDUCATIONAL BUILDING:**

- FRANKLIN ELEMENTARY SCHOOL (7)



• **COMMERCIAL BUILDINGS:**

- FAMOUS DAVE'S BAR-B-QUE (2)
- RAMEN STATION - RESTAURANT (5)
- PALEO MAMA BAKERY (11)

• **HEALTHCARE BUILDINGS:**

- SSM Health St. Mary's Hospital (1)
- UW Health, Internal Medicine Clinic (4)



**999 S Park Street - North**



**999 S Park Street - East**



**999 S Park Street - South**



**999 S Park Street - West**

**SITE | EXISTING PHOTOS**



# BUILDING DESIGNS | RENDER

999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026



# BUILDING DESIGNS | RENDER

999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026

**SIDING 01 (INTEGRAL ROOFING)**

MANUFACTURER: STEEL MASTER  
MATERIAL: GALVALUME METAL  
GAUGE: 20  
TEXTURE: RIBS (7" DEPTH)  
COLOR: GALVALUME



**SIDING 02**

MANUFACTURER: MCELROY  
MATERIAL: MULTI-COR-GALVALUME METAL  
GAUGE: 26  
TEXTURE: CORRUGATED (1.75" DEPTH)  
COLOR: GALVALUME  
REFLECTANCE: 0.67



**TRIM 01**

MANUFACTURER: MCELROY  
MATERIAL: GALVALUME METAL  
GAUGE: 26  
COLOR: GALVALUME  
REFLECTANCE: 0.67



**SIDING 03**

MANUFACTURER - WOODTONE ON JAMES  
HARDIE  
MATERIAL - FIBER CEMENT  
COLOR SANDCASTLE



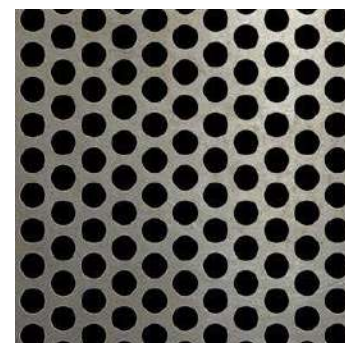
**SIDING 04**

MANUFACTURER: WOODTONE ON JAMES HARDIE  
MATERIAL: FIBER CEMENT  
COLOR: ROASTED WALNUT



**SIDING 05**

MANUFACTURER: ACCURATE PERFORATING  
(OR EQUAL)  
MATERIAL: GALVALUME METAL  
GAUGE: 26



**SIDING 06**

MANUFACTURER: MCELROY  
MATERIAL: MEDALLION 1  
GAUGE: 24  
COLOR: MATTE BLACK



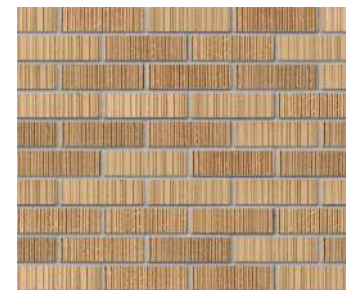
**FACEBRICK 01**

MANUFACTURER: ENDICOTT  
MATERIAL: UTILITY BRICK  
COLOR: GOLDEN BUFF  
TEXTURE: SMOOTH



**FACEBRICK 02**

MANUFACTURER: ENDICOTT  
MATERIAL: UTILITY BRICK  
COLOR: GOLDEN BUFF  
TEXTURE: VERTICAL SCORE



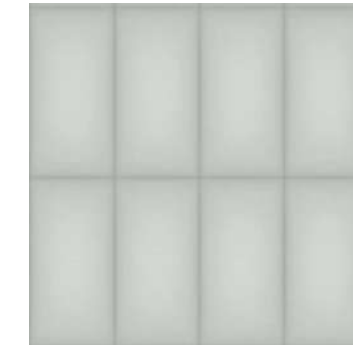
**BLACK CABLE RAILING**

MANUFACTURER: QUIGLEY CABLE RAIL (OR EQUAL)  
MATERIAL: BLACK ALUMINUM RAIL AND POSTS.  
STAINLESS STEEL CABLES AND CONNECTORS.



**GLAZING 02**

MANUFACTURER: KALWALL  
MATERIAL: TRANSLUCENT PANELS



**PREVIOUS**



**CHANGES FROM PREVIOUS SUBMITTAL**

- REVISED WINDOW SIZES & RHYTHM TO MAKE CONSISTENT AROUND ENTIRE BUILDING.
- MATERIAL PALETTE SIMPLIFIED WITH WOODTONES. PALETTE APPLIED CONSISTENTLY AROUND ENTIRE BUILDING.
- ADDED SOLAR PANELS

**REVISED**

- T.O. ROOF  
159'-11 1/2"
- T.O. PARAPET  
147'-4 1/8"
- T.O. LOW ROOF  
146'-4 1/8"
- LEVEL 04  
134'-6 3/4"
- LEVEL 03  
123'-4 7/8"
- LEVEL 02  
112'-3"
- LEVEL 01  
100'-0"



- TRIM 01**  
MCELROY - GALVALUME
- SIDING 05**  
PERFORATED METAL
- GLAZING 02**  
FROSTED ACRYLIC PANELS
- BLACK CABLE RAILING**
- SIDING 02**  
MCELROY MULTI-COR - GALVALUME
- SIDING 03**  
WOODTONE - SANDCASTLE
- SIDING 04**  
WOODTONE - ROASTED WALNUT
- FACEBRICK 01**  
ENDICOTT - GOLDEN BUFF

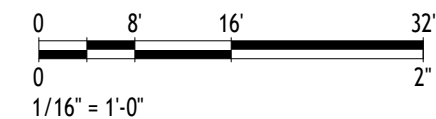
BLACK METAL TRIM TYP

SOLAR PANELS

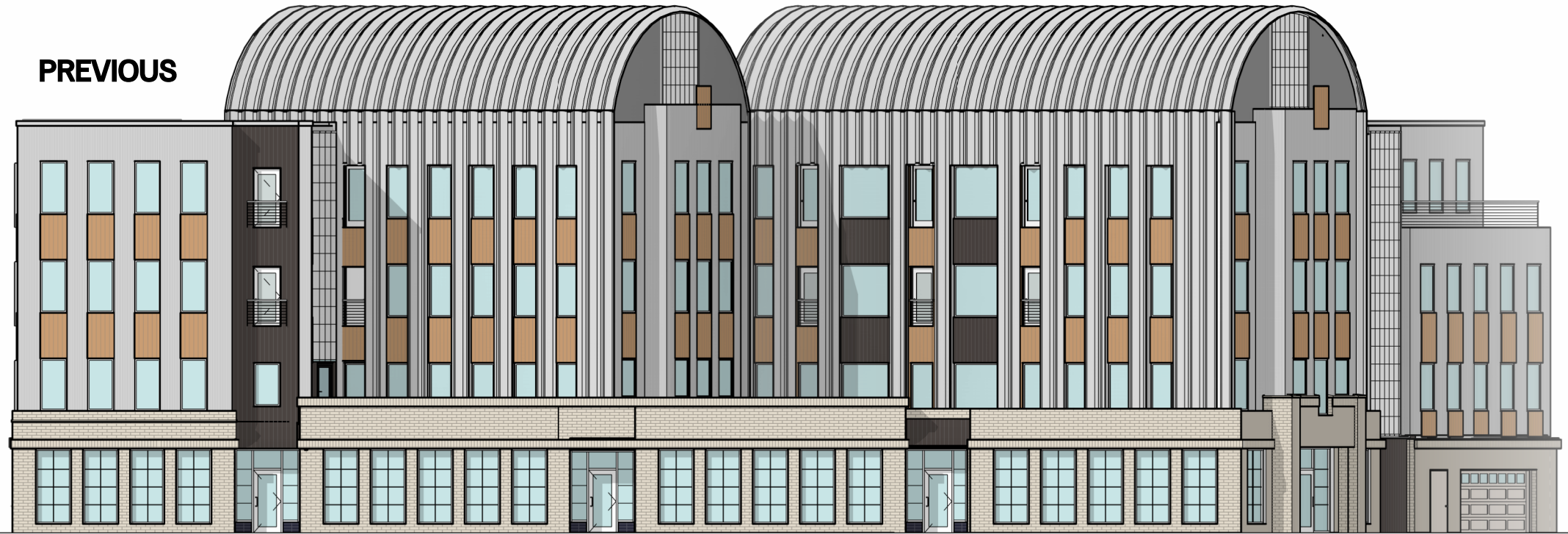
MATCH FACEBRICK 01

**BUILDING DESIGNS | SOUTH ELEVATION**

999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026



**PREVIOUS**



● T.O. ROOF  
159'-11 1/2"

● T.O. PARAPET  
147'-4 1/8"

● T.O. LOW ROOF  
146'-4 1/8"

● LEVEL 04  
134'-6 3/4"

● LEVEL 03  
123'-4 7/8"

● LEVEL 02  
112'-3"

● LEVEL 01  
100'-0"

**REVISED**



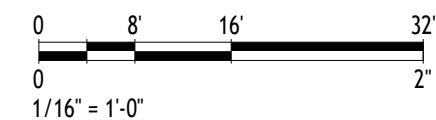
**SIDING 01**  
STEEL MASTER ROOF + SIDING

**SIDING 04**  
WOODTONE - ROASTED WALNUT

**SIDING 06**  
MCELROY MEDALLION 1 -  
MATTE BLACK

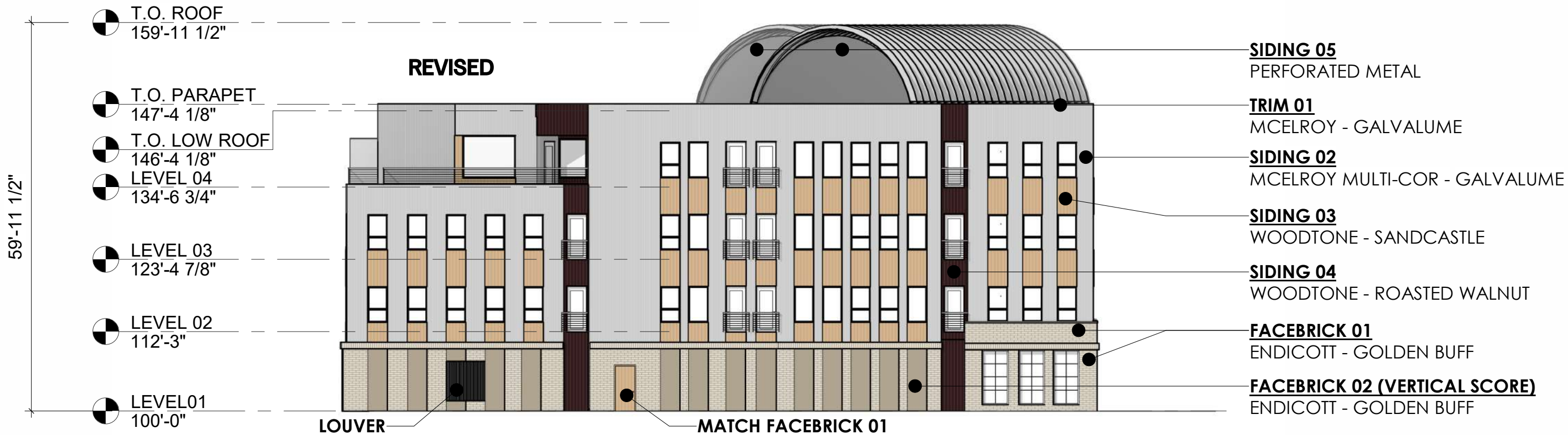
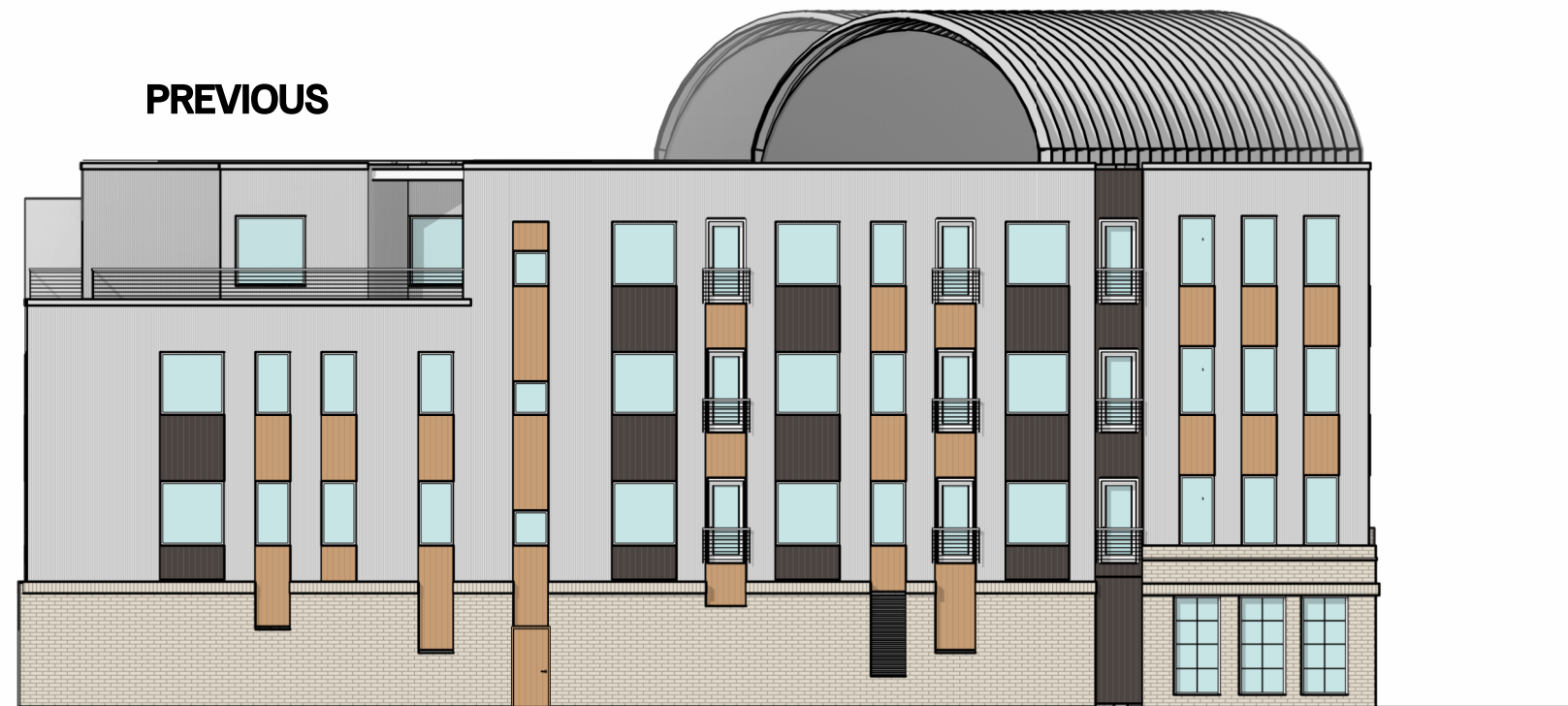
# BUILDING DESIGNS | WEST ELEVATION

999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026



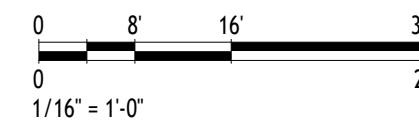
**CHANGES FROM PREVIOUS SUBMITTAL**

- REVISED WINDOW SIZES & RHYTHM TO MAKE CONSISTENT AROUND ENTIRE BUILDING.
- ADDED OPENINGS IN BLANK WALL AREAS WHERE AT A STAIRS.
- MATERIAL PALETTE SIMPLIFIED WITH WOODTONES. PALETTE APPLIED CONSISTENTLY AROUND ENTIRE BUILDING.



**BUILDING DESIGNS | NORTH ELEVATION**

999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026



PREVIOUS



REVISED

TRIM 01  
MCELROY - GALVALUME  
BLACK CABLE RAILING



LOUVER

T.O. ROOF  
159'-11 1/2"

T.O. PARAPET  
147'-4 1/8"

T.O. LOW ROOF  
146'-4 1/8"

LEVEL 04  
134'-6 3/4"

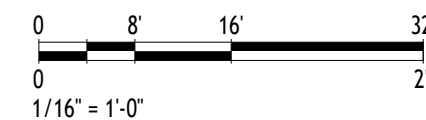
LEVEL 03  
123'-4 7/8"

LEVEL 02  
112'-3"

LEVEL 01  
100'-0"

# BUILDING DESIGNS | NORTH-EAST ELEVATION

999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026



**EXISTING**



**PROPOSED**



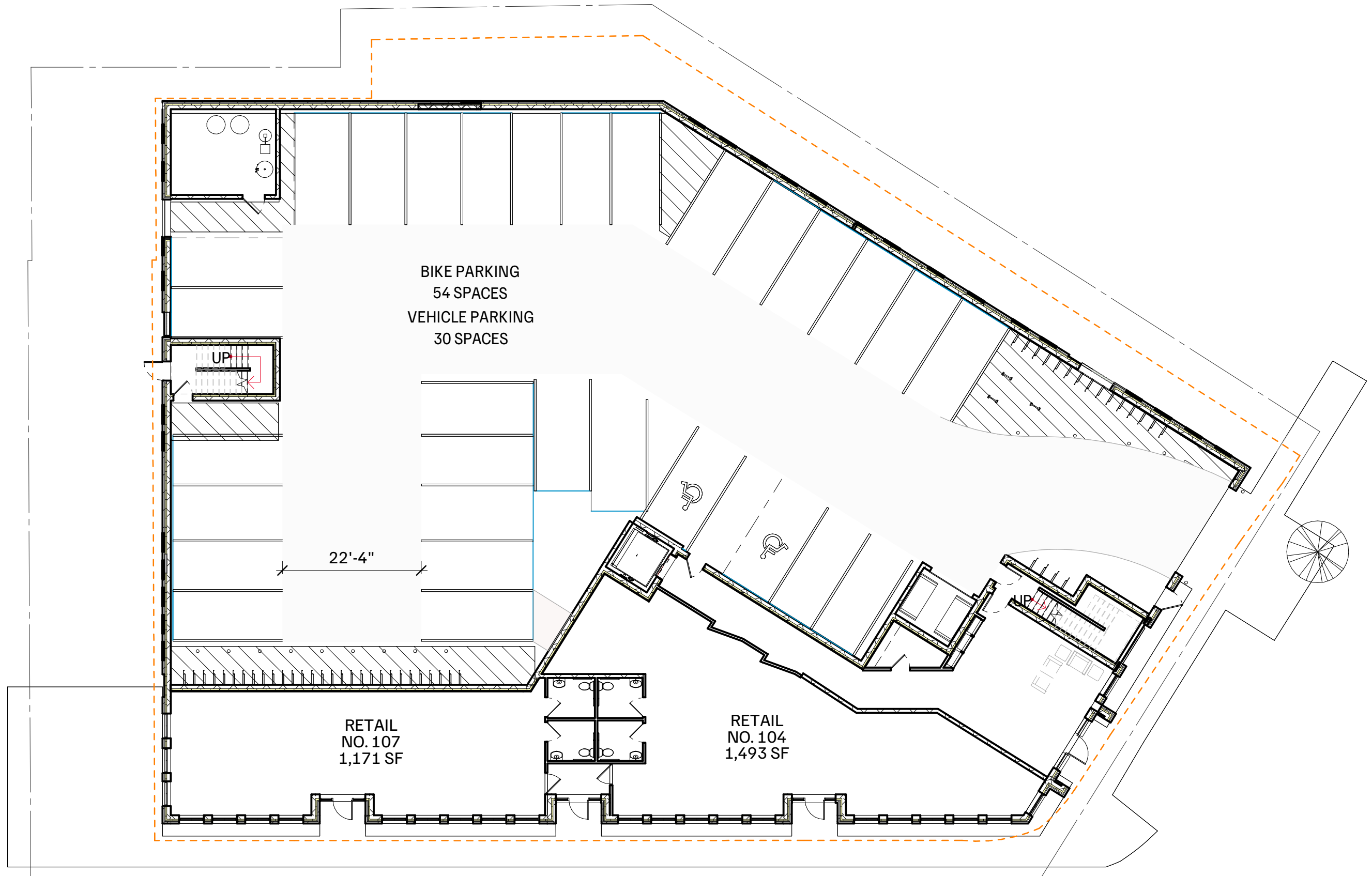
EXISTING WOOD FENCE  
(REFURBISHED)

REMOVE VINES AND  
OVER GROWTH

POWER WASH AND  
PREP FOR REFINISH

STAIN WITH CEDAR  
NATURAL TONE WOOD  
STAIN AND SEAL

6'-0"



1

LEVEL 01  
1/16" = 1'-0"



# BUILDING DESIGNS | FLOOR PLANS

999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026





1

LEVEL 02  
1/16" = 1'-0"



# BUILDING DESIGNS | FLOOR PLANS

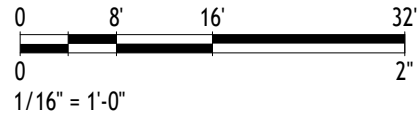
999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026





1

LEVEL 03  
1/16" = 1'-0"



# BUILDING DESIGNS | FLOOR PLANS

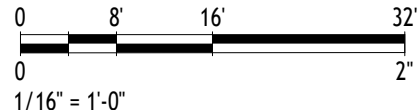
999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026





1

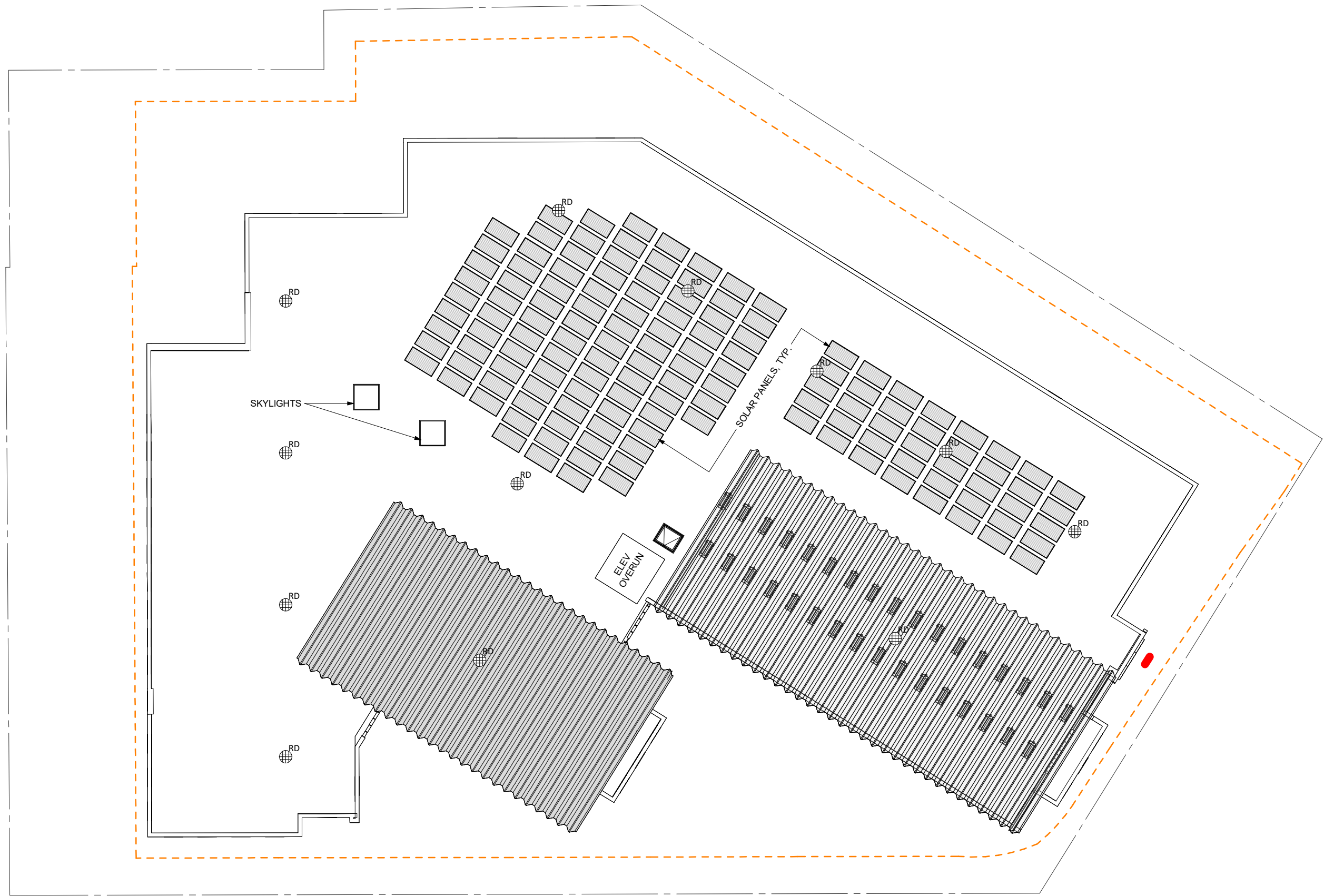
LEVEL 04  
1/16" = 1'-0"



# BUILDING DESIGNS | FLOOR PLANS

999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026





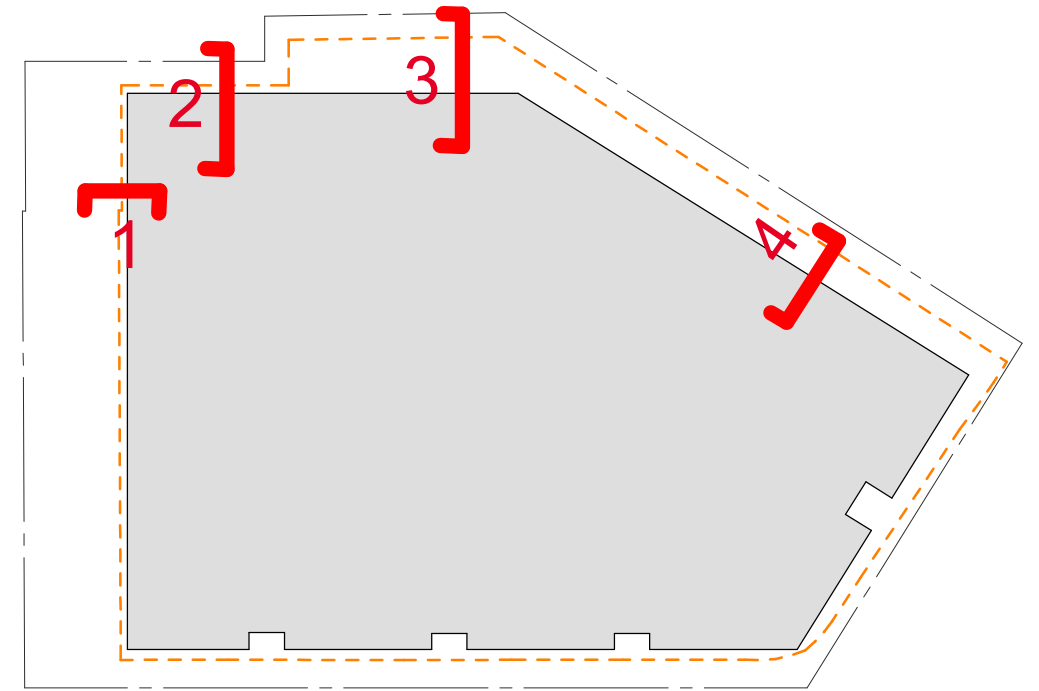
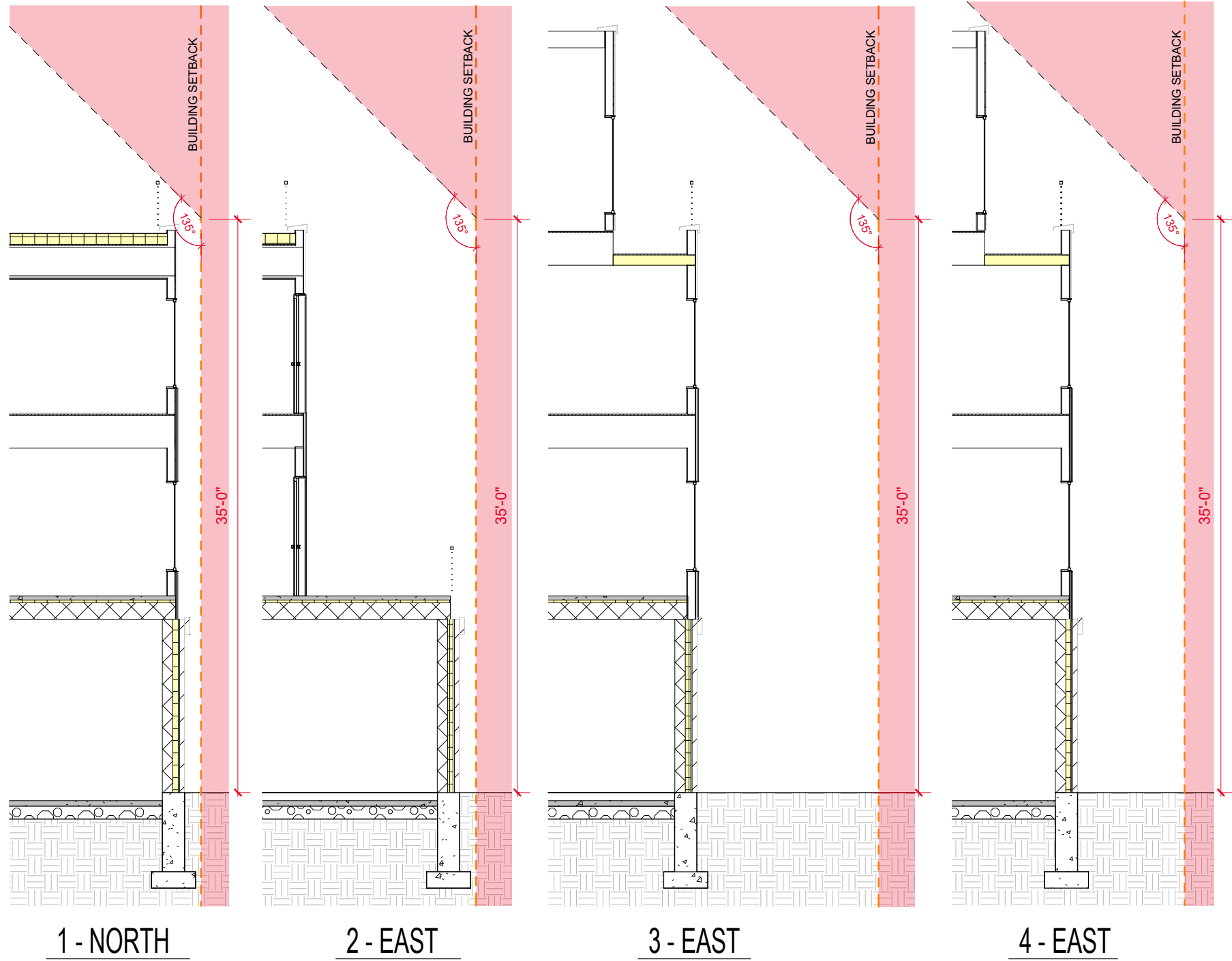
**1** ROOF  
 1/16" = 1'-0"



