Docusign Envelope ID: 85DCBB9D-0120-8C54-8359-679C6CAACC31

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 6/1/ 11:46 a.m. ☐ Initial Submittal

Paid _____ ☐ Revised Submittal

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

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

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

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

1. Project Information

Address (list all addresses on the project site): 856 W. Lakeside (formerly 999 S. Park Street)

Title: 999 Park

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

UDC meeting date requested 06/17/2026

☐ 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 Company Threshold Development

Street address 2020 Eastwood Drive City/State/Zip Madison, WI 53704

Telephone 608-405-9064 Email michaelcarlson@thresholdbuilds.com

Project contact person Michael Carlson Company Threshold Development

Street address 2020 Eastwood Drive City/State/Zip Madison, WI 53704

Telephone 608-405-9064 Email michaelcarlson@thresholdbuilds.com

Property owner (if not applicant) Jospeh Voell

Street address 8426 Arbor Trace Drive City/State/Zip Verona, WI 53593

Telephone 608-234-7209 Email joe@remaxwisconsin.com

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URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

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.

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URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

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

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5. Required Submittal Materials

☑ **Application Form**

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

☑ **Letter of Intent**

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

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

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

☑ **Electronic Submittal**

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

☑ **Notification to the District Alder**

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on May 29, 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 Relationship to property Developer

Authorizing signature of property owner Signed by: Joseph Voell 893C8BA5111D415... Date 6/1/2026

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: June 01, 2026

To: Urban Design Commission
City of Madison Planning Division

Re: Letter of Intent – 856 W. Lakeside (formerly 999 South Park Street)
Urban Design District No. 7 Final Approval

Dear Members of the Urban Design Commission:

We're grateful for the review and recommendations provided by the Commission for our project proposed for 856 W. Lakeside (formerly addressed as 999 S. Park Street) located in Madison's Urban Design District No. 7. Our mixed-use development will transform a former ambulance bay site into a vibrant, four-story building that combines 54 new residential units with approximately 2,860 square feet of street-facing commercial/retail space.

The Commission provided final project approval at their April 15, 2026 meeting. Since then, Threshold's construction team has secured final pricing from our vendors and subcontractors. Costs have returned higher than our pro forma estimates. We're committed to preserving the affordable rents from the pro forma model while preserving the returns expected to the project's equity investors. These commitments require value engineering. Some of the VE decisions yield changes to the building form sufficient to warrant additional review from the Commission.

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
- Approximately 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

This project advances three goals aligned with the Park Street corridor vision:

1. Transit-Oriented Development: The site is located adjacent to the imminent Bus Rapid Transit stop at Park Street and Fish Hatchery Road and supports higher-density residential development in proximity to planned high-quality transit service.

2. Site Activation and Urban Integration: The project transforms a former ambulance bay building into an active mixed-use building that contributes meaningfully to the street wall, to pedestrian activity, and to neighborhood vitality.

3. Housing Quality and Affordability: The development both provides high-quality residential housing with shared spaces and building amenities and supports the neighborhood with additional retail space.

PRIOR REVIEW AND CONDITIONAL APPROVAL REQUIREMENTS

At its meeting on April 15., 2026, the Commission granted final approval to our plan, subject to the following conditions:

- That the northeast elevation be revised to remove the vertical toasted walnut ban;
- That the west elevation shall be revised to remove the wood panel that projects into the barrel roof.

The revised plan addresses these conditions. Additionally, the revised plan introduces the following changes, motivated by our value engineering work:

- We replaced the “full” barrel roof vaulting with a flat roof and more modest barrel “crown” over the public-facing building entries. This change also address some public concerns we’ve heard regarding the overall massing and height of the building.
- The barrel roof material has been revised from a Steel Master Galvalume to McElroy Medallion Galvalume.
- The frosted acrylic wall panels that cladded the stairwells have been replaced with a transparent wall system with frosted glazing. .

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 54 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 to the changes described in this letter and as shown in the plans. Approval of these changes enables us to maintain a high-quality design while meeting our budget requirements and affordable rent goals.

Thank you for your consideration.

Respectfully submitted,



Michael Carlson
Threshold Development
Madison, WI
608-405-9064
michaelcarlson@thresholdbuilds.com

LEGEND

- FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)
- FOUND 3/4" REBAR
- SET 18" x 3/4" REBAR, 1.50 LBS/FT
- SIGN
- POST
- STORM MANHOLE
- STORM SEWER STRUCTURES
- SANITARY MANHOLE
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- UTILITY MANHOLE
- MONITORING WELL
- COMMUNICATION PEDESTAL
- LIGHT POLE
- UTILITY POLE
- DECIDUOUS TREE/SHRUB
- CONIFEROUS TREE
- PROPERTY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- BUILDING FOOTPRINT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- FENCE LINE
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- NATURAL GAS LINE
- COMMUNICATION LINE
- ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- TRAFFIC ENGINEERING LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONTOUR MAJOR
- CONTOUR MINOR

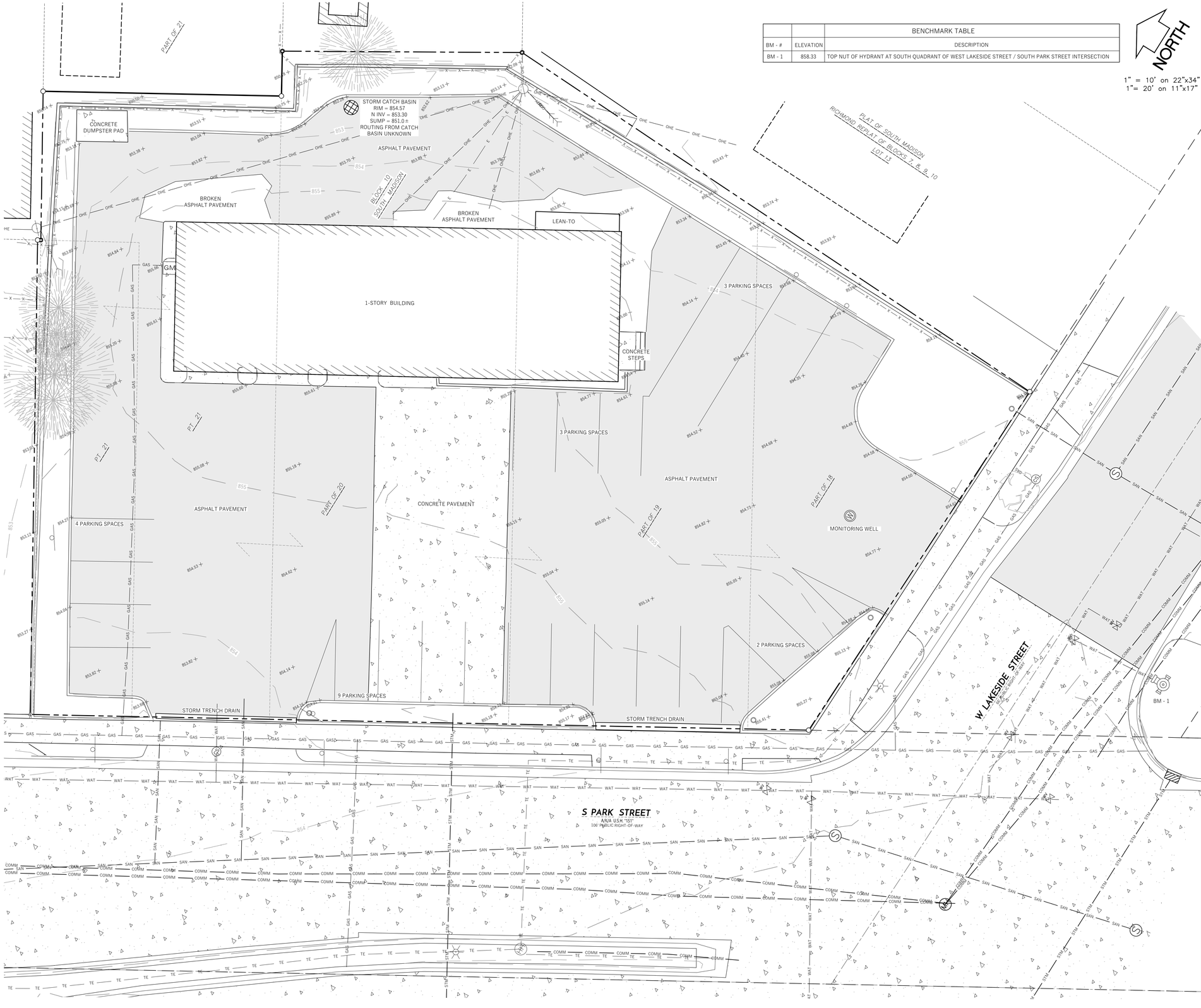
GENERAL NOTES

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. IN OCTOBER AND NOVEMBER, 2025.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH.
4. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
6. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
7. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS, AS TO WHICH ELEMENT ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

		BENCHMARK TABLE
BM - #	ELEVATION	DESCRIPTION
BM - 1	858.33	TOP NUT OF HYDRANT AT SOUTH QUADRANT OF WEST LAKESIDE STREET / SOUTH PARK STREET INTERSECTION

NORTH

1" = 10' on 22"x34"
1"= 20' on 11"x17"



DIGGERS HOTLINE
Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT ST STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
THRESHOLD DEVELOPMENT GROUP
2020 EAST WOOD DRIVE
MADISON, WI 53704

SURVEYED BY: MAL/DZ
DRAWN BY: AJW
APPROVED BY: ZMR

856 W LAKESIDE STREET
MADISON, WI 53715

PART OF LOTS 18 - 22. BLOCK 10,
SOUTH MADISON
SECTION 26, T-7-N, R-10-E
CITY OF MADISON, DANE COUNTY, WI

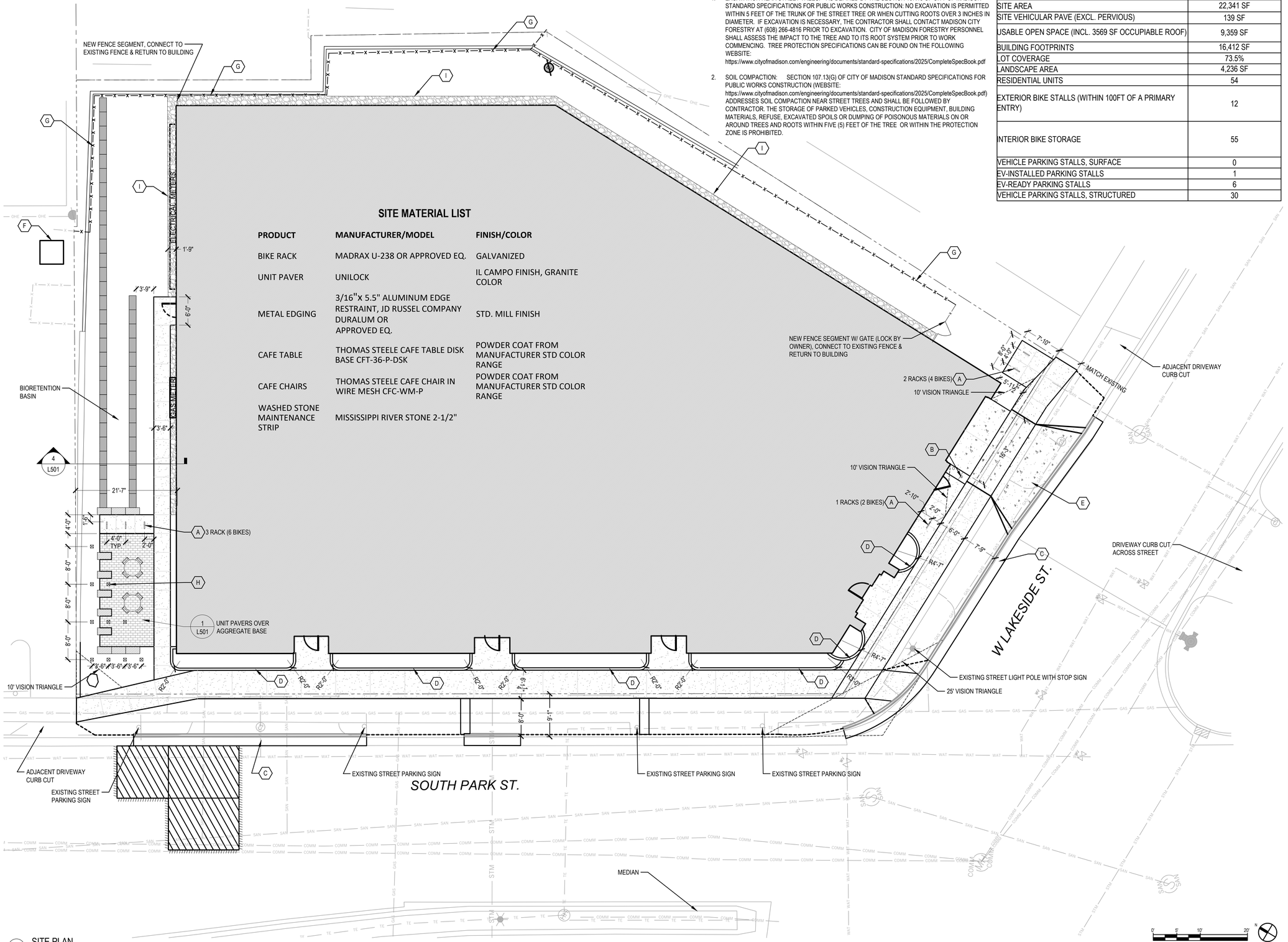
Sheet Title:
TOPOGRAPHIC & UTILITY MAP

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
Wyser Number	25-1504
Set Type	TOPO UTIL
Date Issued	10/28/2025
Sheet Number	V001

File: W:\2025\251504_Threshold Builds - 999 Park St, Madison\DWG\251504_ExCon.dwg Layout: Survey 22x34 User: awatkins Plotted: Apr 02, 2026 - 1:03pm



SITE MATERIAL LIST

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"	

FORESTRY NOTES

1. EXCAVATION NEAR STREET TREES: 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
2. SOIL COMPACTION: 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 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.

LAND USE SUMMARY TABLE

ZONING EXISTING/ PROPOSED	TSS
SITE AREA	22,341 SF
SITE VEHICULAR PAVE (EXCL. PERVIOUS)	139 SF
USABLE OPEN SPACE (INCL. 3569 SF OCCUPIABLE ROOF)	9,359 SF
BUILDING FOOTPRINTS	16,412 SF
LOT COVERAGE	73.5%
LANDSCAPE AREA	4,236 SF
RESIDENTIAL UNITS	54
EXTERIOR BIKE STALLS (WITHIN 100FT OF A PRIMARY ENTRY)	12
INTERIOR BIKE STORAGE	55
VEHICLE PARKING STALLS, SURFACE	0
EV-INSTALLED PARKING STALLS	1
EV-READY PARKING STALLS	6
VEHICLE PARKING STALLS, STRUCTURED	30

GENERAL SHEET NOTES

1. 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.
2. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET WITHIN DRIVEWAY & INTERSECTION VISION TRIANGLES.
3. DISTURBED AREAS SHALL BE GRADED, SEEDED, AND PLANTED TO MINIMIZE EROSION.
4. UNIT PAVING DRAWING HATCHES ARE SYMBOLIC ONLY. SEE SPECIFICATIONS FOR PATTERN/ LAYOUT.
5. SEE L101 FOR STREET TREE PLAN AND ADDITIONAL CITY OF MADISON FORESTRY NOTES.
6. SEE L400-401 FOR ROOF TERRACE LANDSCAPE PLANS.
7. SEE PUBLIC IMPROVEMENT PLANS FOR ALL IMPROVEMENTS IN THE RIGHT-OF-WAY.

LEGEND

- CONCRETE SIDEWALK — 1 / L500
- HEAVY DUTY CONCRETE PAVING — 2 / L500
- UNIT PAVERS — 1 / L501
- WASHED STONE MAINTENANCE STRIP — 5 / L503
- DETECTABLE WARNING PLATE (PER CITY OF MADISON STANDARDS)
- LIMESTONE OUTCROPPING WALL — 4 / L501
- LIMESTONE BLOCK SEAT — 3 / L501
- CAFE TABLE

KEY NOTES

- A BIKE RACK — 7 / L500
- B STOP SIGN — 5 / L500
- C CITY STD. CURB & GUTTER (SEE CITY R.O.W. PLANS
- 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 — 5 / L503

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
WISCONSIN SHANE A. BERNAU LA- 651 MADISON WIS. LANDSCAPE ARCHITECT

CLIENT
THRESHOLD DEVELOPMENT

STATUS
PLAN REVIEW SET

PROJECT
856 W. LAKESIDE STREET

INFORMATION
PROJECT NO 25-0011
DATE 2026.06.01
DRAWN BY SB
CHECKED BY SB

Copyright © 2025 Threshold Builds, LLC

SHEET NAME
SITE PLAN

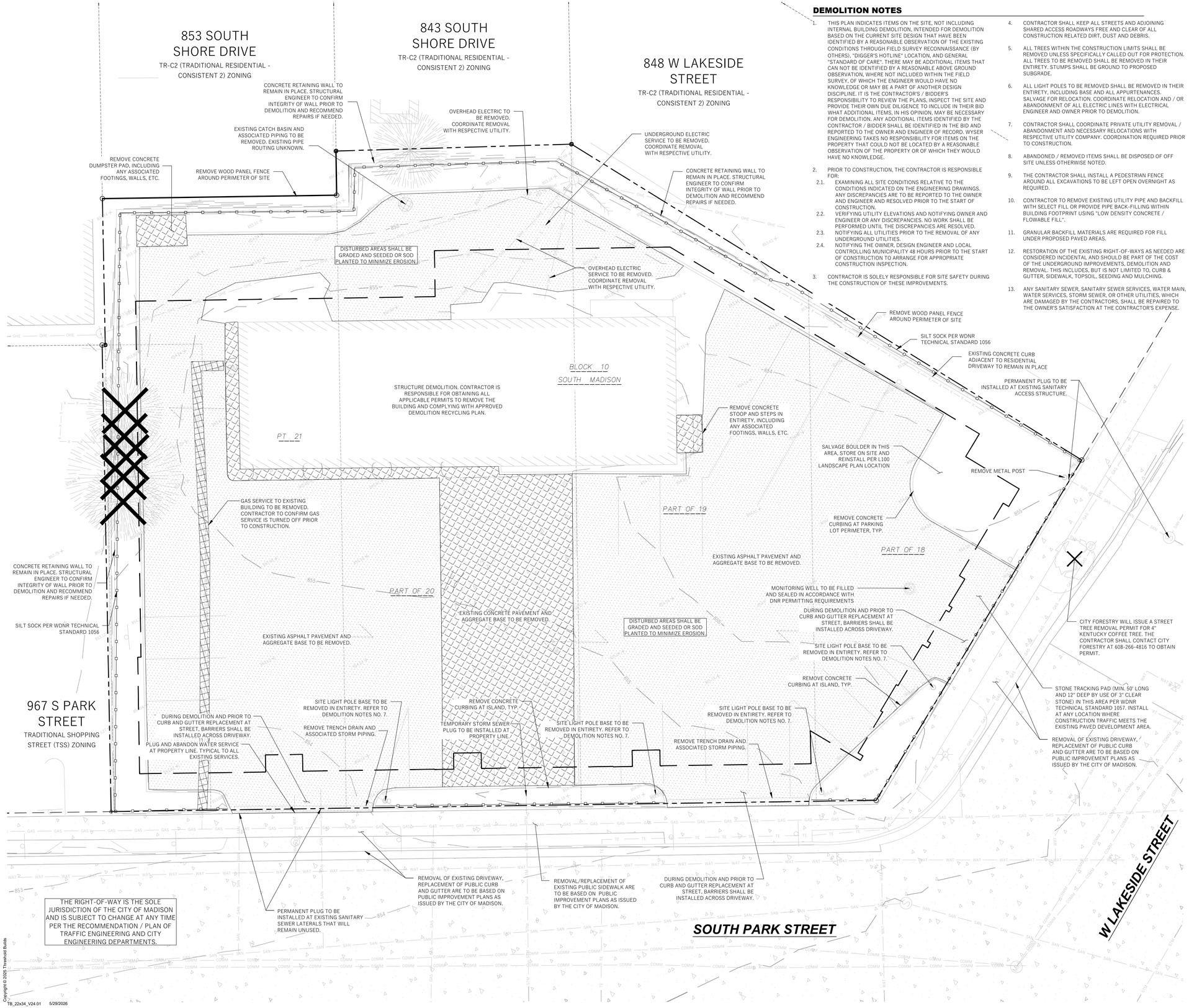
THRESHOLD BUILDS

REVISION 1

SHEET NO C100

1 SITE PLAN

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



DEMOLITION NOTES

1. 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.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 2.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 2.4. NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
4. CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. 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.
6. 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.
7. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
8. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
10. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
11. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
12. 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.
13. 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)

- PROPERTY LINE
- NEW BUILDING (FOR REFERENCE)
- SILT FENCE
- CONCRETE REMOVAL AREA
- UTILITY REMOVAL
- TREE/SHRUB REMOVAL

NORTH

0' 5' 10' 15'

1" = 10' on 22"x34"

1"= 20' on 11"x17"

GENERAL NOTES

1. 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.
2. 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.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. EXCAVATION NEAR STREET TREES: 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.
10. SOIL COMPACTION: 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 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.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. 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.wi.gov).
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
3. ENGINEER / CITY OF MADISON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.
4. 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.
5. 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.
6. DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
7. DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
8. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
9. SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
10. 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.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE MUNICIPAL EROSION CONTROL PERMIT AND FOLLOWING ALL APPLICABLE REQUIREMENTS.

Issued For	Revision	Date

WYSER ENGINEERING

WISCONSIN ADAM WATKINS E-45675 OREGON PROFESSIONAL ENGINEER 06/01/2026

CLIENT	THRESHOLD DEVELOPMENT GROUP
PROJECT	856 W. LAKESIDE STREET
STATUS	PLAN REVIEW SET
INFORMATION	
PROJECT NO	25-0015
DATE	06/01/2026
DRAWN BY	AW
CHECKED BY	AW
SHEET NAME	SITE DEMOLITION PLAN
REVISION	1
SHEET NO	C101

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THRESHOLD BUILDS

2 INCHES
IF ACTUAL DIMENSION IS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY

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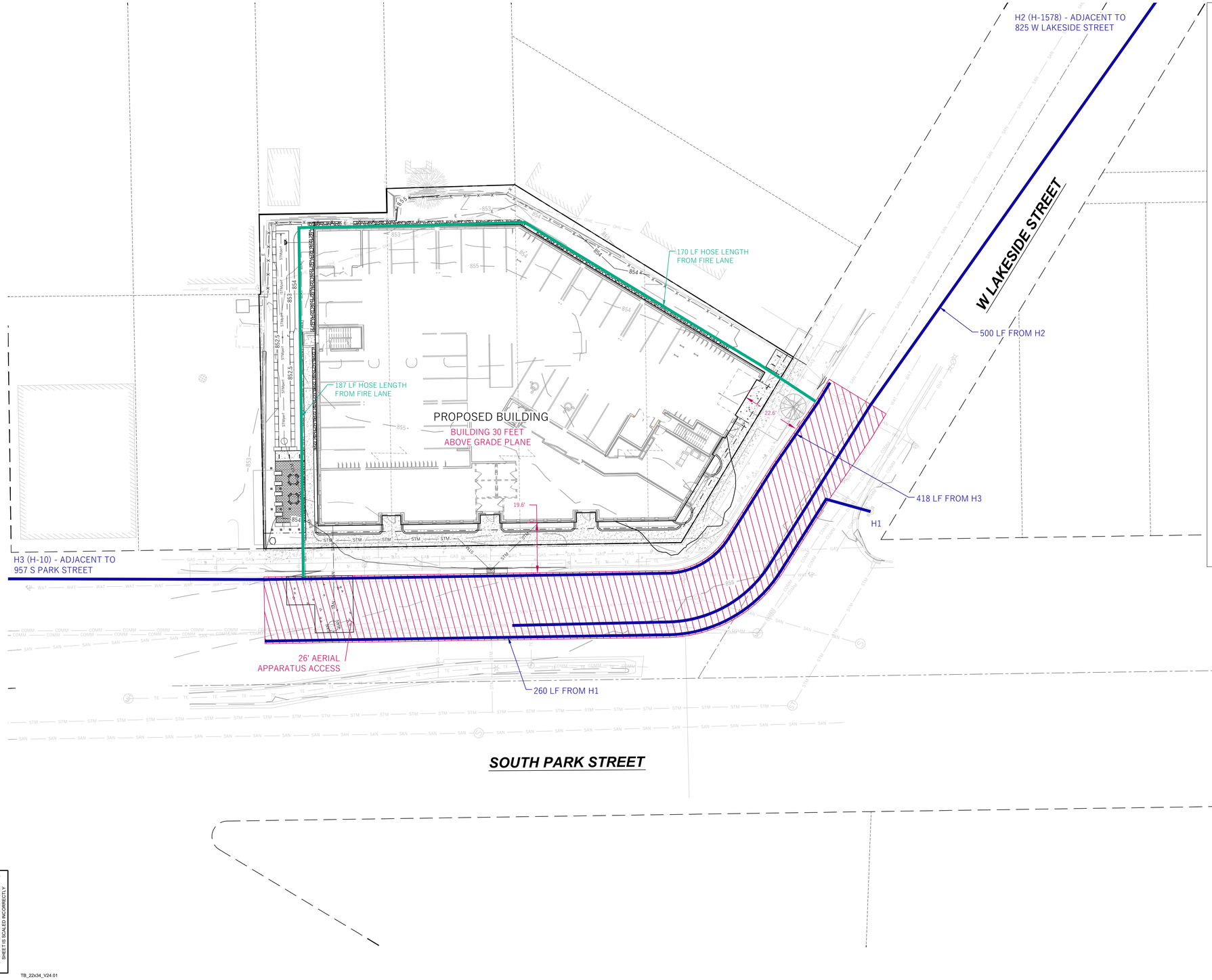
TB_22x34_V24.01 5/29/2026

LEGEND (PROPOSED)

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

NORTH

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?	[X] Yes	[ ] No	[ ] N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	[ ] Yes	[ ] No	[X] N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	[X] Yes	[ ] No	[ ] N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	[X] Yes	[ ] No	[ ] N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	[X] Yes	[ ] No	[ ] N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	[X] Yes	[ ] No	[ ] N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	[X] Yes	[ ] No	[ ] N/A
d) Is the grade of the fire lane not more than a slope of 8%?	[X] Yes	[ ] No	[ ] N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	[ ] Yes	[X] No	[ ] N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	[ ] Yes	[X] No	[ ] N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	[ ] Yes	[X] No	[ ] N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	[ ] Yes	[X] No	[ ] N/A
a) Is the gate a minimum of 20-feet clear opening?	[ ] Yes	[ ] No	[X] N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	[ ] Yes	[ ] No	[X] N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	[ ] Yes	[X] No	[ ] N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	[ ] Yes	[ ] No	[X] 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.	[ ] Yes	[X] No	[ ] N/A
6. Is any part of the building greater than 30-feet above the grade plane?	[X] Yes	[ ] No	[ ] N/A
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?	[X] Yes	[ ] No	[ ] N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	[X] Yes	[ ] No	[ ] N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	[X] Yes	[ ] No	[ ] N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	[ ] Yes	[X] No	[ ] N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	[X] Yes	[ ] No	[ ] N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	[X] Yes	[ ] No	[ ] N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	[X] Yes	[ ] No	[ ] N/A
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?	[X] Yes	[ ] No	[ ] N/A
b) Is there at least 40' between a hydrant and the building?	[X] Yes	[ ] No	[ ] N/A
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?	[X] Yes	[ ] No	[ ] N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	[ ] Yes	[ ] No	[X] N/A
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?	[X] Yes	[ ] No	[ ] N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

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

WISCONSIN
ANDREW
WATKINS
E-45675
OREGON
PROFESSIONAL ENGINEER
06/01/2026

CLIENT	STATUS
THRESHOLD DEVELOPMENT GROUP	PLAN REVIEW SET
PROJECT	INFORMATION
856 W. LAKESIDE STREET	PROJECT NO 25-0015
	DATE 06/01/2026
	DRAWN BY AW
	CHECKED BY AW

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SHEET NAME

FIRE APPARATUS ACCESS PLAN

THRESHOLD BUILDS

REVISION	SHEET NO
1	C102

2 INCHES
IF ACTUAL DIMENSION IS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY

TB_22x34_V24.01

EROSION CONTROL CONSTRUCTION SCHEDULE

1. 06/01/2026 - INITIAL LAND DISTURBING - INSTALL ALL PERIMETER EROSION CONTROL DEVICES INCLUDING STONE TRACKING PAD AND SILT FENCE.
2. 06/01/2026 - START DEMOLITION.
3. 08/01/2026 - START BUILDING CONSTRUCTION.
4. DURING CONSTRUCTION
   - 4.1. IF THE START DATE IS DELAYED, NOTIFY AUTHORITIES HAVING JURISDICTION WHEN BREAKING GROUND.
   - 4.2. NOTIFY MADISON ENGINEERING DEPARTMENT WITHIN 10 DAYS OF INSTALLING ALL EROSION CONTROL PRACTICES AND UPON SITE STABILIZATION.
   - 4.3. CULVERT RIPRAP OUTLET TO BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF CULVERT PIPE.
   - 4.4. SOIL STOCKPILES WHICH ARE LEFT UNUSED FOR MORE THAN 7 DAYS SHALL BE STABILIZED AND SILT FENCE INSTALLED AROUND THE PILE.
   - 4.5. TEMPORARILY STABILIZE DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS.
   - 4.6. ALL SLOPES 5:1 OR GREATER MUST BE STABILIZED AS SOON AS PRACTICABLE, AT A MINIMUM, WITHIN 30 DAYS OF FINISHING THE GRADING.
   - 4.7. INSTALL ADDITIONAL PRACTICES AS REQUIRED BY STATE AND LOCAL INSPECTORS AND AS NECESSARY TO PREVENT RUNOFF DUE TO CONSTRUCTION MEANS AND METHODS.
   - 4.8. ALL PRACTICES SHALL BE ONGOING BASED ON THE PLAN VIEW AND NOTES.
5. 09/11/2026 - TEMPORARY STABILIZATION FOR AREAS OUTSIDE OF ACTIVE CONSTRUCTION. TEMPORARY STABILIZATION TO BE COMPLETED WITH MULCH AND EROSION MATTING WHERE APPLICABLE.
6. 07/01/2027 - FINAL LANDSCAPING ADJUSTMENTS.
7. 09/15/2027 - FINAL SITE STABILIZATION - ALL PERVIOUS AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH A MINIMUM OF 6" OF TOPSOIL, FERTILIZER, SEED, AND MULCH WITHIN SEVEN (7) DAYS OF FINAL GRADING.
8. 11/15/2027 - CHECK TO MAKE SURE VEGETATION HAS BEEN ESTABLISHED AND FIX AS NEEDED. PROVIDE CITY WITH A POST-DEVELOPMENT AS-BUILT SURVEY OF ALL STORMWATER MANAGEMENT FACILITIES.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED AND THE SITE IS STABILIZED.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. 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.
4. 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.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
7. 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).
8. 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.
9. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY.
10. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
11. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
12. 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 SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
13. 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.
14. 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).
15. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
16. 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 RACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/
17. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: https://www3.epa.gov/npdes/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 — STM — PROPOSED STORM SEWER
- SILT SOCK
- INLET PROTECTION

NORTH

0' 5' 10' 15'

1" = 10' on 22"x34"

1"= 20' on 11"x17"

GENERAL NOTES

1. 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.
2. 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.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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
9. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: 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.
10. 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.
11. 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

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
3. 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.)
4. REFER TO LANDSCAPE PLAN FOR PLANTING AREAS.
5. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
   - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
   - b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.

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

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.

SILT SOCK PER WDNR TECHNICAL STANDARD 1056

CLASS I, TYPE B EROSION MATTING ON BASIN SIDE SLOPES

LIMESTONE OUTCROPPING. REFER TO LANDSCAPE PLANS.

BASIN EMERGENCY OVERFLOW LOCATION

SAWCUT EXISTING CONCRETE RETAINING WALL AT LOW POINT (ELEVATION 841.10) FOR 3-FOOT WIDE CUT IN WALL.

FFE = 855.00

PROPOSED BUILDING

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

FFE = 855.00

FFE = 855.00

SILT SOCK PER WDNR TECHNICAL STANDARD 1056 INSIDE PROPERTY LINE UNTIL CONSTRUCTION OF SIDEWALK IMPROVEMENTS

SILT SOCK PER WDNR TECHNICAL STANDARD 1056

FFE = 855.40

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.

W LAKESIDE STREET

SOUTH PARK STREET

2 INCHES
IF ACTUAL DIMENSION IS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY

TB_22x34_V24.01

Issued For	Revision	Date

WYSER ENGINEERING

WISCONSIN ADAM WATKINS E-45675 OREGON 06/01/2026 PROFESSIONAL ENGINEER

CLIENT: THRESHOLD DEVELOPMENT GROUP	STATUS: PLAN REVIEW SET
PROJECT: 856 W. LAKESIDE STREET	INFORMATION
	PROJECT NO: 25-0015
	DATE: 06/01/2026
	DRAWN BY: AW
	CHECKED BY: AW

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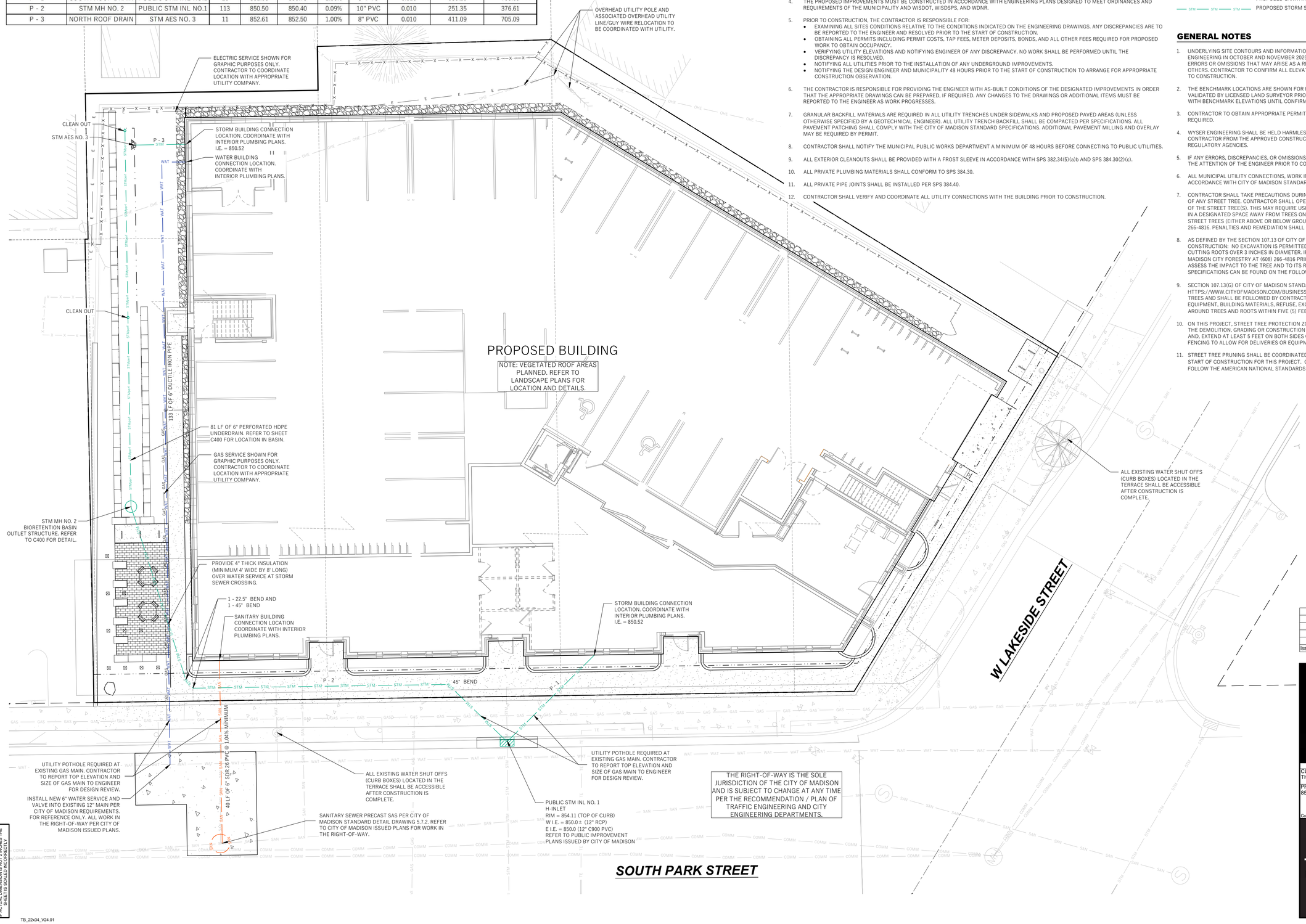
THRESHOLD BUILDS

SHEET NAME: GRADING & EROSION CONTROL PLAN

REVISION: 1

SHEET NO: C200

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



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UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. 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.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDSPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITES 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 ALL UTILITIES 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.
6. 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.
7. 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.
8. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
9. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)b AND SPS 384.30(2)(c).
10. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
11. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
12. 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

NORTH

0' 5' 10' 15'

1" = 10' on 22"x34"

1"= 20' on 11"x17"

GENERAL NOTES

1. 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.
2. 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.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. 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.
5. 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.
6. 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.
7. 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.
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Issued For	Revision	Date

WYSER ENGINEERING

WISCONSIN ANDREW J. WATKINS E-45675 OREGON PROFESSIONAL ENGINEER 06/01/2026

CLIENT	STATUS
THRESHOLD DEVELOPMENT GROUP	PLAN REVIEW SET
PROJECT	INFORMATION
856 W. LAKESIDE STREET	PROJECT NO 25-0015
	DATE 06/01/2026
	DRAWN BY AW
	CHECKED BY AW

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THRESHOLD BUILDS

SHEET NAME
UTILITY PLAN

REVISION 1

SHEET NO C300

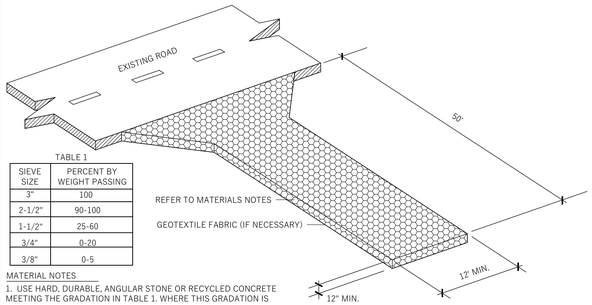


TABLE 1

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

MATERIAL NOTES

1. 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.

2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.

2. 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.

3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.

4. 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.

5. DO NOT COMPACT AGGREGATE PRIOR TO USE. COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.

6. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. 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.

2. MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.

3. A MINIMUM 30-FEET WIDE BY 50-FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.

4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

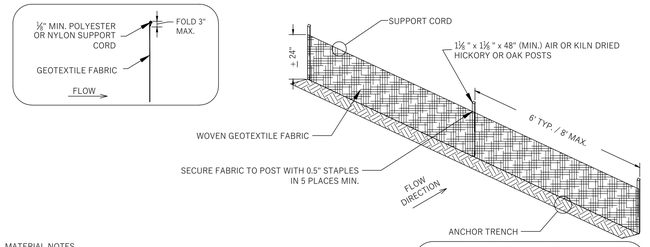
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.

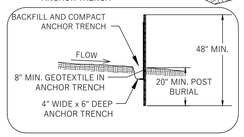
6. REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.

7. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

8. REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

CONSTRUCTION ENTRANCE (STONE TRACKING PAD)





MATERIAL NOTES

1. 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.

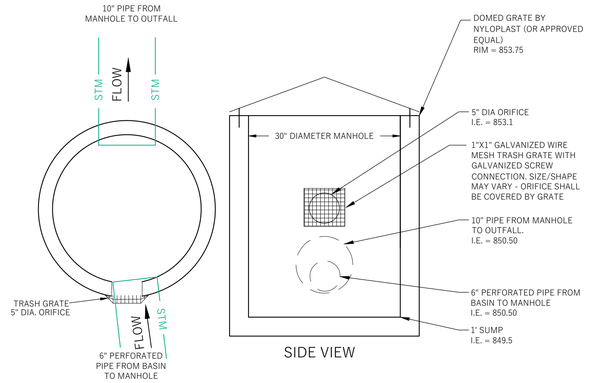
INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
3. 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.
4. CONSTRUCT THE 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.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

INSPECTION & MAINTENANCE NOTES

1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN ½ OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

SILT FENCE

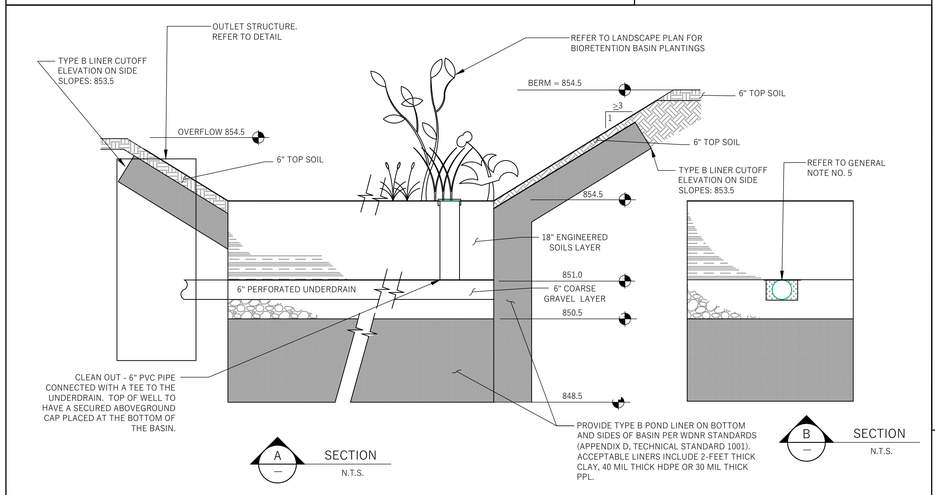


TOP VIEW

SIDE VIEW

BIORETENTION BASIN OUTLET

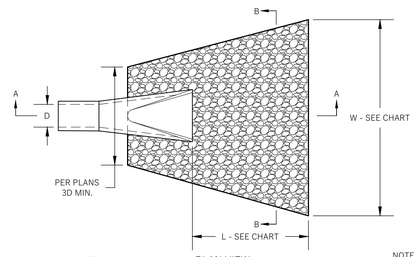
NTS



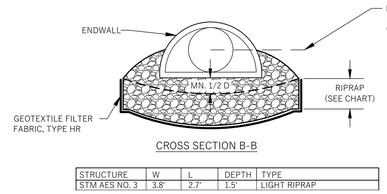
GENERAL NOTES:

1. 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.
2. 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.
3. CONTRACTOR SHALL INSTALL 18" OF ENGINEERED SOIL CONSISTING OF: 70% ASTM C33 SAND AND 30% CERTIFIED COMPOST (SEE GENERAL NOTE 4).
4. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, PH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
5. 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.
6. ANNUAL RYE GRASS SHALL BE SEEDED 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.
7. 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.
8. REFER TO LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.