**BUILDING DESIGNS | FLOOR PLANS**

999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026

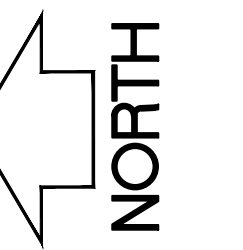






**LEGEND (PROPOSED)**

	PROPERTY BOUNDARY
	FIRE LANE
	HOSE LENGTH FROM FIRE LANE
	HOSE LENGTH FROM HYDRANT



0' 10' 20' 30'  
 1" = 20' on 22"x34"  
 1" = 40' on 11"x17"



# City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703  
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

**Project Address:** 999 S PARK STREET  
**Contact Name & Phone #:** MICHAEL CARLSON - 608.234.7208

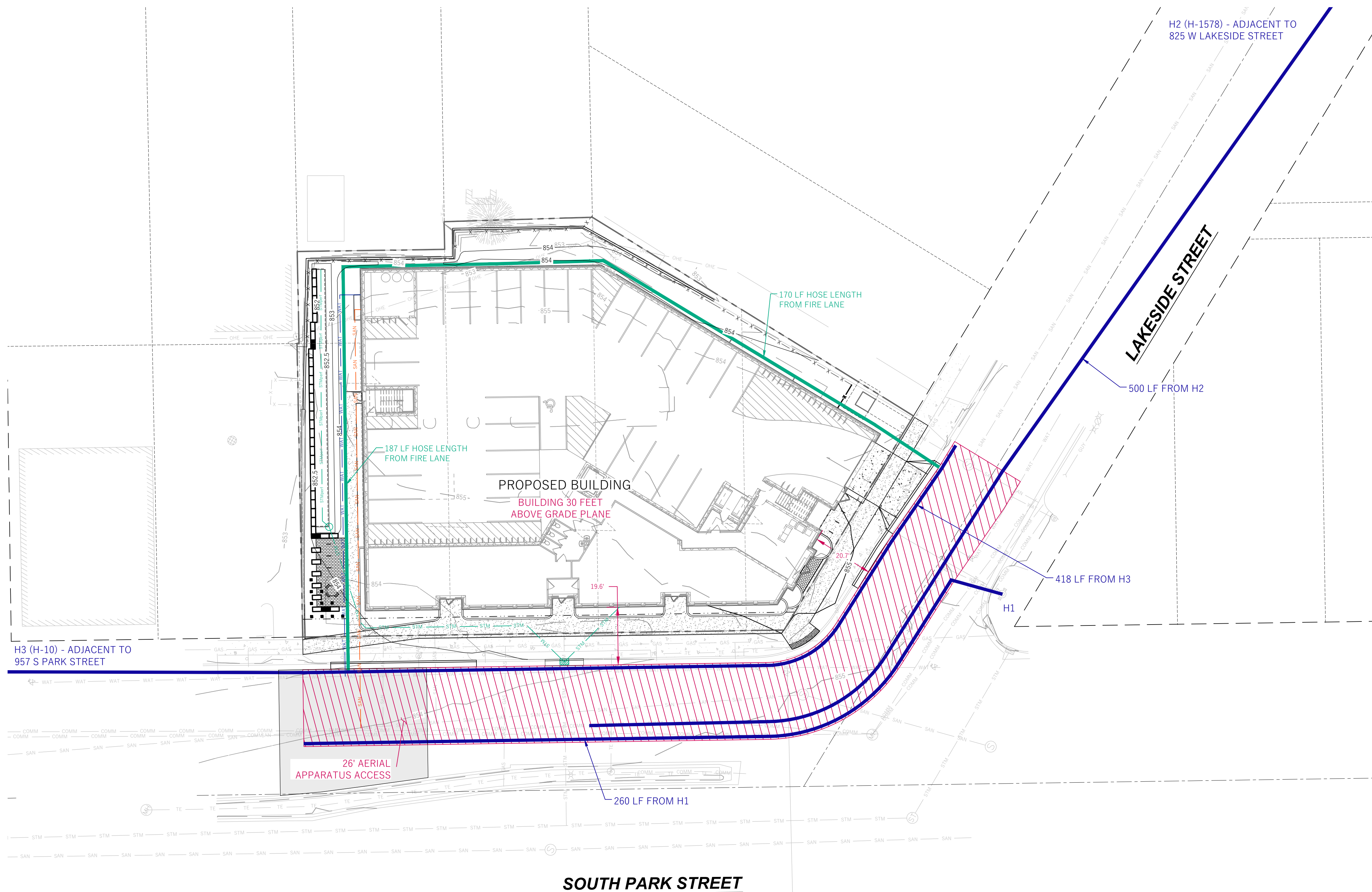
## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

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

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

Revised 06/2022



Issued For	Revision	Date

**WYSER**  
ENGINEERING

CLIENT THRESHOLD DEVELOPMENT GROUP	STATUS UDC APPLICATION
PROJECT 999 PARK STREET	INFORMATION PROJECT NO 25-0015 DATE 2026.01.06 DRAWN BY AW CHECKED BY AW

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**THRESHOLD**  
BUILDS

SHEET NAME  
**FIRE APPARATUS  
ACCESS PLAN**

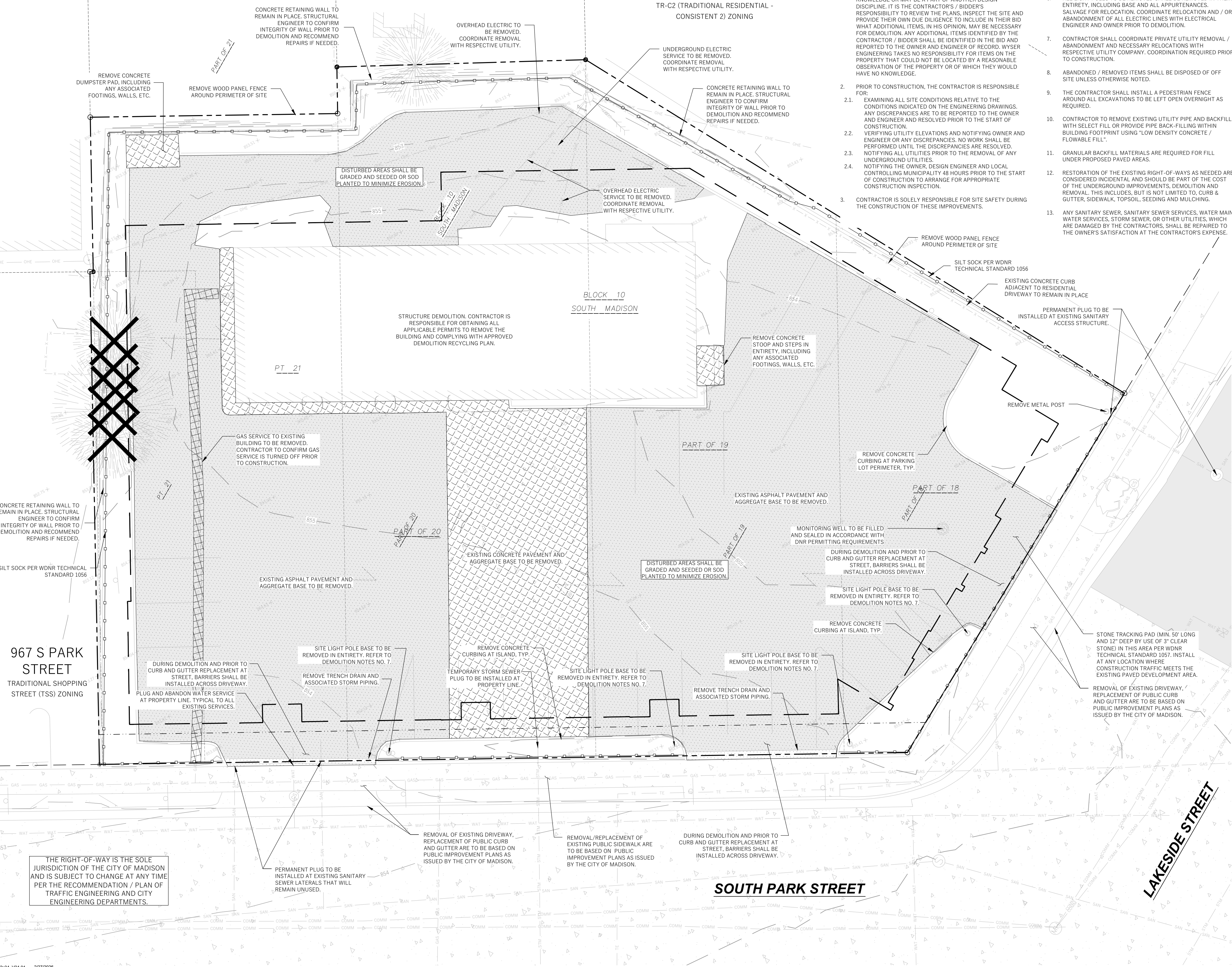
REVISION	SHEET NO
1	<b>C102</b>

2 INCHES  
 FACTUAL DIMENSIONS NOT 2 INCHES TIME  
 SHEET IS SCALED INCORRECTLY

853 SOUTH SHORE DRIVE  
TR-C2 (TRADITIONAL RESIDENTIAL - CONSISTENT 2) ZONING

843 SOUTH SHORE DRIVE  
TR-C2 (TRADITIONAL RESIDENTIAL - CONSISTENT 2) ZONING

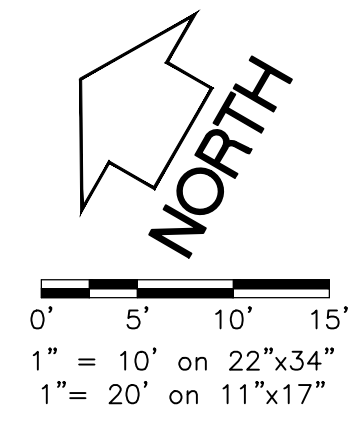
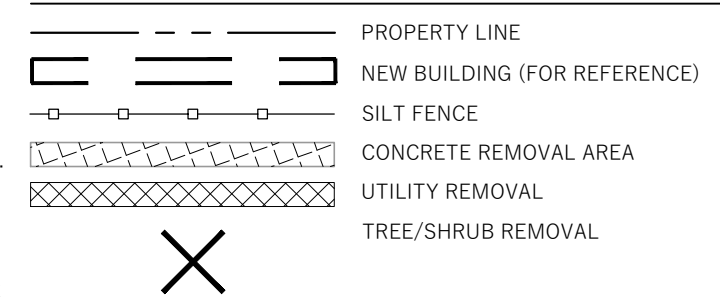
848 W LAKESIDE STREET  
TR-C2 (TRADITIONAL RESIDENTIAL - CONSISTENT 2) ZONING



**DEMOLITION NOTES**

- THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, 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 (BY OTHERS), "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, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING 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.
- PRIOR TO CONSTRUCTION, THE 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 OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
  - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
  - NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION, COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL. PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
- GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
- RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
- 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.

**LEGEND (PROPOSED)**



**GENERAL NOTES**

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING IN OCTOBER AND NOVEMBER 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT-OF-WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- CITY FORESTRY WILL ISSUE A STREET TREE REMOVAL PERMIT FOR THIS PROJECT. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608)266-4816 TO OBTAIN PERMIT.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/engineering/documents/standard-specifications/2025/CompleteSpecBook.pdf>.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: <https://www.cityofmadison.com/engineering/documents/standard-specifications/2025/CompleteSpecBook.pdf>) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

**CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS ([dnr.wis.gov](http://dnr.wis.gov)).
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
- ENGINEER / CITY OF MADISON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
- DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
- SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER APPROVAL. VEGETATION PLAN AND BIORETENTION INSTALLATION SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE MUNICIPAL EROSION CONTROL PERMIT AND FOLLOWING ALL APPLICABLE REQUIREMENTS.

Issue No.	Description	Date

Issued For: \_\_\_\_\_ Revision: \_\_\_\_\_ Date: \_\_\_\_\_

**WYSER ENGINEERING**

CLIENT THRESHOLD DEVELOPMENT GROUP	STATUS BID DOCUMENTS
PROJECT 999 PARK STREET	INFORMATION PROJECT NO. 25-0015 DATE 2026.03.02 DRAWN BY AW CHECKED BY AW SHEET NAME
<p><b>THRESHOLD BUILDS</b></p> <p>REVISION SHEET NO. <b>C101</b></p>	

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

2 INCHES  
FACTUAL DIMENSIONS NOT 2 INCHES. THIS SHEET IS SCALED INCONSEQUENTLY.

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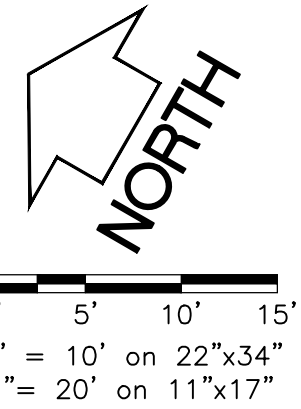
TB\_22434\_V24.01 2/27/2026

**CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**

- POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED AND THE SITE IS STABILIZED.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ENGINEER / CITY OF MADISON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TO SCHEDULE A PRECONSTRUCTION MEETING FOR A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES. CONTRACTOR IS REQUIRED TO PROVIDE WEEKLY INSPECTIONS TO THE CITY OF MADISON.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html).
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
- FOR NON-CANALIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CANAL EROSION MAT #1052.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: <http://dnr.wi.gov/botw/>.
- INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <https://www3.epa.gov/nrc/rs/pubs/concretewashout.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

**LEGEND (PROPOSED)**

- PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▭ ASPHALT PAVEMENT
- ▭ CONCRETE PAVEMENT
- 855 — PROPOSED MAJOR CONTOUR
- 856 — PROPOSED MINOR CONTOUR
- STM — PROPOSED STORM SEWER
- SILT SOCK
- ▭ INLET PROTECTION

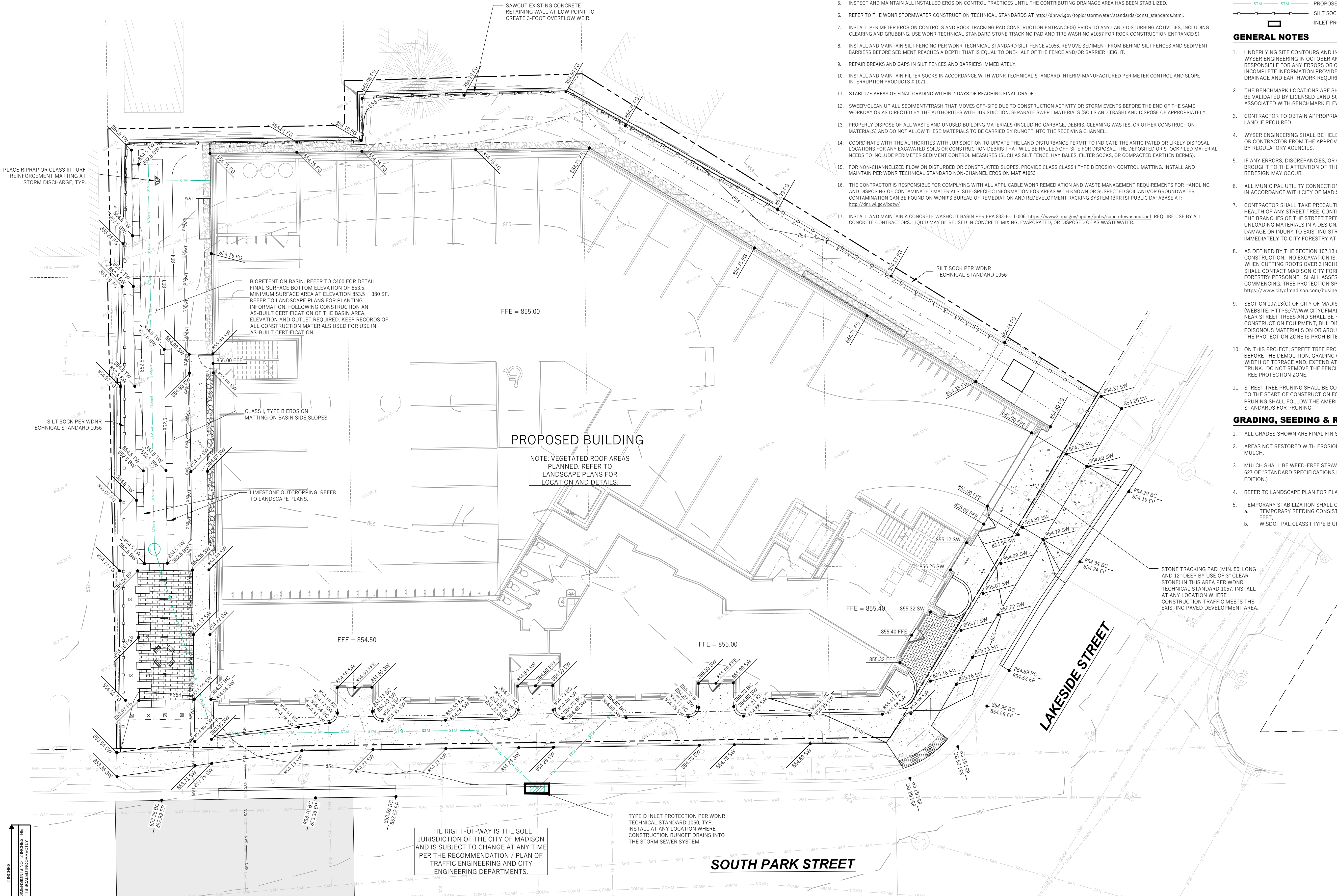


**GENERAL NOTES**

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- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608)266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

**GRADING, SEEDING & RESTORATION NOTES**

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT, CURRENT EDITION).
- REFER TO LANDSCAPE PLAN FOR PLANTING AREAS.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
  - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
  - WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.



PLACE RIPRAP OR CLASS III TURF REINFORCEMENT MATTING AT STORM DISCHARGE, TYP.

SILT SOCK PER WDNR TECHNICAL STANDARD 1056

BIORETENTION BASIN. REFER TO C400 FOR DETAIL. FINAL SURFACE BOTTOM ELEVATION OF 853.5. MINIMUM SURFACE AREA AT ELEVATION 853.5 = 380 SF. REFER TO LANDSCAPE PLANS FOR PLANTING INFORMATION. FOLLOWING CONSTRUCTION AN AS-BUILT CERTIFICATION OF THE BASIN AREA, ELEVATION AND OUTLET REQUIRED. KEEP RECORDS OF ALL CONSTRUCTION MATERIALS USED FOR USE IN AS-BUILT CERTIFICATION.

CLASS I, TYPE B EROSION MATTING ON BASIN SIDE SLOPES

LIMESTONE OUTCROPPING. REFER TO LANDSCAPE PLANS.

**PROPOSED BUILDING**

NOTE: VEGETATED ROOF AREAS PLANNED. REFER TO LANDSCAPE PLANS FOR LOCATION AND DETAILS.

STONE TRACKING PAD (MIN. 50' LONG AND 12" DEEP BY USE OF 3" CLEAR STONE) IN THIS AREA PER WDNR TECHNICAL STANDARD 1057. INSTALL AT ANY LOCATION WHERE CONSTRUCTION TRAFFIC MEETS THE EXISTING PAVED DEVELOPMENT AREA.

TYPE D INLET PROTECTION PER WDNR TECHNICAL STANDARD 1060, TYP. INSTALL AT ANY LOCATION WHERE CONSTRUCTION RUNOFF DRAINS INTO THE STORM SEWER SYSTEM.

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

**SOUTH PARK STREET**

**LAKESIDE STREET**

Issued For	Revision	Date

WYSER ENGINEERING

CLIENT THRESHOLD DEVELOPMENT GROUP  PROJECT 999 PARK STREET  Copyright © 2025 Threshold Builds, LLC	STATUS <b>BID DOCUMENTS</b>  INFORMATION PROJECT NO 25-0015 DATE 2026.03.02 DRAWN BY AW CHECKED BY AW SHEET NAME <b>GRADING &amp; EROSION CONTROL PLAN</b>
THRESHOLD BUILDS	C200
REVISION	SHEET NO
1	1

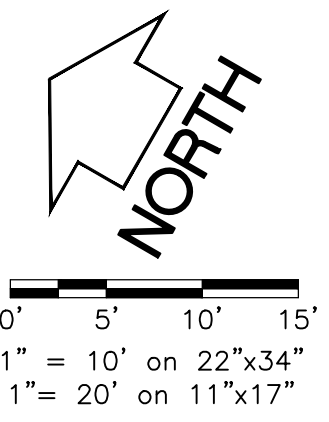
PROPOSED STORM SEWER / CULVERT PIPE SCHEDULE										
PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE	MANNING'S NUMBER	DESIGN RUNOFF (GPM)	PIPE CAPACITY (GPM)
P - 1	SOUTH ROOF DRAIN	PUBLIC STM INL NO.1	26	851.00	850.73	1.00%	8" PVC	0.010	686.25	705.09
P - 2	STM MH NO. 2	PUBLIC STM INL NO.1	113	850.50	850.40	0.09%	10" PVC	0.010	251.35	376.61
P - 3	NORTH ROOF DRAIN	STM AES NO. 3	11	852.61	852.50	1.00%	8" PVC	0.010	411.09	705.09

**UTILITY NOTES**

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- 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.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDR.
- PRIOR TO CONSTRUCTION, THE 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 UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
  - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE 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.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
- CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a) AND SPS 384.30(2)(c).
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.

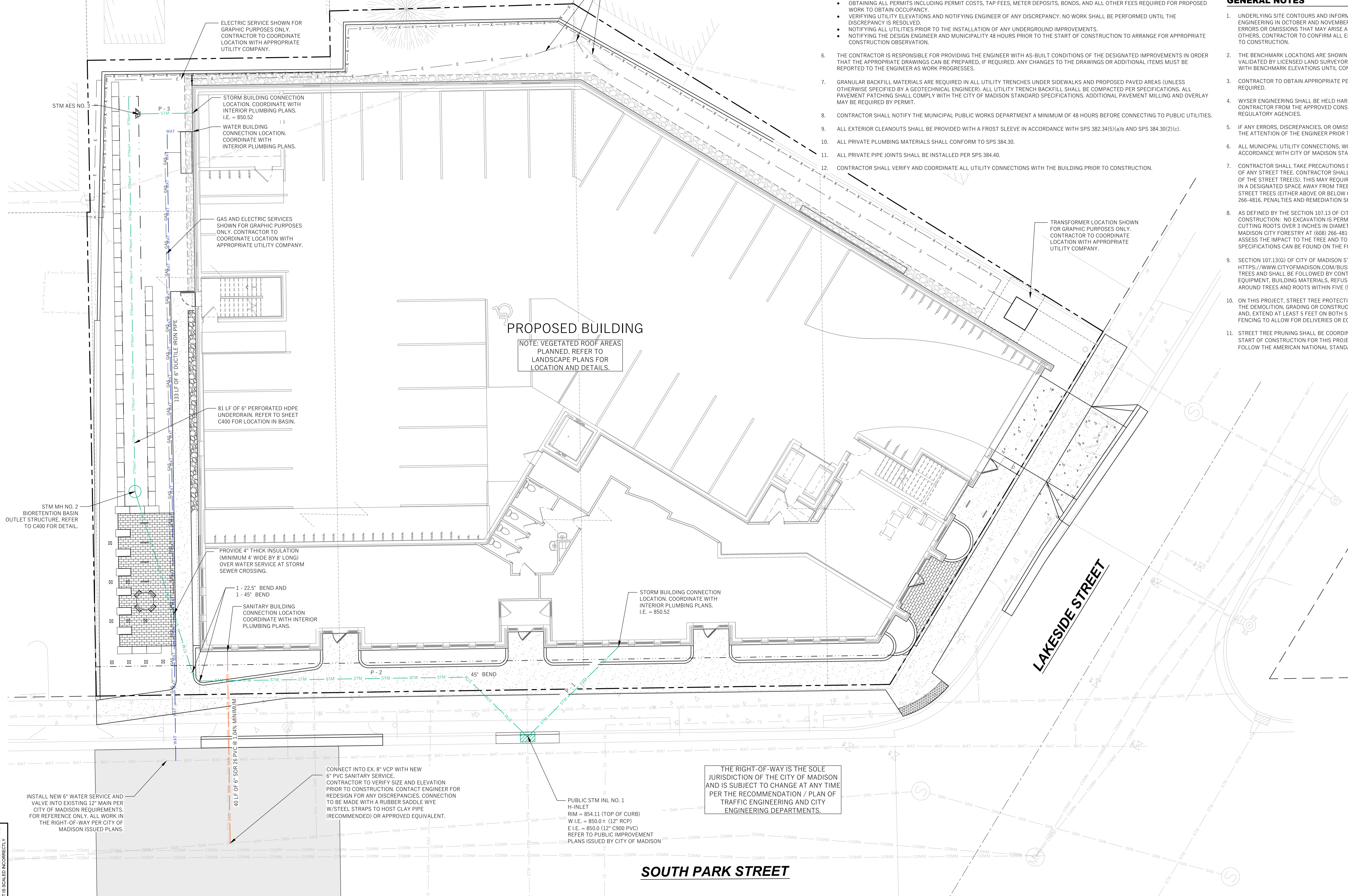
**LEGEND (PROPOSED)**

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- CONCRETE PAVEMENT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER



**GENERAL NOTES**

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING IN OCTOBER AND NOVEMBER 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE MAINTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS NOT CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- AS DEFINED BY THE SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
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**PROPOSED BUILDING**

NOTE: VEGETATED ROOF AREAS PLANNED. REFER TO LANDSCAPE PLANS FOR LOCATION AND DETAILS.

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

INSTALL NEW 6" WATER SERVICE AND VALVE INTO EXISTING 12" MAIN PER CITY OF MADISON REQUIREMENTS. FOR REFERENCE ONLY. ALL WORK IN THE RIGHT-OF-WAY PER CITY OF MADISON ISSUED PLANS.

PROVIDE 4" THICK INSULATION (MINIMUM 4' WIDE BY 8' LONG) OVER WATER SERVICE AT STORM SEWER CROSSING.

1 - 22.5° BEND AND 1 - 45° BEND

SANITARY BUILDING CONNECTION LOCATION COORDINATE WITH INTERIOR PLUMBING PLANS.

CONNECT INTO EX. 8" VCP WITH NEW 6" PVC SANITARY SERVICE. CONTRACTOR TO VERIFY SIZE AND ELEVATION PRIOR TO CONSTRUCTION. CONTACT ENGINEER FOR REDESIGN FOR ANY DISCREPANCIES. CONNECTION TO BE MADE WITH A RUBBER SADDLE WYE W/STEEL STRAPS TO HOST CLAY PIPE (RECOMMENDED) OR APPROVED EQUIVALENT.