BIORETENTION DEVICE

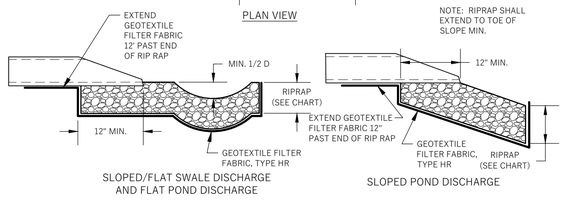


PLAN VIEW



CROSS SECTION B-B

STRUCTURE	W	L	DEPTH	TYPE
STM AES NO. 3	3.8'	2.7'	1.5'	LIGHT RIPRAP



SLOPED/FLAT SWALE DISCHARGE AND FLAT POND DISCHARGE

SLOPED POND DISCHARGE

CROSS SECTION A-A

RIP RAP AND ENDWALL

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

Issued For	Revision	Date

WYSER ENGINEERING

WISCONSIN ANDREW WATKINS E-45675 OREGON PROFESSIONAL ENGINEER 06/01/2026

CLIENT	STATUS
THRESHOLD DEVELOPMENT GROUP	PLAN REVIEW SET
PROJECT	INFORMATION
856 W. LAKESIDE STREET	PROJECT NO 25-0015
	DATE 06/01/2026
	DRAWN BY AW
	CHECKED BY AW

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SHEET NAME

DETAILS

THRESHOLD BUILDS

REVISION	SHEET NO
1	C400

2 INCHES

IF ACTUAL DIMENSION IS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY

TB_22x34_V24.01

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
Development Area Minus Building Footprints	**5,929**	**SF**
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	2½ 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 N/A	4 per 10 lineal ft			0
Existing significant specimen tree	Minimum size: 2 ½ 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
Subtotals					
			General Site/Foundation Total		**629**

Development Frontage - S Park St

	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage Between Parking/Building & Street	163	5	27.16666667

Element	Point Value	Quantity Existing	Quantity New/Proposed	Points Achieved
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
			Development Frontage Points Total	**428**

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

Development Frontage - Lakeside St

	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage Between Parking/Building & Street	85	3	14.16666667

Element	Point Value	Quantity Existing	Quantity New/Proposed	Points Achieved
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
			Development Frontage Points Total	**215**

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

TOTAL LANDSCAPE POINTS	**1272**

PLANT MATERIALS SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QTY	COMMENTS	PT VALUE
	SHADE TREES						
BP	*Betula populifolia 'Whitespire'*	Whitespire Birch	10' Ht BB/Cont	SEE PLAN	8	Multi-stem	35
QR	*Quercus robur x bicolor 'Nadler'*	Kindred Spirit Oak	2" Cal. BB	SEE PLAN	2		35
	ORNAMENTAL TREES						
AG	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	6' HT Cont/BB	SEE PLAN	4	Multi-stem	15
MLM	*Magnolia x loebneri 'Leonard Messel'*	Leonard Messel Magnolia	7' HT Cont/BB	SEE PLAN	1	Multi-stem tree	15
	CONIFERS						
TO	*Thuja occidentalis 'Smaragd'*	Emerald Arborvitae	5' Ht BB/Cont	SEE PLAN	5		10
TP	*Thuja plicata x 'Standishii'*	Green Giant Western Arborvitae	8' Ht BB/Cont	SEE PLAN	16		10
	DECIDUOUS SHRUBS						
Rt	*Rhus typhina 'Bailtiger'*	Tiger Eyes Staghorn Sumac	#5 Container	SEE PLAN	9	For roof terrace planters	3
	ORNAMENTAL GRASSES						
bg	*Bouteloua gracilis 'Blonde Ambition'*	Blonde Ambition Blue Grama Grass	#1 Container	18" O.C.	**45**		2
ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	#1 Container	30" O.C.	**19**		2
pvs	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	#1 Container	24" O.C.	**38**		2
sa	*Sesleria autumnalis*	Autumn Moor Grass	#1 Container	18" O.C.	**12**		2
sh	*Sporobolus heterolepis 'Tara'*	Tara Prairie Dropseed	#1 Container	24" O.C.	29		2
ss	*Schizachyrium scoparium 'Blue Heaven'*	Blue Heaven Little Bluestem	#1 Container	24" O.C.	29		2
	PERENNIALS, VINES & GROUNDCOVERS						
ah	*Amsonia hubrichtii 'Halfway to Arkansas'*	Halfway to Arkansas Narrow Leaf Blue Star	#1 Container	36" O.C.	21		2
as	***Anemonie sylvestris***	**Snowdrop windflower**	**#1 Container**	**12" O.C.**	**32**		2
atr	*Anemonie tomentosa 'Robustissima'*	Robust Windflower	#1 Container	18" O.C.	**8**		2
ba	*Baptisia australis*	Blue False Indigo	#1 Container	36" O.C.	16		2
cn	*Calamintha nepeta ssp. nepeta*	Lesser Calamintha	#1 Container	24" O.C.	**12**		2
cv	*Coreopsis verticillata 'Zagreb'*	Zagreb Threadleaf Coreopsis	#1 Container	18" O.C.	**30**		2
ep	*Echinacea 'Pixie Meadowbrite'*	Pixie Meadowbrite Purple Coneflower	#1 Container	18" O.C.	14		2
pb	***Penstemon barbatus 'Lavender Sapphires'***	**Lavender Sapphires Bearded Penstemon**	**#1 Container**	**12" O.C.**	**20**	interplant randomly within mix in min. groups of 5-9	2
	PERENNIALS PLUGS						
ap	*Allium 'Purple Sensation'*	Purple Sensation Ornamental Onion	12 cm bulb	SEE PLAN	24	interplant in other perennial species per plan	
	PLANT MIX 1						
	Athyrium felix-femina	Lady Fern	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
	Carex bromoides	Common Brome Sedge	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
	Carex cherokeensis	Cherokee Sedge	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
	Carex pensylvanica	Pennsylvania sedge	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
	Carex stricta	Upright Sedge	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
	Carex woodii	Woods Sedge	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
	Geranium maculatum	Wild Geranium	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
	Dodecatheon meadia	Shooting Star	3-1/4" Container	12" O.C.	120	interplant randomly within mix in min. groups of 7	
	PLANT MIX 2 -BIORETENTION						
	Carex stricta	Upright Sedge	3-1/4" Container	12" O.C.	135	interplant randomly within mix in min. groups of 7	
	Carex vulpinodea	Fox Sedge	3-1/4" Container	12" O.C.	135	interplant randomly within mix in min. groups of 7	
	Chelone glabra	Turtlehead	3-1/4" Container	12" O.C.	135	interplant randomly within mix in min. groups of 7	
GR1	**INTENSIVE ROOF PLANT MIX**						
	Achillea millefolium 'Oertel's Rose'	Oertel's Rose Yarrow	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
	Allium cernuum	Nodding Pink Onion	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
	Calamintha nepeta ssp. nepeta	Lesser Calamintha	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
	Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Coreopsis	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
	Echinacea 'Pixie Meadowbrite'	Pixie Meadowbrite Purple Coneflower	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
	Liatris aspera	Rough Blazing Star	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
	Penstemon 'Dark Towers'	Dark Towers Penstemon	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
	Sporobolus heterolepis	Prairie Dropseed	#1 Container	12" O.C.	78	interplant randomly within mix in min. groups of 5	
	Schizachyrium scoparium	Little Bluestem	#1 Container	12" O.C.	78	interplant randomly within mix in min. groups of 5	
GR2	**PLANTER BOX PERENNIAL MIX**						
	Bouteloua curtipendula	Side Oats Grama	#1 Container	12" O.C.	70	interplant randomly within mix in min. groups of 5	
	Echinacea pallida	Pale Purple Coneflower	#1 Container	12" O.C.	48	interplant randomly within mix in min. groups of 5	
	GREEN ROOF - 8" INTENSIVE SEDUM MAT						
	Columbia Green Pre-Grown Sedum Mat or approved equal						
	EXISTING PRIVATE TREES REMOVALS						
	Thuja occidentalis	Northern White Cedar	4-8" DBH		5	multi-steam	
	STREET TREE PLANTING LIST						
AM-st	*Acer Miyabei 'Morton'*	State Street Miyabei Maple	2" Cal. BB	SEE PLAN	1	tree per City Forestry, excavation by contractor	
GD-st	*Gymnocladus dioica 'Espresso'*	Espresso Kentucky Coffeetree	2" Cal. BB	SEE PLAN	1	tree per City Forestry, excavation by contractor	
GT-st	*Gleditsia triacanthos 'Draves'*	Streetkeeper Honeylocust	2" Cal. BB	SEE PLAN	1	tree per City Forestry, excavation by contractor	
QR-st	*Quercus robur x bicolor 'Long'*	Regal Prince English Oak	2" Cal. BB	SEE PLAN	1	tree per City Forestry, excavation by contractor	

GENERAL SHEET NOTES

1. 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.
2. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET WITHIN DRIVEWAY & INTERSECTION VISION TRIANGLES.
3. DISTURBED AREAS SHALL BE GRADED, SEEDED, AND/OR PLANTED TO MINIMIZE EROSION.
4. 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.
5. ALL PLANTING BEDS TO RECEIVE DOUBLE SHREDDED HARDWOOD BARK MULCH (3" THICK) UNLESS NOTED OTHERWISE.
6. SEE L101 FOR STREET TREE PLAN AND CITY OF MADISON FORESTRY NOTES.

Issued For	Revision	Date

PROJECT TEAM
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MADISON WIS
LANDSCAPE ARCHITECT
2026.06.01

CLIENT
THRESHOLD DEVELOPMENT

STATUS
PLAN REVIEW SET

PROJECT
856 W. LAKESIDE STREET

INFORMATION
PROJECT NO 25-0011
DATE 2026.06.01
DRAWN BY SB
CHECKED BY SB

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SHEET NAME
PLANT SCHEDULES

THRESHOLD BUILDS

REVISION 1

SHEET NO **L001**

LEGEND

- SEED LAWN
- PLANT MIX 1

GENERAL SHEET NOTES

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4. 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.
5. 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.
3. PLANTING NEW STREET TREES: 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.
4. SEE L101 FOR STREET TREE PLAN AND ADDITIONAL CITY OF MADISON FORESTRY NOTES.

SAVE & PROTECT EXISTING EVERGREEN TREE ON LOT LINE

WASHED STONE MAINTENANCE STRIP

PLANT MIX 1
440

AG
4

PLANT MIX 1
520

PLANT MIX 2 - BIORETENTION
405

WASHED STONE MAINTENANCE STRIP

WASHED STONE MAINTENANCE STRIP

TP
16

BARK MULCH MAINTENANCE PATH

MLM
1

pvs
35

pvs
3

CITY FORESTRY WILL ISSUE A STREET TREE REMOVAL PERMIT FOR EXISTING 4" KENTUCKY COFFEE TREE. THE CONTRACTOR SHALL CONTACT CITY FORESTRY (608-266-4816) TO OBTAIN PERMIT.

4
L501

BP
8

ah
21

TO
5

atr
32

atr
8

ba
5

ap
10

SALVAGED & RELOCATED BOULDER

ca
16

ca
3

cn
12

cv
30

ss
29

sh
29

bg
45

pb
20

ap
7

QR
1

sa
6

ep
7

ap
7

QR
1

sa
6

ep
7

W LAKESIDE ST.

SOUTH PARK ST.

STREET TREES (FINAL SPACING AND SPECIES SELECTION BY CITY OF MADISON FORESTRY

0' 5' 10' 20'

1 LANDSCAPE PLAN

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

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SHEET NAME
LANDSCAPE PLAN

THRESHOLD BUILDS

REVISION 1

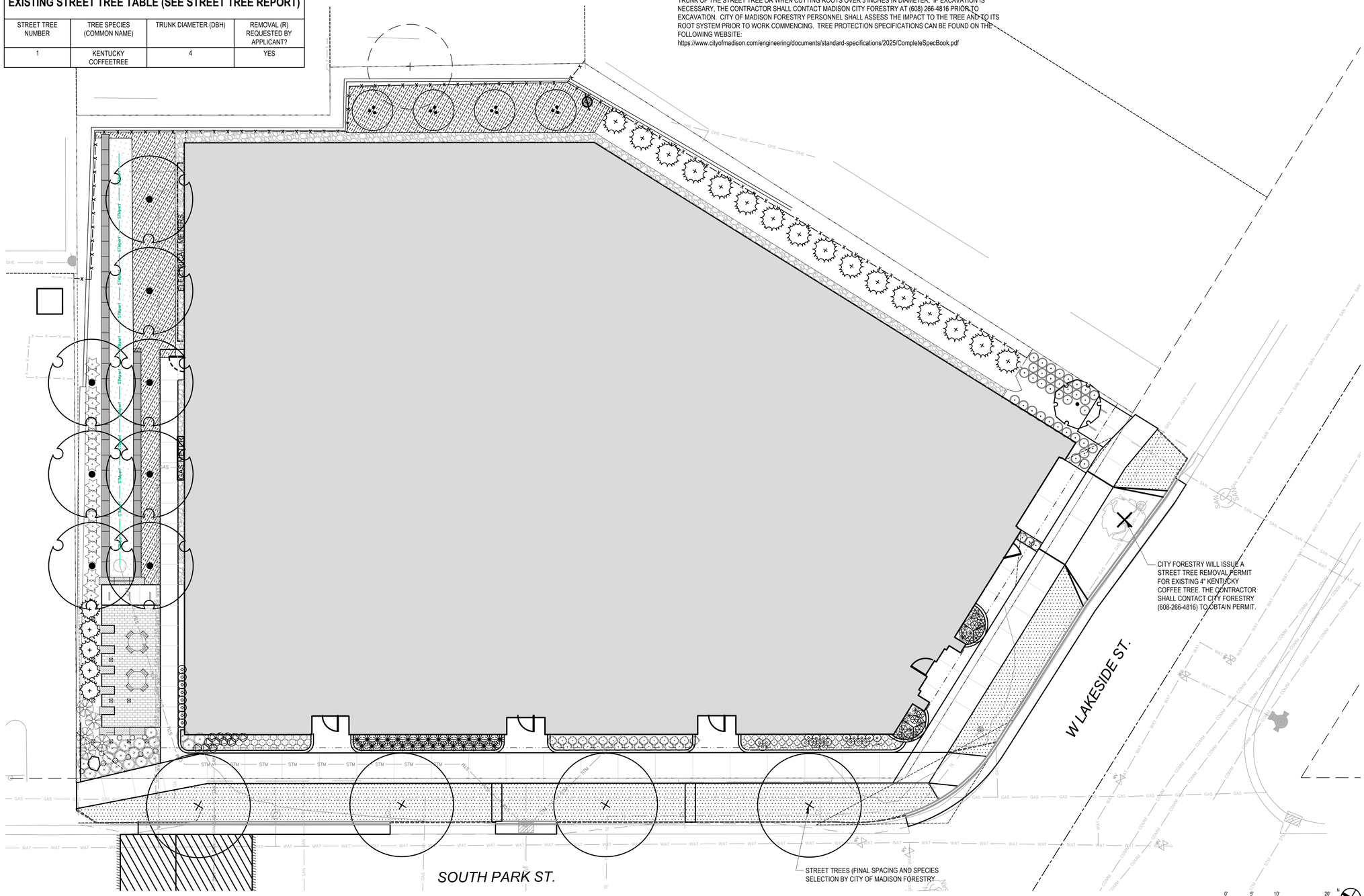
SHEET NO L100

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

	STREET TREE PLANTING LIST					
AM-st	*Acer Miyabei 'Morton'*	State Street Miyabei Maple	2" Cal. BB	SEE PLAN	1	tree per City Forestry, excavation by contractor
GD-st	*Gymnocladus dioica 'Espresso'*	Espresso Kentucky Coffeetree	2" Cal. BB	SEE PLAN	1	tree per City Forestry, excavation by contractor
GT-st	*Gleditsia triacanthos 'Draves'*	Streetkeeper Honeylocust	2" Cal. BB	SEE PLAN	1	tree per City Forestry, excavation by contractor
QR-st	*Quercus robur x bicolor 'Long'*	Regal Prince English Oak	2" Cal. BB	SEE PLAN	1	tree per City Forestry, excavation by contractor

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

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

FORESTRY NOTES

1. STREET TREE REMOVALS: ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
2. TREE REMOVAL PERMIT: CITY FORESTRY WILL ISSUE A STREET TREE REMOVAL PERMIT FOR (X) TREE(S) (DBH) DIAMETER (VARIETY) TREE DUE TO (REASON) AT (LOCATION). THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608)266-4816 TO OBTAIN PERMIT.
3. EXCAVATION NEAR STREET TREES: 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
4. SOIL COMPACTION: 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 SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. PLANTING NEW TREE: 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

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THRESHOLD BUILDS

SHEET NAME
STREET TREE PLAN

REVISION 1

SHEET NO L101

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

GENERAL SHEET NOTES

1. SEE L001 FOR PLANT SCHEDULE & QUANTITIES.
2. **ADD-ALTERNATE BID DESIGN-BUILD ROOF IRRIGATION SYSTEM.**
3. WOOD TILE PEDESTAL PAVERS SHALL FOLLOW JOINTING PATTERN OF ADJACENT PRECAST PAVERS.
4. CONTRACTOR SHALL VERIFY ROOF TERRACE INITIAL STAKING/ LAYOUT WITH LANDSCAPE ARCHITECT WITH 7 DAYS NOTICE PRIOR TO PROCEEDING WITH PLANTERS AND PEDESTAL PAVER INSTALLATION.

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 (1 / L502)
- 30" HEIGHT WOOD-CLAD METAL PLANTER BOX W/ TRELLIS RESERVED FOR TENANT VEGETABLE PLANTINGS

KEY NOTES

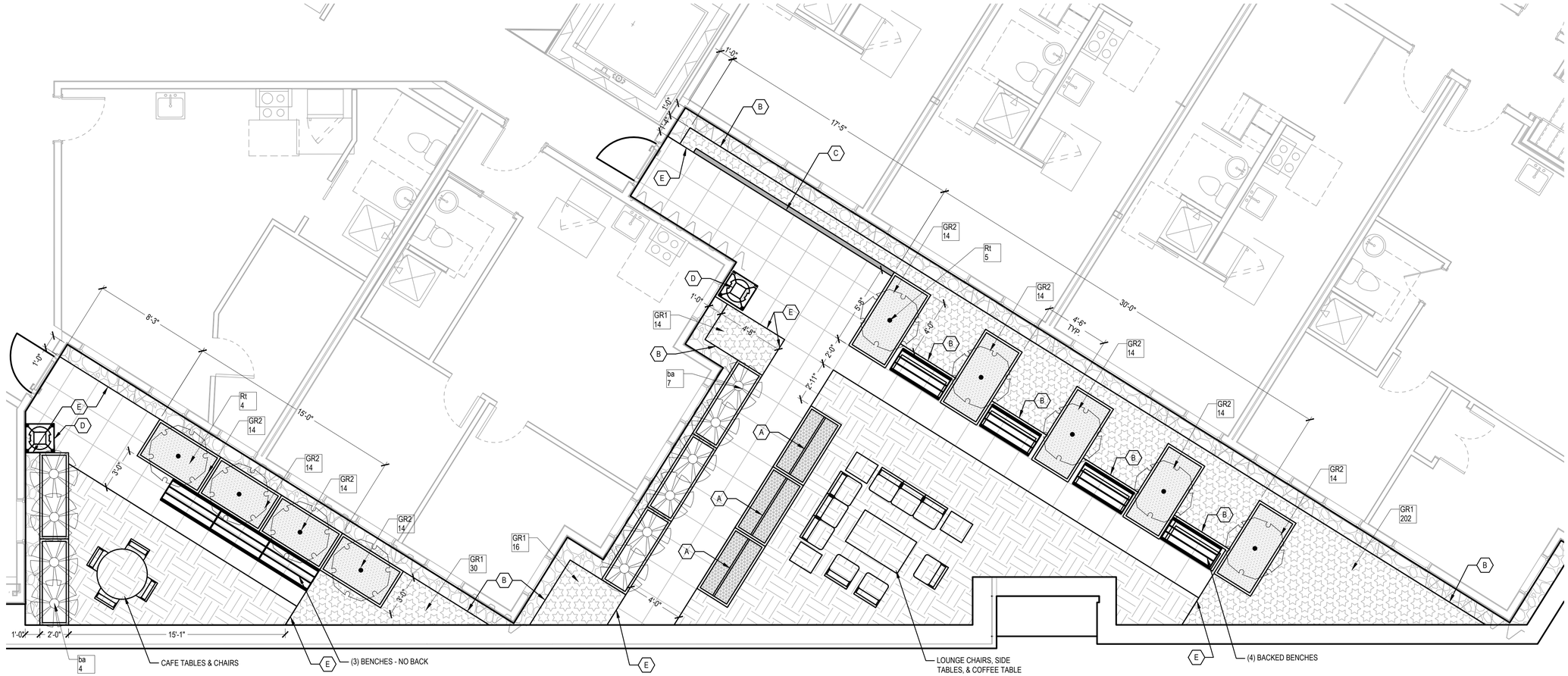
A. TRELLIS FOR CLIMBING VEGETABLE PLANTINGS

B. STANDARD CGT ALUMINUM METAL EDGING, TYPICAL BETWEEN ALL INTENSIVE PLANTING AND WASHED STONE BALLAST OR PEDESTAL PAVERS

C. WOOD-CLAD SCREEN PARTITIONS, SEE ARCHITECTURAL

D. WASTE RECEPTACLE

E. CUSTOM METAL EDGING BETWEEN PEDESTAL PAVERS AND INTENSIVE PLANTING BEDS



1 LEVEL 2 ROOF TERRACE LANDSCAPE PLAN

0' 2' 4' 8' N

SCALE: 1/4" = 1' (22"X34" SHEET)

Issued For	Revision	Date

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STATUS
PLAN REVIEW SET

PROJECT
856 W. LAKESIDE STREET

INFORMATION
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SHEET NAME
LEVEL 2 ROOF TERRACE LANDSCAPE PLAN

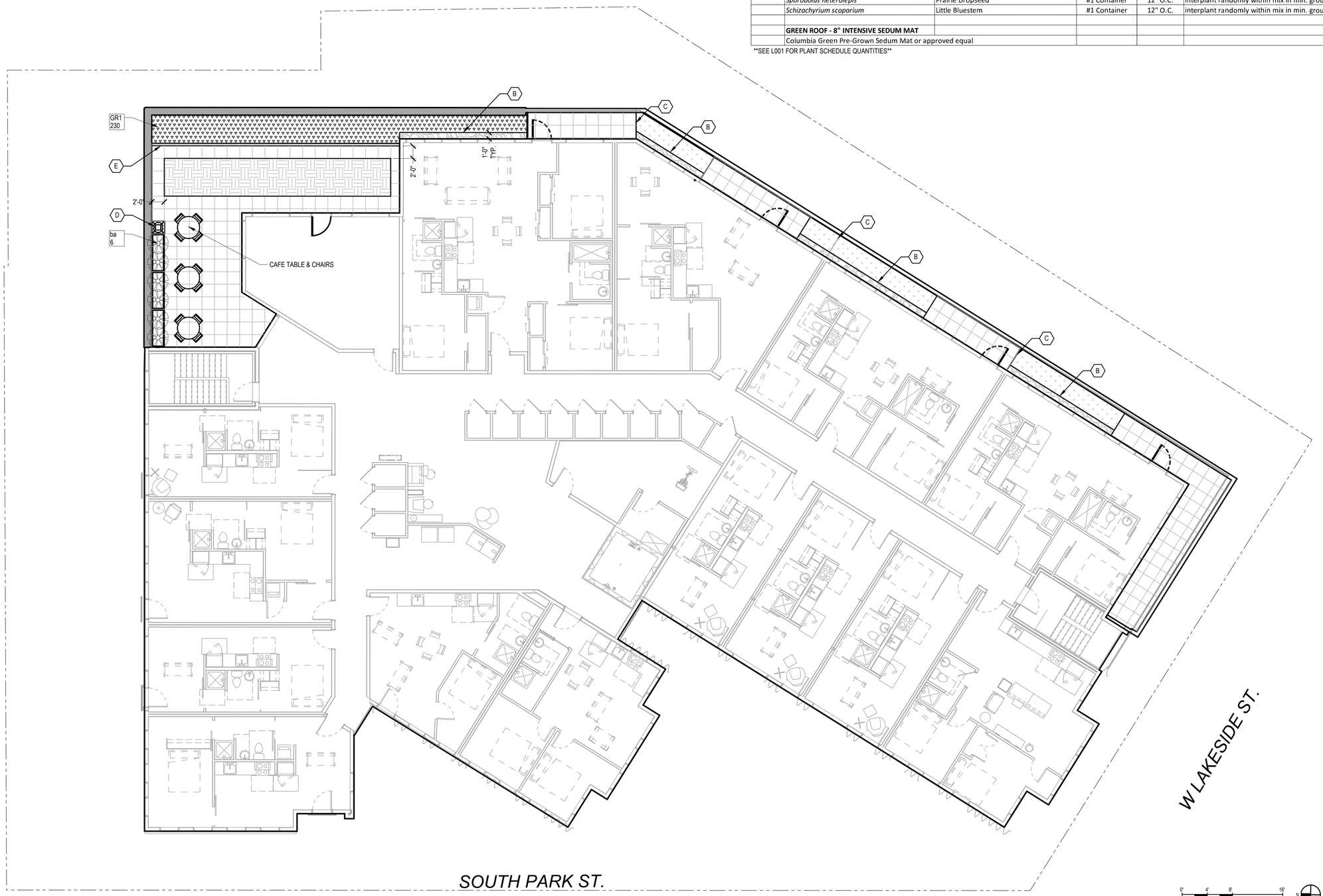
THRESHOLD BUILDS

REVISION 1

SHEET NO L400

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

SEE L001 FOR PLANT SCHEDULE QUANTITIES



1 LEVEL 4 ROOF TERRACE LANDSCAPE PLAN

0' 4' 8' 16' N

SCALE: 1/8" = 1' @ (22"X34" SHEET)

GENERAL SHEET NOTES

1. SEE L001 FOR PLANT SCHEDULE & QUANTITIES.
2. **ADD-ALTERNATE BID DESIGN-BUILD ROOF IRRIGATION SYSTEM.**
3. WOOD TILE PEDESTAL PAVERS SHALL FOLLOW JOINTING PATTERN OF ADJACENT PRECAST PAVERS.