PUBLIC STM INL NO. 1 H-INLET RIM = 854.11 (TOP OF CURB) W.I.E. = 850.0 = (12" RCP) E.I.E. = 850.0 (12" C900 PVC) REFER TO PUBLIC IMPROVEMENT PLANS ISSUED BY CITY OF MADISON

**SOUTH PARK STREET**

**LAKESIDE STREET**

Issued For	Revision	Date

**WYSER ENGINEERING**

CLIENT THRESHOLD DEVELOPMENT GROUP	STATUS <b>BID DOCUMENTS</b>
PROJECT 999 PARK STREET	INFORMATION PROJECT NO 25-0015 DATE 2026.03.02 DRAWN BY AW CHECKED BY AW SHEET NAME UTILITY PLAN

**THRESHOLD BUILDS**

REVISION	SHEET NO
1	<b>C300</b>

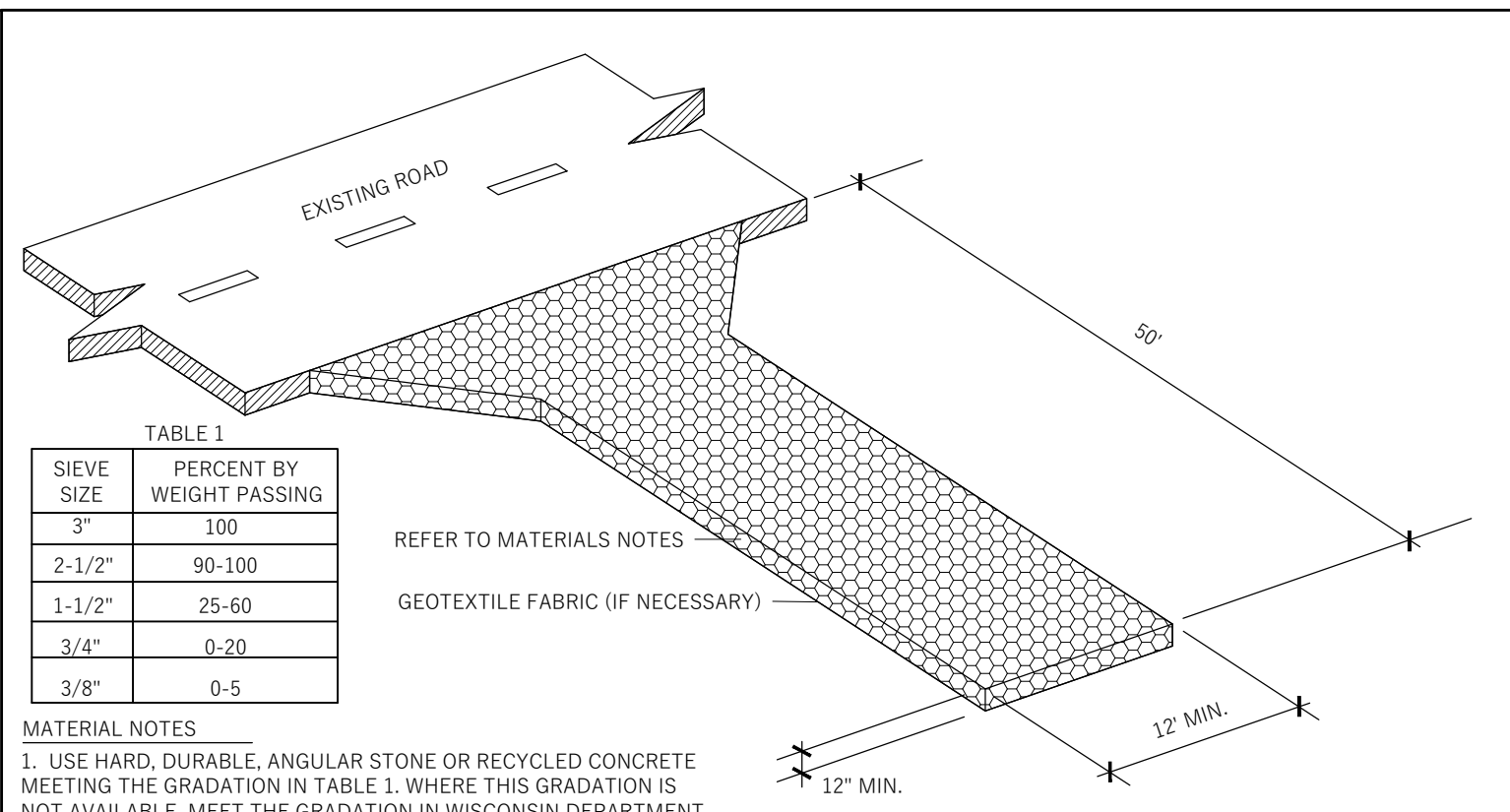


TABLE 1

SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

REFER TO MATERIALS NOTES  
GEOTEXTILE FABRIC (IF NECESSARY)

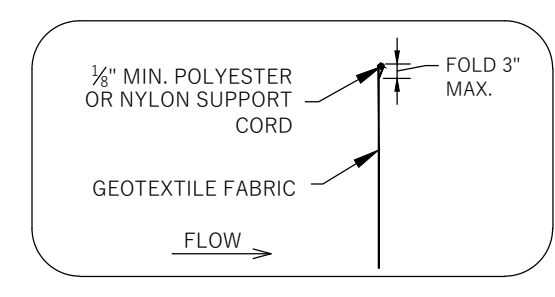
**MATERIAL NOTES**

- USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATION, SECTION 312 SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIRT, DEBRIS, STEEL, VEGETABLE MATTER, AND OTHER DELETERIOUS MATERIAL. PLACE THE AGGREGATE IN A LAYER AT LEAST 12 INCHES THICK.
- THE TRACKING PAD SHALL BE UNDERLAIN WITH A WOOD TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.
- INSTALLATION NOTES
- INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXITING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.
- DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
- DIVERT SURFACE FLOWS AWAY FROM TRACKING PADS OR CONVEY FLOW UNDER AND/OR AROUND USING CULVERTS AND SWALES. DIRECT RUNOFF FROM TRACKING PADS TO SEDIMENT CONTROL PRACTICES.
- DO NOT COMPACT AGGREGATE PRIOR TO USE. COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.
- TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

**INSPECTION & MAINTENANCE NOTES**

- STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
- MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENEED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
- ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
- A MINIMUM 30-FEET WIDE BY 50-FOOT LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.
- THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
- ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
- REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.
- MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.
- REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

**CONSTRUCTION ENTRANCE (STONE TRACKING PAD)**



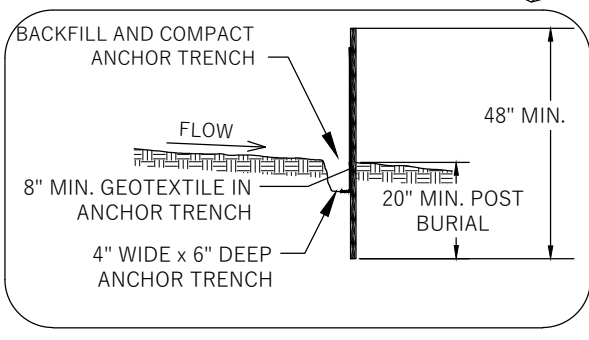
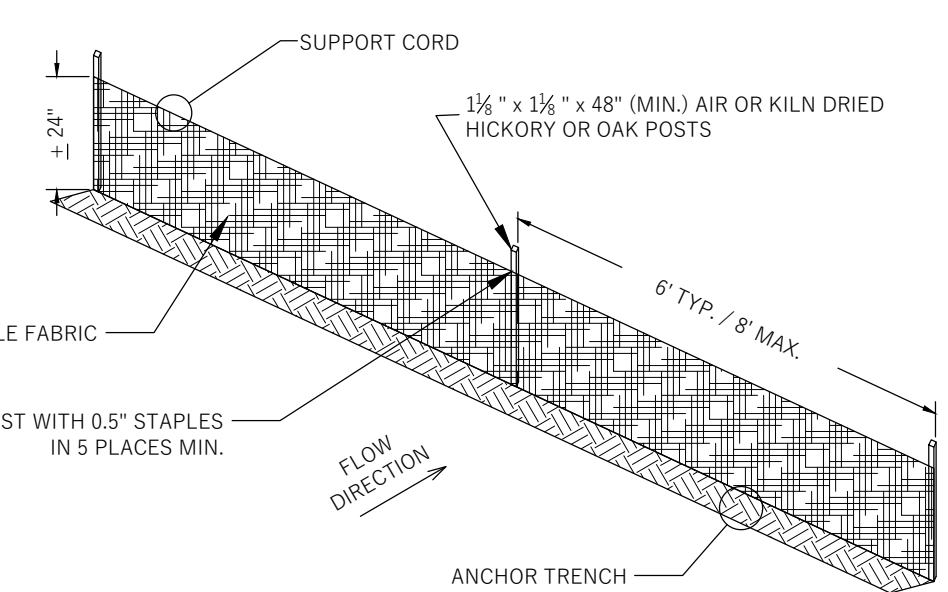
**MATERIAL NOTES**

- GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

**INSTALLATION NOTES**

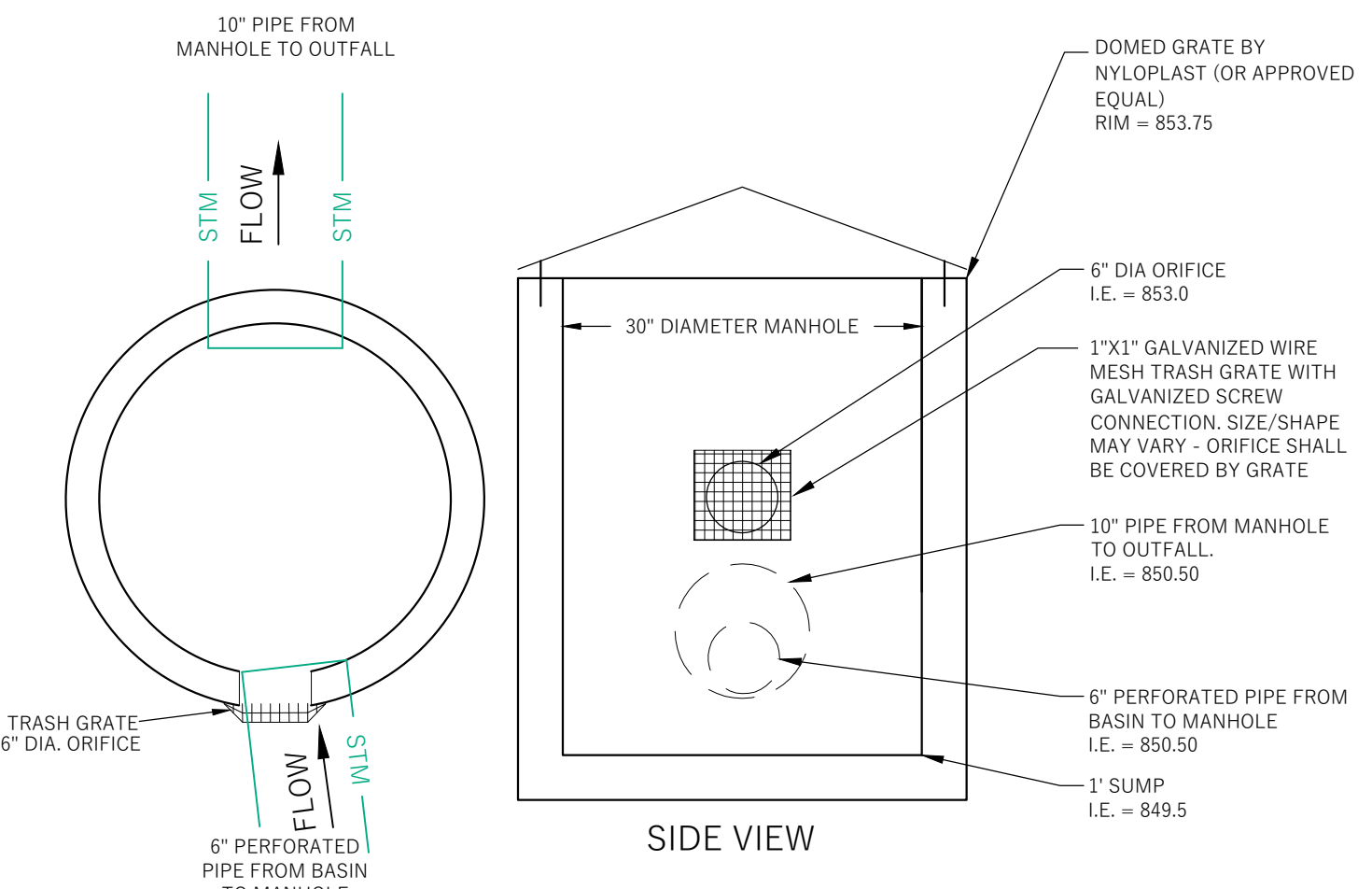
- INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
- CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
- FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.
- CONSTRUCT THE SILT FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
- SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

**SILT FENCE**

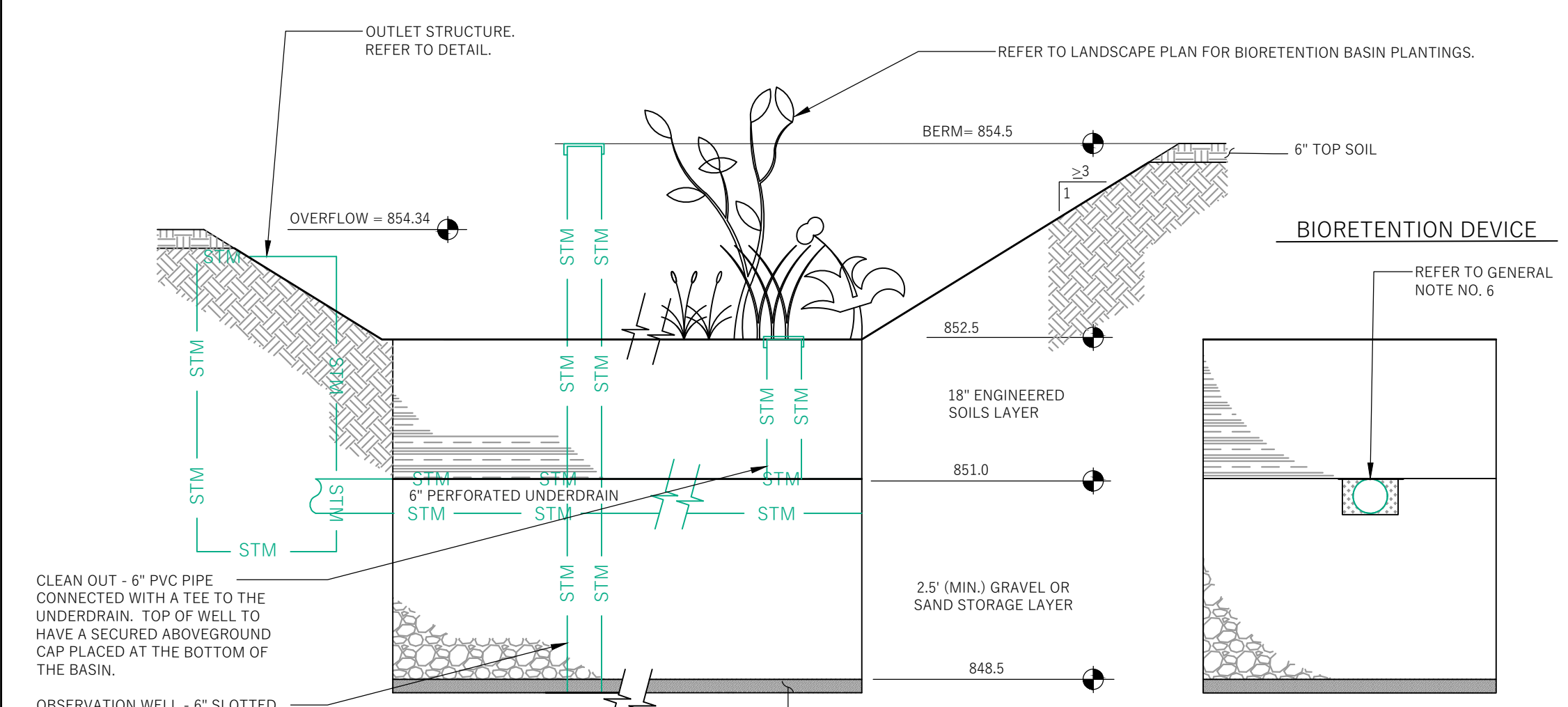


**INSPECTION & MAINTENANCE NOTES**

- AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
- INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN 1/2 OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
- REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.



**BIORETENTION BASIN OUTLET**



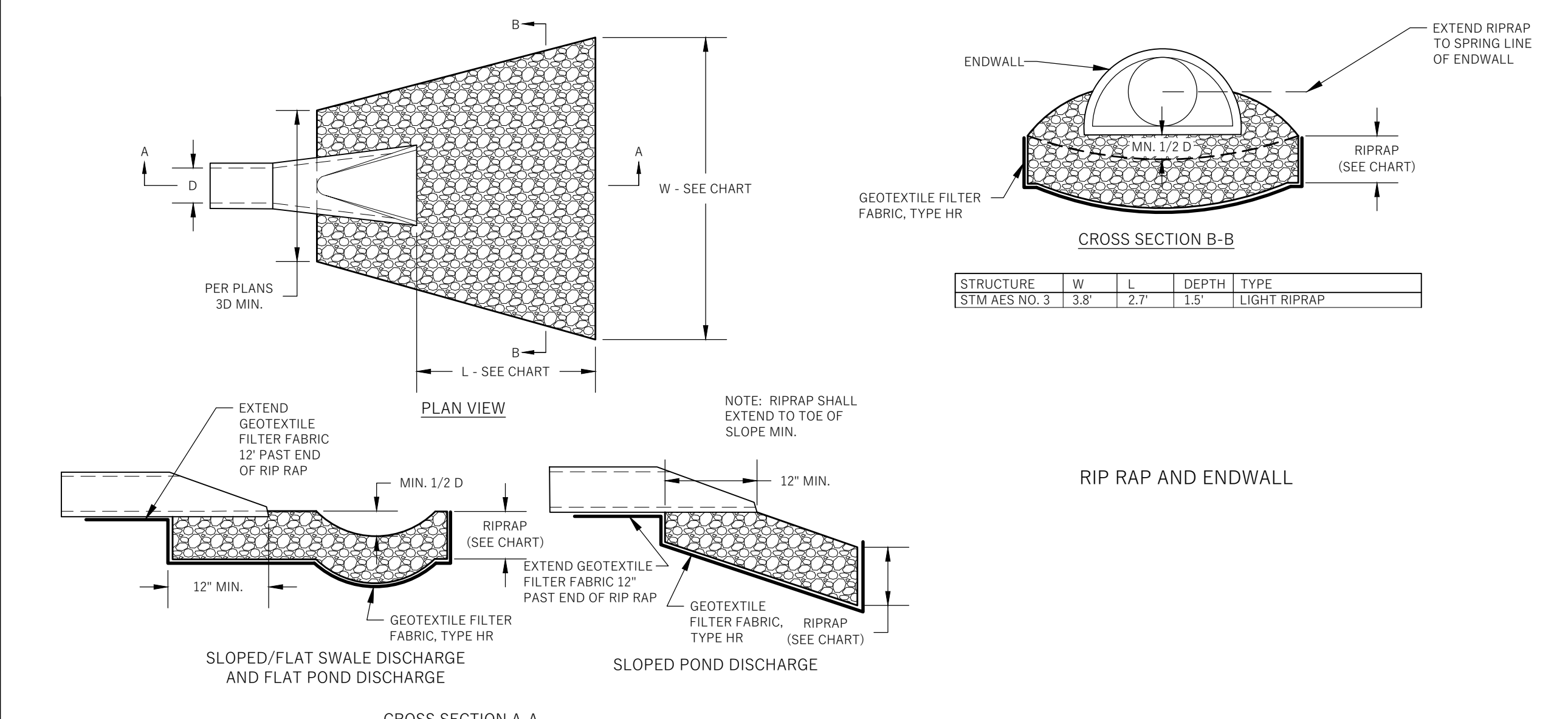
**BIORETENTION DEVICE**

**GENERAL NOTES:**

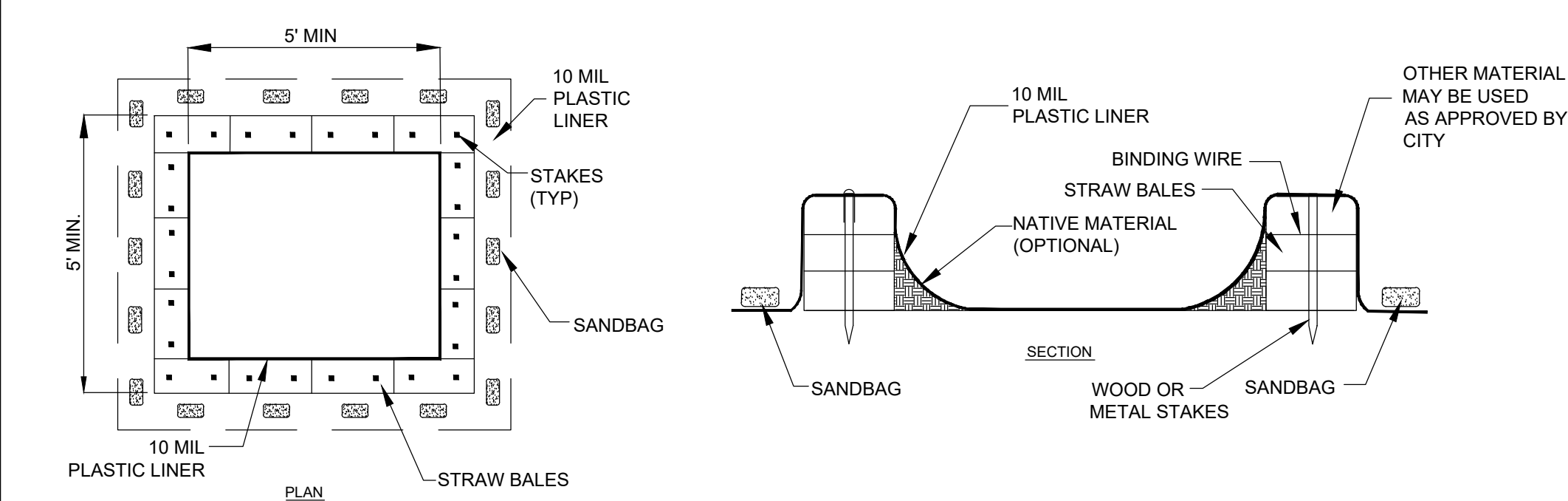
- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
- CONTRACTOR SHALL INSTALL NATIVE PLANT PLUGS IN THE BASIN AND INSTALL A CLASS II EROSION CONTROL MAT (OVERLAPPED AND ANCHORED WITH MIN. 6" LONG HARDWOOD STAKES), CUT AN "X" IN THE MATTING AND AUGER DOWN TO PLACE APPROPRIATE PLANTING PLUGS EVERY 12 INCHES ON CENTER.
- CONTRACTOR SHALL INSTALL 18" OF ENGINEERED SOIL CONSISTING OF: 70% ASTM C33 SAND AND 30% CERTIFIED COMPOST (SEE GENERAL NOTE 4).
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <50% ASH CONTENT, PH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- SAND/NATIVE SOIL INTERFACE LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES. A CONSTRUCTION REPRESENTATIVE MUST BE ON SITE DURING OVER EXCAVATION TO APPROVE OF THE DEPTH AND SOIL TYPES.
- FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
- ANNUAL RYE GRASS SHALL BE SEED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOCK AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
- RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
- REFER TO LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



1) JOINT TIES SHALL BE INSTALLED AT THE LAST (DOWNSTREAM) TWO JOINTS ON ANY PIPE RUN ENDING IN AN APRON ENDWALL



**WASHOUT NOTES**

- ALTERNATIVE CONCRETE WASHOUTS ALLOWABLE AS APPROVED BY ENGINEER, INCLUDING DISPOSABLE WASHOUTS, ETC.
- NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
- EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
- ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
- TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
- WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
- PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
- WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

**CONCRETE WASHOUT**

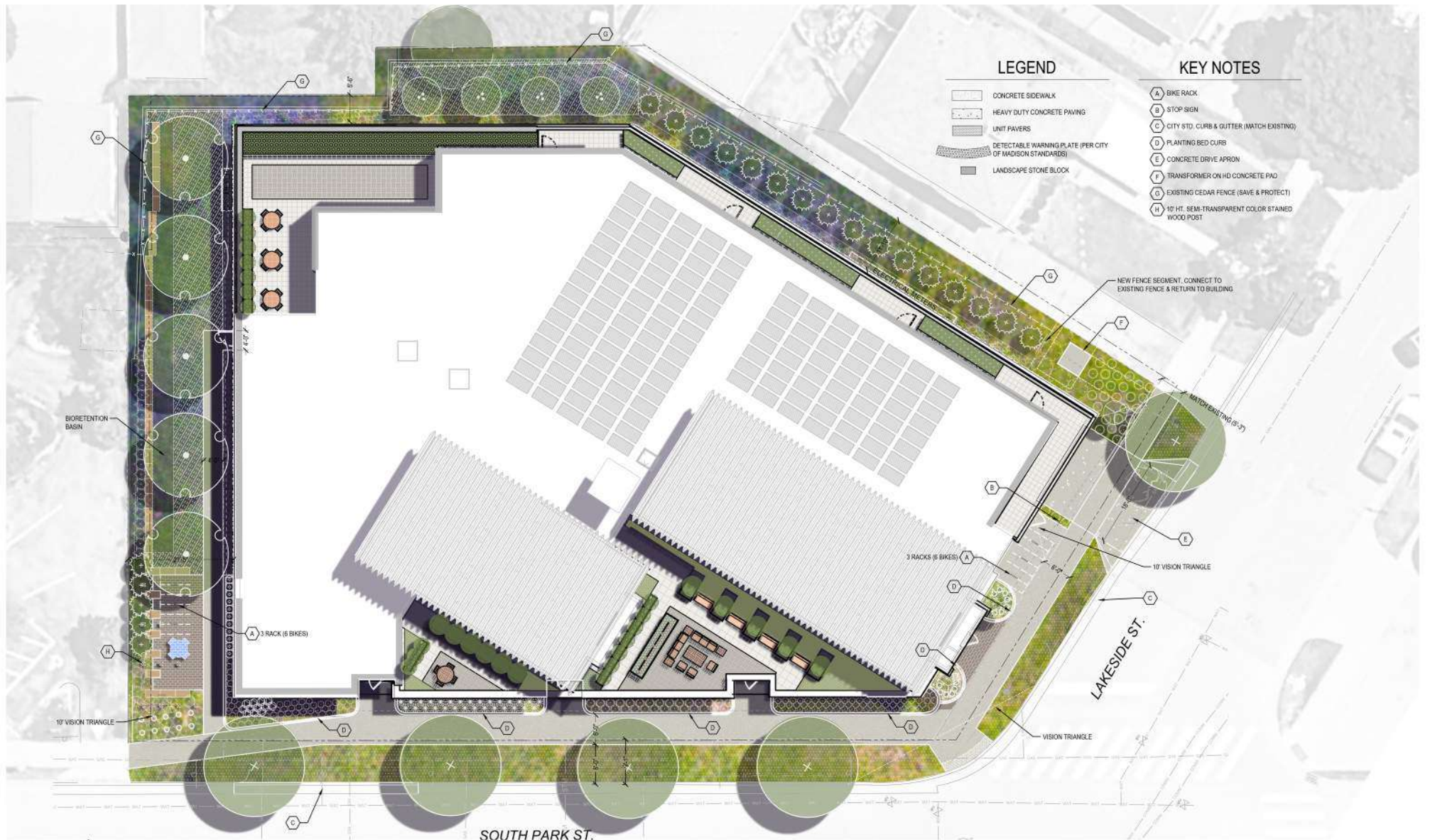
Issued For	Revision	Date

**WYSER ENGINEERING**

CLIENT: THRESHOLD DEVELOPMENT GROUP  
PROJECT: 999 PARK STREET  
STATUS: BID DOCUMENTS  
INFORMATION: PROJECT NO 25-0015, DATE 2026.03.02, DRAWN BY AW, CHECKED BY AW  
SHEET NAME: DETAILS  
REVISION: 1, SHEET NO: C400

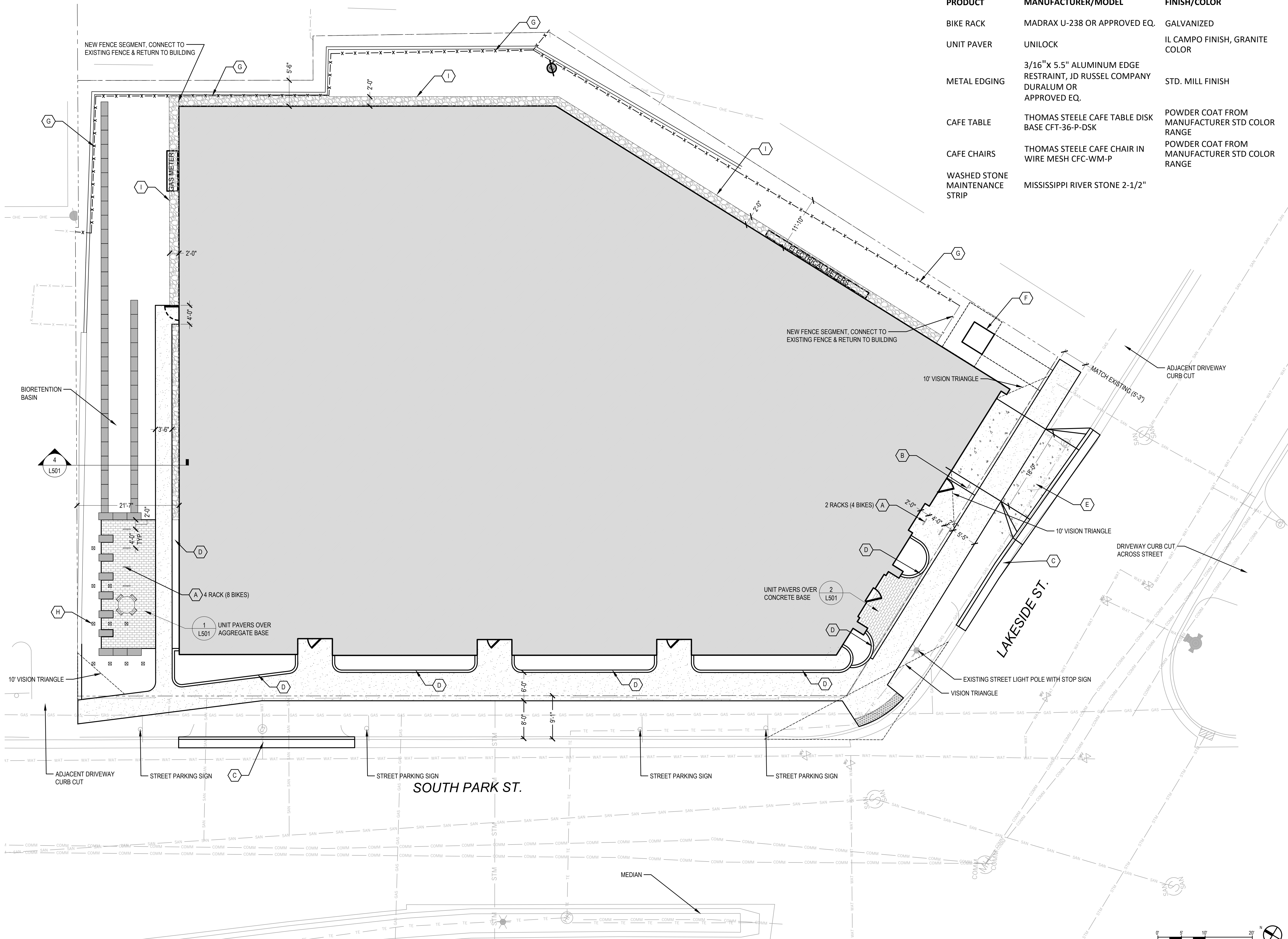
**THRESHOLD BUILDS**

2 INCHES  
FACTUAL DIMENSIONS NOT 2 INCHES. THIS SHEET IS SCALED INCONSEQUENTLY.



# SITE | LANDSCAPE + ROOF

999 S. PARK STREET | UDC PRESENTATION | FEBRUARY 2026



PRODUCT	MANUFACTURER/MODEL	FINISH/COLOR
BIKE RACK	MADRAX U-238 OR APPROVED EQ.	GALVANIZED
UNIT PAVER	UNILOCK	IL CAMPO FINISH, GRANITE COLOR
METAL EDGING	3/16" X 5.5" ALUMINUM EDGE RESTRAINT, JD RUSSEL COMPANY DURALUM OR APPROVED EQ.	STD. MILL FINISH
CAFE TABLE	THOMAS STEELE CAFE TABLE DISK BASE CFT-36-P-DSK	POWDER COAT FROM MANUFACTURER STD COLOR RANGE
CAFE CHAIRS	THOMAS STEELE CAFE CHAIR IN WIRE MESH CFC-WM-P	POWDER COAT FROM MANUFACTURER STD COLOR RANGE
WASHED STONE MAINTENANCE STRIP	MISSISSIPPI RIVER STONE 2-1/2"	

- ### GENERAL SHEET NOTES
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  - NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET WITHIN DRIVEWAY & INTERSECTION VISION TRIANGLES.
  - DISTURBED AREAS SHALL BE GRADED, SEEDED, AND PLANTED TO MINIMIZE EROSION.
  - UNIT PAVING DRAWING HATCHES ARE SYMBOLIC ONLY. SEE SPECIFICATIONS FOR PATTERN/LAYOUT.
  - SEE L101 FOR STREET TREE PLAN AND CITY OF MADISON FORESTRY NOTES.
  - SEE L400-401 FOR ROOF TERRACE LANDSCAPE PLANS.