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 (1 / L502)

KEY NOTES

- (A) 48" TRELLIS FOR CLIMBING VEGETABLE PLANTINGS
- (B) METAL EDGING, TYPICAL BETWEEN ALL INTENSIVE PLANTING AND WASHED STONE BALLAST OR PEDESTAL PAVERS
- (C) WOOD-CLAD SCREEN PARTITIONS, SEE ARCHITECTURAL
- (D) WASTE RECEPTACLE
- (E) CUSTOM METAL EDGING BETWEEN PEDESTAL PAVERS AND INTENSIVE PLANTING BEDS

Issued For	Revision	Date

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SHANE A. BERNAU LA- 651 MADISON WIS. 06/01/2026 LANDSCAPE ARCHITECT

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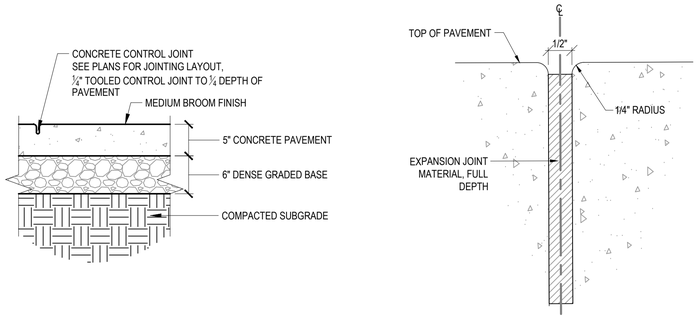
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DATE	2026.06.01
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SHEET NAME
LEVEL 4 ROOF TERRACE LANDSCAPE PLAN

THRESHOLD BUILDS

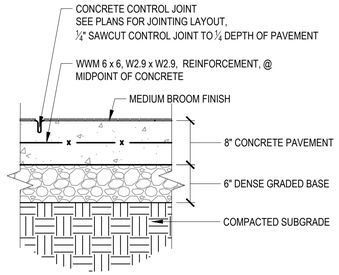
REVISION 1

SHEET NO **L401**



1 CONCRETE SIDEWALK

SCALE: 1" = 1'

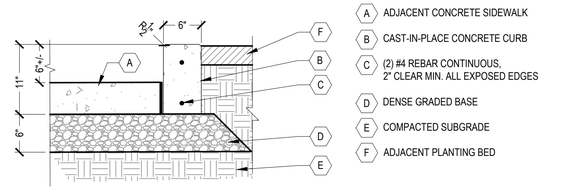


2 HEAVY DUTY CONCRETE PAVING

SCALE: 1" = 1'

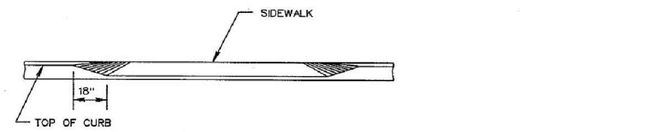
NOTES:

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.

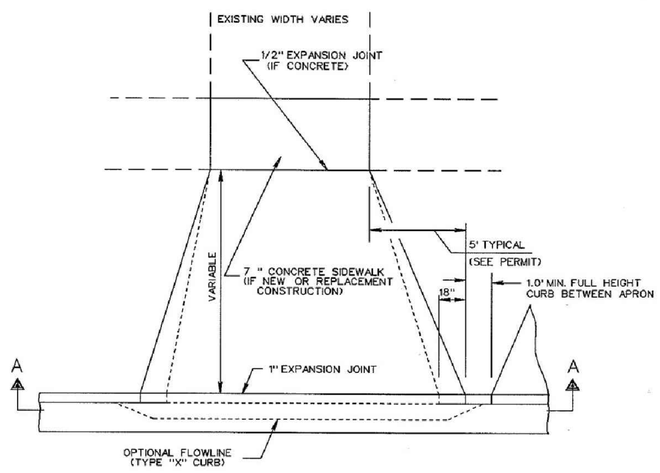


3 PLANTING BED CONCRETE CURB

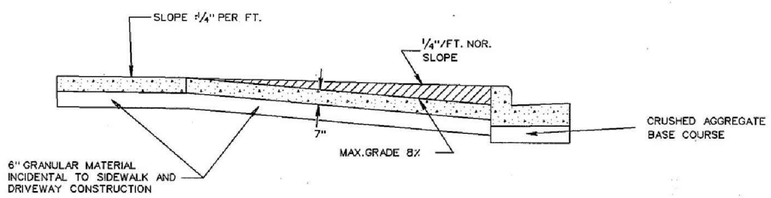
1"=1'



SECTION A-A



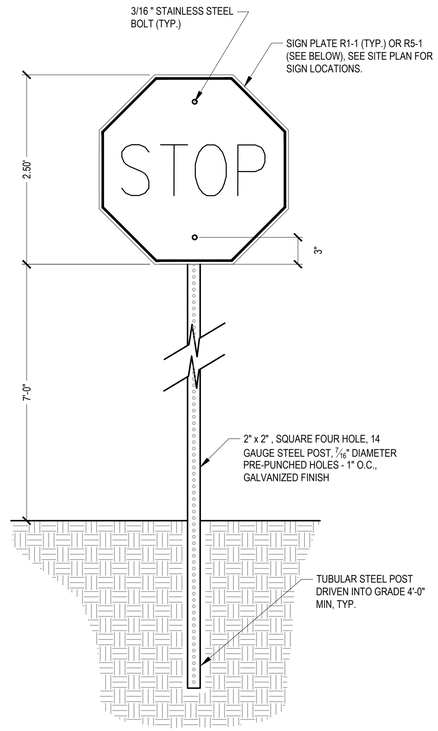
PLAN



PROFILE

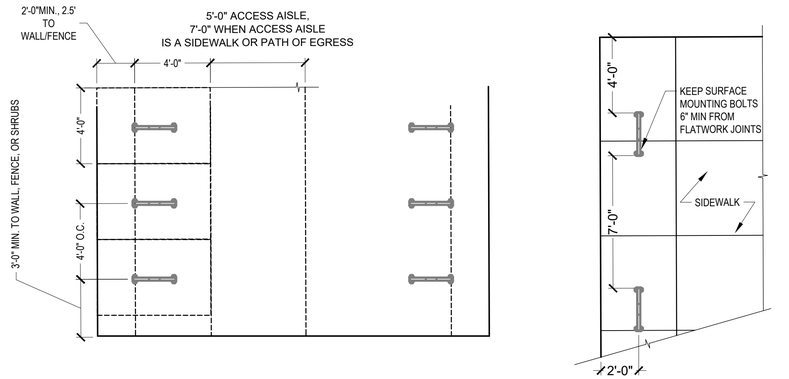
4 COMMERCIAL DRIVEWAY DETAIL

N.T.S.



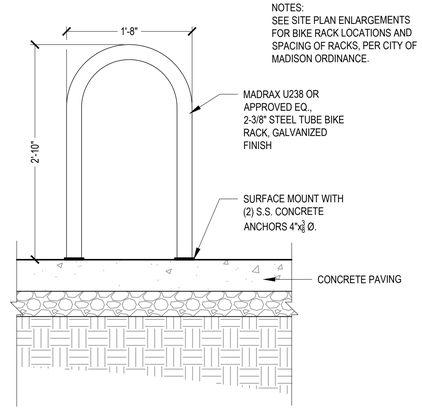
5 STOP SIGN

NTS



6 BIKE RACK LAYOUT - TYPICAL

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7 BIKE RACK

1"=1'

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06/12/25

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PROJECT
856 W. LAKESIDE STREET

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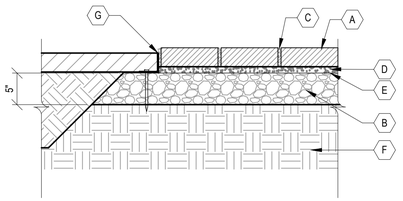
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THRESHOLD BUILDS

SHEET NAME
SITE DETAILS

REVISION 1

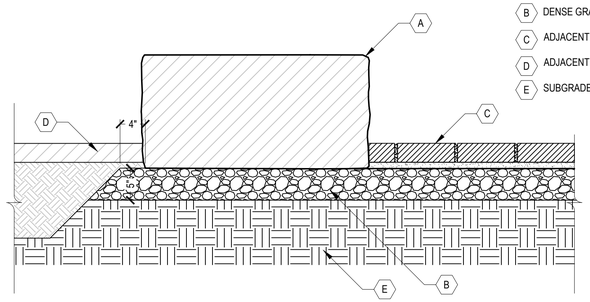
SHEET NO
L500



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 ¼" BELOW TOP OF PAVERS. SECURE WITH 10" STEEL STAKES 12" O.C

1 UNIT PAVERS

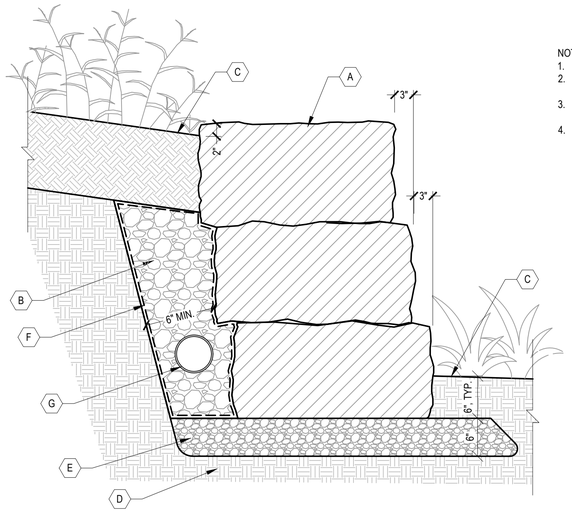
SCALE: 1" = 1'



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

3 LIMESTONE BLOCK SEAT

SCALE: 1" = 1'

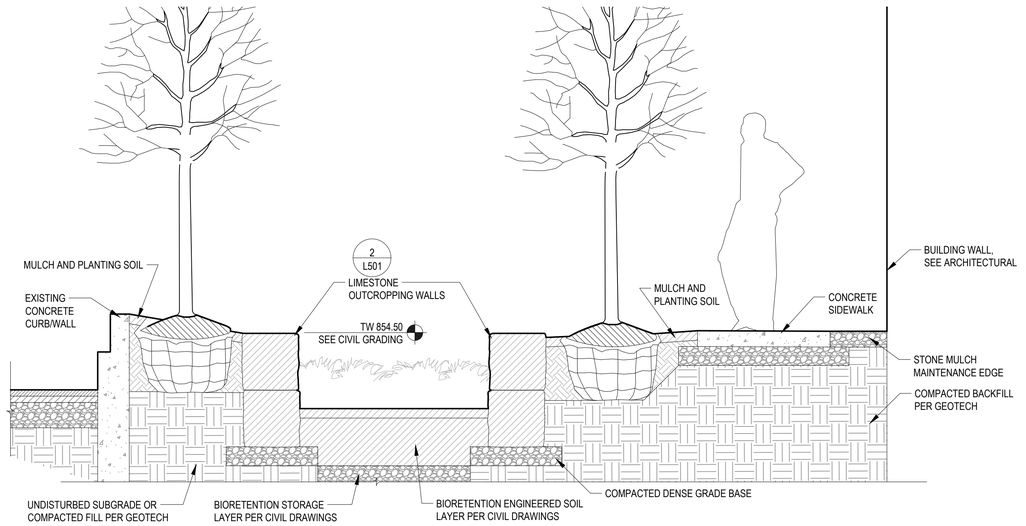


NOTES:
1. FIELD FIT STONES FORMING TIGHT JOINTS.
2. SET STONES LEVEL AND PLUMB. SHIM STONES AS NECESSARY TO PREVENT STONE ROCKING OR TIPPING.
3. STAGGER VERTICAL JOINTS BETWEEN STONE COURSES. OFFSET A MINIMUM OF 6".
4. STONES IN THE SAME COURSE SHALL BE THE SAME HEIGHT.

A DRY-STACK LIMESTONE OUTCROPPINGS, LEVEL TOPS, 1" MAX LIP BETWEEN TOP STONES
B ¾" CLEAR STONE
C FINISH GRADE
D COMPACTED SUBGRADE
E DENSE GRADED BASE
F DRAINAGE GEOTEXTILE FABRIC, WISDOT TYPE DF
G DRAIN TILE, DAYLIGHT THROUGH WALL OR AS SHOWN ON CIVIL UTILITY PLANS

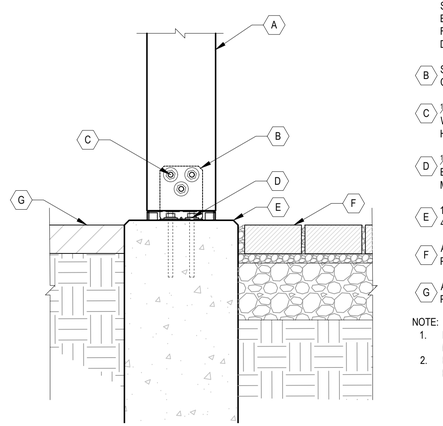
2 LIMESTONE OUTCROPPING RETAINING WALL

SCALE: 1" = 1'



4 BIORETENTION RETAINING WALL SECTION

SCALE: 1/2" = 1'

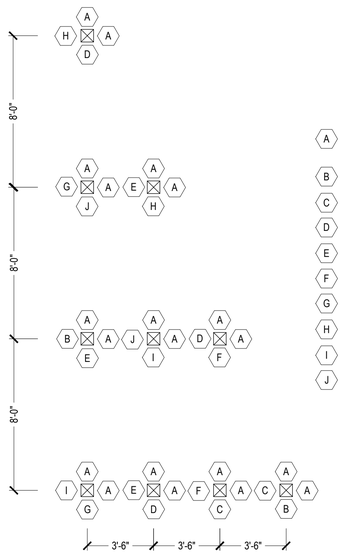


A 8X8X10' CEDAR POST, 2-SIDES PRIMED & PAINTED WITH 2 COATS SHERWIN WILLIAMS 'EMERALD' EXTERIOR ACRYLIC-LATEX PAINT, FLAT FINISH, SEE FINISHING DIAGRAM
B SIMPSON STRONG-TIE CPT88Z CONCEALED POST TIE
C ½" DIAMETER THROUGH BOLTS WITH NUT, WASHER BOTH SIDES, HOT-DIP GALVANIZED TYPICAL ALL
D ½" EMBEDDED ANCHORS, 6" MIN EMBED PER POST-TIE MANUFACTURER'S INSTRUCTIONS
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 METAL & WOOD EDGES BEFORE FINISHING.

5 DECORATIVE WOOD POST

SCALE: 1-1/2" = 1'



A NATURAL WOOD TONE (UNFINISHED)
B SW 6904 GUSTO GOLD
C SW 9049 SKY FALL
D SW 6841 DYNAMO
E SW 6910 DAISY
F SW 6583 IN THE PINK
G SW 6965 HYPER BLUE
H SW 6822 WISTERIA
I SW 6860 EROS PINK
J SW 6825 IZMIR PURPLE

6 DECORATIVE WOOD POST - FINISHING DIAGRAM

NTS



NOTE: SEE FINISH DIAGRAM FOR POST FINISH COLORS

7 DECORATIVE WOOD POST - DESIGN INTENT IMAGE

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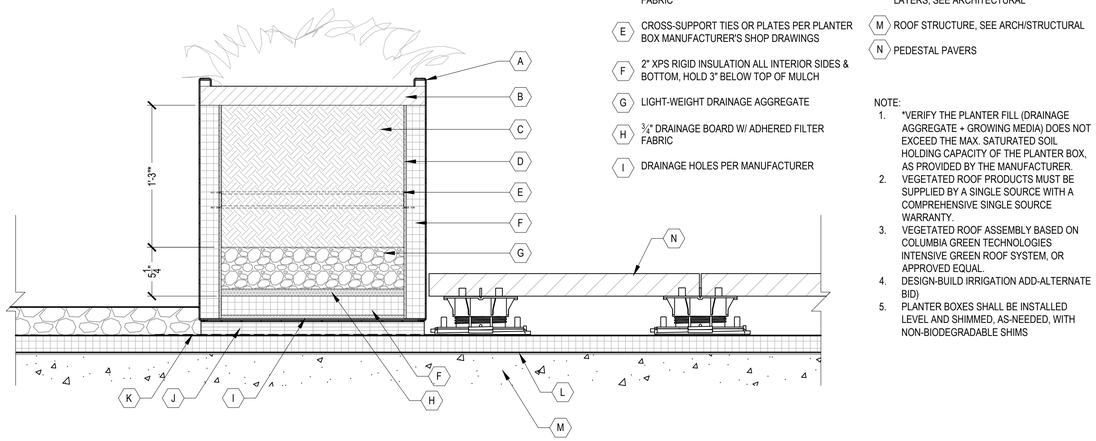
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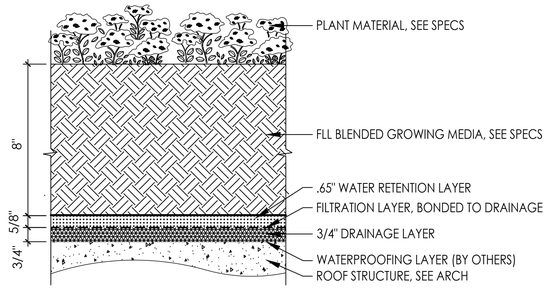
REVISION 1
SHEET NO L501



A PLANTER BOX
B 2" DOUBLE SHREDDED HARDWOOD BARK MULCH
C COLUMBIA GREEN TECHNOLOGIES (CGT) INTENSIVE GROWING MEDIA OR APPROVED EQUAL
D ¼" DRAINAGE LAYERED W/ ADHERED FILTER FABRIC
E CROSS-SUPPORT TIES OR PLATES PER PLANTER BOX MANUFACTURER'S SHOP DRAWINGS
F 2" XPS RIGID INSULATION ALL INTERIOR SIDES & BOTTOM, HOLD 3" BELOW TOP OF MULCH
G LIGHT-WEIGHT DRAINAGE AGGREGATE
H ¾" DRAINAGE BOARD W/ ADHERED FILTER FABRIC
I DRAINAGE HOLES PER MANUFACTURER
J TOURNESOL 'VERISICELL' INTERLOCKING DRAINAGE AND PROTECTION PANEL OR APPROVED EQ.
K PROTECTIVE FLEECE, EXTEND 6" MIN BEYOND PLANTER
L WATERPROOFING MEMBRANE/ PROTECTION, INSULATION, AND ROOF DECK ASSEMBLY LAYERS, SEE ARCHITECTURAL
M ROOF STRUCTURE, SEE ARCH/STRUCTURAL
N 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'

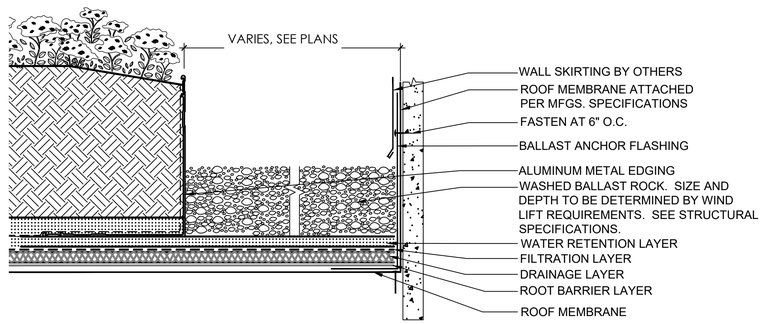


NOTE:
1. SYSTEM COMPONENTS ARE SHOWN AT NOMINAL SIZE, COMPRESSION WILL OCCUR AT RETENTION LAYER BASED ON AMOUNT (HEIGHT/VOLUME) OF GROWING MEDIA PLACED ON SYSTEM. MAXIMUM COMPRESSION ⅛" ±.

2 8" SEMI-INTENSIVE LAYERED ROOF (MANUFACTURER'S DETAIL)
NTS

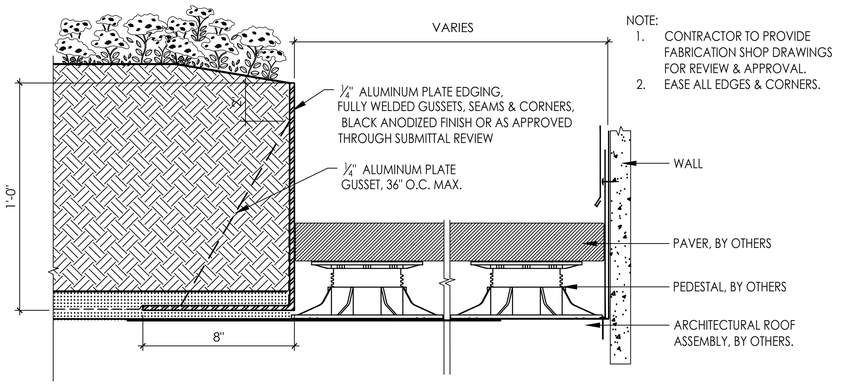
NOTE:
1. SYSTEM COMPONENTS ARE SHOWN AT NOMINAL SIZE, COMPRESSION WILL OCCUR AT RETENTION LAYER BASED ON AMOUNT (HEIGHT/VOLUME) OF GROWING MEDIA PLACED ON SYSTEM. MAXIMUM COMPRESSION ⅛" ±.

3 12" INTENSIVE LAYERED ROOF (MANUFACTURER'S DETAIL)
NTS



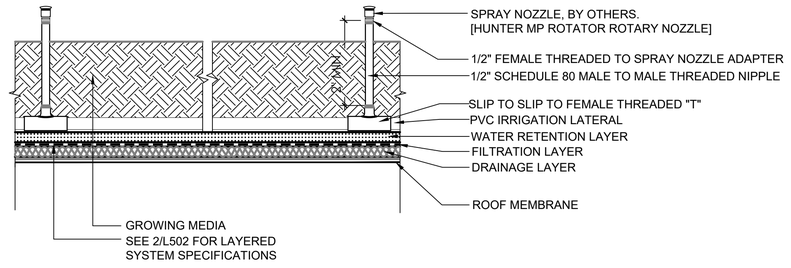
4 GREEN ROOF AT ROCK BALLAST (MANUFACTURER'S DETAIL)
SCALE: 1" = 1'

5 METAL EDGING (MANUFACTURER'S DETAIL)
NTS



NOTE:
1. CONTRACTOR TO PROVIDE FABRICATION SHOP DRAWINGS FOR REVIEW & APPROVAL.
2. EASE ALL EDGES & CORNERS.