### LEGEND

	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVING
	UNIT PAVERS
	WASHED STONE MAINTENANCE STRIP
	DETECTABLE WARNING PLATE (PER CITY OF MADISON STANDARDS)
	LANDSCAPE STONE BLOCK
	CAFE TABLE

### KEY NOTES

A	BIKE RACK	7	L500
B	STOP SIGN	5	L500
C	CITY STD. CURB & GUTTER (MATCH EXISTING)		
D	PLANTING BED CONCRETE CURB	3	L500
E	CONCRETE DRIVE APRON	4	L500
F	TRANSFORMER ON HD CONCRETE PAD		
G	EXISTING CEDAR FENCE (SAVE & PROTECT)		
H	DECORATIVE WOOD POSTS	5	L501
I	METAL EDGING		

Issued For	Revision	Date

PROJECT TEAM  
THRESHOLD BUILDS  
WYSER ENGINEERING  
BERNAU DESIGN

**BERNAU**  
design + landscape architecture  
3901 SAINT CLAIR ST  
MADISON, WI 53711  
bernau-design.com

NOT FOR CONSTRUCTION

CLIENT THRESHOLD DEVELOPMENT	STATUS PRICING SET
PROJECT 999 S. PARK ST	INFORMATION PROJECT NO DATE 2026.02.27
DRAWN BY CHECKED BY SHEET NAME SITE PLAN	

**THRESHOLD BUILDS**

REVISION SHEET NO  
**C100**

1 SITE PLAN

SCALE: 1" = 10' @ (22"X34" SHEET)

**LANDSCAPE CALCULATIONS AND DISTRIBUTION**

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:	22,341	SF	
Building Footprints	16,412	SF	
<b>Development Area Minus Building Footprints</b>	<b>5,929</b>	<b>SF</b>	
Five (5) acres:	217,800	SF	
First five (5) developed acres:	99	points	
Remainder of developed area over 5 acres:	-211,871.00	SF	
Total landscape points required:	99	points	

**General Site, Foundation, Screening (not included in Development Frontages)**

Plant Type/Element	Min. Size at Installation	Points	Exist. Credits QTY.	New/Proposed Landscape QTY.	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35		8	280
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			0
Ornamental tree	1 1/2 inch caliper	15		4	60
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10		21	210
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3		5	15
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			0
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2		32	64
Ornamental/decorative fencing or wall	size NA	4 per 10 lineal ft			0
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200			0
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"			0
<b>Subtotals</b>					
<b>General Site/Foundation Total</b>					<b>629</b>

**Development Frontage - S Park St**

Total LF of Street Frontage Between Parking/Building & Street	LF		Overstory Trees Required *		Shrubs Required
	Point Value	Quantity Existing	Quantity New/Proposed	Points Achieved	
163		5		27.1666667	
<b>Element</b>	<b>Point Value</b>	<b>Quantity Existing</b>	<b>Quantity New/Proposed</b>	<b>Points Achieved</b>	
Overstory Deciduous Tree	35			0	
Evergreen Tree	35			0	
Ornamental Tree	15			0	
Upright Evergreen Shrub	10			0	
Shrub, deciduous	3			0	
Shrub, evergreen	4			0	
Ornamental grasses/perennials	2		214	428	
<b>Development Frontage Points Total</b>					<b>428</b>

The applicant requests that frontage landscape tree/shrub requirements be waived due to spatial constraints.

**Development Frontage - Lakeside St**

Total LF of Street Frontage Between Parking/Building & Street	LF		Overstory Trees Required *		Shrubs Required
	Point Value	Quantity Existing	Quantity New/Proposed	Points Achieved	
85		3		14.1666667	
<b>Element</b>	<b>Point Value</b>	<b>Quantity Existing</b>	<b>Quantity New/Proposed</b>	<b>Points Achieved</b>	
Overstory Deciduous Tree	35		2	70	
Evergreen Tree	35			0	
Ornamental Tree	15		1	15	
Upright Evergreen Shrub	10			0	
Shrub, deciduous	3			0	
Shrub, evergreen	4			0	
Ornamental grasses/perennials	2		65	130	
<b>Development Frontage Points Total</b>					<b>215</b>

The applicant requests that frontage landscape tree/shrub requirements be waived due to spatial constraints.

<b>TOTAL LANDSCAPE POINTS</b>	<b>1272</b>
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**PLANT MATERIALS SCHEDULE**

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QTY	COMMENTS	PT VALUE
<b>SHADE TREES</b>							
BP	<i>Betula populifolia</i> 'Whitespire'	Whitespire Birch	10' Ht BB/Cont	SEE PLAN	8	Multi-stem	35
QR	<i>Quercus robur</i> x <i>bicolor</i> 'Nadler'	Kindred Spirit Oak	2" Cal. BB	SEE PLAN	2		35
<b>ORNAMENTAL TREES</b>							
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' HT Cont/BB	SEE PLAN	4	Multi-stem	15
MLM	<i>Magnolia x loebneri</i> 'Leonard Messel'	Leonard Messel Magnolia	7' HT Cont/BB	SEE PLAN	1	Multi-stem tree	15
<b>CONIFERS</b>							
TO	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Arborvitae	5' Ht BB/Cont	SEE PLAN	5		10
TP	<i>Thuja plicata</i> x 'Standishii'	Green Giant Western Arborvitae	8' Ht BB/Cont	SEE PLAN	16		10
<b>DECIDUOUS SHRUBS</b>							
Rt	<i>Rhus typhina</i> 'Baltiger'	Tiger Eyes Staghorn Sumac	#5 Container	SEE PLAN	9	For roof terrace planters	3
<b>ORNAMENTAL GRASSES</b>							
bg	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	#1 Container	18" O.C.	68		2
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Container	30" O.C.	28		2
pvs	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	#1 Container	30" O.C.	28		2
sh	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	#1 Container	24" O.C.	29		2
ss	<i>Schizachyrium scoparium</i> 'Blue Heaven'	Blue Heaven Little Bluestem	#1 Container	24" O.C.	29		2
<b>PERENNIALS, VINES &amp; GROUNDCOVERS</b>							
ah	<i>Amsonia hubrichtii</i> 'Halfway to Arkansas'	Halfway to Arkansas Narrow Leaf Blue Star	#1 Container	36" O.C.	21		2
atr	<i>Anemone tomentosa</i> 'Robustissima'	Robust Windflower	#1 Container	18" O.C.	18		2
ba	<i>Baptisia australis</i>	Blue False Indigo	#1 Container	36" O.C.	16		2
cn	<i>Calamintha nepeta</i> ssp. <i>nepeta</i>	Lesser Calamintha	#1 Container	24" O.C.	11		2
cv	<i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Threadleaf Coreopsis	#1 Container	18" O.C.	46		2
ep	<i>Echinacea</i> 'Pixie Meadowbrite'	Pixie Meadowbrite Purple Coneflower	#1 Container	18" O.C.	38		2
<b>PERENNIALS PLUGS</b>							
ap	<i>Allium</i> 'Purple Sensation'	Purple Sensation Ornamental Onion	12 cm bulb	SEE PLAN	24	interplant in other perennial species per plan	
<b>PLANT MIX 1</b>							
	<i>Athyrium filix-femina</i>	Lady Fern	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
	<i>Carex bromoides</i>	Common Brome Sedge	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
	<i>Carex cherokeensis</i>	Cherokee Sedge	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
	<i>Carex pennsylvanica</i>	Pennsylvania sedge	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
	<i>Carex stricta</i>	Upright Sedge	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
	<i>Carex woodii</i>	Woods Sedge	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
	<i>Geranium maculatum</i>	Wild Geranium	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
	<i>Dodecatheon meadia</i>	Shooting Star	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
<b>PLANT MIX 2 - BIORETENTION</b>							
	<i>Carex stricta</i>	Upright Sedge	3-1/4" Container	12" O.C.	135	interplant randomly within mix in min. groups of 7	
	<i>Carex vulpinodea</i>	Fox Sedge	3-1/4" Container	12" O.C.	135	interplant randomly within mix in min. groups of 7	
	<i>Chelone glabra</i>	Turtlehead	3-1/4" Container	12" O.C.	135	interplant randomly within mix in min. groups of 7	
<b>GR1</b>	<b>INTENSIVE ROOF PLANT MIX</b>						
	<i>Achillea millefolium</i> 'Oertel's Rose'	Oertel's Rose Yarrow	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
	<i>Allium cernuum</i>	Nodding Pink Onion	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
	<i>Calamintha nepeta</i> ssp. <i>nepeta</i>	Lesser Calamintha	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Threadleaf Coreopsis	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
	<i>Echinacea</i> 'Pixie Meadowbrite'	Pixie Meadowbrite Purple Coneflower	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
	<i>Liatris aspera</i>	Rough Blazing Star	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
	<i>Penstemon</i> 'Dark Towers'	Dark Towers Penstemon	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1 Container	12" O.C.	78	interplant randomly within mix in min. groups of 5	
	<i>Schizachyrium scoparium</i>	Little Bluestem	#1 Container	12" O.C.	78	interplant randomly within mix in min. groups of 5	
<b>GR2</b>	<b>PLANTER BOX PERENNIAL MIX</b>						
	<i>Bouteloua curtipendula</i>	Side Oats Grama	#1 Container	12" O.C.	70	interplant randomly within mix in min. groups of 5	
	<i>Echinacea pallida</i>	Pale Purple Coneflower	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
<b>GREEN ROOF - 8" INTENSIVE SEDUM MAT</b>							
	Columbia Green Pre-Grown Sedum Mat or approved equal						
<b>EXISTING PRIVATE TREES REMOVALS</b>							
	<i>Thuja occidentalis</i>	Northern White Cedar	4-8" DBH		5	multi-stem	

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- DISTURBED AREAS SHALL BE GRADED, SEEDED, AND/OR PLANTED TO MINIMIZE EROSION.
- ALL PLANTING AREAS TO RECEIVE 12" PLANTING SOIL. ALL SEED AREAS TO RECEIVE 6" PLANTING SOIL. FRACTURE & DEEP-TILL SUBGRADE IN PLANTING AREAS PRIOR TO FINAL GRADING AND PLANTING. PLANTING SOIL MIX SHALL INCLUDE 50% COMPOST-50% TOPSOIL.
- ALL PLANTING BEDS TO RECEIVE DOUBLE SHREDDED HARDWOOD BARK MULCH (3" THICK) UNLESS NOTED OTHERWISE.
- SEE L101 FOR STREET TREE PLAN AND CITY OF MADISON FORESTRY NOTES.

Issued For	Revision	Date
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<p>PROJECT TEAM THRESHOLD BUILDS WYSER ENGINEERING BERNAU DESIGN</p>  <p>3901 SAINT CLAIR ST MADISON, WI 53711 bernau-design.com</p>	<p>NOT FOR CONSTRUCTION</p>
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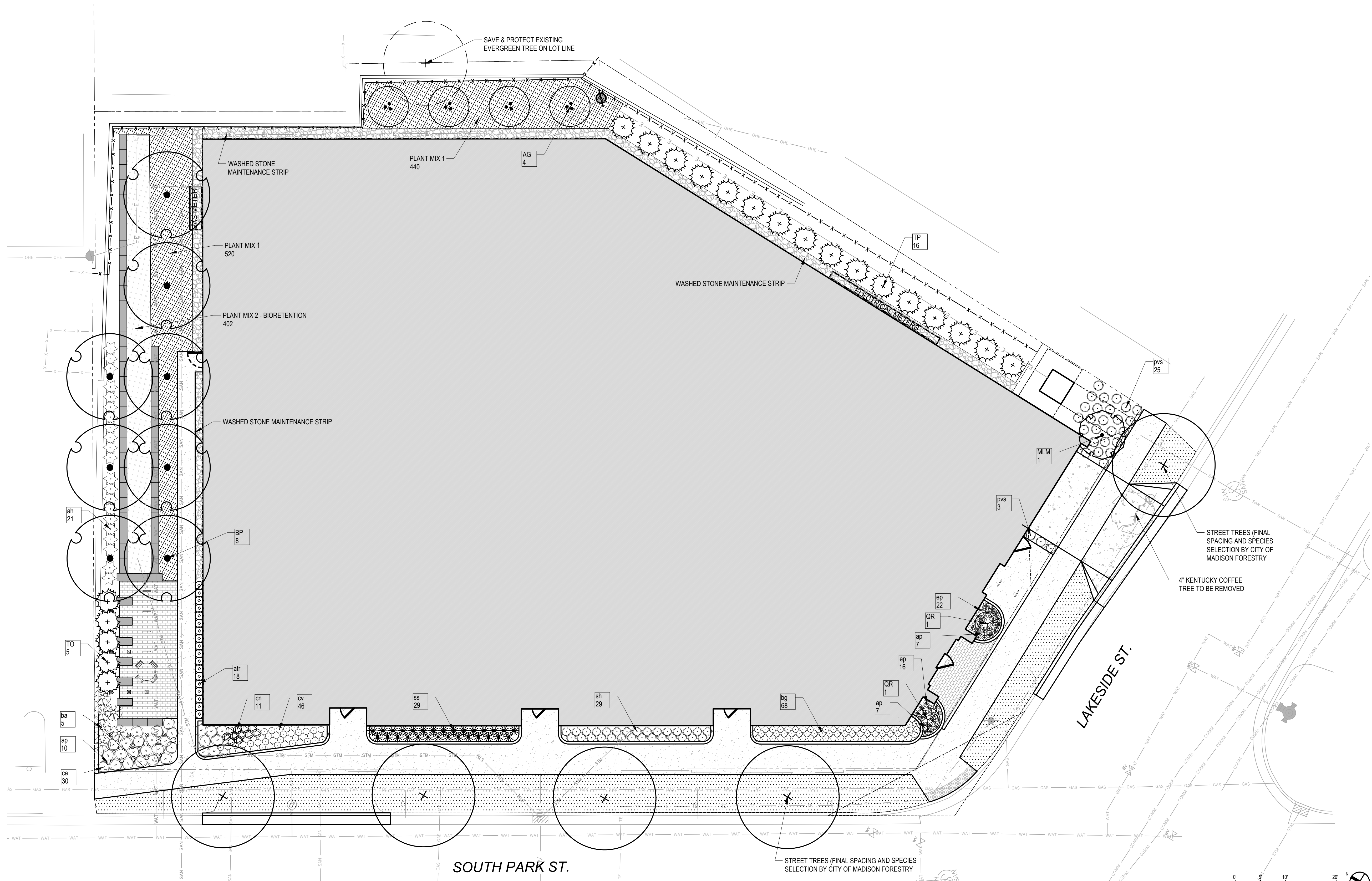
CLIENT THRESHOLD DEVELOPMENT	STATUS PRICING SET
PROJECT 999 S. PARK ST	INFORMATION PROJECT NO DATE 2026.02.27

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<p><b>THRESHOLD BUILDS</b></p>	<p>CHECKED BY SHEET NAME PLANT SCHEDULES</p>
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# GENERAL SHEET NOTES

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- ALL PLANTING BEDS TO RECEIVE DOUBLE SHREDDED HARDWOOD BARK MULCH (2-3" THICK) UNLESS NOTED OTHERWISE. VOIDS IN PLANTINGS AROUND BUILDING FOUNDATIONS SHALL RECEIVE 3" MIN. DEPTH MULCH.
- SEE L101 FOR STREET TREE PLAN AND CITY OF MADISON FORESTRY NOTES.



Issued For	Revision	Date

PROJECT TEAM  
 THRESHOLD BUILDS  
 WYSER ENGINEERING  
 BERNAU DESIGN

**BERNAU**  
 design + landscape architecture  
 3901 SAINT CLAIR ST  
 MADISON, WI 53711  
 bernaau-design.com

NOT FOR CONSTRUCTION

CLIENT THRESHOLD DEVELOPMENT	STATUS PRICING SET
PROJECT 999 S. PARK ST	INFORMATION PROJECT NO DATE 2026.02.27
	DRAWN BY CHECKED BY SHEET NAME

THRESHOLD BUILDS

LANDSCAPE PLAN

REVISION	SHEET NO <b>L100</b>
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# FORESTRY NOTES

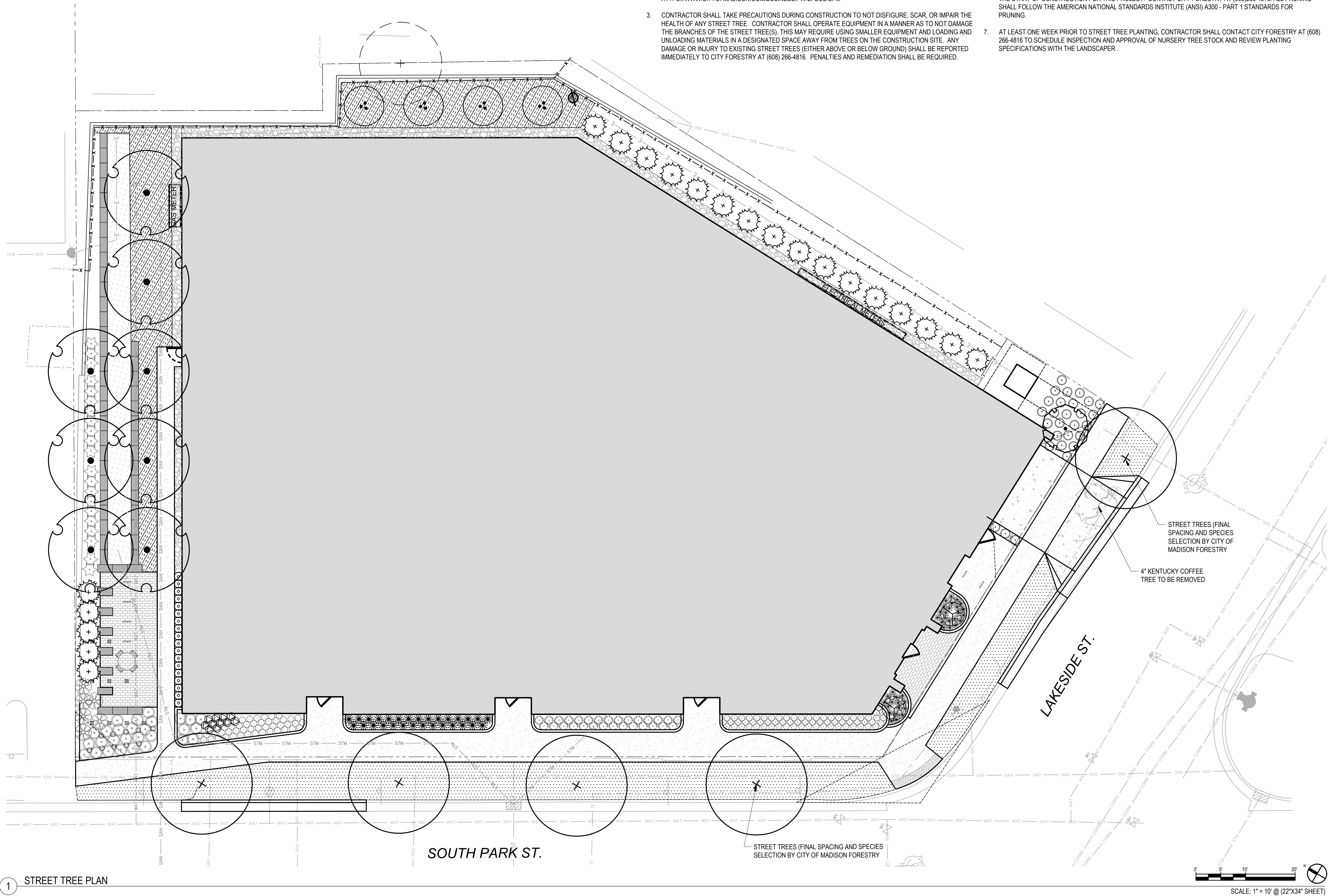
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE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

# GENERAL SHEET NOTES

- IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/ PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

EXISTING PRIVATE TREES REMOVALS				
<i>Thuja occidentalis</i>	Northern White Cedar	4-8" DBH	5	multi-steam

EXISTING STREET TREE TABLE (SEE STREET TREE REPORT)			
STREET TREE NUMBER	TREE SPECIES (COMMON NAME)	TRUNK DIAMETER (DBH)	REMOVAL (R) REQUESTED BY APPLICANT?
1	KENTUCKY COFFEETREE	4	YES



1 STREET TREE PLAN

Issued For	Revision	Date

PROJECT TEAM  
 THRESHOLD BUILDS  
 WYSER ENGINEERING  
 BERNAU DESIGN

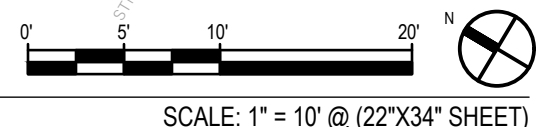
**BERNAU**  
 design + landscape architecture  
 3901 SAINT CLAIR ST  
 MADISON, WI 53711  
 bernaau-design.com

NOT FOR CONSTRUCTION

CLIENT THRESHOLD DEVELOPMENT	STATUS PRICING SET
PROJECT 999 S. PARK ST	INFORMATION PROJECT NO DATE 2026.02.27
DRAWN BY CHECKED BY STREET NAME STREET TREE PLAN	

THRESHOLD BUILDS

REVISION SHEET NO  
**L101**



CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
<b>DECIDUOUS SHRUBS</b>					
Rt	<i>Rhus typhina</i> 'Baltiger'	Tiger Eyes Staghorn Sumac	#5 Container	SEE PLAN	
<b>PERENNIALS, VINES &amp; GROUNDCOVERS</b>					
ba	<i>Baptisia australis</i>	Blue False Indigo	#1 Container	36" O.C.	
<b>GR1 INTENSIVE ROOF PLANT MIX</b>					
	<i>Achillea millefolium</i> 'Oerte's Rose'	Oertel's Rose Yarrow	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Allium cernuum</i>	Nodding Pink Onion	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Calamintha nepeta</i> ssp. <i>nepeta</i>	Lesser Calamintha	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Threadleaf Coreopsis	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Echinacea</i> 'Pixie Meadowbrite'	Pixie Meadowbrite Purple Coneflower	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Liatris aspera</i>	Rough Blazing Star	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Penstemon</i> 'Dark Towers'	Dark Towers Penstemon	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Schizachyrium scoparium</i>	Little Bluestem	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
<b>GR2 PLANTER BOX PERENNIAL MIX</b>					
	<i>Bouteloua curtipendula</i>	Side Oats Grama	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Echinacea pallida</i>	Pale Purple Coneflower	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5

\*\*SEE L001 FOR PLANT SCHEDULE QUANTITIES\*\*

### SITE MATERIAL LIST

PRODUCT	MANUFACTURER/MODEL	FINISH/COLOR
SUPPORT PEDESTALS	UNILOCK 'SKYVIEW' PEDESTAL SYSTEM	
UNIT PAVER	UNILOCK 'SKYLINE UMBRIANO' 2'x2'x2"	COLOR: SELECTED BY LANDSCAPE ARCHITECT FROM MANUFACTURER'S STD. COLORS
WOOD TILE PAVER	UNILOCK 'SKYVIEW' IPE WOOD TILE	
METAL PLANTER BOX - LARGE	TOURNESOL WILSHIRE, 60"Lx36"Wx30"H	POWDERCOAT COLOR: SELECTED BY LANDSCAPE ARCHITECT FROM MANUFACTURER'S STD. COLORS
METAL PLANTER BOX - SMALL	TOURNESOL WILSHIRE, 60"Lx24"Wx30"H	POWDERCOAT COLOR: SELECTED BY LANDSCAPE ARCHITECT FROM MANUFACTURER'S STD. COLORS
WOOD-CLAD PLANTER BOX W/ TRELIS	TOURNESOL 'BOULEVARD' W/ GREENSCREEN, 60"Lx30"Wx30"H	THERMALLY-MODIFIED WOOD (ASH OR OAK) 3-SIDES END UNITS/ 2-SIDES MIDDLE UNIT. GREENSCREEN POWDER COAT COLOR SELECTED BY LANDSCAPE ARCHITECT FROM MANUFACTURER'S STD. COLORS
METAL EDGE RESTRAINT	COLUMBIA GREEN 'LINK' EDGING	POWDERCOAT ALUMINUM FROM MANUFACTURER STD. COLORS
STONE BALLAST	2-1/2" MISSISSIPPI RIVER STONE	
CAFE TABLE	THOMAS STEELE CAFE TABLE DISK BASE CFT-36-P-DSK	POWDER COAT FROM MANUFACTURER STD COLOR RANGE
CAFE CHAIRS	THOMAS STEELE CAFE CHAIR IN WIRE MESH CFC-WM-P	POWDER COAT FROM MANUFACTURER STD COLOR RANGE
LOUNGE FURNITURE	BABMAR 'ASPEN' SOFAS, CHAIRS, AND COFFEE TABLE, OR APPROVED EQUAL	
BENCH - NO BACK	TOURNESOL 'CAMINO' STRAIGHT WITH LIGHTING STARTER AND ADDER KITS	THERMALLY MODIFIED WOOD WITH POWDER COAT BASE, COLOR SELECTION FROM MANUFACTURER STD COLOR RANGE
BENCH - BACKED	TOURNESOL 'CAMINO' STRAIGHT WITH BACK - CUSTOMIZED 48" LENGTH, LIGHTING STARTER KITS	THERMALLY MODIFIED WOOD WITH POWDER COAT BASE, COLOR SELECTION FROM MANUFACTURER STD COLOR RANGE
WASTE/RECYCLING RECEPTACLE	TOURNESOL 'BOULEVARD' RECEPTACLE WITH RAIN HOOD	THERMALLY-MODIFIED WOOD CLADDING TO MATCH PLANTER BOXES

### GENERAL SHEET NOTES

- SEE L001 FOR PLANT SCHEDULE & QUANTITIES.

### LEGEND

- PEDESTAL PAVERS
- WOOD TILE PAVERS
- 12" INTENSIVE VEGETATIVE ROOF - PERENNIAL MIX
- 2-1/2" WASHED STONE BALLAST
- 30" HEIGHT METAL PLANTER BOX WITH PERENNIAL PLANT MIX
- 30" HEIGHT WOOD-CLAD METAL PLANTER BOX RESERVED FOR TENANT VEGETABLE PLANTINGS

### KEY NOTES

- TRELIS FOR CLIMBING VEGETABLE PLANTINGS
- ALUMINUM EDGING, TYPICAL BETWEEN ALL INTENSIVE PLANTING AND WASHED STONE BALLAST OR PEDESTAL PAVERS
- WOOD-CLAD SCREEN PARTITIONS
- TRASH RECEPTACLE



CAFE TABLES & CHAIRS (3) BENCHES - NO BACK LOUNGE CHAIRS, SIDE TABLES, & COFFEE TABLE (4) BACKED BENCHES

SOUTH PARK ST.

LAKESIDE ST.

Issued For	Revision	Date

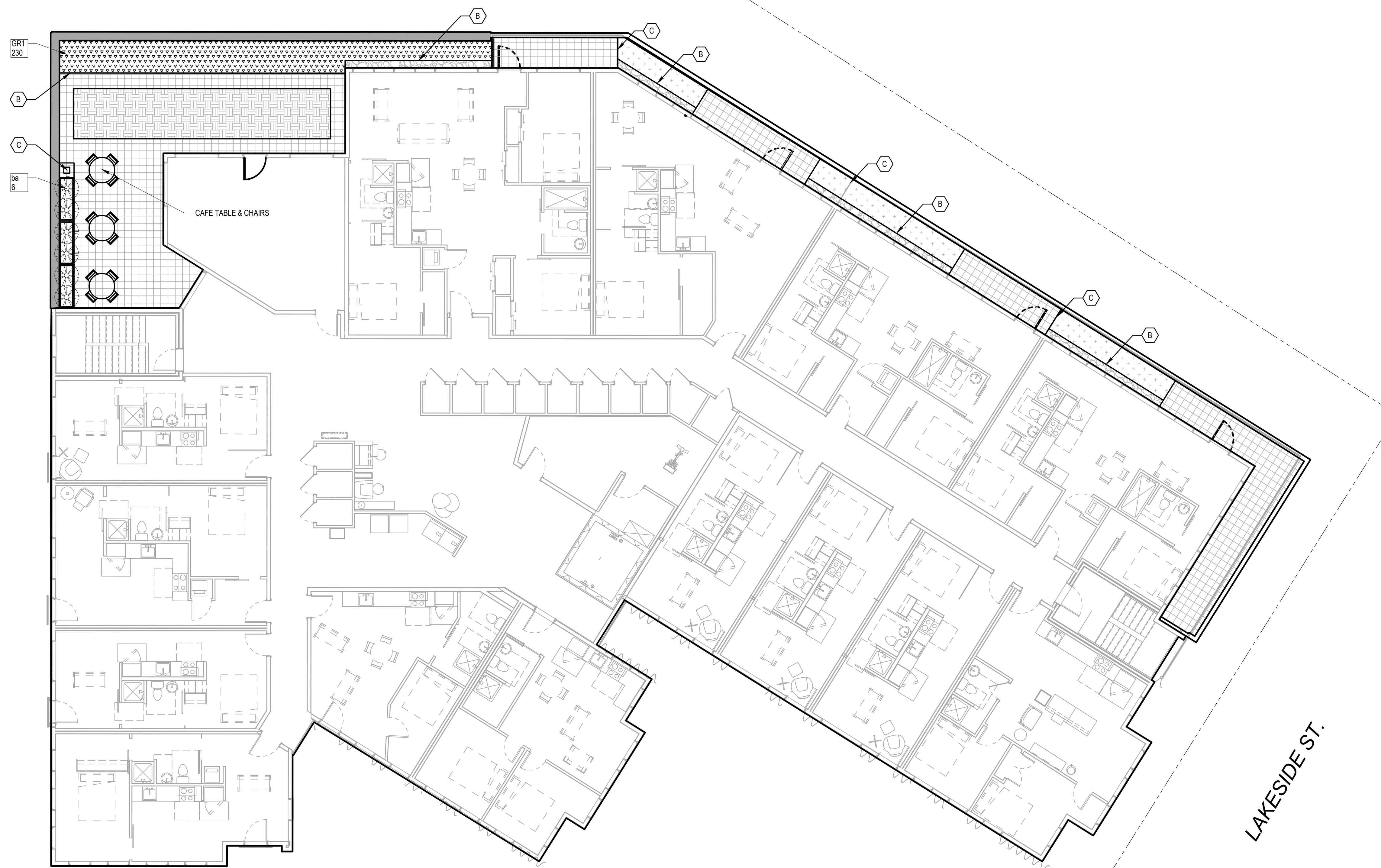
<b>PROJECT TEAM</b> THRESHOLD BUILDS WYSER ENGINEERING BERNAU DESIGN  design + landscape architecture 3901 SAINT CLAIR ST MADISON, WI 53711 bernaau-design.com	<b>NOT FOR CONSTRUCTION</b>
<b>CLIENT</b> THRESHOLD DEVELOPMENT	<b>STATUS</b> PRICING SET
<b>PROJECT</b> 999 S. PARK ST	<b>INFORMATION</b> PROJECT NO. DATE: 2026.02.27 DRAWN BY: [Name] CHECKED BY: [Name] STREET NAME: [Name]
<b>THRESHOLD BUILDS</b>	<b>LEVEL 2 ROOF TERRACE LANDSCAPE PLAN</b>
REVISION SHEET NO. <b>L400</b>	

# GENERAL SHEET NOTES

1. SEE L001 FOR PLANT SCHEDULE & QUANTITIES.

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
<b>PERENNIALS, VINES &amp; GROUNDCOVERS</b>					
ba	<i>Baptisia australis</i>	Blue False Indigo	#1 Container	36" O.C.	
<b>GR1 INTENSIVE ROOF PLANT MIX</b>					
	<i>Achillea millefolium</i> 'Oertel's Rose'	Oertel's Rose Yarrow	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Allium cernuum</i>	Nodding Pink Onion	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Calamintha nepeta</i> ssp. <i>nepeta</i>	Lesser Calamintha	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Threadleaf Coreopsis	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Echinacea</i> 'Pixie Meadowbrite'	Pixie Meadowbrite Purple Coneflower	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Liatris aspera</i>	Rough Blazing Star	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Penstemon</i> 'Dark Towers'	Dark Towers Penstemon	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Schizachyrium scoparium</i>	Little Bluestem	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
<b>GREEN ROOF - 8" INTENSIVE SEDUM MAT</b>					
Columbia Green Pre-Grown Sedum Mat or approved equal					

\*\*SEE L001 FOR PLANT SCHEDULE QUANTITIES\*\*



## LEGEND

- PEDESTAL PAVERS
- WOOD TILE PAVERS
- 8" INTENSIVE VEGETATIVE ROOF WITH PERENNIAL CONTAINER PLANTING
- 8" SEMI-INTENSIVE GREEN ROOF WITH PRE-VEGETATED MAT
- 2-1/2" WASHED STONE BALLAST
- 30" HEIGHT METAL PLANTER BOXES

## KEY NOTES

- A** 48" TRELLIS FOR CLIMBING VEGETABLE PLANTINGS
- B** ALUMINUM EDGING, TYPICAL BETWEEN ALL 12" INTENSIVE PLANTING AND WASHED STONE BALLAST OR PEDESTAL PAVERS
- C** WOOD-CLAD SCREEN PARTITIONS
- D** TRASH/ WASTE RECEPTACLE

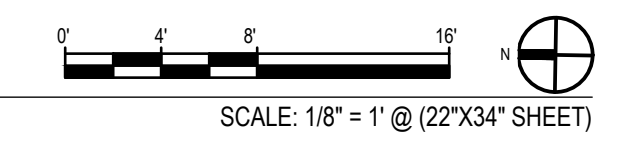
Issued For	Revision	Date

<b>PROJECT TEAM</b> THRESHOLD BUILDS WYSER ENGINEERING BERNAU DESIGN  design + landscape architecture 3901 SAINT CLAIR ST MADISON, WI 53711 bernaau-design.com	<b>NOT FOR CONSTRUCTION</b>
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<b>CLIENT</b> THRESHOLD DEVELOPMENT	<b>STATUS</b> PRICING SET
<b>PROJECT</b> 999 S. PARK ST	<b>INFORMATION</b> PROJECT NO. _____ DATE 2026.02.27 DRAWN BY _____ CHECKED BY _____ SHEET NAME

<b>THRESHOLD BUILDS</b>	LEVEL 4 ROOF TERRACE LANDSCAPE PLAN
REVISION _____ SHEET NO. <b>L401</b>	Copyright © 2025 Threshold Builds, LLC

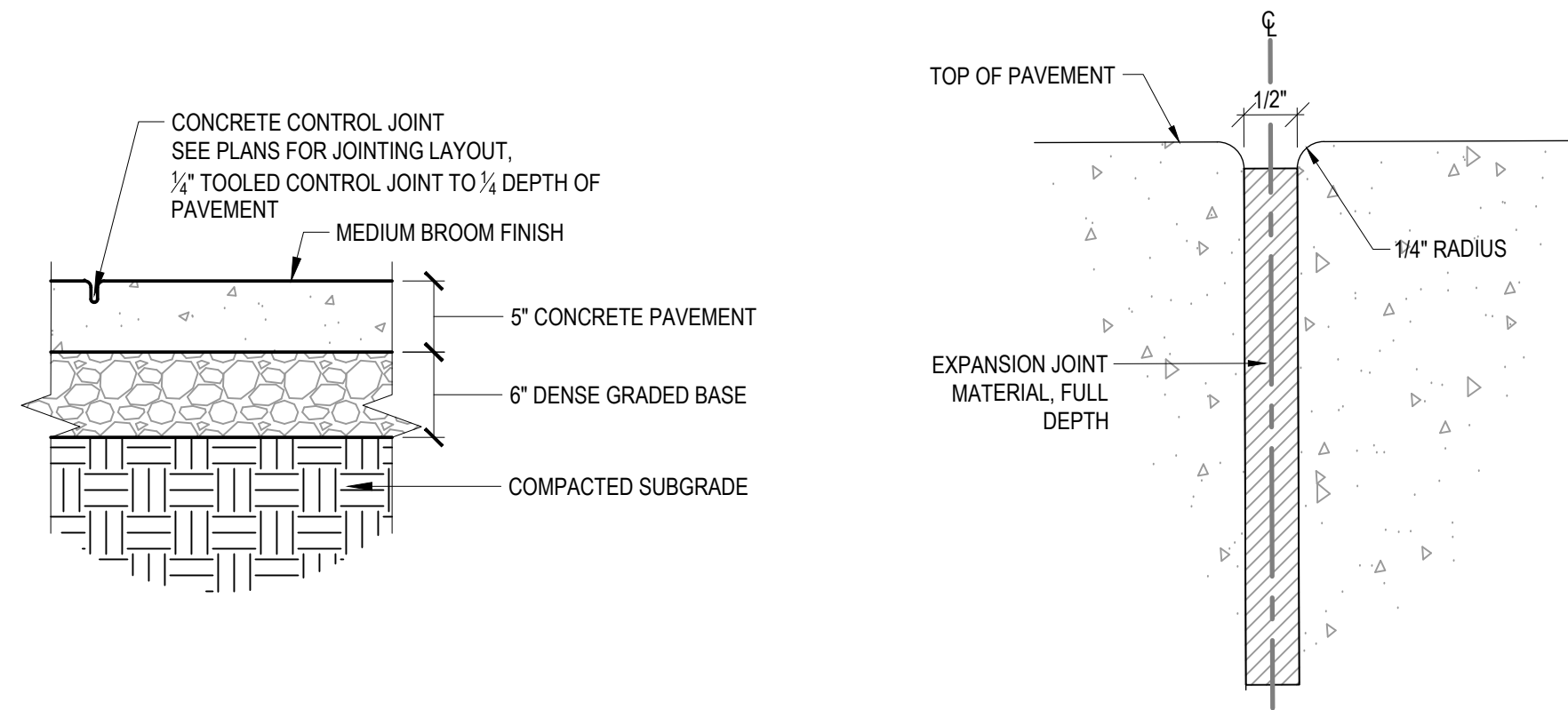
1 LEVEL 4 ROOF TERRACE LANDSCAPE PLAN



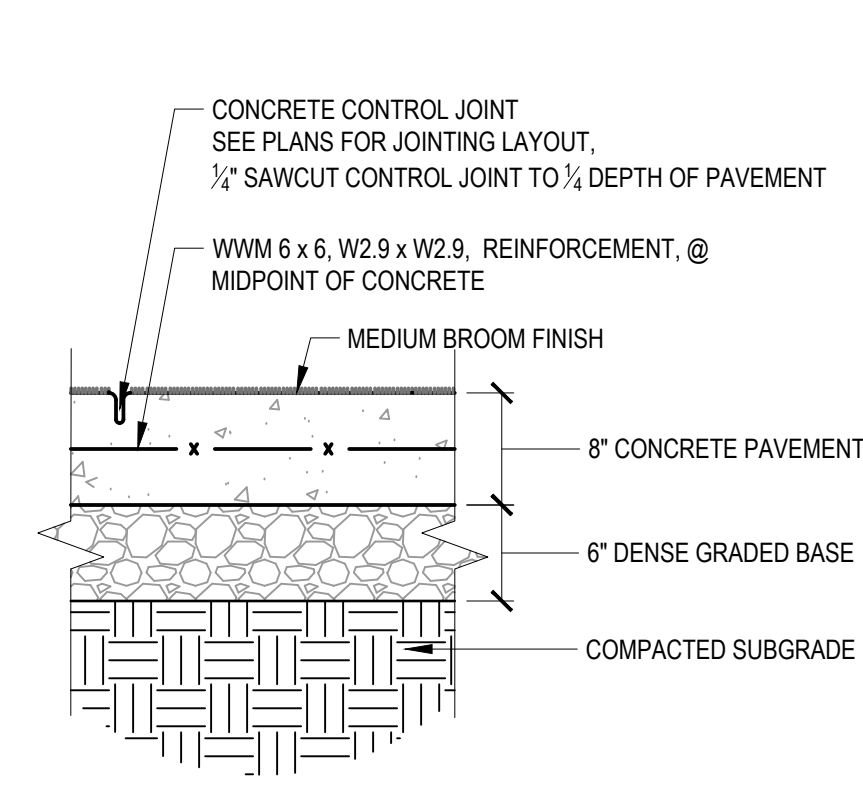
NOTES:

1. PROVIDE FULL DEPTH EXPANSION JOINTS AT 30'-0" O.C. MAX. AND AT ALL CORNER AND TANGENT LOCATIONS.
2. PROVIDE CONTROL JOINT 8'-0" O.C. OR AS SHOWN IN LAYOUT PLANS.
3. PROVIDE LIGHT BROOM FINISH ON ALL EXPOSED CONCRETE IN DIRECTION PERPENDICULAR TO THE LENGTH.

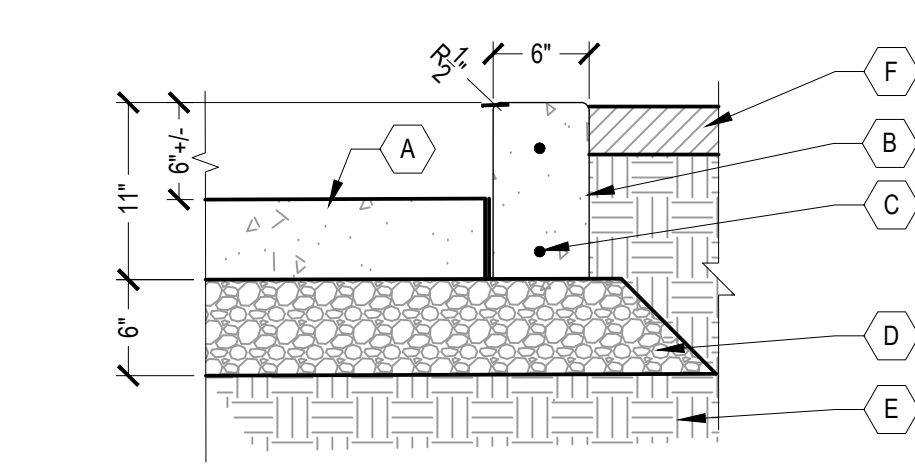
- (A) ADJACENT CONCRETE SIDEWALK
- (B) CAST-IN-PLACE CONCRETE CURB
- (C) (2) #4 REBAR CONTINUOUS, 2" CLEAR MIN. ALL EXPOSED EDGES
- (D) DENSE GRADED BASE
- (E) COMPACTED SUBGRADE
- (F) ADJACENT PLANTING BED



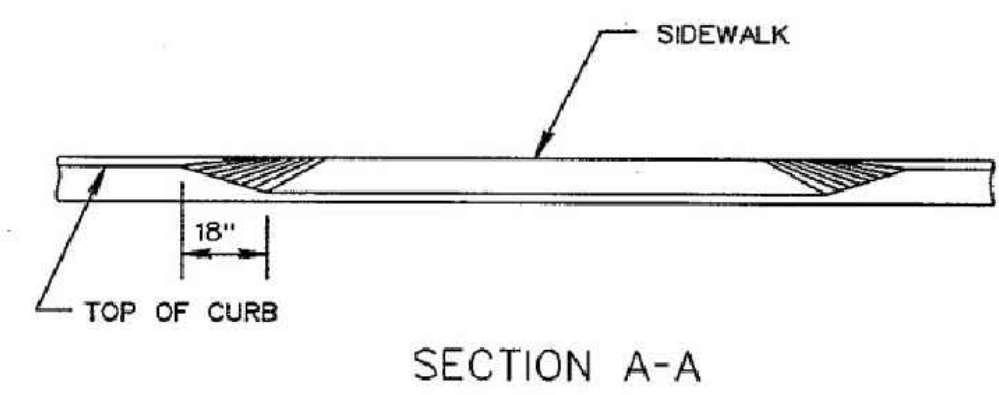
1 CONCRETE SIDEWALK SCALE: 1" = 1'



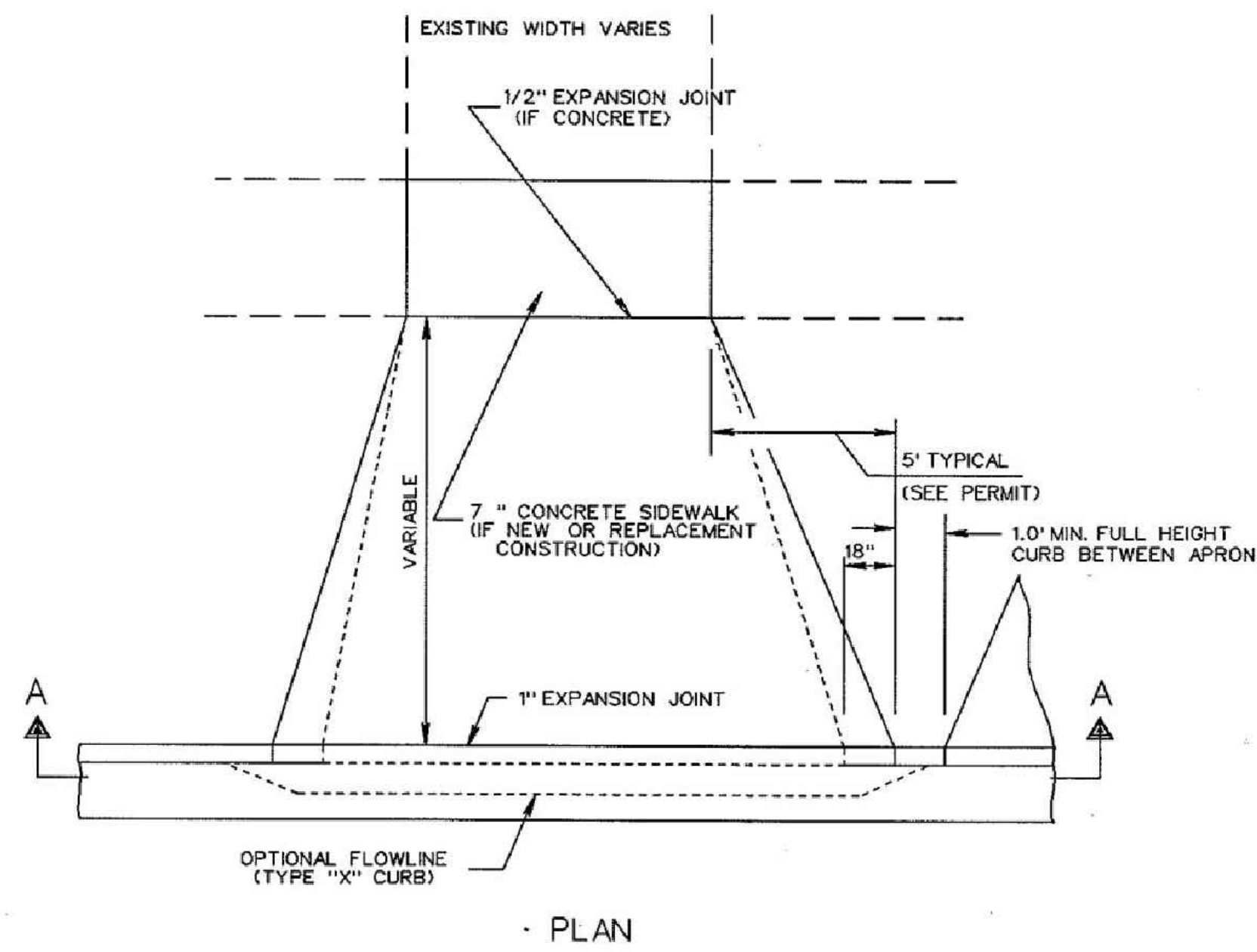
2 HEAVY DUTY CONCRETE PAVING SCALE: 1" = 1'



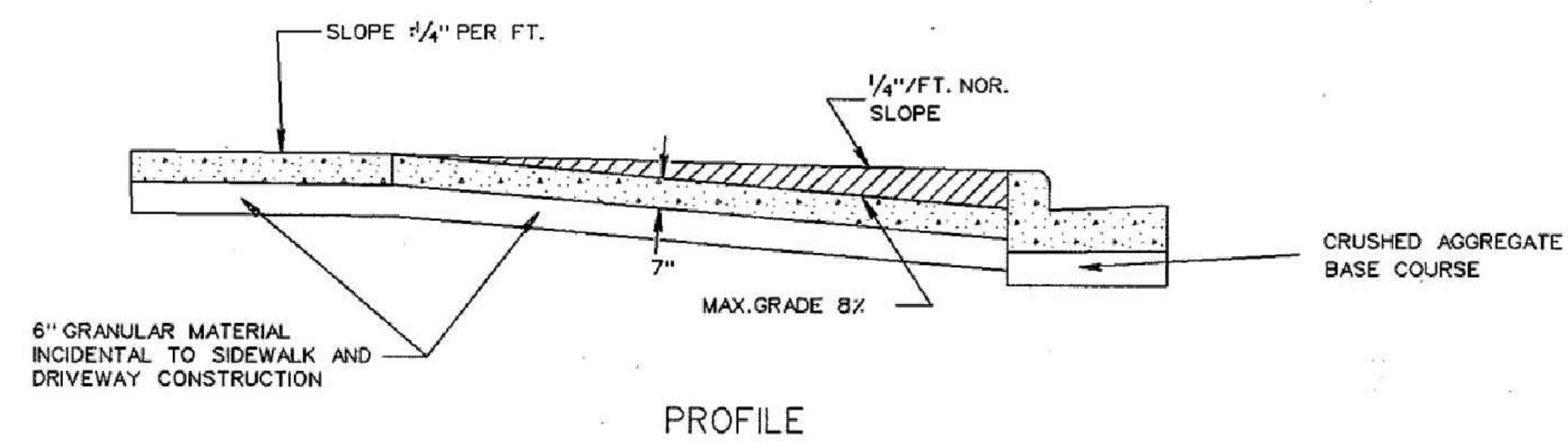
3 PLANTING BED CONCRETE CURB SCALE: 1" = 1'



SECTION A-A

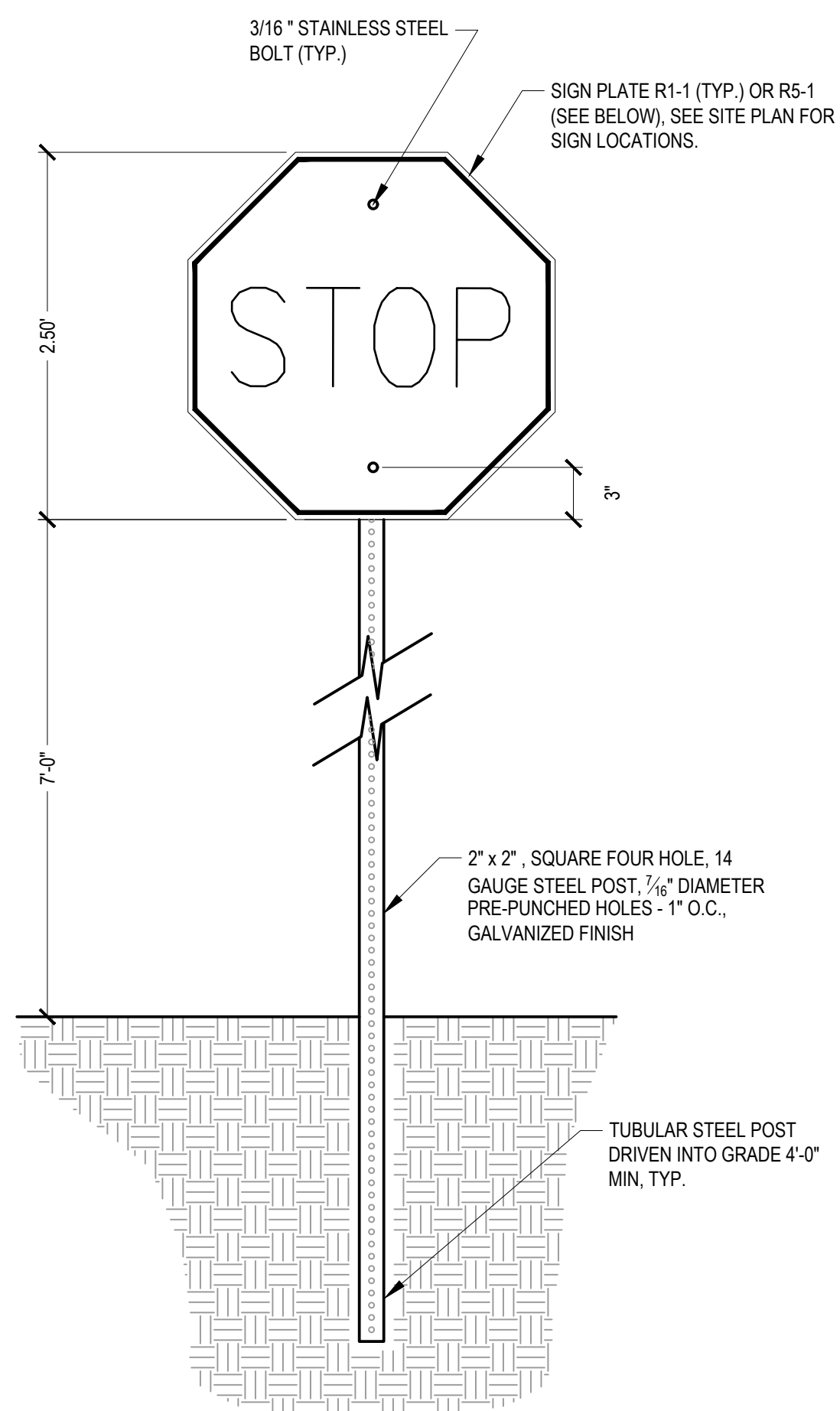


PLAN

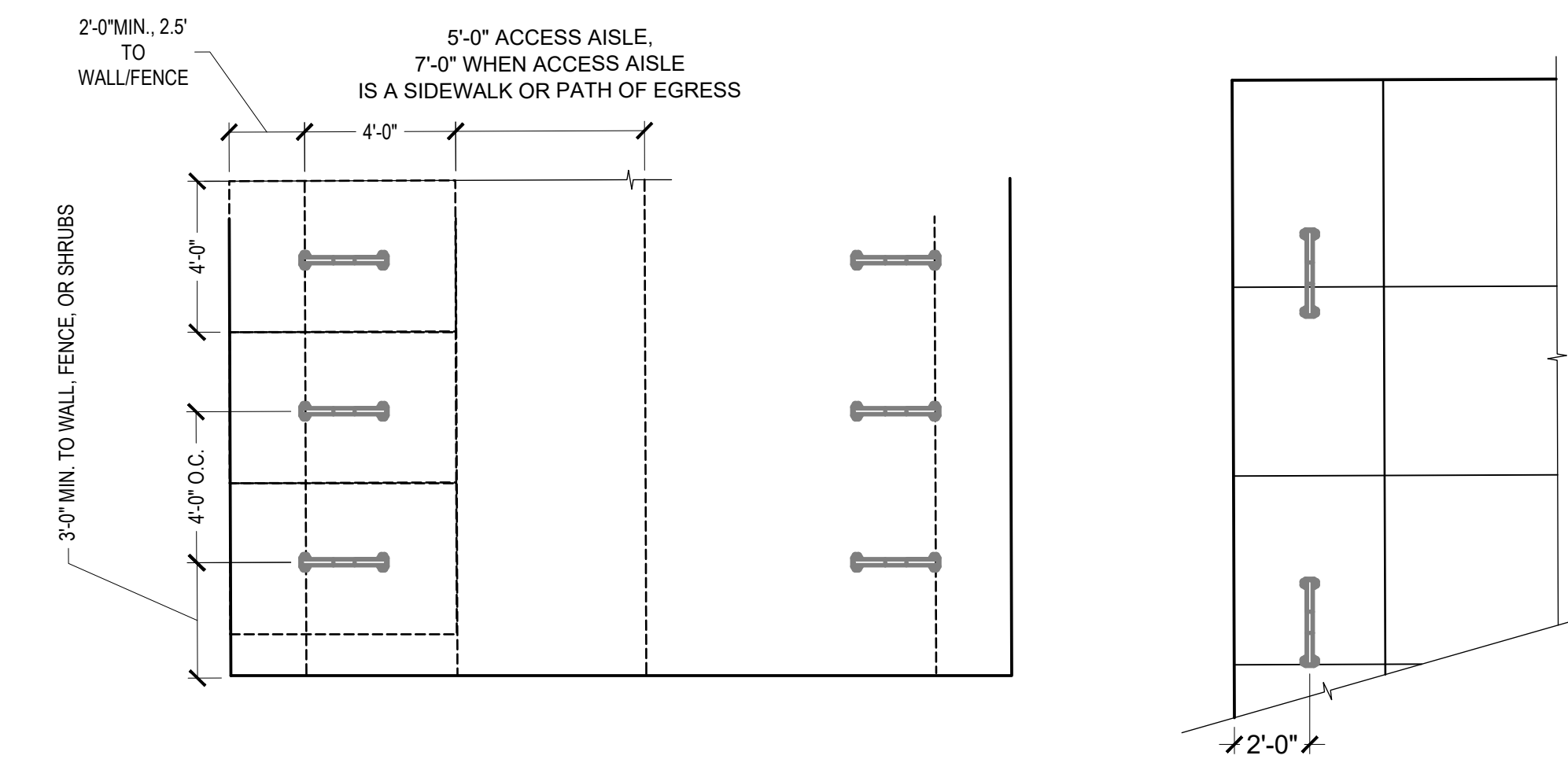


PROFILE

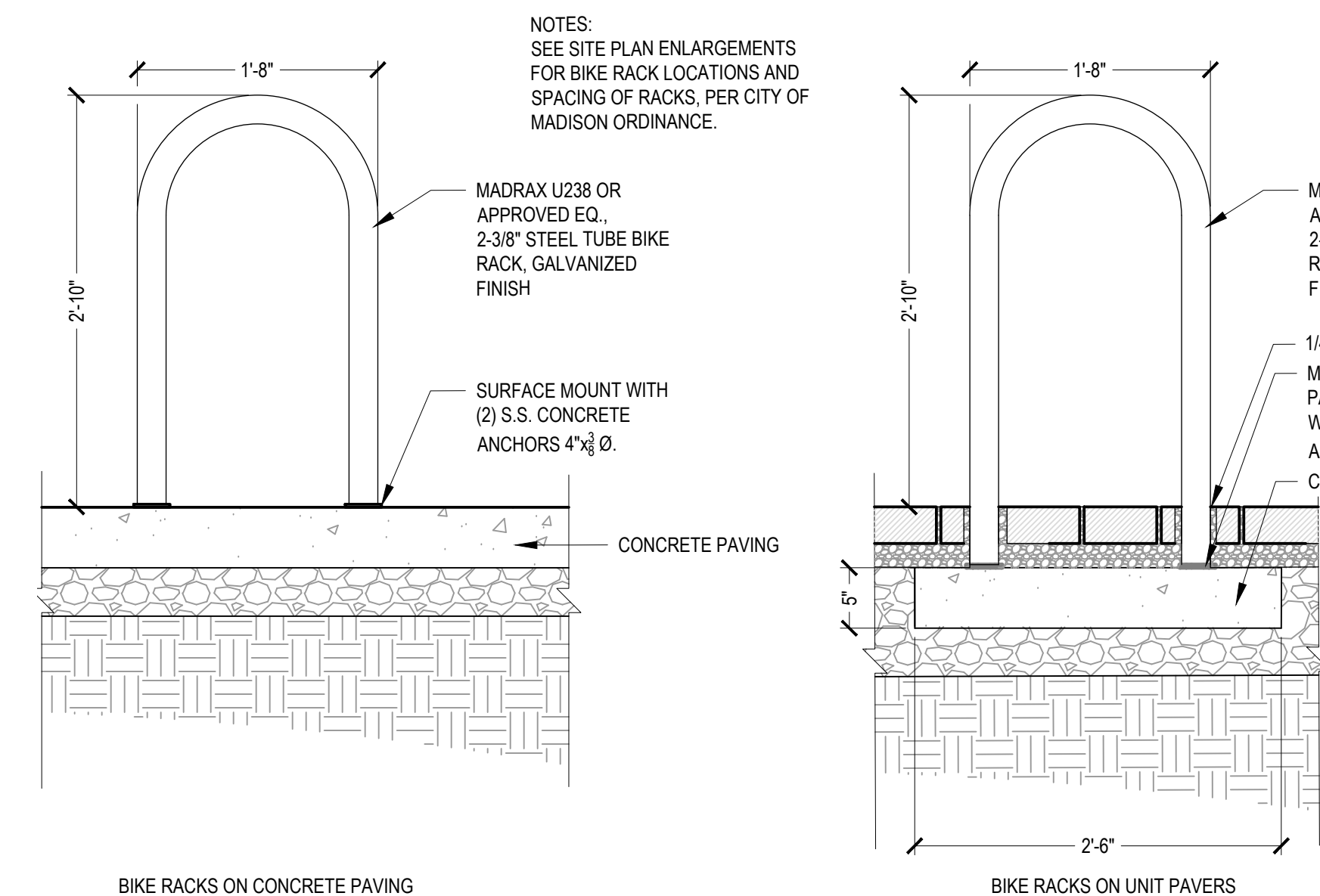
4 COMMERCIAL DRIVEWAY DETAIL N.T.S.