6 CUSTOM METAL EDGING AT PEDESTAL PAVER
NTS



7 IRRIGATION SCHEMATIC SECTION (ADD-ALTERNATE BID)
NTS

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

WISCONSIN
SHANE A. BERNAU
LA– 651
MADISON WIS
06/01/2026
LANDSCAPE ARCHITECT

CLIENT
THRESHOLD DEVELOPMENT

PROJECT
856 W. LAKESIDE STREET

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STATUS
PLAN REVIEW SET

INFORMATION
PROJECT NO 25-0011
DATE 2026.06.01
DRAWN BY SB
CHECKED BY SB

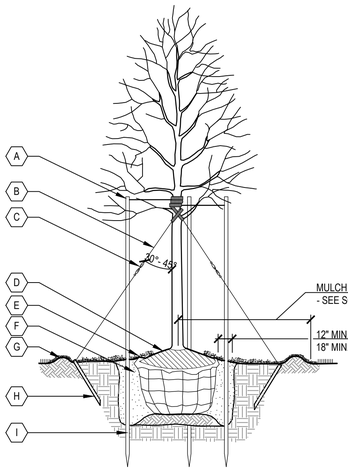
SHEET NAME
SITE DETAILS

THRESHOLD BUILDS

REVISION 1
SHEET NO L502

SCHEDULES

SIZE	STAKING / GUYING	MULCH SAUCER DIMENSION (NON-BED AREAS)
• 2" CAL. & SMALLER	• DOUBLE STAKE	• 4' DIA.
• BETWEEN 2.5" & 3.5" CAL.	• TRIPLE STAKE	• 5' DIA.
• 4" CAL. - 6" CAL.	• TRIPLE GUY	• MIN. 8' DIA.- EXTEND OUTSIDE DIAMETER TO INCLUDE GUYING STAKES



(A) TOP OF STAKES AND GUYS TO BE SET ABOVE FIRST BRANCHES. SET STAKES VERTICAL AND AT SAME HEIGHT

(B) GUYING CABLE 3 GUYS PER TREE

(C) TURNBUCKLE

(D) REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL

(E) 3" DEEP MULCH. DO NOT COVER ROOT FLARE

(F) COMPACTED PLANTING BACKFILL

(G) MOUND PLANTING BACKFILL TO FORM SAUCER AROUND PLANT PIT. SET SAUCER OUTSIDE OF GUY STAKES

(H) STAKES TO EXTEND 12" BELOW TREE PIT IN UNDISTURBED GROUND

(I) 2x4 WOOD OR #3/LF METAL FENCE POST ANCHOR STAKE TO BE DRIVEN BELOW FINISH GRADE. MIN. LENGTH TO BE 24"

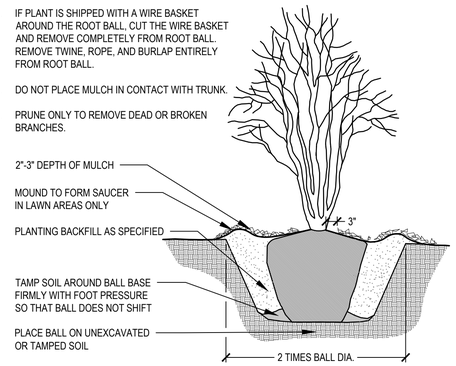
NOTES:
NEVER CUT CENTRAL LEADERS. PRUNE ONLY TO REMOVE DEAD OR DAMAGED BRANCHES. LIMB UP FOR CLEARANCE PER PLANT SCHEDULE.

1 TYPICAL TREE PLANTING

NTS

NOTES:

1. PLANT EACH TREE SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET AND REMOVE COMPLETELY FROM ROOT BALL. REMOVE TWINE, ROPE, AND BURLAP ENTIRELY FROM ROOT BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
4. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.

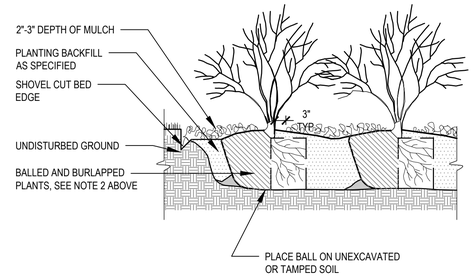


2 TYPICAL ORNAMENTAL TREE PLANTING

NTS

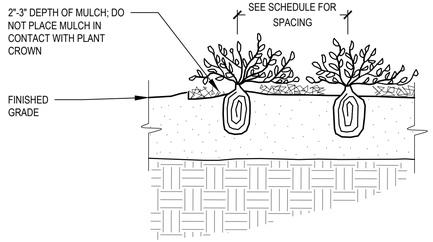
NOTES:

1. PLANT EACH SHRUB SUCH THAT THE ROOT COLLAR IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET AND REMOVE COMPLETELY FROM ROOT BALL. REMOVE TWINE, ROPE, AND BURLAP ENTIRELY FROM ROOT BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.



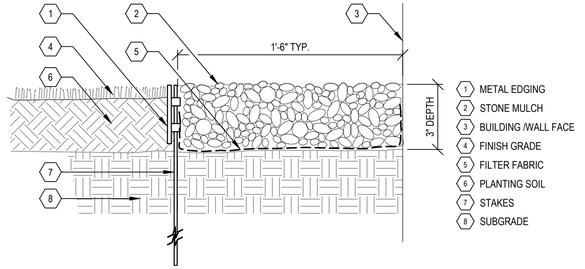
3 TYPICAL SHRUB PLANTING

NTS



4 TYPICAL PERENNIAL/ GROUNDCOVER PLANTING

NTS



5 WASHED STONE MAINTENANCE STRIP

NTS

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

WISCONSIN
SHANE A. BERNAU
LA- 651
MADISON WIS
LANDSCAPE ARCHITECT
2026.06.01

CLIENT
THRESHOLD DEVELOPMENT

STATUS
PLAN REVIEW SET

PROJECT
856 W. LAKESIDE STREET

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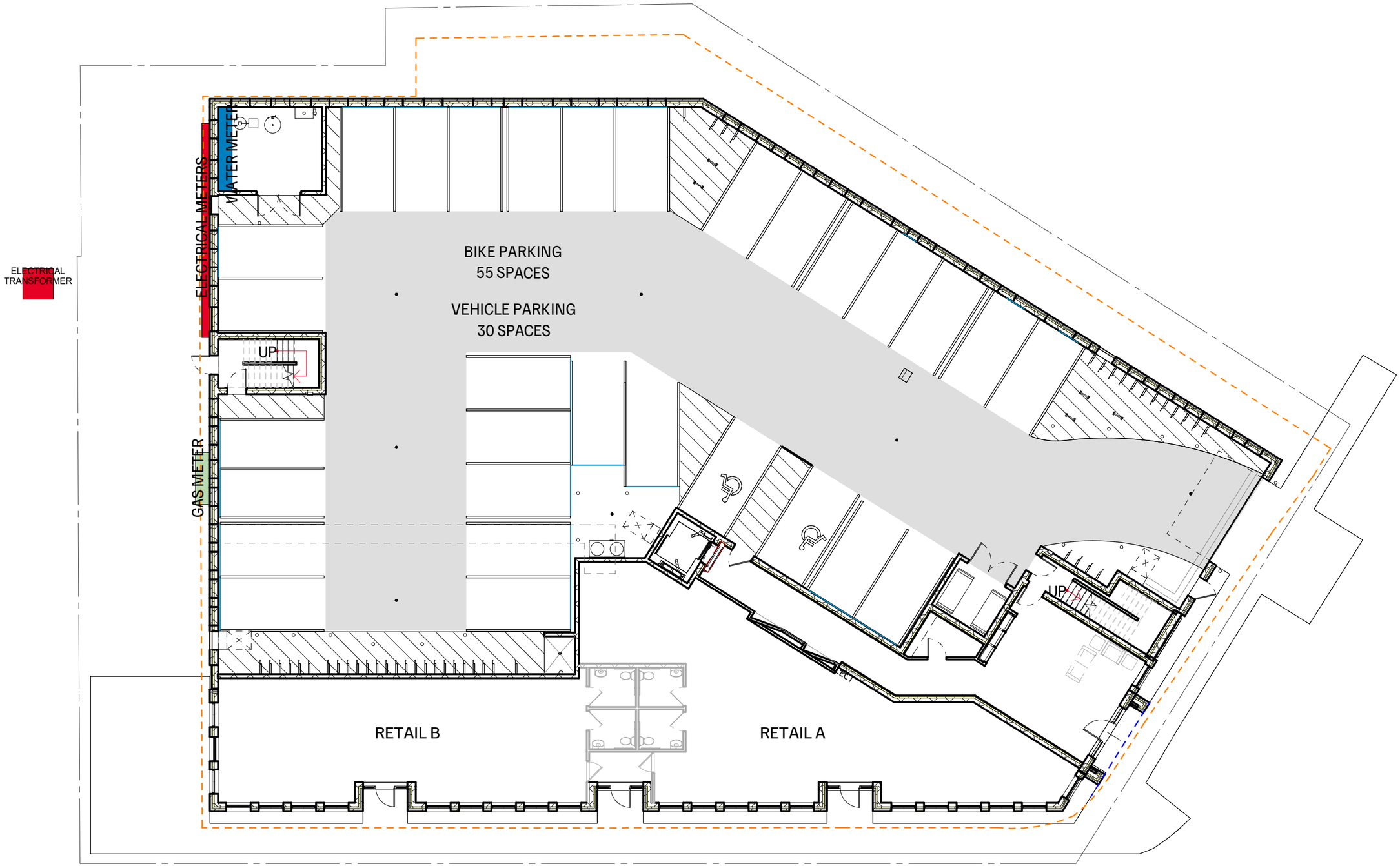
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SHEET NAME
SITE DETAILS

THRESHOLD BUILDS

REVISION 1

SHEET NO L503



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

0 8' 16' 32'
0 2"
1/16" = 1'-0"

N

BUILDING DESIGNS | FLOOR PLANS

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

THRESHOLDBUILDS



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

0 8' 16' 32'
0 2"
1/16" = 1'-0"

N

BUILDING DESIGNS | FLOOR PLANS

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

THRESHOLDBUILDS



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

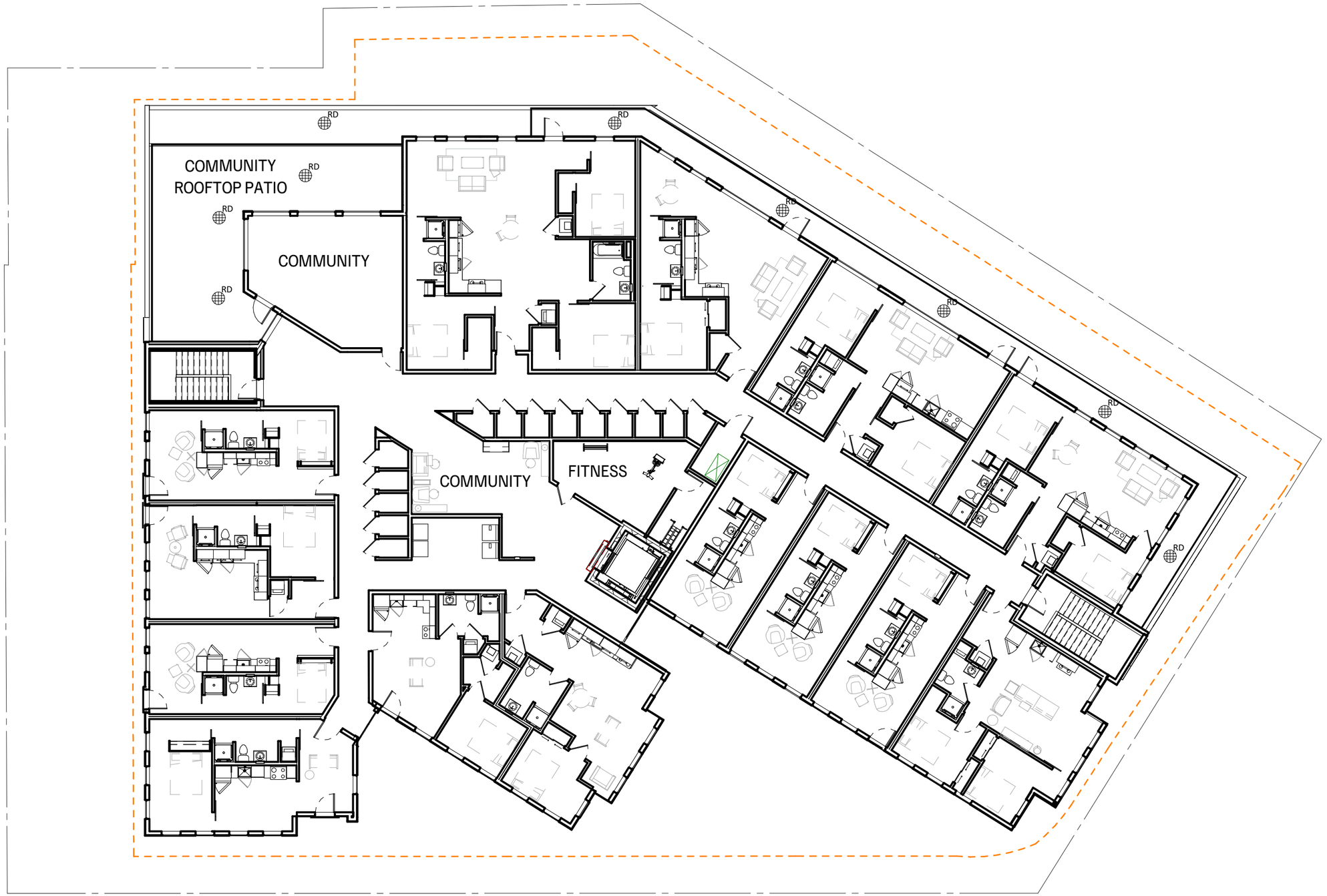
0 8' 16' 32'
0 2"
1/16" = 1'-0"

N

BUILDING DESIGNS | FLOOR PLANS

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

THRESHOLDBUILDS



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

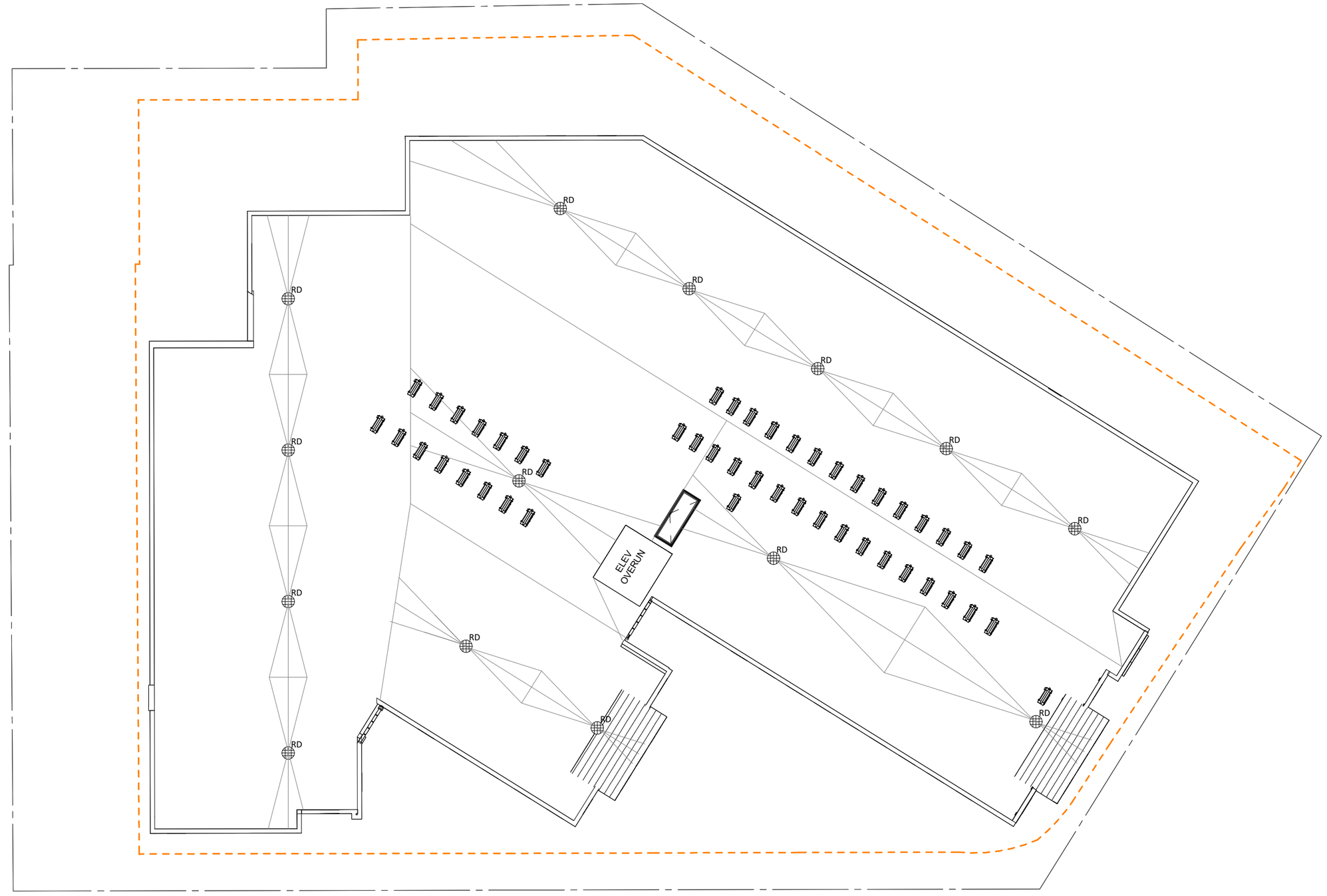
0 8' 16' 32'
0 2"
1/16" = 1'-0"

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BUILDING DESIGNS | FLOOR PLANS

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

THRESHOLDBUILDS



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

0 8' 16' 32'
0 2"
1/16" = 1'-0"

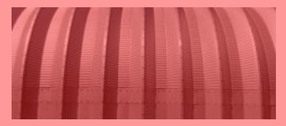
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BUILDING DESIGNS | FLOOR PLANS

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

THRESHOLDBUILDS

SIDING 01 (INTEGRAL ROOFING)
MANUFACTURER: STEEL MASTER
MATERIAL: GALVALUME METAL
GAUGE: 20
TEXTURE: RIBS (7" DEPTH)
COLOR: GALVALUME



NOT USED

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

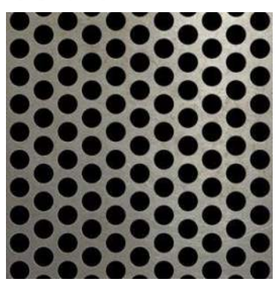


SIDING 04
MANUFACTURER: WOODTONE ON JAMES HARDIE
MATERIAL: FIBER CEMENT
COLOR: ROASTED WALNUT

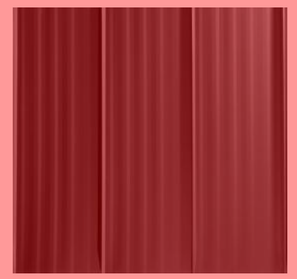


NOT USED

SIDING 05
MANUFACTURER: ACCURATE PERFORATING (OR EQUAL)
MATERIAL: GALVALUME METAL
GAUGE: 26



SIDING 06
MANUFACTURER: MCELROY
MATERIAL: MEDALLION 1
GAUGE: 24
COLOR: MATTE BLACK

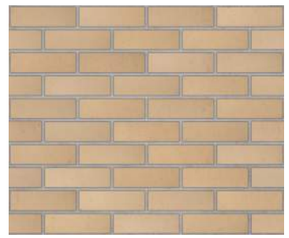


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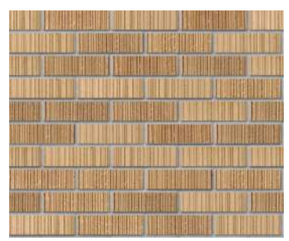
SIDING 06
MANUFACTURER: MCELROY
MATERIAL: MEDALLION 1
GAUGE: 24
COLOR: MANSARD BROWN



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



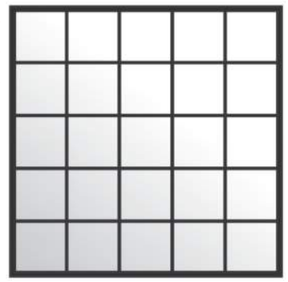
BLACK CABLE RAILING
MANUFACTURER: QUIGLEY CABLE RAIL (OR EQUAL)
MATERIAL: BLACK ALUMINUM RAIL AND POSTS. STAINLESS STEEL CABLES AND CONNECTORS.



GLAZING 02
MANUFACTURER: KALWALL
MATERIAL: TRANSLUCENT PANELS

NOT USED

GLAZING 02
MATERIAL: FROSTED TRANSPARENT WALL SYSTEM



SIDING 01 (INTEGRAL ROOFING)
MANUFACTURER: MCELROY
MATERIAL: MEDALLION 1
GAUGE: 24
TEXTURE: 18" STRIATED PANELS CONNECTED W/ BATTENS
COLOR: GALVALUME
REFLECTANCE: 0.67



Medallion I Batten



BUILDING DESIGNS | MATERIAL BOARD

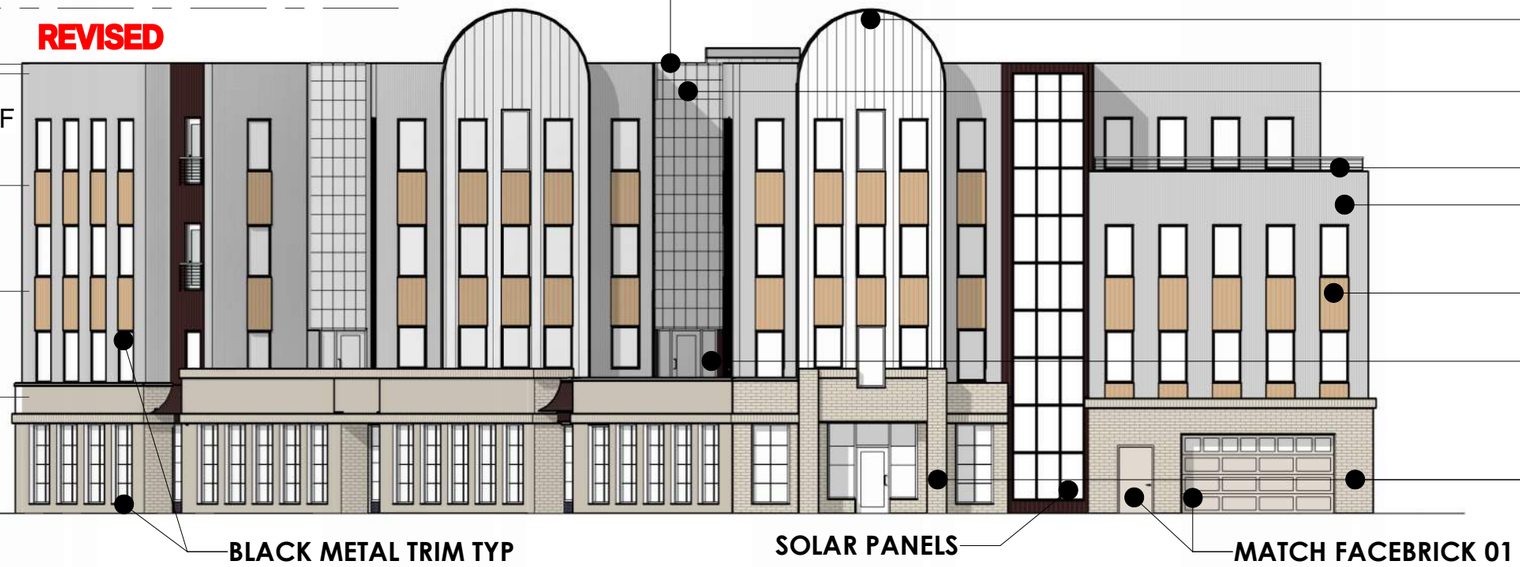
999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