5 STOP SIGN N.T.S.



6 BIKE RACK LAYOUT - TYPICAL N.T.S.



7 BIKE RACK SCALE: 1" = 1'

Issued For	Revision	Date

PROJECT TEAM  
 THRESHOLD BUILDS  
 WYSER ENGINEERING  
 BERNAU DESIGN

**BERNAU**  
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 MADISON, WI 53711  
 bernaau-design.com

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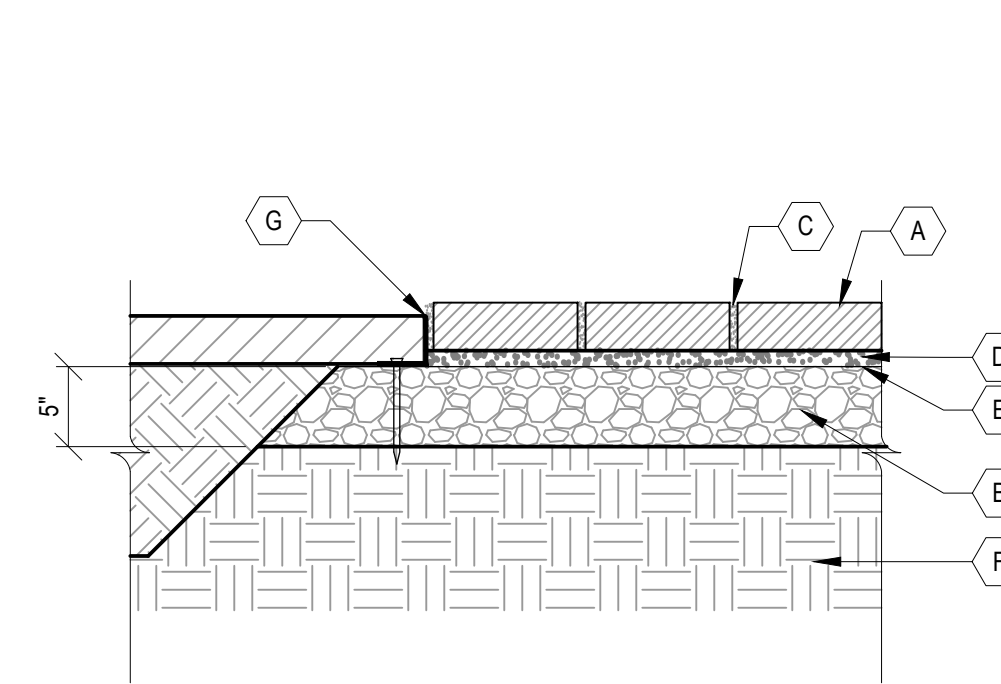
CLIENT THRESHOLD DEVELOPMENT	STATUS PRICING SET
PROJECT 999 S. PARK ST	INFORMATION PROJECT NO DATE 2026.02.27

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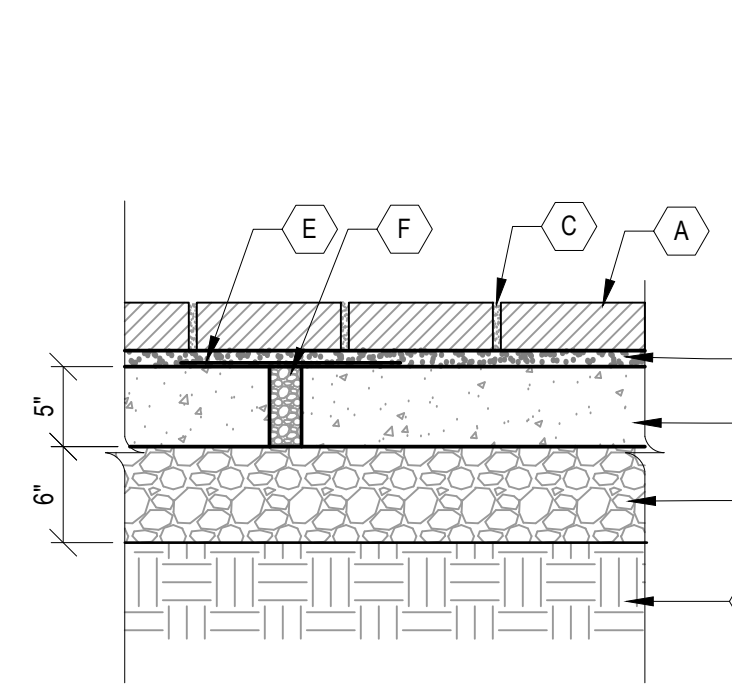
**THRESHOLD BUILDS**

REVISION SHEET NO  
**L500**

REVISION SHEET NO L500

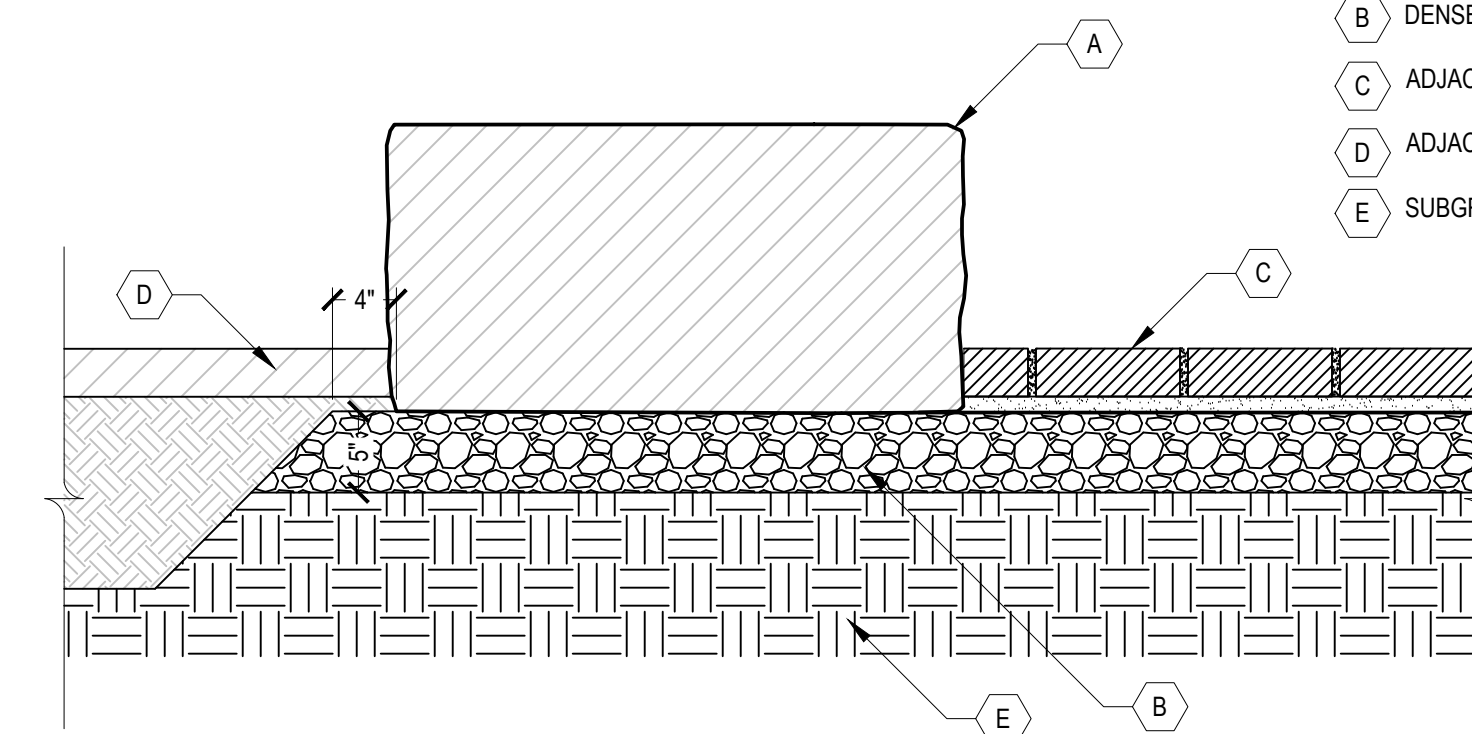


- A UNIT PAVERS
- B DENSE GRADED BASE, EXTEND 6" MIN BEYOND PAVER EDGE
- C POLYMERIC JOINTING SAND, COLOR-MATCH WITH UNIT PAVERS
- D SAND SETTING BED, 1" DEPTH.
- E GEOTEXTILE FABRIC, TYPE DF
- F PREPARED SUBGRADE, COMPACT TO 95% PROCTOR
- G SEK 'SNAP EDGE' OR APPROVED EQ. HOLD 1/2" BELOW TOP OF PAVERS. SECURE WITH 10" STEEL STAKES 12" O.C



- A UNIT PAVERS
- B CONCRETE BASE
- C POLYMERIC JOINTING SAND
- D SAND SETTING BED, 1" DEPTH.
- E GEOTEXTILE FABRIC, TYPE DF
- F 2" DIAMETER DRAIN HOLES ON 5' GRID, FILLED WITH PEA GRAVEL
- G DENSE GRADED BASE
- H PREPARED SUBGRADE

NOTE:  
1. PROVIDE 8'x8' CONTROL JOINT GRID LAYOUT FOR CONCRETE BASE



- A LIMESTONE BLOCK, BUFF COLOR, 18"x18"x36" LENGTH, SPLIT FACE TOP/BOTTOM/END FACES, WEATHEREDGE OR BEDFACE FRONT/BACK FACES
- B DENSE GRADED BASE
- C ADJACENT UNIT PAVERS
- D ADJACENT PLANTING BED (MULCH + PLANTING SOIL)
- E SUBGRADE, COMPACT TO 95% PROCTOR

1 UNIT PAVERS

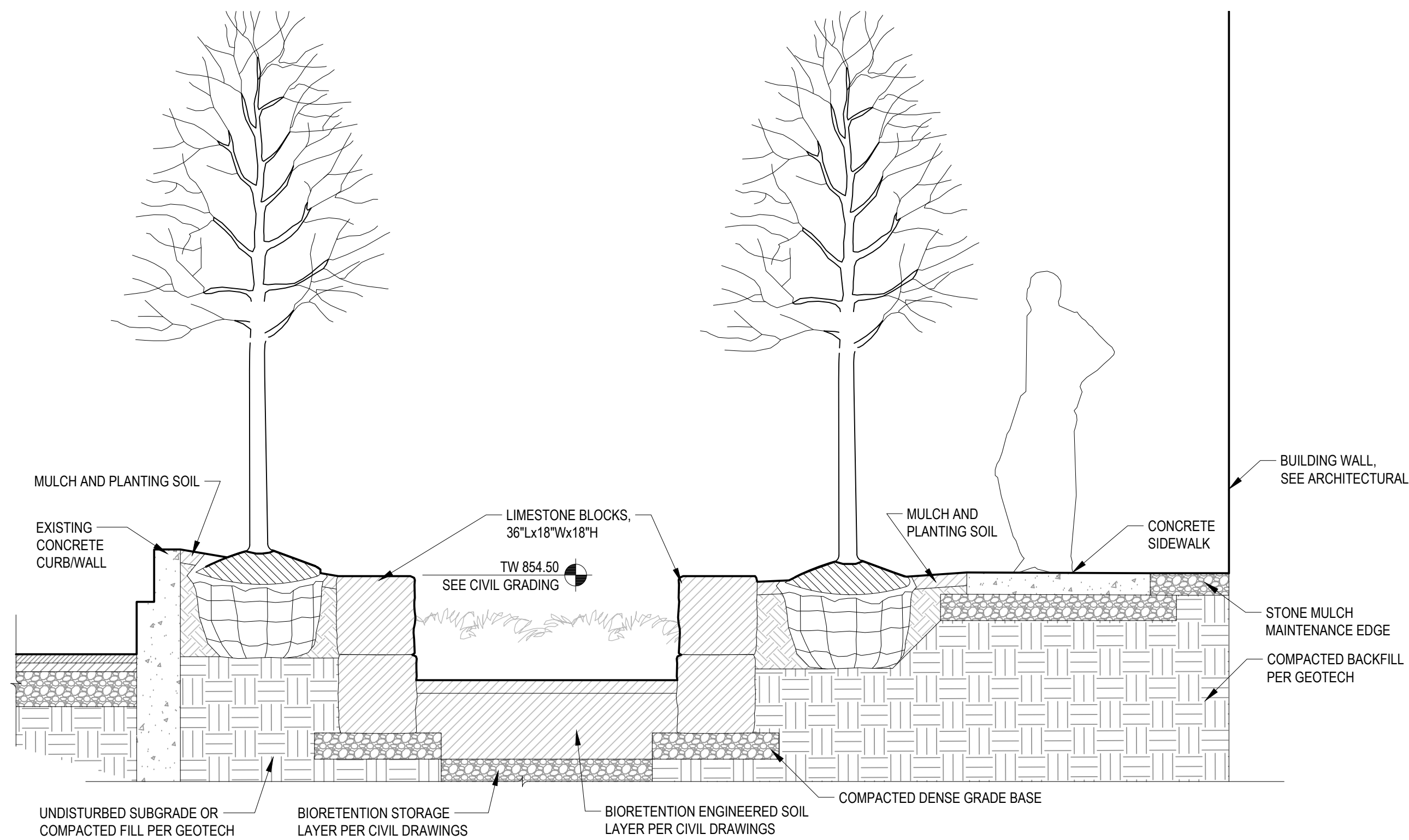
SCALE: 1" = 1'

2 UNIT PAVERS OVER CONCRETE BASE

SCALE: 1" = 1'

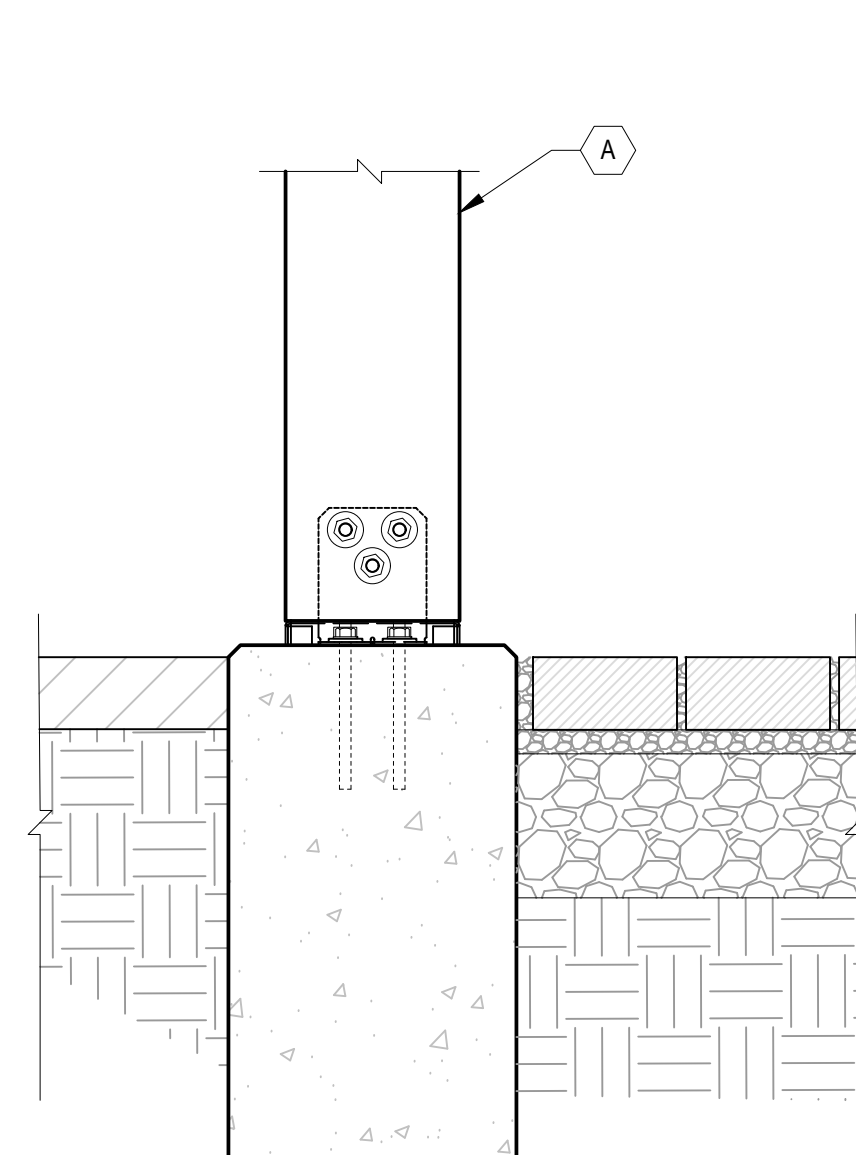
3 STONE BLOCK SEAT

SCALE: 1" = 1'



4 SIDERYARD SECTION

SCALE: 1/2" = 1'



- A 8X8X10' CEDAR POST, 2-SIDES PRIMED & PAINTED WITH 2 COATS EXTERIOR ACRYLIC-LATEX PAINT, SEE FINISHING DIAGRAM
- B SIMPSON STRONG-TIE CPT88Z CONCEALED POST TIE
- C 1/2" DIAMETER THROUGH BOLTS WITH NUT, WASHER BOTH SIDES, HOT-DIP GALVANIZED TYPICAL ALL
- D 1/2" EMBEDDED ANCHORS, 6" MIN EMBED
- E 12" DIAM. CONCRETE FOUNDATION, 48" MIN. DEPTH
- F ADJACENT UNIT PAVERS, SEE PLANS WHERE APPLICABLE
- G ADJACENT PLANTING BED, SEE PLANS WHERE APPLICABLE

NOTE:  
1. INSTALL POST-TIE PER MANUFACTURER'S INSTRUCTIONS.  
2. EASE ALL EDGES.

5 DECORATIVE WOOD POST

SCALE: 1-1/2" = 1'



6 DECORATIVE WOOD POST - DESIGN INTENT IMAGE

NTS

Issued For	Revision	Date

PROJECT TEAM  
THRESHOLD BUILDS  
WYSER ENGINEERING  
BERNAU DESIGN

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bernau-design.com

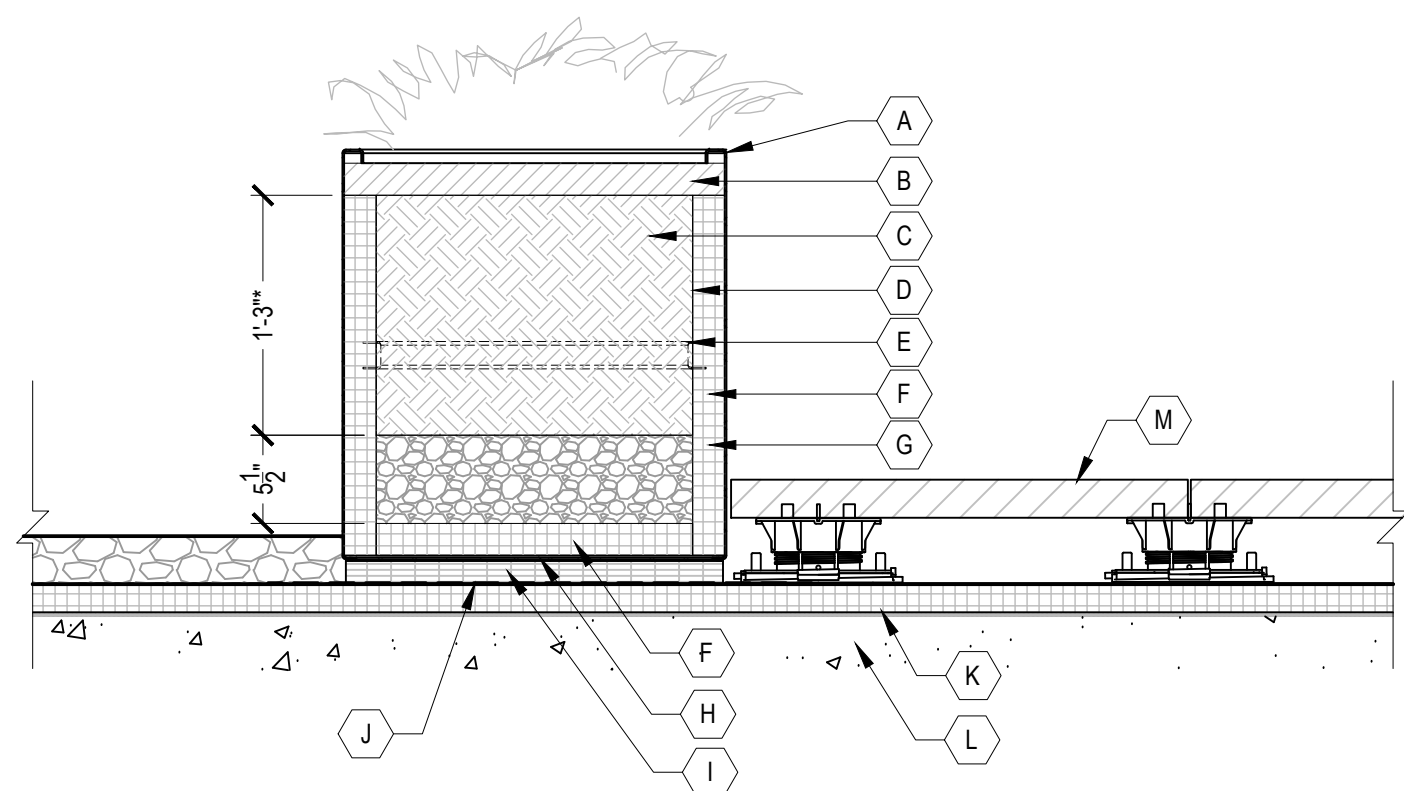
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CLIENT THRESHOLD DEVELOPMENT	STATUS PRICING SET
PROJECT 999 S. PARK ST	INFORMATION PROJECT NO DATE 2026.02.27

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DRAWN BY  
CHECKED BY  
STREET NAME  
SITE DETAILS

**THRESHOLD BUILDS**

REVISION	SHEET NO <b>L501</b>
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- A PLANTER BOX
- B 2" DOUBLE SHREDDED HARDWOOD BARK MULCH
- C COLUMBIA GREEN TECHNOLOGIES (CGT) INTENSIVE GROWING MEDIA OR APPROVED EQUAL
- D FILTER FABRIC LINER, 6" MIN LAP JOINTS
- E CROSS-SUPPORT TIES OR PLATES PER MANUFACTURER'S SHOP DRAWINGS
- F 2" XPS RIGID INSULATION ALL INTERIOR SIDES & BOTTOM, HOLD 3" BELOW TOP OF MULCH
- G DRAINAGE LIGHT-WEIGHT DRAINAGE AGGREGATE
- H DRAINAGE HOLES PER MANUFACTURER
- I TOURNESOL 'VERISICELL' INTERLOCKING DRAINAGE AND PROTECTION PANEL OR APPROVED EQ.
- J PROTECTIVE FLEECE, EXTEND 6" MIN BEYOND PLANTER
- K WATERPROOFING MEMBRANE/ PROTECTION, INSULATION, AND ROOF DECK ASSEMBLY LAYERS, SEE ARCHITECTURAL
- L ROOF STRUCTURE, SEE ARCH/STRUCTURAL
- M PEDESTAL PAVERS

- NOTE:
1. \*VERIFY THE PLANTER FILL (DRAINAGE AGGREGATE + GROWING MEDIA) DOES NOT EXCEED THE MAX. SATURATED SOIL HOLDING CAPACITY OF THE PLANTER BOX, AS PROVIDED BY THE MANUFACTURER.
  2. VEGETATED ROOF PRODUCTS MUST BE SUPPLIED BY A SINGLE SOURCE WITH A COMPREHENSIVE SINGLE SOURCE WARRANTY.
  3. VEGETATED ROOF ASSEMBLY BASED ON COLUMBIA GREEN TECHNOLOGIES INTENSIVE GREEN ROOF SYSTEM, OR APPROVED EQUAL.
  4. DESIGN-BUILD IRRIGATION ADD-ALTERNATE BID)
  5. PLANTER BOXES SHALL BE INSTALLED LEVEL AND SHIMMED, AS-NEEDED, WITH NON-BIODEGRADABLE SHIMS

1 TYPICAL ROOF PLANTER BOX SECTION

SCALE: 1" = 1'

Issued For	Revision	Date

PROJECT TEAM THRESHOLD BUILDS WYSER ENGINEERING BERNAU DESIGN  3901 SAINT CLAIR ST MADISON, WI 53711 bernaau-design.com	NOT FOR CONSTRUCTION
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CLIENT THRESHOLD DEVELOPMENT	STATUS PRICING SET
PROJECT 999 S. PARK ST	INFORMATION PROJECT NO DATE 2026.02.27

	DRAWN BY CHECKED BY STREET NAME SITE DETAILS
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REVISION	SHEET NO
	L502

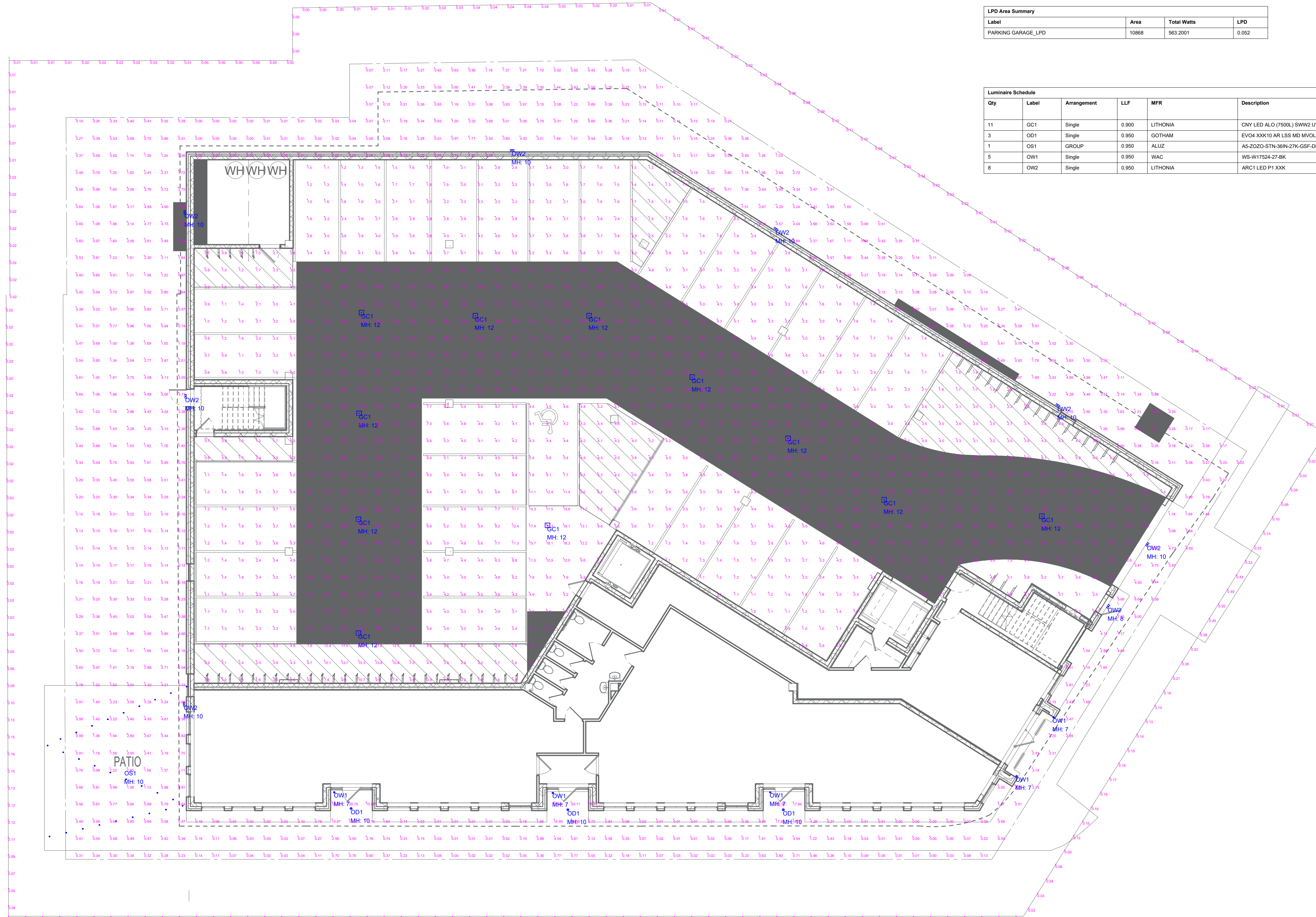
NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10FT OFF PROPERTY LINE	Illuminance	Fc	0.05	0.50	0.00	N.A.	N.A.
PARKING GARAGE, Floor	Illuminance	Fc	6.75	22.2	0.6	11.25	37.00
SITE	Illuminance	Fc	1.46	20.70	0.00	N.A.	N.A.