THRESHOLDBUILDS

APPROVED



REVISED



TRIM 01
MCELROY - GALVALUME

SIDING 01
MCELROY MEDALLION - GALVALUME

GLAZING 02
FROSTED TRANSPARENT WALL SYSTEM

BLACK CABLE RAILING

SIDING 02
MCELROY MULTI-COR - GALVALUME

SIDING 03
WOODTONE - SANDCASTLE

SIDING 06
MCELROY MEDALLION 1 - MANSARD BROWN

FACEBRICK 01
ENDICOTT - GOLDEN BUFF

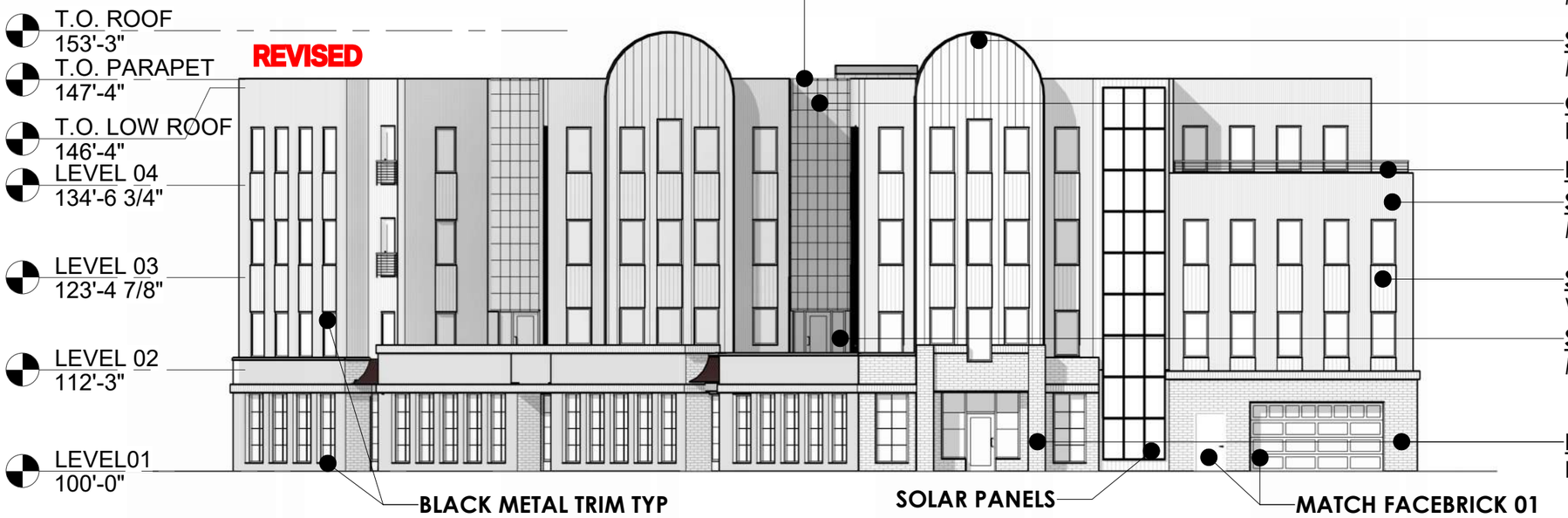
BUILDING DESIGNS | SOUTH ELEVATION

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

0 8' 16' 32'
0 2"
1/16" = 1'-0"

THRESHOLDBUILDS





TRIM 01
MCELROY - GALVALUME

SIDING 01
MCELROY MEDALLION - GALVALUME

GLAZING 02
FROSTED TRANSPARENT WALL SYSTEM

BLACK CABLE RAILING

SIDING 02
MCELROY MULTI-COR - GALVALUME

SIDING 03
WOODTONE - SANDCASTLE

SIDING 06
MCELROY MEDALLION 1 - MANSARD BROWN

FACEBRICK 01
ENDICOTT - GOLDEN BUFF

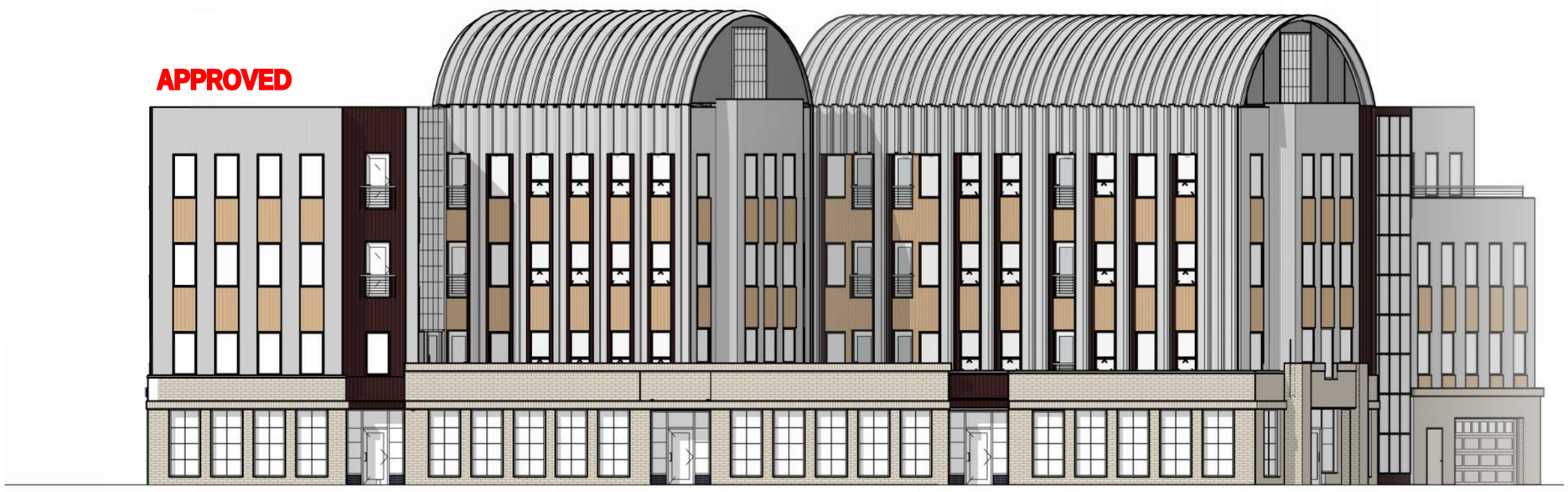
BUILDING DESIGNS | SOUTH ELEVATION

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

0 8' 16' 32'
0 2"
1/16" = 1'-0"

THRESHOLDBUILDS

APPROVED



REVISED

T.O. ROOF
153'-3"

T.O. PARAPET
147'-4"

T.O. LOW ROOF
146'-4"

LEVEL 04
134'-6 3/4"

LEVEL 03
123'-4 7/8"

LEVEL 02
112'-3"

LEVEL01
100'-0"



SIDING 01
MCELROY MEDALLION - GALVALUME

SIDING 06
MCELROY MEDALLION 1 - MANSARD BROWN

SIDING 06
MCELROY MEDALLION 1 - MANSARD BROWN

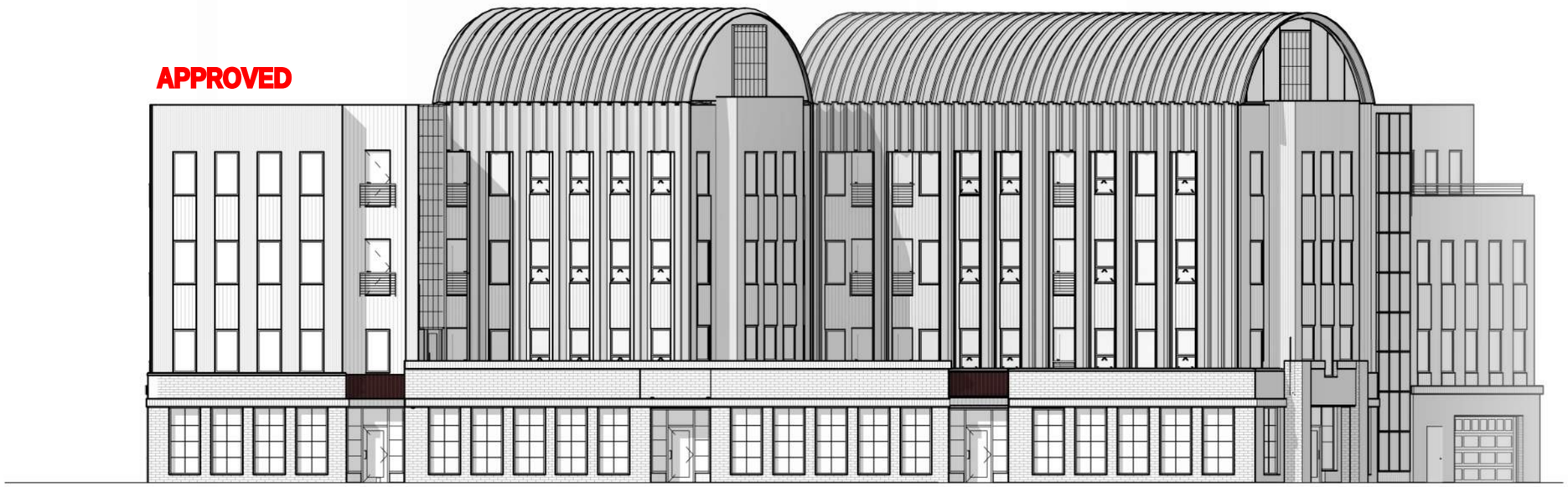
BUILDING DESIGNS | WEST ELEVATION

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

0 8' 16' 32'
0 2"
1/16" = 1'-0"

THRESHOLDBUILDS

APPROVED



REVISED

T.O. ROOF
153'-3"

T.O. PARAPET
147'-4"

T.O. LOW ROOF
146'-4"

LEVEL 04
134'-6 3/4"

LEVEL 03
123'-4 7/8"

LEVEL 02
112'-3"

LEVEL01
100'-0"

SIDING 01
MCELROY MEDALLION - GALVALUME

SIDING 06
MCELROY MEDALLION 1 - MANSARD BROWN

SIDING 06
MCELROY MEDALLION 1 - MANSARD BROWN

BUILDING DESIGNS | WEST ELEVATION

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

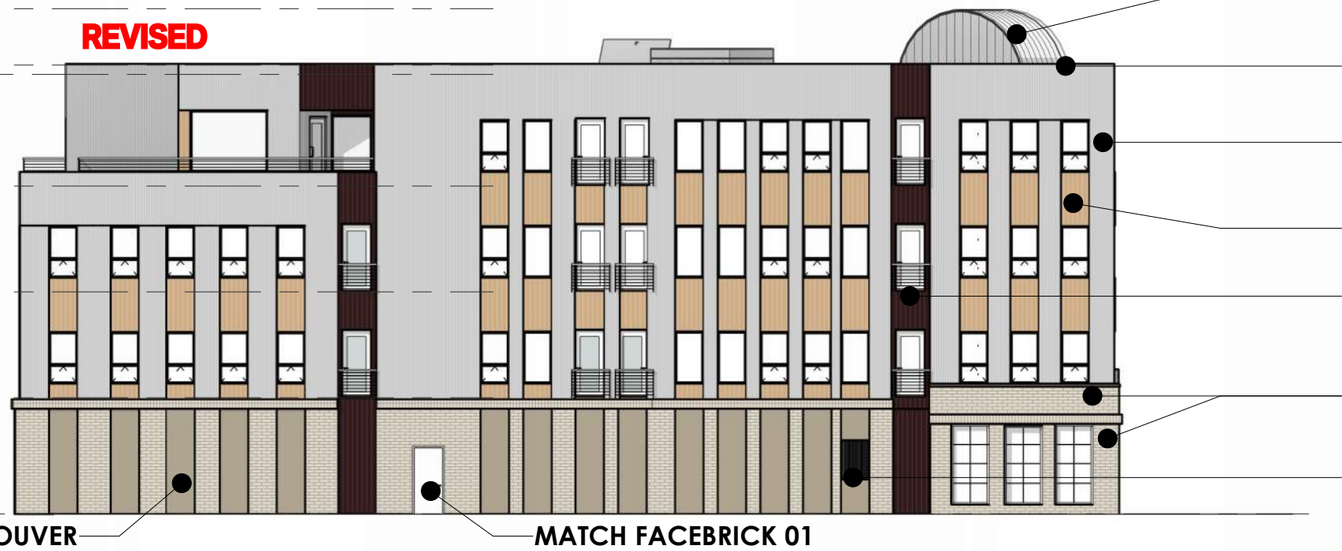
0 8' 16' 32'
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1/16" = 1'-0"

THRESHOLDBUILDS

APPROVED



REVISED



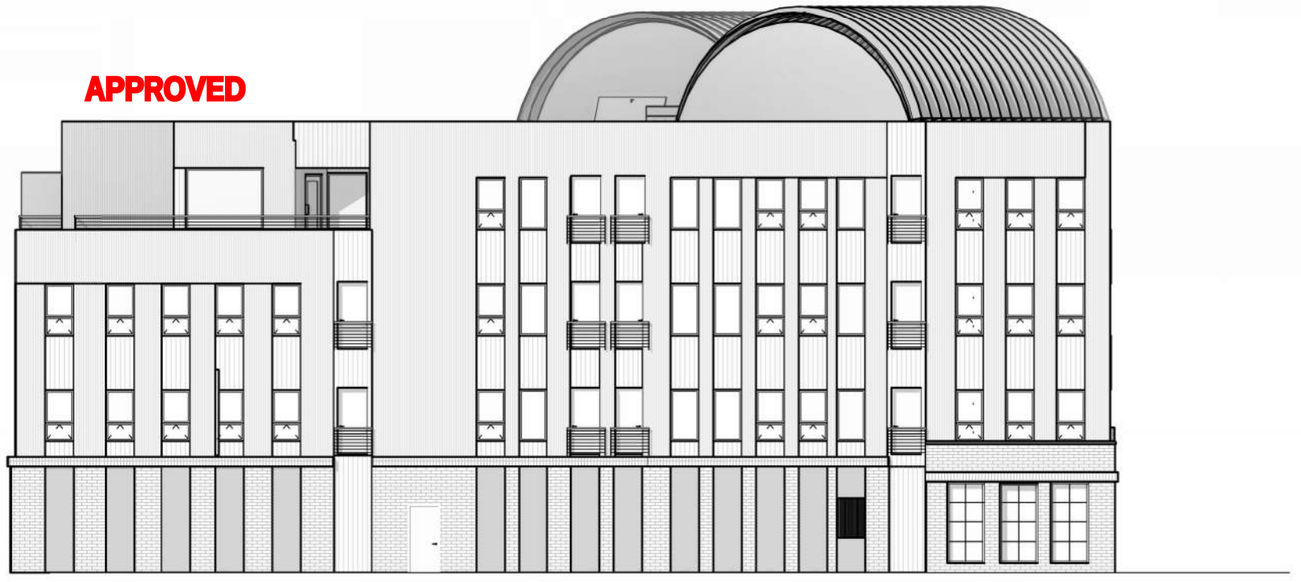
BUILDING DESIGNS | NORTH ELEVATION

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

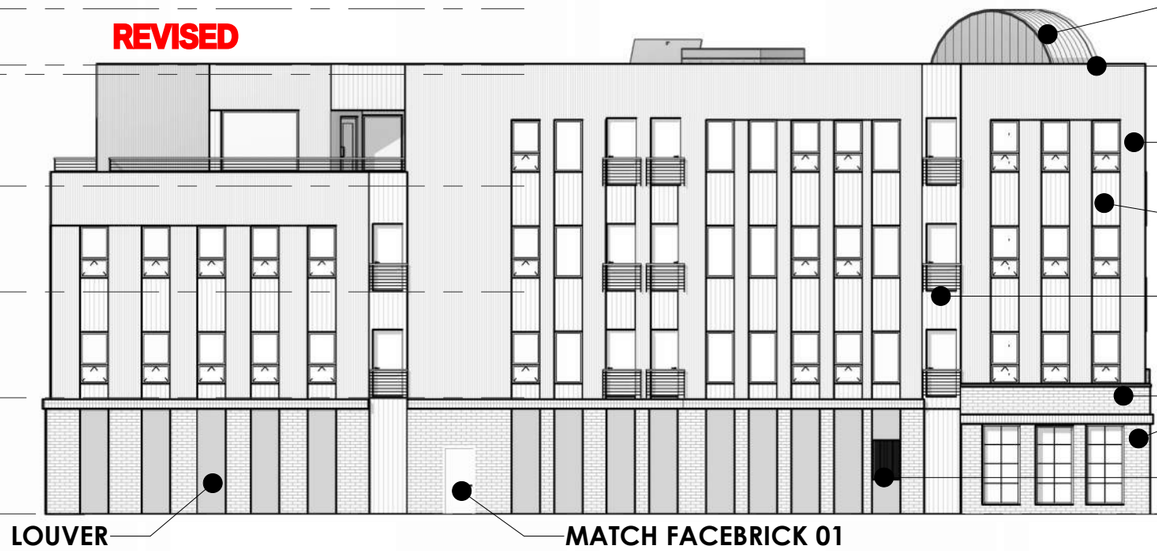
0 8' 16' 32'
0 2"
1/16" = 1'-0"

THRESHOLDBUILDS

APPROVED



REVISED



SIDING 01
MCELROY MEDALLION - GALVALUME

TRIM 01
MCELROY - GALVALUME

SIDING 02
MCELROY MULTI-COR - GALVALUME

SIDING 03
WOODTONE - SANDCASTLE

SIDING 06
MCELROY MEDALLION 1 - MANSARD BROWN

FACEBRICK 01
ENDICOTT - GOLDEN BUFF

FACEBRICK 02 (VERTICAL SCORE)
ENDICOTT - GOLDEN BUFF

BUILDING DESIGNS | NORTH ELEVATION

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

0 8' 16' 32'
0 2"
1/16" = 1'-0"

THRESHOLDBUILDS

APPROVED



REVISED

BLACK CABLE RAILING

LOUVER

T.O. ROOF
153'-3"

T.O. PARAPET
147'-4"

T.O. LOW ROOF
146'-4"

LEVEL 04
134'-6 3/4"

LEVEL 03
123'-4 7/8"

LEVEL 02
112'-3"

LEVEL01
100'-0"

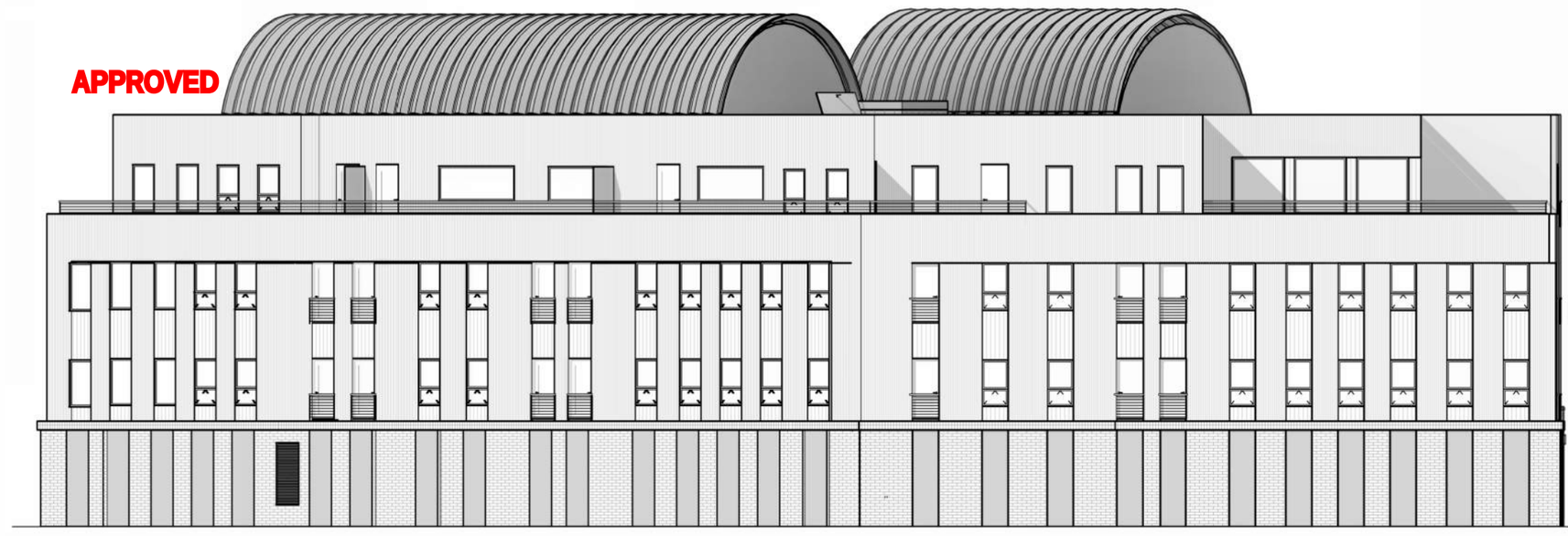
BUILDING DESIGNS | NORTH-EAST ELEVATION

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

0 8' 16' 32'
0 2"
1/16" = 1'-0"

THRESHOLDBUILDS

APPROVED



REVISED

BLACK CABLE RAILING

LOUVER

T.O. ROOF
153'-3"

T.O. PARAPET
147'-4"

T.O. LOW ROOF
146'-4"

LEVEL 04
134'-6 3/4"

LEVEL 03
123'-4 7/8"

LEVEL 02
112'-3"

LEVEL01
100'-0"

BUILDING DESIGNS | NORTH-EAST ELEVATION

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

0 8' 16' 32'
0 2"
1/16" = 1'-0"

THRESHOLDBUILDS



BUILDING DESIGNS | RENDER APPROVED

999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026

THRESHOLDBUILDS



BUILDING DESIGNS | RENDER REVISED

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

THRESHOLDBUILDS



BUILDING DESIGNS | RENDER APPROVED

999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026

THRESHOLDBUILDS



BUILDING DESIGNS | RENDER REVISED

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

THRESHOLDBUILDS

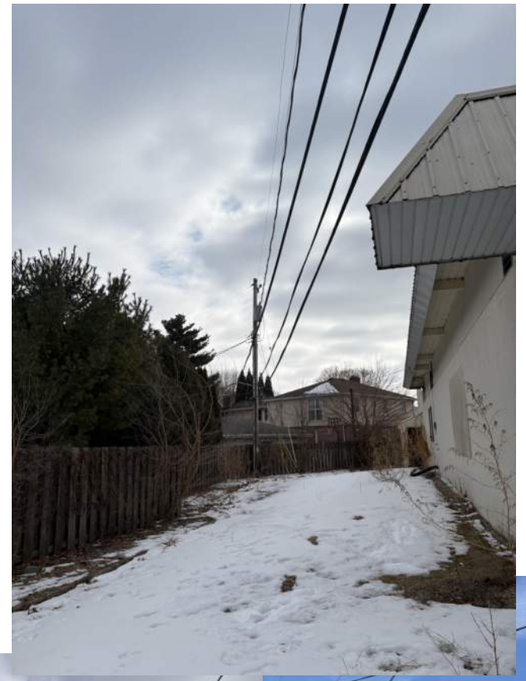


BUILDING DESIGNS | RENDER REVISED

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

THRESHOLDBUILDS

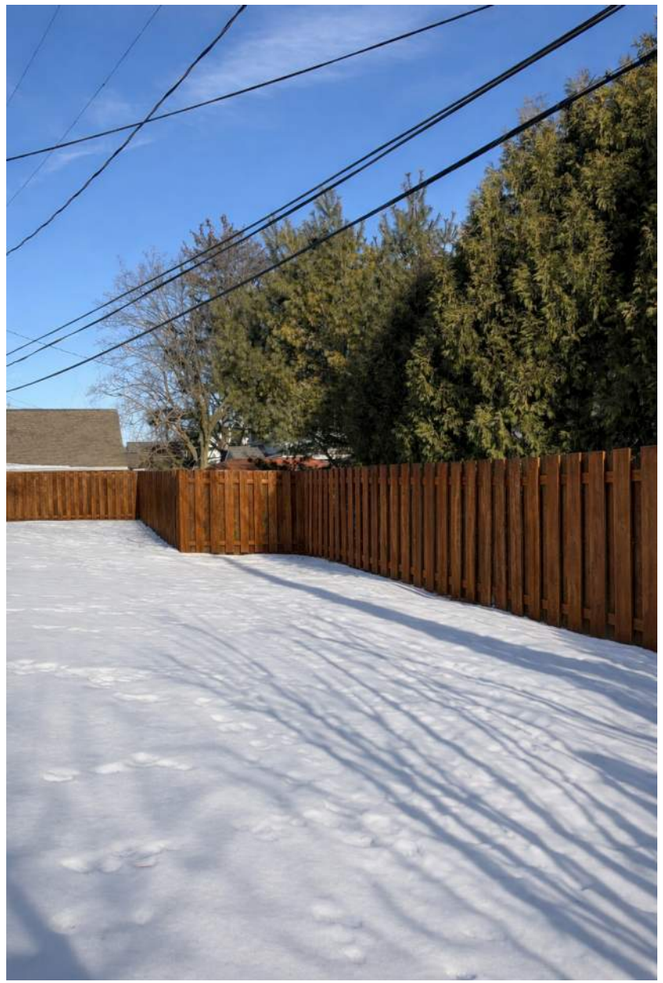
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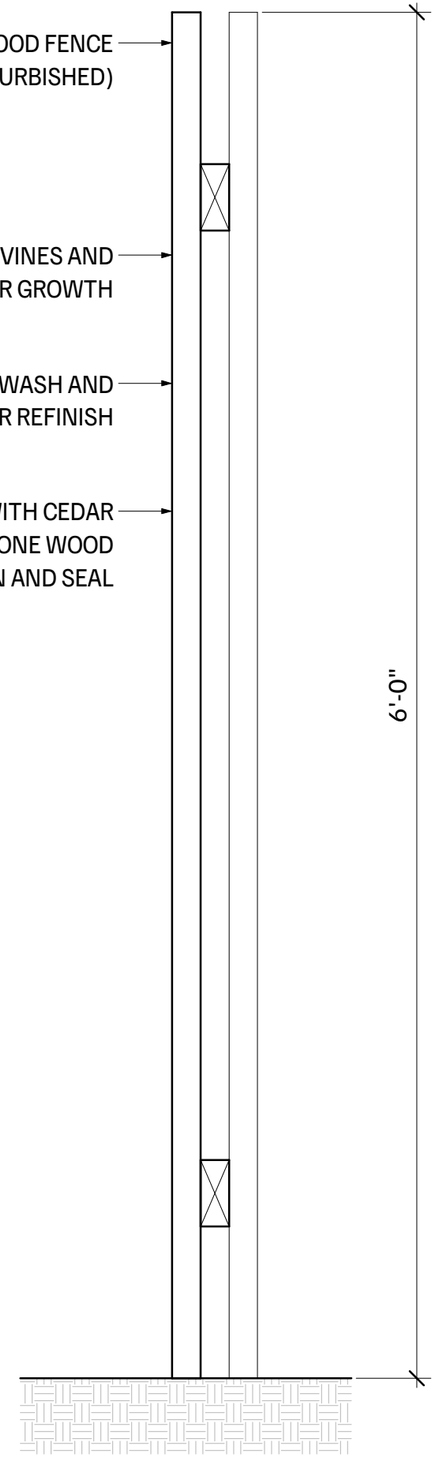






PROPOSED

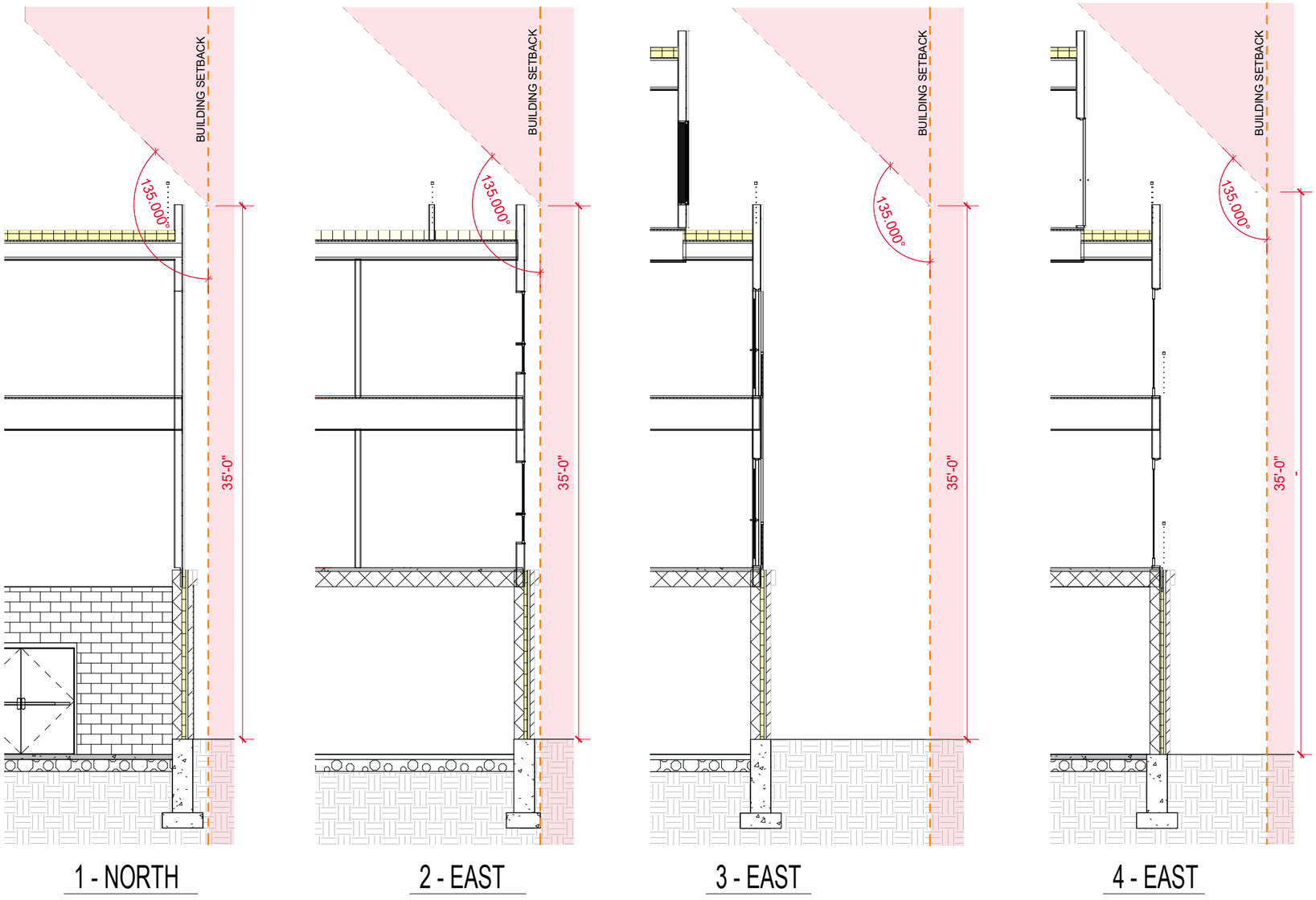




BUILDING DESIGNS | SITE FENCE

999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026

THRESHOLDBUILDS

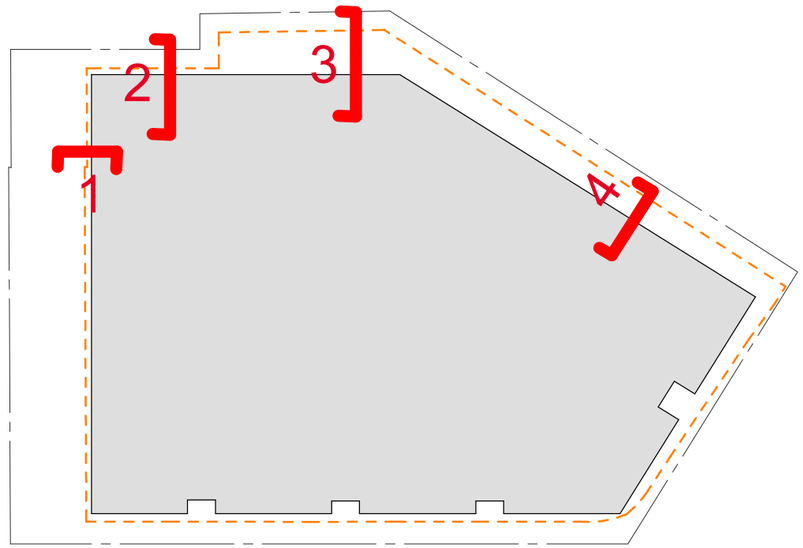


1 - NORTH

2 - EAST

3 - EAST

4 - EAST



BUILDING DESIGNS | STEPBACKS

999 S. PARK STREET | UDC RESUBMISSION | JUNE 2026

THRESHOLDBUILDS

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

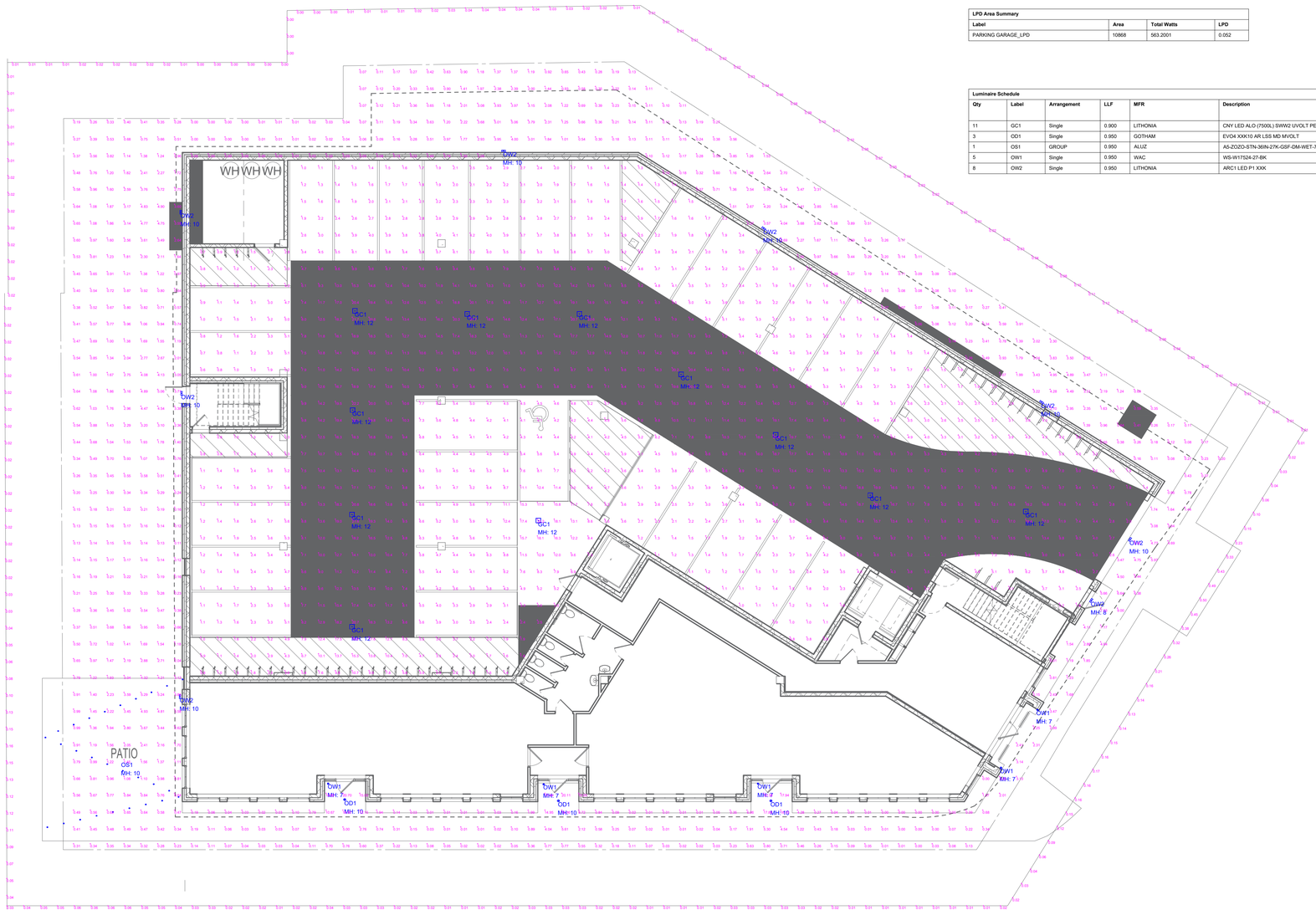
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10FT OFF PROPERTY LINE	Illuminance	Fc	0.05	0.50	0.00	N.A.	N.A.
PARKING GARAGE_Floor	Illuminance	Fc	6.75	22.2	0.6	11.25	37.00
SITE	Illuminance	Fc	1.46	20.70	0.00	N.A.	N.A.

LPD Area Summary

Label	Area	Total Watts	LPD
PARKING GARAGE_LPD	10868	563.2001	0.052

Luminaire Schedule

Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
11	GC1	Single	0.900	LITHONIA	CNY LED ALO (7500L) SWW2 UVOLT PE PIR DDB	51.2	563.2	7264
3	OD1	Single	0.950	GOTHAM	EVO4 XXK10 AR LSS MD MVOLT	8.8	26.4	973
1	OS1	GROUP	0.950	ALUZ	A5-ZOZO-STN-36IN-27K-GSF-DMI-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 XXK	10.8751	87.001	1454



ENTERPRISE
Lighting & Control

#	DATE	COMMENTS

REVISIONS

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 XXK	10.8751	32.625	1454
10	OW3	Single	0.950	WAC	WL-5205-30-ABK	5.35699	53.57	44

ENTERPRISE Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : BB

DATE : JAN 7, 2026

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

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 XXK	10.8751	10.875	1454
5	OW3	Single	0.950	WAC	WL-5205-30-ABK	5.35699	26.785	44

ENTERPRISE
Lighting & Control

REVISIONS

#	DATE	COMMENTS

DRAWN BY : BB

DATE : JAN 7, 2026

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

999 S PARK STREET

MADISON, WI

LEVEL 4 PATIO LIGHTING LAYOUT

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 ❍ 3000K ❍ 3500K ❍ 4000K	❍ BK Black	30W	2825	685

Example: **WS-W17524-40-BK**
For custom requests please contact customs@waclighting.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

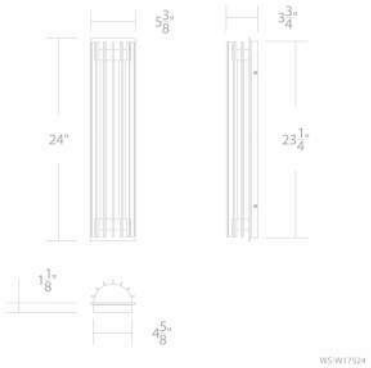
Color Temp:	2700K,3000K,3500K,4000K
Input:	120,50/60Hz
CRI	90
Dimming:	ELV: 100-10% , TRIAC: 100-10%
Rated Life:	50,000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, Title 24 JA8 Compliant, ADA, Wet Location Listed
Construction	Aluminum hardware

FINISHES:



Black

LINE DRAWING



WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. December 2025

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 ❍ 3000K ❍ 3500K ❍ 4000K	❍ BK Black	44W	4087	925

Example: **WS-W17532-40-BK**
For custom requests please contact customs@waclighting.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
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SPECIFICATIONS

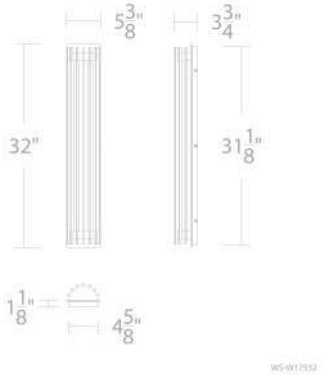
Color Temp:	2700K,3000K,3500K,4000K
Input:	120,50/60Hz
CRI	90
Dimming:	ELV: 100-10% , TRIAC: 100-10%
Rated Life:	50,000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, Title 24 JA8 Compliant, ADA, Wet Location Listed
Construction	Aluminum hardware

FINISHES:



Black

LINE DRAWING



WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. December 2025



ARC1 LED

Architectural Wall Luminaire

Catalog Number

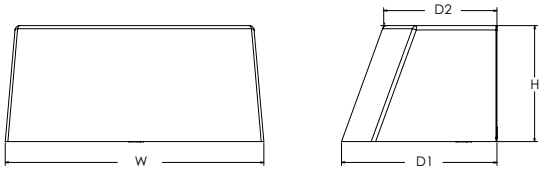
Notes

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: (without options) 7 lbs



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

Accessories

Ordered and shipped separately.

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

NOTES

1 347V not available with E4WH.
2 FAO not available with DMG.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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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

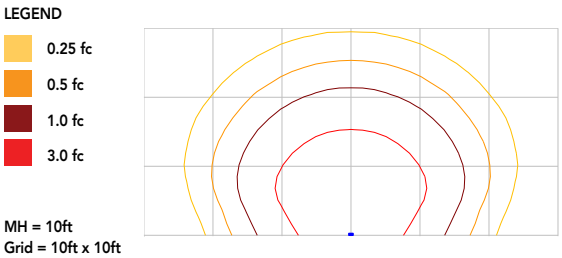
Projected LED Lumen Maintenance

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.



ARC1 LED P3 40K

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Emergency Egress Options

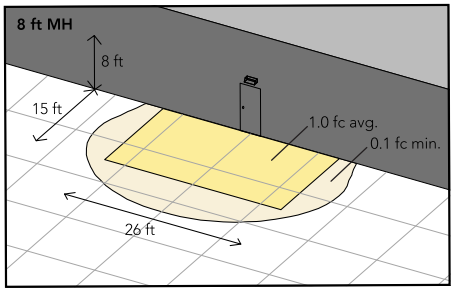
Emergency Battery Backup

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

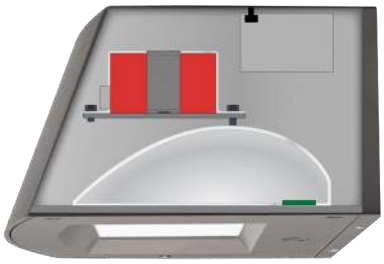
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

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-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire 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 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

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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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 C 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	Tradtional 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 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

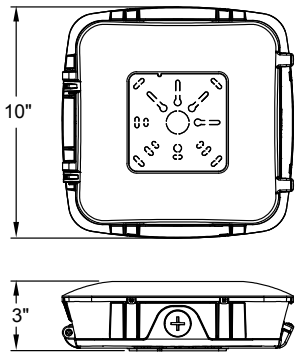
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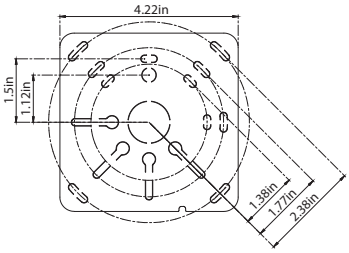
Dimensions

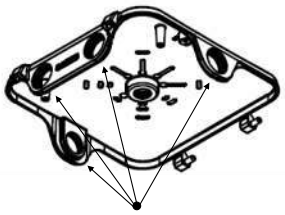
CNY LED ALO

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

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gotham | I V O™

Luminaire Type:

Catalog Number:

IVO™ 4" Round Downlight
New Construction



TRIM STYLES AND COLORS



Parabolic



Bevel

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

Flange Styles



Flanged

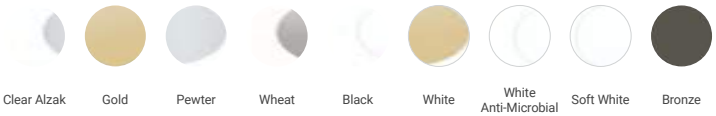


Flangeless



Flangeless in Millwork

Reflector Colors

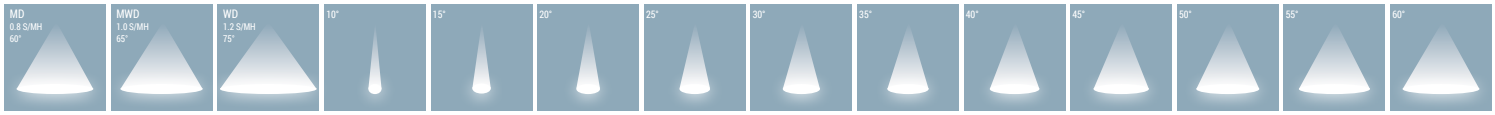


QUICK SPECIFICATIONS

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°

Distribution / Beam Angles



Superior Perfomance*

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

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ORDERING INFORMATION

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

Series

IVO4	4" Round Recessed

Function

D	Downlight

Lumen Packages

05LM[1]	500 Lumens
07LM	750 Lumens
10LM	1000 Lumens
15LM	1500 Lumens
20LM	2000 Lumens
25LM	2500 Lumens
30LM	3000 Lumens
35LM	3500 Lumens
40LM[2]	4000 Lumens
45LM[3]	4500 Lumens

Kelvin Temperature

27K	2700K
30K	3000K
35K	3500K
40K	4000K
50K	5000K

Color Rendering Index

80CRI	80+ CRI
90CRI[4]	90+ CRI
95CRI[4]	95+ CRI

Distribution

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°)

Dimming Level

MIN10	Min 10% Dim Level
MIN1	Min 1% Dim Level
DARK	Min 0.1% Dim Level, Dim-to-Dark

Voltage

MVOLT	Multi-Volt input, 120V-277V
120	120V input
347[5]	347V input

Control Input[6]

ZT[7]	Generic 0-10V
EZT	EldoLED 0-10V
ELV[8]	Phase Dimming (Forward/Reverse) (120V only)
DMX[9]	DMX
DALI[9]	DALI-2
NLIGHT	Embedded wired controls by nLight
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

Emergency Option

(blank)	No Emergency Pack
E7W[10]	IOTA 7W Emergency battery pack, Constant Power, Title 20 compliant, integrated test switch.
E7WR[10,11]	IOTA 7W Emergency battery pack, Constant Power, Title 20 compliant, remote test switch.
E10W[12]	IOTA 10W Emergency battery pack, Constant Power, Title 20 compliant, integrated test switch
E10WR[12]	IOTA 10W Emergency battery pack, Constant Power, Title 20 compliant, remote test switch.
GTD[9,13]	Generator Transfer Device

Housing Style

NCH	Non-IC Housing (new construction only)
ICAT	IC/Airtight Housing (new construction only) 15LM max.
CP	Chicago Plenum CCEA Housing (new construction only)

Options

SF[14]	Single Fuse, specify 120 or 277
WL[15]	Wet Location

Trim Style

P	Parabolic Trim
BEV[16]	Bevel Trim
SH[17]	Shower/IP65 Bevel Trim (Deadfront)

Baffle Color

(blank)	non-Bevel
ARS	Clear Anodized Semi-Specular
WMRS	Soft White
BRS	Black Semi-Specular
BRD	Black Diffuse

Trim Lens

(blank)	no lens
SLG	Solite Lens
CLR	Clear Lens

Trim Color

AR	Clear Anodized
BR	Black Anodized
GR	Gold Anodized
PR	Pewter Anodized
WTR	Wheat Anodized
WR[16,18]	White Gloss (painted)
WMR[16]	Soft White Matte (painted)
WRAMF[16]	White Gloss with Anti-Microbial (painted)
BZR[16,18]	Dark Bronze (painted)
TRALTBD[19]	Trim RAL # (TBD for pricing only)
TCPC	Trim Custom Paint Color

Trim Finish

LD	Matte Diffuse
LS	Specular
LSS	Semi Specular

Flange Style

F	Self Flanged (color matches trim)
FL	Flangeless (Drywall)
FLM[20]	Flangeless Millwork
FBL[21]	Flange Only Black
FWR[22]	Flange Only White
FRALTBD[19]	Flange Only RAL
FCPC	Flange Only Custom Paint Color

ORDERING NOTES

1. 05LM only available with ELV or ZT. Not available with 347V.
2. 40LM and CP requires Marked Spacing.
3. 45LM and NCH requires Marked Spacing.
4. 90CRI not available with 50K, 95CRI not available with 35K, 40K or 50K.
5. 347 only available with ZT and MIN1 or MIN10. Not available with nLight or Emergency options. 40LM max.
6. Refer to Tech-240 for compatible dimmers.
7. ZT is not available with DARK.
8. ELV only available with MIN1 and 120V.
9. DMX and DALI are only available with DARK.
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.
14. Specify 120 or 277 volt. Not available with 347 volt.
15. Not available with E7W or E10W
16. Not available with Trim Finishes.
17. SH Trim not available with FL or FLM flange style.
18. Corrosion Resistant Powder Coat.
19. Replace with applicable RAL number and finish when ready to order. See RAL BROCHURE for available color options.
20. FLM requires Millwork Ceiling Cutout Template accessory, IVO*FLMKIT. Millwork Router Bit accessory, IVOFLMBIT, is optional or use similar. Millwork Adapter is included.
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.
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.