Label	Area	Total Watts	LPD
PARKING GARAGE, LPD	10868	563.2001	0.052

Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
11	GC1	Single	0.900	LITHONIA	ONY LED ALO (F500L) SWW2 UVOLT PE PIR OOB	51.2	563.2	7354
3	OD1	Single	0.950	GOTHAM	EV04 XXX10 AR LSS MD MVOLT	8.8	26.4	973
1	OS1	GROUP	0.950	ALLUZ	AS-ZOZO-STN-36IN-27K-GSF-DM-WET-75FT	N.A.	19.71	N.A.
5	OW1	Single	0.950	WAC	WS-W17524-27-BK	29.4525	147.262	689
8	OW2	Single	0.950	LITHONIA	ARC1 LED P1 XXX	10.8751	87.001	1454



#	DATE	COMMENTS

DRAWN BY : BB	DATE : JAN 7, 2026	SCALE : 3/32" = 1'-0"
---------------	--------------------	-----------------------

999 S PARK STREET	MADISON, WI	SITE LIGHTING LAYOUT
-------------------	-------------	----------------------

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NORTH PATIO	Illuminance	Fc	1.52	5.2	0.1	15.20	52.00
SOUTH PATIOS	Illuminance	Fc	1.83	8.2	0.1	18.30	82.00

Luminaire Schedule								
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
5	OW1	Single	0.950	WAC	WS-W17524-27-BK	29.4525	147.262	689
3	OW2	Single	0.950	LITHONIA	ARC1 LED P1 XXX	10.8751	32.625	1454
10	OW3	Single	0.950	WAC	WL-5205-30-ABK	5.35699	53.57	44



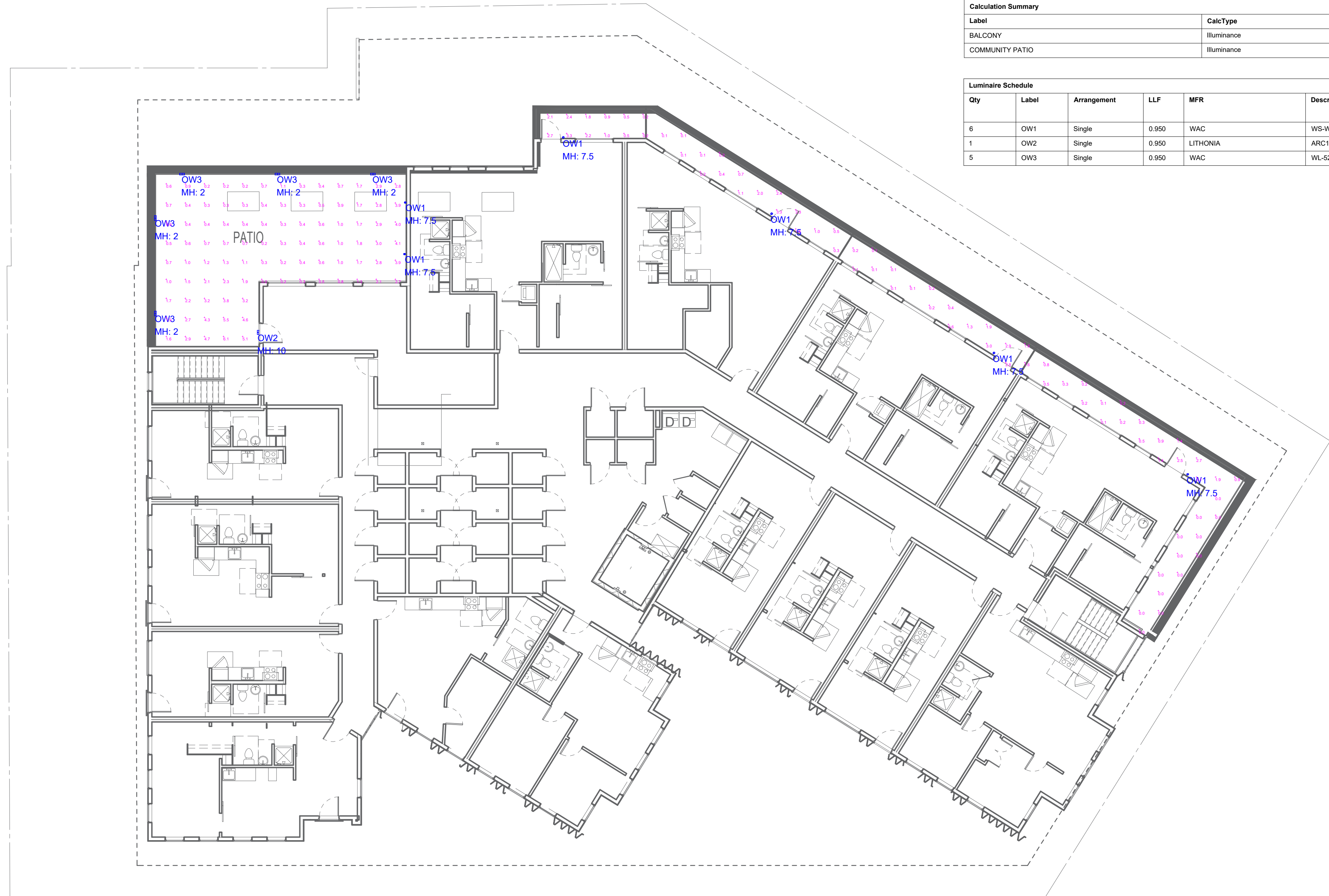
#	DATE	COMMENTS

DRAWN BY : BB	DATE : JAN 7, 2026	SCALE : 3/32" = 1'-0"
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999 S PARK STREET	MADISON, WI	LEVEL 2 PATIO LIGHTING LAYOUT
-------------------	-------------	-------------------------------

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BALCONY	Illuminance	Fc	0.89	3.3	0.0	N.A.	N.A.
COMMUNITY PATIO	Illuminance	Fc	1.51	6.1	0.2	7.55	30.50

Luminaire Schedule								
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
6	OW1	Single	0.950	WAC	WS-W17524-27-BK	29.4525	176.715	689
1	OW2	Single	0.950	LITHONIA	ARC1 LED P1 XXX	10.8751	10.875	1454
5	OW3	Single	0.950	WAC	WL-5205-30-ABK	5.35699	26.785	44



COMMENTS	
DATE	
#	
REVISIONS	

DRAWN BY : BB	DATE : JAN 7, 2026	SCALE : 3/32" = 1'-0"
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999 S PARK STREET	MADISON, WI	LEVEL 4 PATIO LIGHTING LAYOUT
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# WAC LIGHTING

## Moline

### Outdoor Wall Sconce 4CCT

Fixture Type: \_\_\_\_\_  
Catalog Number: \_\_\_\_\_  
Project: \_\_\_\_\_  
Location: \_\_\_\_\_

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W17524 24"	2700K	BK Black	30W	2825	685
	3000K				
	3500K				
	4000K				

Example: **WS-W17524-40-BK**

For custom requests please contact [customs@wacighting.com](mailto:customs@wacighting.com)

#### DESCRIPTION

Crisp lines define this sophisticated wall light. Light shines through its banded diffuser creating a commanding presence on exteriors.

#### FEATURES

- Built in color temperature adjustability. Switch from 2700K/3000K/3500K/4000K
- Option to pre-select color temperature or adjust in the field
- Light engine is factory sealed for maximum protection from the elements
- Weather resistant powder coated finish
- ACLED driverless technology
- 5 Year warranty

#### SPECIFICATIONS

<b>Color Temp:</b>	2700K,3000K,3500K,4000K
<b>Input:</b>	120,50/60Hz
<b>CRI</b>	90
<b>Dimming:</b>	ELV: 100-10% , TRIAC: 100-10%
<b>Rated Life:</b>	50,000 Hours
<b>Mounting:</b>	Can be mounted on wall in all orientations
<b>Standards:</b>	ETL, cETL, Title 24 JA8 Compliant, ADA, Wet Location Listed
<b>Construction</b>	Aluminum hardware

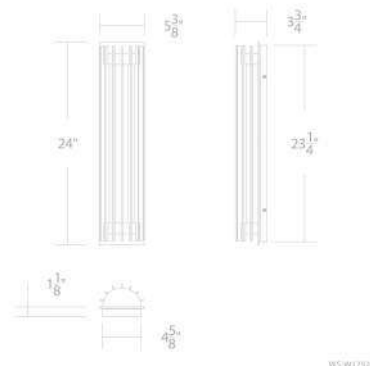


#### FINISHES:



Black

#### LINE DRAWING



# WAC LIGHTING

## Moline

### Outdoor Wall Sconce 4CCT

Fixture Type: \_\_\_\_\_  
Catalog Number: \_\_\_\_\_  
Project: \_\_\_\_\_  
Location: \_\_\_\_\_

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W17532 32"	2700K	BK Black	44W	4087	925
	3000K				
	3500K				
	4000K				

Example: **WS-W17532-40-BK**

For custom requests please contact [customs@wacighting.com](mailto:customs@wacighting.com)

#### DESCRIPTION

Crisp lines define this sophisticated wall light. Light shines through its banded diffuser creating a commanding presence on exteriors.

#### FEATURES

- Built in color temperature adjustability. Switch from 2700K/3000K/3500K/4000K
- Option to pre-select color temperature or adjust in the field
- Light engine is factory sealed for maximum protection from the elements
- Weather resistant powder coated finish
- ACLED driverless technology
- 5 Year warranty

#### SPECIFICATIONS

<b>Color Temp:</b>	2700K,3000K,3500K,4000K
<b>Input:</b>	120,50/60Hz
<b>CRI</b>	90
<b>Dimming:</b>	ELV: 100-10% , TRIAC: 100-10%
<b>Rated Life:</b>	50,000 Hours
<b>Mounting:</b>	Can be mounted on wall in all orientations
<b>Standards:</b>	ETL, cETL, Title 24 JA8 Compliant, ADA, Wet Location Listed
<b>Construction</b>	Aluminum hardware

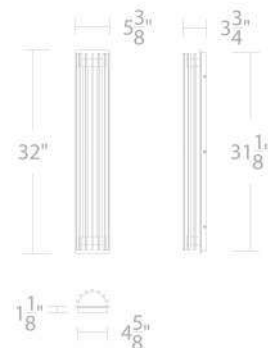


#### FINISHES:



Black

#### LINE DRAWING



WS-W17532



# ARC1 LED

## Architectural Wall Luminaire



Catalog Number

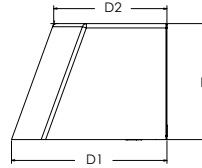
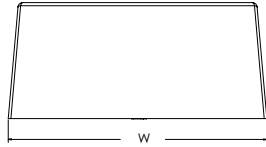
Notes

Type

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

### Specifications

**Depth (D1):** 6.5"  
**Depth (D2):** 4.75"  
**Height:** 5"  
**Width:** 11"  
**Weight:** 7 lbs  
 (without options)



### Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

### ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

### Ordering Information

**EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD**

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens	30K 3000K	MVOLT 347 <sup>1</sup>	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) <sup>1</sup>	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K		PE Button type photocell for dusk-to-dawn operation	DBLXD Black
	P3 3,000 Lumens	50K 5000K		DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>2</sup>	DNAXD Natural aluminum
			SPD6KV 6kV surge protection	DWHXD White	
			FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100% <sup>2</sup>	DSSXD Sandstone	
			LDS18 18" Fixture leads	DDBTXD Textured dark bronze	
				DBLBSD Textured black	
				DNATXD Textured natural aluminum	
				DWHGXD Textured white	
				DSSTXD Textured sandstone	

### Accessories

Ordered and shipped separately.

WSBBW DDBXD U Surface-mounted back box (specify finish)

### NOTES

- 347V not available with E4WH.
- FAO not available with DMG.



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ARC1 LED  
 Rev. 08/27/24

## 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	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,376	127	0	0	0	1,454	134	0	0	0	1,464	135	0	0	0
P2	17W	2,035	121	1	0	1	2,151	128	1	0	1	2,165	129	1	0	1
P3	25W	2,859	117	1	0	1	3,021	123	1	0	1	3,041	124	1	0	1

### Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.111	0.061	0.053	0.047	0.045
P2	17W	0.139	0.081	0.071	0.063	0.060
P3	25W	0.208	0.122	0.108	0.097	0.081

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

Option	Lumens
E4WH	620

### 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	1.04
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.

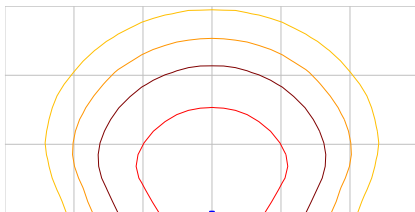
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	0.97	>0.96	>0.95	>0.91

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC 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

ARC1 LED P3 40K

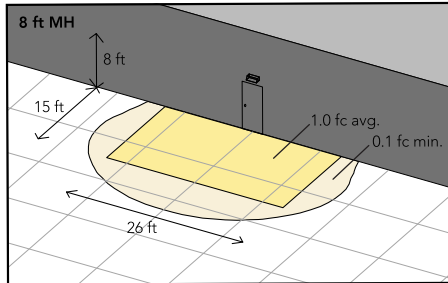
## Emergency Egress Options

### 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 90 minutes.

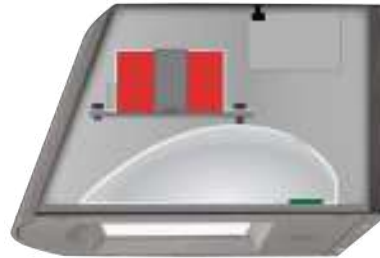
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.



Grid = 10ft x 10ft

ARC1 LED 40K MVOLT E4WH



Self-contained solution for clean aesthetic

## Mounting, Options & Accessories



E4WH – 4W Emergency Battery Backup

D = 6.5"

H = 5"

W = 11"



BBW – Standard Back Box

D = 1.5"

H = 4"

W = 5.5"

For surface conduit applications.  
3/4" conduit entry holes.

## FEATURES & SPECIFICATIONS

### INTENDED USE

The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

### CONSTRUCTION

The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote 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 IP65 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

Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC 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-efficiency 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 is 0-10V dimmable.

### INSTALLATION

The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports the luminaire during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for where there is no junction box. 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 IP65 rated. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified. International DarkSky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

### 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](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

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



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ARC1 LED  
Rev. 08/27/24



Catalog Number
Notes
Type

Contractor Select™

# CNY LED ALO

Canopy Luminaire  
Adjustable+Switchable+Photocell  
+Occupancy Sensor



The Lithonia Lighting CNY LED ALO canopy luminaire is a versatile, energy-efficient solution for surface-mount applications for walkways, overhangs, and parking garages. Adjustable switch panel easily changes lumen output, color temperature, integrated photocell, and integrated motion sensor. The low profile frosted lens creates a visually comfortable illumination and even distribution.

**FEATURES:**

- 3 power levels deliver 5,000 - 10,000 lumens.
- Switchable CCT (30K/40K/50K) offers warm, cool, and daylight in a single fixture
- Integrated On/Off photocell
- Integrated occupancy sensor can be turned on, off, or set to 10% dim
- Install by surface mount, junction box, or pendant mount
- IK08 Impact resistant polycarbonate frosted lens
- IP65 rated, die cast aluminum housing

Adjustable Lumen Output  
ALO

Switchable CCT  
SWW2

Integrated Photocell

Integrated Motion Sensor

DLC LISTED  
PREMIUM

65  
IP RATED

LED

SP  
US

WET LOCATION™

5  
YEAR  
warranty

Catalog Number	Adjustable Lumen Output ALO			Switchable CCT SWW2	Photocell Operation	Occupancy Sensor	Input Voltage	CRI	Finish
CNY LED ALO SWW2 UVOLT PE PIR DDB M2	5,000 Lumens	7,500 Lumens	10,000 Lumens	Switchable 3000K, 4000K, 5000K	Included Standard, Selectable On/Off	Included Standard, Selectable On/Off/10% Dim	120-347V	80CRI	Dark Bronze
CNY LED ALO SWW2 UVOLT PE PIR WH M2	5,000 Lumens	7,500 Lumens	10,000 Lumens	Switchable 3000K, 4000K, 5000K	Included Standard, Selectable On/Off	Included Standard, Selectable On/Off/10% Dim	120-347V	80CRI	White

**CNY Stock Options**

Catalog Number	UPC	Ci Code	Number of fixtures per pallet	Traditional Replacement
CNY LED ALO SWW2 UVOLT PE PIR DDB M2	00197589495041	*284HU8	180	Up to 250W HID
CNY LED ALO SWW2 UVOLT PE PIR WH M2	00197589495126	*284HUH	180	Up to 250W HID

**Accessories:** Order as separate catalog number.

CNYBCP DDB	14 Inch x 14 Inch Beauty Cover Plate
CNYEK E7WC M12	Field installable emergency battery; 7W, UVOLT compatible, Minimum operating temp of 0°C

**Lumen Output:**

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.

Lumen Output	Input Wattage	CCT/80CRI	Delivered Lumens	Lumens Per Watt
5,000	34	3000K	4709	139
		4000K	4794	147
		5000K	4777	143
7,500	52	3000K	7169	133
		4000K	7403	144
		5000K	7291	137
10,000	75	3000K	9504	123
		4000K	9894	136
		5000K	9529	125



## Specifications

### INTENDED USE:

The CNY LED ALO canopy luminaire is ideal for surface mount application such as canopies over building entrances, walkways, loading docks, and covered parking areas. The products traditional style does not detract from current building aesthetics, creating a seamless upgrade. These products are energy-efficient replacements of existing surface mount products; up to 250W metal halide.

CNY LED ALO features adjustable lumen output include low, medium, and high. Switchable CCT includes 3000K (warm), 4000K (neutral), or 5000K (daylight), a selectable integral photocell that automatically turns the fixture on in the evening and off the next morning, and a selectable integral occupancy sensor that can turn on the fixture when motion is detected and be set to maintain 10% illumination or fully off when no motion is detected.

### CONSTRUCTION:

The CNY LED ALO has a cast-aluminum housing with powder coat finish for lasting durability. The IK08 impact rated frosted lens is designed for uniform light distribution while providing visually comfortable illumination. The lens is sealed with a one piece gasket creating an IP65 rated fixture. Rated for temps -40C to 25C.

### ELECTRICAL:

Standard 6kV surge protection tested in accordance to ANSI/IEEE C62.41.2 Category C. CNY LED ALO luminaires use UVOLT (120-347V). Adjustable lumen output is achieved with 0-10V continuous dimming capable drivers, ensuring system power factor >90% and THD <20%. High-efficiency LEDs maintains over 70% of light output at 100,000 hours (L70 >100,000 hours).

### INSTALLATION:

The CNY LED ALO canopy luminaire features a quick-mount plate that makes mounting to a recessed junction box or conduit entry point both quick and trouble free. The quick-mount plate can be separated for surface mounting and reattached via a hinge for support while wiring. Four 3/4" NPS conduit entry points are built into the quick-mount plate to allow fast and confident alignment for surface-conduit wiring.

### LISTINGS:

UL Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

Can be used to comply with California Title 24, Part 6 High Efficacy LED light Source Requirements

### 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](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

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

## Dimensions

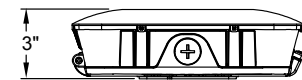
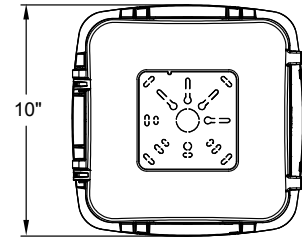
### CNY LED ALO

Width: 10" (25.4cm)

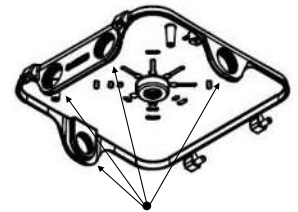
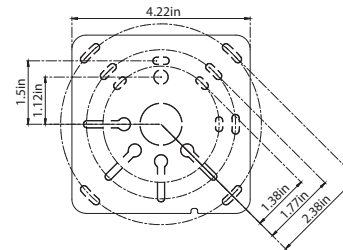
Height: 3" (7.62cm)

Depth: 10" (25.4cm)

Weight: 4.8lbs (2.18kg)



All dimensions are inches (centimeters) unless otherwise indicated.



Location of Side Conduit KO Holes

### Occupancy Sensor Settings



Time to Off with No Occupancy is 10 minutes



Factory Settings	
Lumen Output	10,000
CCT	4000K
Photocell	Off
Occupancy Sensor	Off

# IVO™ 4" Round Downlight

## New Construction

TRIM STYLES AND COLORS



Parabolic



Bevel



4.5" x 8.2" x 11.0"

New construction housing shown. Please see page 6 for full set of dimensional drawings.

### Flange Styles



Flanged



Flangeless



Flangeless in Millwork

### Reflector Colors



Clear Alzak



Gold



Pewter



Wheat



Black



White



White Anti-Microbial



Soft White



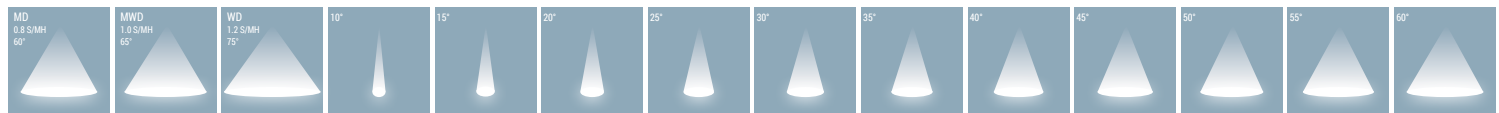
Bronze

### Feature Set

- Perfect Color™ consistency within ½-step MacAdam Ellipse
- Exceptional color rendering with 80 CRI, 90 CRI, or 95 CRI minimum
- Bounding Ray™ optical design delivers low brightness apertures for a comfortable lighting experience
- 45° visual cut-off angle to source
- Up to 90% lumen maintenance at 55,000 hours
- Wet Location optional, covered ceiling
- Easy installation and servicing with snap-in Driver
- Batwing distributions with feathered edges to provide even illumination fixture-to-fixture
- Clean beams with soft transitions from narrow spot up to wide flood distributions
- Field changeable optics available every 5°

QUICK SPECIFICATIONS

### Distribution / Beam Angles



### Superior Performance\*

Nominal Lumens	05LM	07LM	10LM	15LM	20LM	25LM	30LM	35LM	40LM	45LM
Delivered Lumens	493	735	991	1486	1968	2447	2732	3313	3796	4236
Wattage	5.1	7.3	9.8	15.0	20.5	26.8	29.7	34.4	41.8	45.3
Lumens per Watt	96	100	101	99	96	91	92	96	91	94

\*Based on 3500K MWD 80CRI P AR LSS

PRODUCT FAMILY

### IVO 4" Round Product Family



Downlight



Lensed WW



Surface Cylinder



Pendant Cylinder



Wall Cylinder



Wall Adjustable Cylinder





Design Select options indicated by this color background.  
Maximum order quantity for design select lead times is 100

Luminaire Type:

Catalog Number:

EXAMPLE: IVO4 D 10LM 35K 80CRI MWD MIN10 MVOLT ZT NCH P AR LSS F

ORDERING INFORMATION

Series	Function	Lumen Packages	Kelvin Temperature	Color Rendering Index	Distribution
IVO4 4" Round Recessed	D Downlight	05LM <sup>1</sup> 500 Lumens	27K 2700K	80CRI 80+ CRI	Narrow / Flood 10D 10° 30D 30° 50D 50° 15D 15° 35D 35° 55D 55° 20D 20° 40D 40° 60D 60° 25D 25° 45D 45°  General Illumination / Batwing MD Medium Batwing (0.8 s/mh, 60°) MWD Medium Wide Batwing (1.0 s/mh, 65°) WD Wide Batwing (1.2 s/mh, 75°)
		07LM 750 Lumens	30K 3000K	90CRI <sup>4</sup> 90+ CRI	
		10LM 1000 Lumens	35K 3500K	95CRI <sup>4</sup> 95+ CRI	
		15LM 1500 Lumens	40K 4000K		
		20LM 2000 Lumens	50K 5000K		
		25LM 2500 Lumens			
		30LM 3000 Lumens			
		35LM 3500 Lumens			
		40LM <sup>2</sup> 4000 Lumens			
		45LM <sup>3</sup> 4500 Lumens			

Dimming Level	Voltage	Control Input <sup>5</sup>	Emergency Option	Housing Style
MIN10 Min 10% Dim Level	MVOLT Multi-Volt input, 120V-277V  120 120V input 347 <sup>5</sup> 347V input	ZT <sup>7</sup> Generic 0-10V	(blank) No Emergency Pack	NCH Non-IC Housing (new construction only)
MIN1 Min 1% Dim Level		EZT EldoLED 0-10V	E7W <sup>10</sup> IOTA 7W Emergency battery pack, Constant Power, Title 20 compliant, integrated test switch.	ICAT IC/Airtight Housing (new construction only) 15LM max.
DARK Min 0.1% Dim Level, Dim-to-Dark		ELV <sup>8</sup> Phase Dimming (Forward/Reverse) (120V only)	E7WR <sup>10,11</sup> IOTA 7W Emergency battery pack, Constant Power, Title 20 compliant, remote test switch.	CP Chicago Plenum CCEA Housing (new construction only)
		DMX <sup>9</sup> DMX	E10W <sup>12</sup> IOTA 10W Emergency battery pack, Constant Power, Title 20 compliant, integrated test switch	
		DALI <sup>9</sup> DALI-2	E10WR <sup>12</sup> IOTA 10W Emergency battery pack, Constant Power, Title 20 compliant, remote test switch.	
		NLIGHT Embedded wired controls by nLight	GTD <sup>13</sup> Generator Transfer Device	
		NLTAIR2 Embedded wireless controls by nLight		
		NLIGHTER Embedded wired controls by nLight with UL924 listed emergency operation		
		NLTAIREM2 Embedded wireless controls by nLight with UL924 listed emergency operation		

Options	Trim Style	Baffle Color	Trim Lens	Trim Color	Trim Finish	Flange Style
SF <sup>14</sup> Single Fuse, specify 120 or 277	P Parabolic Trim	(blank) non-Bevel	(blank) no lens	AR Clear Anodized	LD Matte Diffuse	F Self Flanged (color matches trim)
WL <sup>15</sup> Wet Location	BEV <sup>16</sup> Bevel Trim	ARS Clear Anodized Semi-Specular	SLG Solite Lens	BR Black Anodized	LS Specular	FL Flangeless (Drywall)
	SH <sup>17</sup> Shower/IP65 Bevel Trim (Deadfront)	WMRS Soft White	CLR Clear Lens	GR Gold Anodized	LSS Semi Specular	FLM <sup>20</sup> Flangeless Millwork
		BRS Black Semi-Specular		PR Pewter Anodized		FBL <sup>21</sup> Flange Only Black
		BRD Black Diffuse		WTR Wheat Anodized		FWR <sup>22</sup> Flange Only White
				WR <sup>16,18</sup> White Gloss (painted)		FRALTB <sup>19</sup> Flange Only RAL
				WMR <sup>16</sup> Soft White Matte (painted)		FCPC Flange Only Custom Paint Color
			WRAMF <sup>16</sup> White Gloss with Anti-Microbial (painted)			
			BZR <sup>16,18</sup> Dark Bronze (painted)			
			TRALTB <sup>19</sup> Trim RAL # (TBD for pricing only)			
			TCPC Trim Custom Paint Color			

ORDERING NOTES	
1. 05LM only available with ELV or ZT. Not available with 347V.	14. Specify 120 or 277 volt. Not available with 347 volt.
2. 40LM and CP requires Marked Spacing.	15. Not available with E7W or E10W
3. 45LM and NCH requires Marked Spacing.	16. Not available with Trim Finishes.
4. 90CRI not available with 50K, 95CRI not available with 35K, 40K or 50K.	17. SH Trim not available with FL or FLM flange style.
5. 347 only available with ZT and MIN1 or MIN10. Not available with nLight or Emergency options. 40LM max.	18. Corrosion Resistant Powder Coat.
6. Refer to <a href="#">Tech-240</a> for compatible dimmers.	19. Replace with applicable RAL number and finish when ready to order. See <a href="#">RAL BROCHURE</a> for available color options.
7. ZT is not available with DARK.	20. FLM requires Millwork Ceiling Cutout Template accessory, IVO*FLMKIT. Millwork Router Bit accessory, IVOFLMBIT, is optional or use similar. Millwork Adapter is included.
8. ELV only available with MIN1 and 120V.	21. For use with different reflector flange color only (i.e AR, BZR, GR, PR, WR, WTR, WMR, WRAMF). Not available with BR (black reflector) or FL or FLM (flangeless) options.
9. DMX and DALI are only available with DARK.	22. For use with different reflector flange color only (i.e AR, BR, BZR, GR, PR, WTR). Not available with WR, WMR, WRAMF (white reflector) or FL or FLM (flangeless) options.
10. E7W and E7WR and not available with ICAT.	
11. E7WR is not available with CP housings.	
12. E10W, E10WR and GTD not available with ICAT or CP. Not available with NLIGHTER or NLTAIREM2.	
13. GTD only available with NCH and ZT, ELV, or EZT.	



**ACCESSORIES – order as separate catalog numbers (shipped separately)**

<b>GRA4-6IVO</b>	Round goof ring adapter 4" ID, 6.5" OD
<b>SCA4</b>	Sloped ceiling adaptor. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA4 10D. Refer to <a href="#">TECH-190</a> for details.
<b>CTAIVODL20</b>	Trim ceiling thickness adaptors for 1-1/4" to 2" thick ceilings and ≤ 30LM (includes set of two for one trim).
<b>CTAIVODL27</b>	Trim ceiling thickness adaptors for 2" to 2-3/4" thick ceilings and ≤ 30LM (includes set of two for one trim).
<b>CTAIVODL30</b>	Trim ceiling thickness adaptors for 2-3/4" to 3" thick ceilings and ≤ 30LM (includes set of two for one trim).
<b>IVO4FLMKIT</b>	IVO 4" Round Flangeless in Millwork Ceiling Cutout Template (min. 1 required per install)
<b>IVOFLMBIT</b>	IVO Flangeless in Millwork Straight Router Bit, 1/4" Shank with Bearing (optional)
<b>IVO4OPTC D MD</b>	Field Replaceable 4" Downlight Optic, Medium Batwing Distribution, 0.8 s/mh
<b>IVO4OPTC D MWD</b>	Field Replaceable 4" Downlight Optic, Medium Wide Batwing Distribution, 1.0 s/mh
<b>IVO4OPTC D WD</b>	Field Replaceable 4" Downlight Optic, Wide Batwing Distribution, 1.2 s/mh
<b>IVO4OPTC D 10D</b>	Field Replaceable 4" Downlight Optic, 10°
<b>IVO4OPTC D 15D</b>	Field Replaceable 4" Downlight Optic, 15°
<b>IVO4OPTC D 20D</b>	Field Replaceable 4" Downlight Optic, 20°
<b>IVO4OPTC D 25D</b>	Field Replaceable 4" Downlight Optic, 25°
<b>IVO4OPTC D 30D</b>	Field Replaceable 4" Downlight Optic, 30°
<b>IVO4OPTC D 35D</b>	Field Replaceable 4" Downlight Optic, 35°
<b>IVO4OPTC D 40D</b>	Field Replaceable 4" Downlight Optic, 40°
<b>IVO4OPTC D 45D</b>	Field Replaceable 4" Downlight Optic, 45°
<b>IVO4OPTC D 50D</b>	Field Replaceable 4" Downlight Optic, 50°
<b>IVO4OPTC D 55D</b>	Field Replaceable 4" Downlight Optic, 55°
<b>IVO4OPTC D 60D</b>	Field Replaceable 4" Downlight Optic, 60°



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.acuitybrands.com/designselect](http://www.acuitybrands.com/designselect).

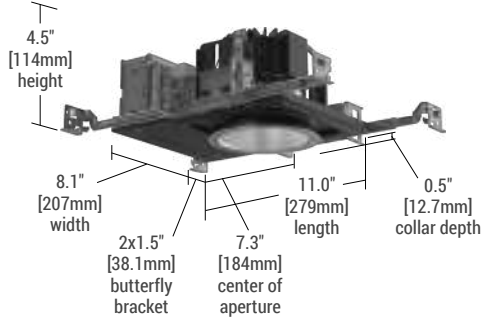
\*See ordering tree for details



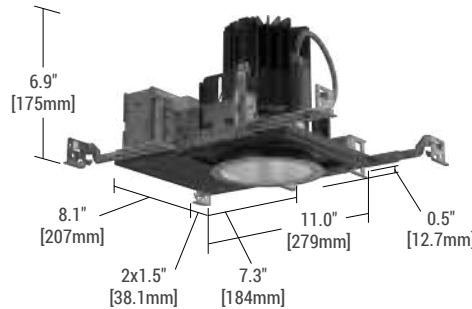
**New Construction Dimensions**

- Dimensions in inches [millimeters] are overall width and height (including mounting hardware Butterfly Brackets / Hanger Bars), length excludes extendable Hanger Bars.
- ½" clearance on all sides from non-combustible materials for non-IC applications required, unless marked spacing is noted otherwise.
- nLight Air Antenna extends 1.5" off the end of the j-box (lengthwise).
- Ceiling cutout for Flanged or Flangeless Trim is 5.0"
- Fixture with Marked Spacing require the following clearances (min): 24" center-to-center, 12" center to side building member, 2" overhead to building member
- Hanger Bars are extendable from 8.5" to 24".

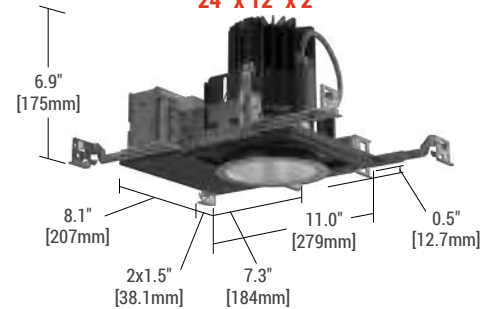
**Non-IC Housing (NCH)  
For 05LM to 30LM**



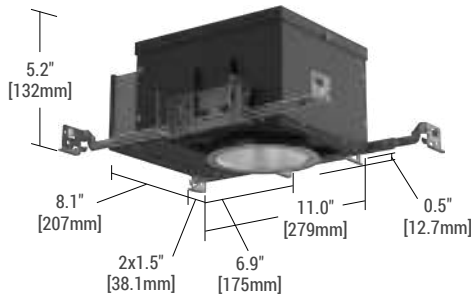
**Non-IC Housing (NCH)  
For 35LM to 40LM**



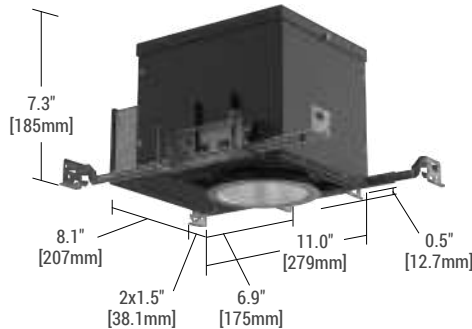
**Non-IC Housing (NCH)  
For 45LM – MARKED SPACING  
24" x 12" x 2"**



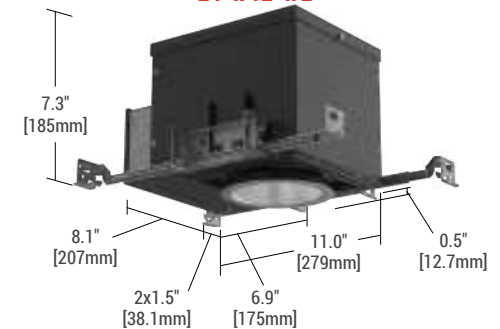
**Chicago Plenum Housing (CP)  
For 05LM to 25LM**



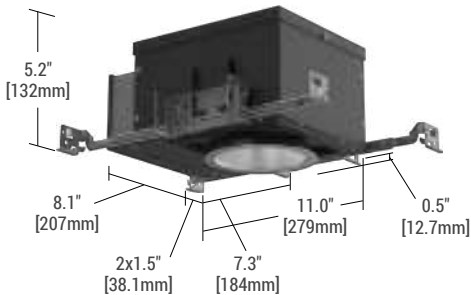
**Chicago Plenum, New Construction Housing (CP)  
For 30LM to 35LM**



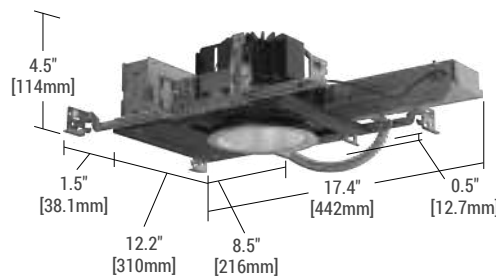
**Chicago Plenum Housing (CP)  
For 40LM – MARKED SPACING  
24" x 12" x 2"**



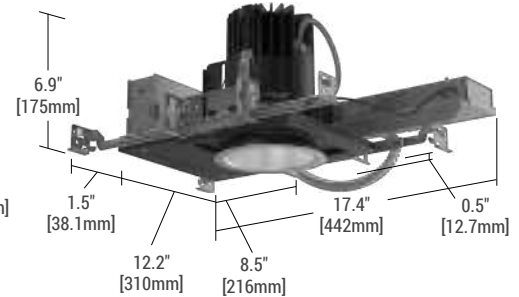
**IC rated Housing (ICAT)  
For 05LM to 15LM**



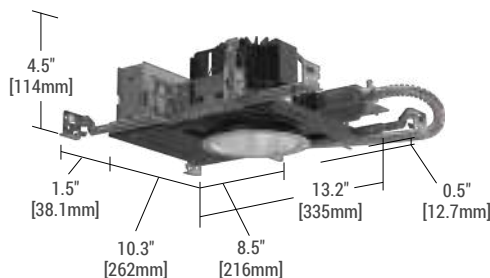
**Non-IC Housing (NCH)  
with E7Wx, E10Wx Emergency Battery  
For 07LM to 30LM**



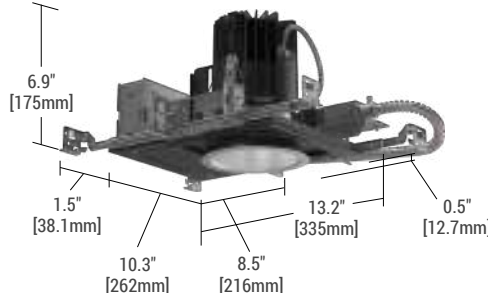
**Non-IC Housing (NCH)  
with E7Wx, E10Wx Emergency Battery  
For 35LM to 45LM**



**Generator Transfer Device Housing (GTD)  
For 07LM to 30LM**



**Generator Transfer Device Housing (GTD)  
For 35LM to 45LM**



**Trim Style and Flange Option**

• Dimensions in inches [millimeters]



Parabolic Flanged (P) (F)



Parabolic Flangeless (P) (FL)



Parabolic Flangeless Millwork (P) (FLM)



Bevel Flanged (BEV) (F)



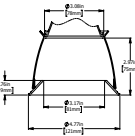
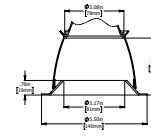
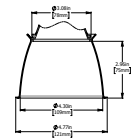
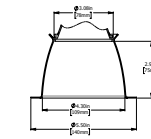
Bevel Flangeless (BEV) (FL)



Bevel Flangeless Millwork (BEV) (FLM)



Bevel Solite Lens Flanged (BEV) (SLG) (F)



**Trim Color**



Clear Anodized (AR)



Soft White Matte Painted (WMR)



Black Anodized (BR)



Gold Anodized (GR)



Pewter Anodized (PR)



Wheat Anodized (WTR)



Dark Bronze Gloss Painted (BZR)



White Gloss Painted (WR)



White Anti-Microbial Gloss Painted (WRAMP)

Parabolic Flanged shown.

**Optical Finish**



Semi-Specular (LSS)



Specular (LS)



Matte Diffuse (LD)

Clear Anodized shown.

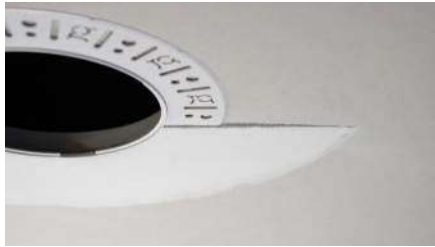
Note: These colors were carefully reproduced to give as true a depiction as possible of the finished product color. Some colors, however, may vary slightly from actual appearance due to display/printing variations and limitations. Please contact a Gotham representative for an Architectural Color Chip Kit (GCOLORS KIT), consisting of Powder-Coated and Plated Finishes.

FLANGELESS

**Flangeless Installation**

Gotham's flangeless option utilizes a micro-thin polymer mud ring that minimizes the amount of drywall compound required to finish the ceiling. The end result is a virtually undetectable flangeless downlight installation.

The polymer mud ring is installed independent of the recessed frame, therefore floating with the ceiling. This innovation minimizes any surface cracks during reflector installation, ceiling movement and any future service to the recessed frame, wiring, electronics, etc.



Partially finished mud ring, showing cross-section detail.



An IVO downlight requires only approximately 3" of plaster to finish.



IVO with flangeless trim

**Flangeless Millwork Installation**

IVO's Flangeless in Millwork solution makes installation easy and precise. First, cut a hole in the Wood Ceiling using the Millwork Cutout Template (sold separately). Second, once Housing and ceiling are mounted in place, insert sheet metal Millwork Adapter (provided) lining up edge of tab with bottom of ceiling. Third, secure in place using finishing nails (provided) then remove tabs from Millwork Adapter. Last, install Trim!



Insert Millwork Adapter into precision-cut hole.



Secure with finishing nails.



Insert Trim and Module.

TABLES OF USE

Dimming Configurations	Dimming Level	Control Input	Dimming Level	Driver Dim Curve	Recommended Control Dim Curve
	MIN10	+	ZT	100% to 10%	Linear
+		EZT	100% to 10%	Linear	Linear/Logarithmic
MIN1	+	ZT	100% to 1%	Linear	Linear/Logarithmic
	+	EZT	100% to 1%	Linear	Linear/Logarithmic
DARK	+	ELV	100% to 1%*	n/a	n/a
	+	EZT	100% to 0.1%	Logarithmic	Linear
	+	DMX	100% to 0.1%	Square	Linear
	+	DALI	100% to 0.1%	Logarithmic	Linear

\* ELV Minimum Dimming level depends on dimmer and dimmer load

IVO4D	Drivers:	Title 24, JA8	Energy Star
		ZT, EZT, ELV, DMX	ZT, EZT, ELV, DMX, DALI, NLIGHT(ER), NLTAIR(EM)2
DOWNLIGHT	80CRI	2700K	✓5.6
		3000K	✓5.6
		3500K	✓5.6
		4000K	✓5.6
		5000K	✓5.6
90CRI	2700K	✓1,2,3	✓5.6
	3000K	✓1,2,3	✓5.6
	3500K	✓1,2,3	✓5.6
	4000K	✓1,2,3	✓5.6
95CRI	2700K	✓1,2,3,4	
	3000K	✓1,2,3,4	

- 1 - 05LM, 07LM, 10LM, 15LM with ICAT housings only
- 2 - 347V, DALI, NLIGHT(ER), & NLTAIR(EM)2 excluded
- 3 - Emergency options excluded
- 4 - 95CRI + P trim with BR or BZR finishes excluded
- 5 - 05LM excluded
- 6 - 07LM + P trim with BR or BZR finishes excluded

Embedded Nlight Configurations	Dimming Level	Control Input	Dimming Level	Control Provided	Driver Provided
	MIN10	+	NLIGHT	100% to 10%	NIO EZDXA
+		NLIGHTER	100% to 10%	NIO EZDCL ER	eldoLED ECOdrive
+		NLTAIR2	100% to 10%	RIO EZDL G2	eldoLED ECOdrive
+		NLTAIREM2	100% to 10%	RIO EZDL EM G2	eldoLED ECOdrive
MIN1	+	NLIGHT	100% to 1%	NIO EZDXA	eldoLED ECOdrive
	+	NLIGHTER	100% to 1%	NIO EZDCL ER	eldoLED ECOdrive
	+	NLTAIR2	100% to 1%	RIO EZDL G2	eldoLED ECOdrive
	+	NLTAIREM2	100% to 1%	RIO EZDL EM G2	eldoLED ECOdrive
DARK	+	NLIGHT	100% to 0.1%	NIO EZDXA	eldoLED SOLOdrive
	+	NLIGHTER	100% to 0.1%	NIO EZDCL ER	eldoLED SOLOdrive
	+	NLTAIR2	100% to 0.1%	RIO EZDL G2	eldoLED SOLOdrive
	+	NLTAIREM2	100% to 0.1%	RIO EZDL EM G2	eldoLED SOLOdrive

**How to Estimate Delivered Lumens in Emergency Mode**

**Delivered Lumens = 1.25 x P x LPW**

P = Output Power/Wattage of Emergency Battery Driver (E7WR\* = 7W, E10WR\* = 10W, E15WR\* = 15W)

LPW = Lumen per Watt rating of luminaire based on Ordering Code selections



### Optical System

- Bounding Ray™ optical design delivers low brightness apertures for a comfortable lighting experience and ensures no source image up to cut-off angle, minimizing glare.
- 45° visual cut-off angle to source
- Top-Down Flash characteristics avoids flash on trim until source becomes visible.
- Batwing distributions with feathered edges to provide even illumination fixture-to-fixture. Available with 0.8, 1.0, and 1.2 spacing-to-mounting-height ratio (s/mh).
- Clean beams with soft transitions from narrow spot up to wide flood distributions with optics available every 5°
- Optics are field changeable (tool-free).

### LED Light Engine

- Perfect Color™ consistency within ½-step MacAdam Ellipse using proprietary pick and place algorithm
- 90% lumen maintenance at 55,000 hours.
- Available in 80, 90, or 95 CRI. 90CRI has R9 greater than 50, 95 CRI has R9 greater than 80.

### Trims

- Trims are field changeable via twist-lock (tool-free).
- Trims are available in 9 colors and 3 surface finishes (standard)
- Custom RAL and Paint colors available upon request.
- Wall Wash and Downlight Trims are designed to be interchangeable.
- Trim lenses are made of Tempered Glass.

### Electrical

- 120, 347, or Multi-Volt (MVOLT) 120-277 VAC input at 50/60 Hz
- Power Factor > 85%
- Input wires 18 AWG, 600V minimum, copper
- Fixtures are ROHS compliant

### EMI/RFI

- EMI/RFI per FCC Title 47 CFR, Part 15, Class A rated standard.

### Controls (Optional)

- Luminaire can be equipped with interface for nLight wired, allowing it to communicate over an nLight network. Couple with nLight-enabled sensors, power packs, or WallPods using CAT-5 cabling to create an nLight Control Zone. Link Control Zone to a Gateway directly or via a Bridge for remote status monitoring and control using SensorView software.
- Luminaire can be equipped with interface for nLight Air, allowing it to communicate over the wireless nLight control platform. Can be paired to other luminaires and wall switches through CLAIRITY+, a mobile app, which allows individual fixture control.

### Dimming

- Luminaire is capable of continuous dimming without perceivable flicker (stroboscopic) as measured by flicker index (ASNI/IES RP-16-10).
- Available dimming ranges include: 100%-10% (MIN10), 100%-1% (MIN1), and 100%-0.1% (DARK) of rated lumen output.
- Available with smooth shut off function from minimum dimming level to 0%.
- EldoLED drivers (EZT, DALI) conform to IEEE P1789 standards.
- Drivers are inaudible in 24dB environment and stable even when input voltage conditions experience typical commercial environment fluctuations.

### Emergency Battery (Optional)

- Luminaires equipped with battery pack (E7W, E10W, E15W) comply with NFPA 101 (Life Safety Code) and deliver constant light output for a duration of 90 minutes minimum with AC power loss.
- Emergency battery is CEC T20 compliant.

### Installation

- Patent-pending Wire-Form Mounting Springs with custom profile facilitates effortless installation, maintains tension across various ceiling thicknesses, and ensures a snug-fit of the trim to the ceiling with no sag.
- Plug-in Driver design allows for quick and easy installation and servicing.
- Light Engine, Driver, Housing, and Trim can be installed tool-free.
- Ceiling Thickness Adapters available for 1.25" to 3" thick ceilings.

### Construction

- Access to Light Engine, Driver, and branch circuit conductors is available from below the ceiling without the use of tools.
- Universal Mounting Butterfly Brackets can adjust vertically 2.5" and accept various mounting bars including ¾" and 1-1/2" C Channel, ½" or ¾" Flat Strap, ½" Conduit, and ½" Angle Bars, as well as standard Hanger Bars (included).
- Hanger Bars are extendable from 8.5" to 24".
- Luminaire is constructed with 20 gauge min cold-rolled steel, galvanized steel, and aluminum.

### Listings

- Fixtures are CSA certified to meet US and Canadian standards.
- Fixtures are NOM certified to meet Mexican standards
- All fixtures are manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" per UL.
- Damp Location standard.
- Wet Location available, covered ceiling.

### Photometrics

- All photometry is conducted by IESNA standard LM-79-08 in an accredited lab.
- LEDs are tested to LM-80 standards. Lumen maintenance is calculated via TM-21.

### 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](http://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.
- The product images shown are for illustration purposes only and may not be an exact representation of the product.

### A+ Capable Luminaire

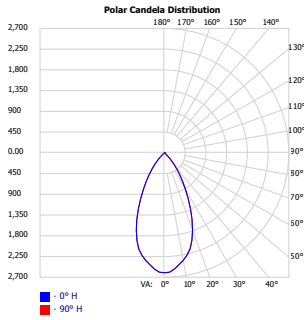
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control capability with simple commissioning when used with Acuity Brands controls products.

All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specification for chromatic consistency - including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates.

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).



**MD Medium Beam**  
IVO4 D 20LM 35K 80CRI MD P AR LSS



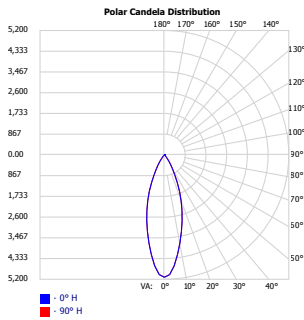
Wattage: 20.5, Lumens: 1920, LPW: 94, S/MH: .8, Test No: 24-850-22P801

Candela Summary	
0°	2603
10°	2366
20°	1784
30°	909
40°	319
50°	26
60°	6
70°	3
80°	1
90°	0

Zonal Lumen Summary		
Zone	Lumens	%
0-30	1435	74.7%
0-40	1798.4	93.7%
0-60	1914	99.7%
0-90	1920.1	100%

Cone of Light			
Mounting Height	Initial FC Center Beam	Beam Diameter (ft)	
		Horizontal	Vertical
8'	40.67	7.6	7.6
10'	26.03	9.5	9.5
12'	18.07	11.4	11.4
14'	13.28	13.3	13.3
16'	10.17	15.2	15.2

**35 Degree Beam**  
IVO4 D 20LM 35K 80CRI 35D P AR LSS



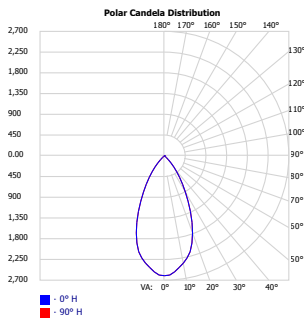
Wattage: 20.5, Lumens: 2044.6, LPW: 100, S/MH: .54, Test No: 24-850-34P401

Candela Summary	
0°	5116
10°	3734
20°	2039
30°	675
40°	120
50°	14
60°	4
70°	2
80°	1
90°	0

Zonal Lumen Summary		
Zone	Lumens	%
0-30	1778.1	87.0%
0-40	1992.7	97.5%
0-60	2040.2	99.8%
0-90	2044.6	100%

Cone of Light			
Mounting Height	Initial FC Center Beam	Beam Diameter (ft)	
		Horizontal	Vertical
8'	79.94	4.8	4.8
10'	51.16	6	6
12'	35.53	7.2	7.2
14'	26.1	8.4	8.4
16'	19.99	9.6	9.6

**50 Degree Beam**  
IVO4 D 20LM 35K 80CRI 45D P AR LSS



Wattage: 20.5, Lumens: 1920.1, LPW: 94, S/MH: .8, Test No: 24-850-11P809

Candela Summary	
0°	2603
10°	2366
20°	1784
30°	909
40°	319
50°	26
60°	6
70°	3
80°	1
90°	0

Zonal Lumen Summary		
Zone	Lumens	%
0-30	1435	74.7%
0-40	1798.4	93.7%
0-60	1914	99.7%
0-90	1920.1	100.0%

Cone of Light			
Mounting Height	Initial FC Center Beam	Beam Diameter (ft)	
		Horizontal	Vertical
8'	40.67	7.6	7.6
10'	26.03	9.5	9.5
12'	18.07	11.4	11.4
14'	13.28	13.3	13.3
16'	10.17	15.2	15.2

CRI/CCT Multiplier		
CRI	CCT	Multiplier
80	2700K	0.92
	3000K	0.96
	3500K	1.00
	4000K	1.01
	5000K	1.04
90	2700K	0.80
	3000K	0.85
	3500K	0.85
	4000K	0.89
95	2700K	0.68
	3000K	0.75

Trim Color and Finish Multiplier		
Trim Color	Trim Finish	Multiplier
AR	LSS	1.00
AR	LS	1.06
AR	LD	0.97
GR	LSS	0.97
GR	LS	0.98
GR	LD	0.92
PR	LSS	0.97
PR	LS	0.97
PR	LD	0.90
BR	LSS	0.68
BR	LS	0.68
BR	LD	0.68
WTR	LSS	0.87
WTR	LS	0.89
WTR	LD	0.87
WR		1.03
WMR		1.03
WRAMF		1.04
BZR		0.68

UGR (70% 50% 20% reflectance using a 4H x 8H room size)						
Lumen Package	Crosswise			Endwise		
	MD	MWD	WD	MD	MWD	WD
05LM	0	0	0	0	0	0
07LM	0	0	0.7	0	0	0.7
10LM	0	0.1	1.8	0	0.1	1.8
15LM	1.4	1.5	3.2	1.4	1.5	3.2
20LM	2.4	2.5	4.2	2.4	2.5	4.2
25LM	3.1	3.3	4.9	3.1	3.3	4.9
30LM	3.8	3.9	5.6	3.8	3.9	5.6
35LM	4.2	4.3	6	4.2	4.3	6
40LM	4.7	4.8	6.4	4.7	4.8	6.4
45LM	5	5.2	6.8	5	5.2	6.8

\*UGR varies based on luminaire options and is affected by application dependent parameters. Numbers depicted here are considered "Luminaire-UGR" and/or "Point-UGR" values. To determine a more precise maximum UGR value ("Application-UGR"), a full lighting design layout should be completed with the selected luminaire configuration for each application.

\*\*Calculated using an AR (Clear reflector) with LSS (Semi-Specular) finish

UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. [UGR FAQ](#)





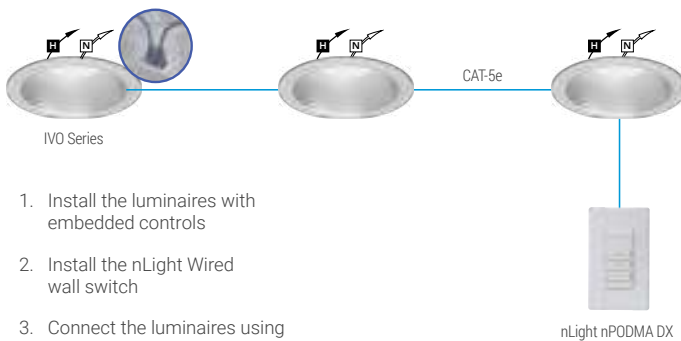
### Single Lighting Controls Platform for Indoor & Outdoor Spaces

nLight® is your networked lighting controls platform, for indoor and outdoor applications, providing wired or wireless options. Scaling from room to campus-wide applications, it is the one platform that grows with your business today and tomorrow; to seamlessly address energy cost optimization, building code compliance, improved occupant comfort, and much more. nLight also interfaces with DALI®, BACnet®, DMX and additional third-party devices.

[nlightcontrols.com](http://nlightcontrols.com)

#### Wired Embedded Controls

#### Wireless Embedded Controls



1. Install the luminaires with embedded controls
2. Install the nLight Wired wall switch
3. Connect the luminaires using standard CAT-5e cables and the controls devices will automatically discover each other and work (plug and play)



1. Install the luminaires with embedded controls
2. Install the nLight AIR battery-powered wall switch
3. Use CLAIRITY+ mobile app to pair the fixtures with the wall switch and if desired, customize the sensor settings

#### UL924 Sequence of Operation

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

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