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ACCESSORIES — order as separate catalog numbers (shipped separately)	
GRA4-6IVO	Round goof ring adapter 4" ID, 6.5" OD
SCA4	Sloped ceiling adaptor. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA4 10D. Refer to TECH-190 for details.
CTAIVODL20	Trim ceiling thickness adaptors for 1-1/4" to 2" thick ceilings and ≤ 30LM (includes set of two for one trim).
CTAIVODL27	Trim ceiling thickness adaptors for 2" to 2-3/4" thick ceilings and ≤ 30LM (includes set of two for one trim).
CTAIVODL30	Trim ceiling thickness adaptors for 2-3/4" to 3" thick ceilings and ≤ 30LM (includes set of two for one trim).
IVO4FLMKIT	IVO 4" Round Flangeless in Millwork Ceiling Cutout Template (min. 1 required per install)
IVOFLMBIT	IVO Flangeless in Millwork Straight Router Bit, ¼" Shank with Bearing (optional)
IVO4OPTC D MD	Field Replaceable 4" Downlight Optic, Medium Batwing Distribution, 0.8 s/mh
IVO4OPTC D MWD	Field Replaceable 4" Downlight Optic, Medium Wide Batwing Distribution,1.0 s/mh
IVO4OPTC D WD	Field Replaceable 4" Downlight Optic, Wide Batwing Distribution, 1.2 s/mh
IVO4OPTC D 10D	Field Replaceable 4" Downlight Optic, 10°
IVO4OPTC D 15D	Field Replaceable 4" Downlight Optic, 15°
IVO4OPTC D 20D	Field Replaceable 4" Downlight Optic, 20°
IVO4OPTC D 25D	Field Replaceable 4" Downlight Optic, 25°
IVO4OPTC D 30D	Field Replaceable 4" Downlight Optic, 30°
IVO4OPTC D 35D	Field Replaceable 4" Downlight Optic, 35°
IVO4OPTC D 40D	Field Replaceable 4" Downlight Optic, 40°
IVO4OPTC D 45D	Field Replaceable 4" Downlight Optic, 45°
IVO4OPTC D 50D	Field Replaceable 4" Downlight Optic, 50°
IVO4OPTC D 55D	Field Replaceable 4" Downlight Optic, 55°
IVO4OPTC D 60D	Field Replaceable 4" Downlight Optic, 60°

design select

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

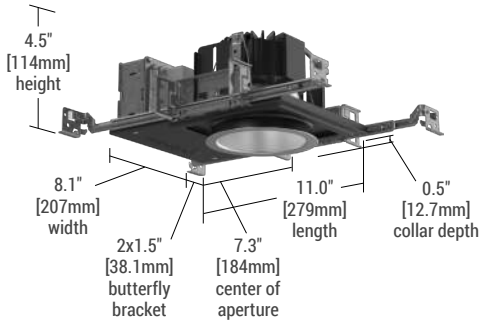
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DIMENSIONAL DATA

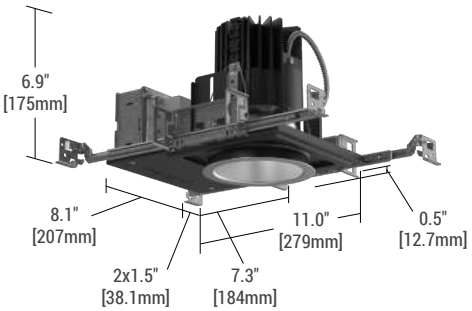
New Construction Dimensions

- 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".

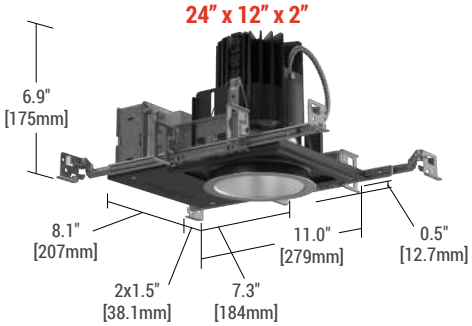
Non-IC Housing (NCH) For 05LM to 30LM



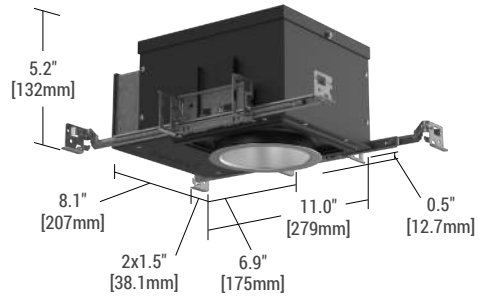
Non-IC Housing (NCH) For 35LM to 40LM



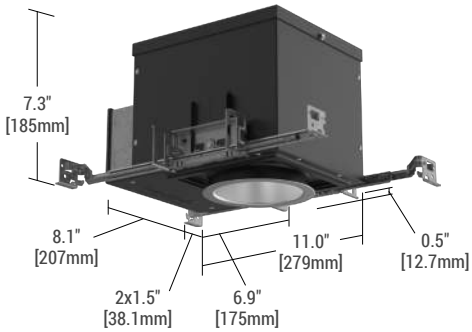
Non-IC Housing (NCH) For 45LM – MARKED SPACING 24" x 12" x 2"



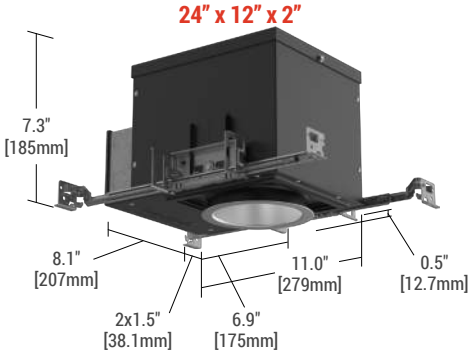
Chicago Plenum Housing (CP) For 05LM to 25LM



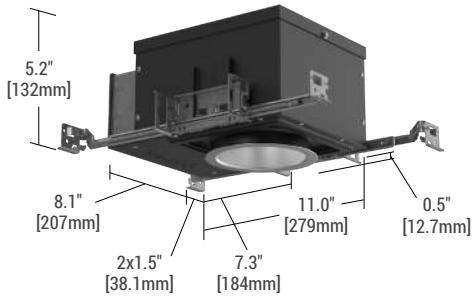
Chicago Plenum, New Construction Housing (CP) For 30LM to 35LM



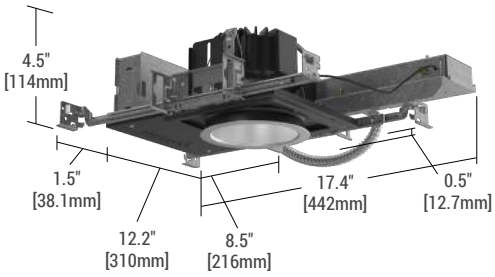
Chicago Plenum Housing (CP) For 40LM – MARKED SPACING 24" x 12" x 2"



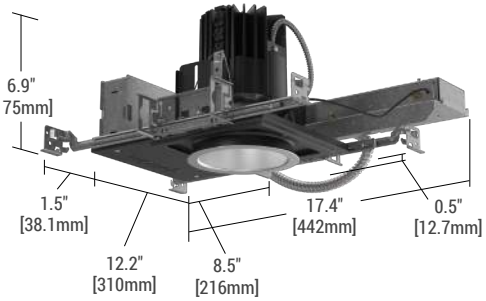
IC rated Housing (ICAT) For 05LM to 15LM



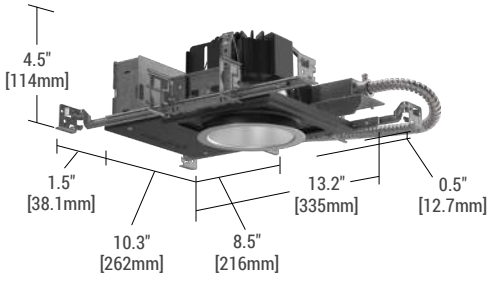
Non-IC Housing (NCH) with E7Wx, E10Wx Emergency Battery For 07LM to 30LM



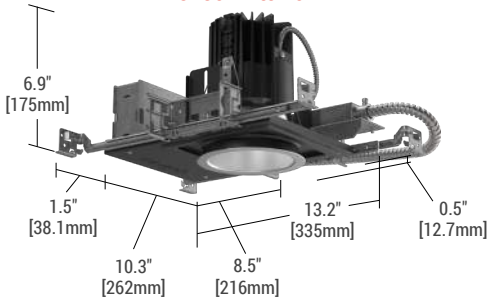
Non-IC Housing (NCH) with E7Wx, E10Wx Emergency Battery For 35LM to 45LM



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



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



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TRIM OPTIONS

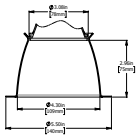
Trim Style and Flange Option

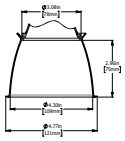
- Dimensions in inches [millimeters]


Parabolic Flanged
(P) (F)


Parabolic Flangeless
(P) (FL)


Parabolic Flangeless Millwork
(P) (FLM)



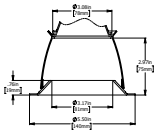


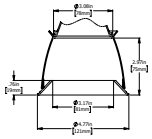

Bevel Flanged
(BEV) (F)


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
(WRAMF)

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.

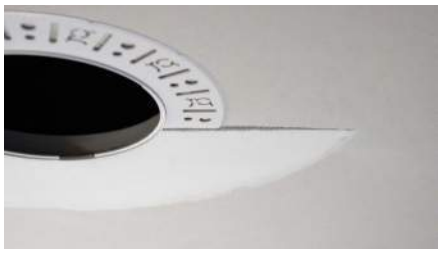
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FLANGELESS

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 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.



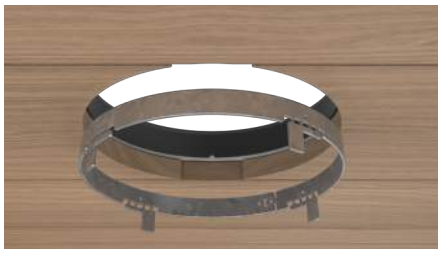
An IVO downlight requires only approximately 3" of plaster to finish.



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	Linear/Logarithmic
	+	EZT	100% to 10%	Linear	Linear/Logarithmic
MIN1	+	ZT	100% to 1%	Linear	Linear/Logarithmic
	+	EZT	100% to 1%	Linear	Linear/Logarithmic
	+	ELV	100% to 1%*	n/a	n/a
DARK	+	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

Embedded Nlight Configurations

Dimming Level		Control Input	Dimming Level	Control Provided	Driver Provided
MIN10	+	NLIGHT	100% to 10%	NIO EZDXA	eldoLED ECOdrive
	+	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

IVO4D	Drivers:	Title 24, JA8 ZT, EZT, ELV, DMX	Energy Star 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
DOWNLIGHT 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
DOWNLIGHT 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

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

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SPECIFICATIONS

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

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 provided 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 meet the Acuity Brands' specification for chromatic consistency - including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates.

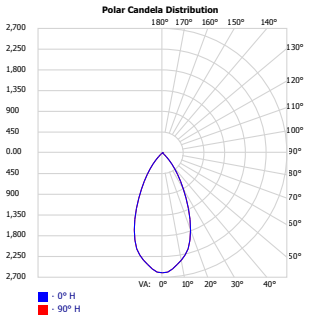
To learn more about A+, visit www.acuitybrands.com/aplus.

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1 Acuity Way, Decatur, GA 30035 | P 800-705-SERV (7378) | gothamlighting.com
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PHOTOMETRY

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

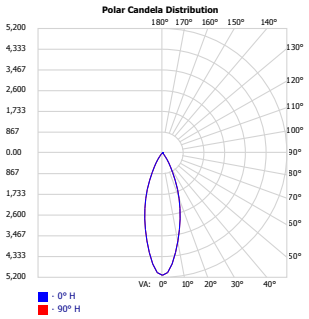
Candela Summary	
0°	2603
10°	2366
20°	1784
30°	909
40°	319
50°	26
60°	6
70°	3
80°	1
90°	0

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

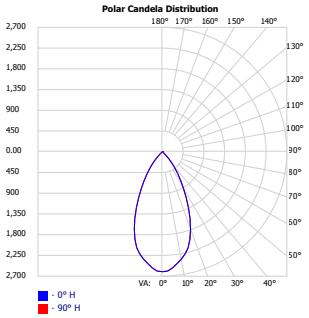
Candela Summary	
0°	5116
10°	3734
20°	2039
30°	675
40°	120
50°	14
60°	4
70°	2
80°	1
90°	0

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

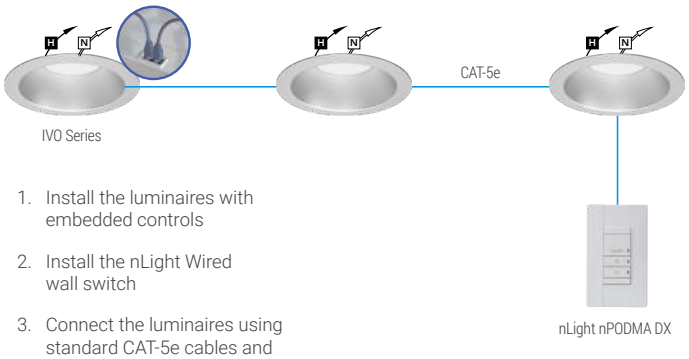
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Single Lighting Controls Platform for Indoor & Outdoor Spaces

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

Wired 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)

Wireless Embedded Controls



1. Install the luminaires with embedded controls
2. Install the nLight AIR battery-powered wall switch
3. Use CL**AIR**ITY+ 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.

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EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1 (BRICK 1)	BRICK	ENDICOTT	GOLDEN BUFF
BR-2 (BRICK 2)	BRICK (VERT. SCORE)	ENDICOTT	GOLDEN BUFF
SD-1 (SIDING 1)	MULTI-COR PANEL	MCELROY METAL	GALVALUME
SD-2 (SIDING 2)	MEDALLION 1	MCELROY METAL	GALVALUME
SD-3 (SIDING 3)	FIBER CEMENT	JAMES HARDIE	SANDCASTLE WT
SD-6 (SIDING 6)	MEDALLION 1	MCELROY METAL	MANSARD BROWN

BIRD-SAFE GLASS TREATMENT REQUIREMENT

BIRD GLASS DETAILS NOT APPLICABLE

*THE FIRST 60 FEET OF BUILDING FROM GRADE IS LESS THAN 50% GLASS

*NO GLASS AREAS OVER 50 SQUARE FEET.

*NO GLASS EXTERIOR GLASS RAILINGS.



2 SOUTH ELEVATION
1/8" = 1'-0"



1 SOUTH-WEST ELEVATION
1/8" = 1'-0"

2 INCHES
IF ACTUAL DIMENSION IS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY

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ADDENDUM 1	ADD-1	04/24/2026
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WHITTINGHILL ENGINEERING
BERNAU DESIGN

CLIENT
THRESHOLD DEV. GROUP

STATUS
PLAN REVIEW SET

PROJECT
856 W. LAKESIDE STREET

INFORMATION
PROJECT NO 25-0011
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THRESHOLD BUILDS

SHEET NAME
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REVISION ADD-1

SHEET NO A201

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1 (BRICK 1)	BRICK	ENDICOTT	GOLDEN BUFF
BR-2 (BRICK 2)	BRICK (VERT. SCORE)	ENDICOTT	GOLDEN BUFF
SD-1 (SIDING 1)	MULTI-COR PANEL	MCELROY METAL	GALVALUME
SD-2 (SIDING 2)	MEDALLION 1	MCELROY METAL	GALVALUME
SD-3 (SIDING 3)	FIBER CEMENT	JAMES HARDIE	SANDCASTLE WT
SD-6 (SIDING 6)	MEDALLION 1	MCELROY METAL	MANSARD BROWN

BIRD-SAFE GLASS TREATMENT REQUIREMENT

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2 SOUTH ELEVATION B&W
1/8" = 1'-0"



1 SOUTH-WEST ELEVATION B&W
1/8" = 1'-0"

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THRESHOLD BUILDS

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ELEVATIONS - EXTERIOR

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SHEET NO A201BW

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1 (BRICK 1)	BRICK	ENDICOTT	GOLDEN BUFF
BR-2 (BRICK 2)	BRICK (VERT. SCORE)	ENDICOTT	GOLDEN BUFF
SD-1 (SIDING 1)	MULTI-COR PANEL	MCELROY METAL	GALVALUME
SD-2 (SIDING 2)	MEDALLION 1	MCELROY METAL	GALVALUME
SD-3 (SIDING 3)	FIBER CEMENT	JAMES HARDIE	SANDCASTLE WT
SD-6 (SIDING 6)	MEDALLION 1	MCELROY METAL	MANSARD BROWN

BIRD-SAFE GLASS TREATMENT REQUIREMENT

BIRD GLASS DETAILS NOT APPLICABLE

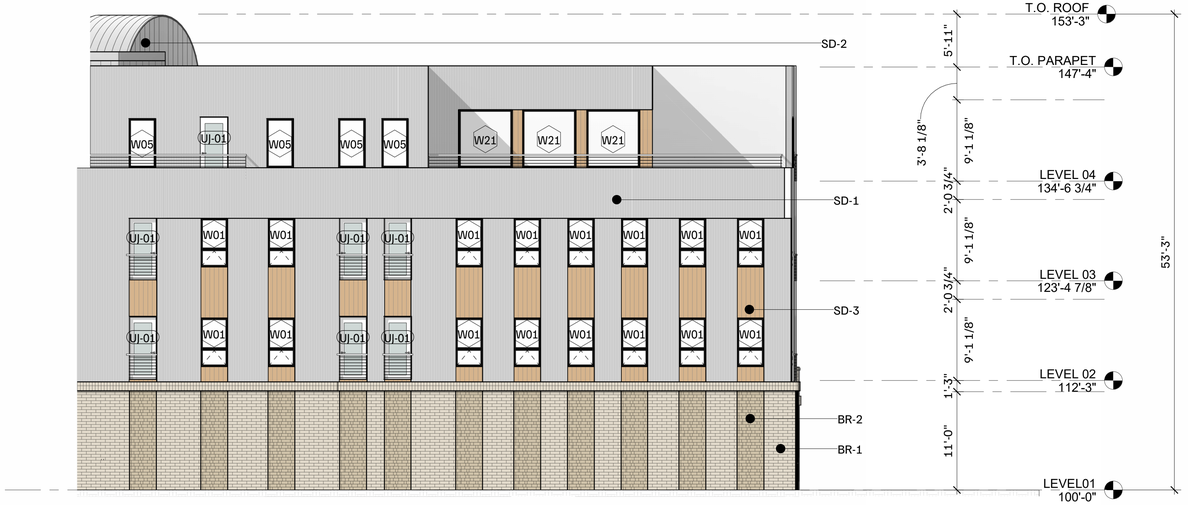
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*NO GLASS AREAS OVER 50 SQUARE FEET.

*NO GLASS EXTERIOR GLASS RAILINGS.



2 NORTH ELEVATION
1/8" = 1'-0"



1 NORTH-EAST ELEVATION
1/8" = 1'-0"

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EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1 (BRICK 1)	BRICK	ENDICOTT	GOLDEN BUFF
BR-2 (BRICK 2)	BRICK (VERT. SCORE)	ENDICOTT	GOLDEN BUFF
SD-1 (SIDING 1)	MULTI-COR PANEL	MCELROY METAL	GALVALUME
SD-2 (SIDING 2)	MEDALLION 1	MCELROY METAL	GALVALUME
SD-3 (SIDING 3)	FIBER CEMENT	JAMES HARDIE	SANDCASTLE WT
SD-6 (SIDING 6)	MEDALLION 1	MCELROY METAL	MANSARD BROWN

BIRD-SAFE GLASS TREATMENT REQUIREMENT

BIRD GLASS DETAILS NOT APPLICABLE

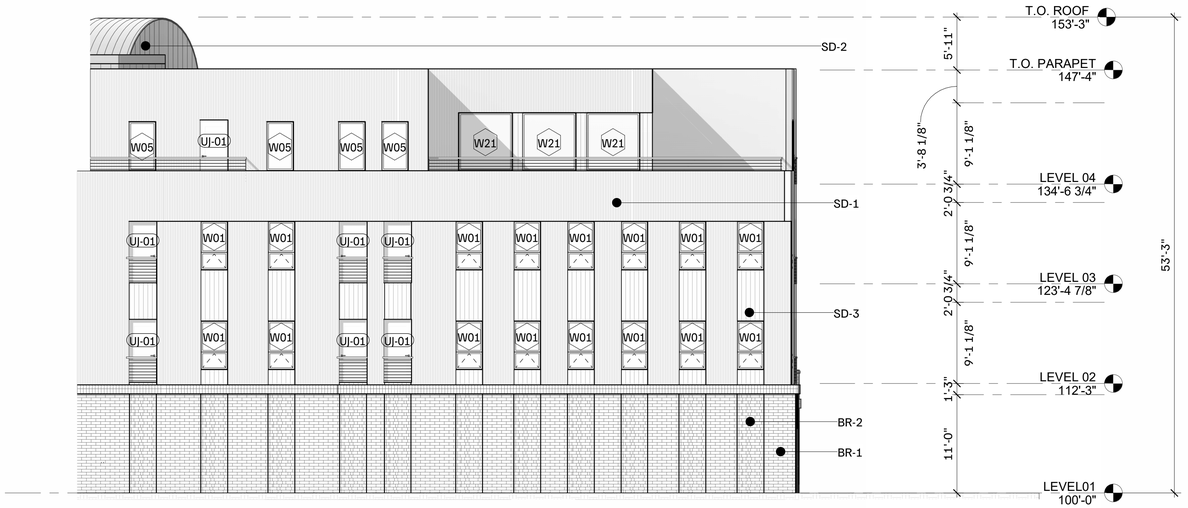
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*NO GLASS EXTERIOR GLASS RAILINGS.



2 NORTH ELEVATION B&W
1/8" = 1'-0"



1 NORTH-EAST ELEVATION B&W
1/8" = 1'-0"

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EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1 (BRICK 1)	BRICK	ENDICOTT	GOLDEN BUFF
BR-2 (BRICK 2)	BRICK (VERT. SCORE)	ENDICOTT	GOLDEN BUFF
SD-1 (SIDING 1)	MULTI-COR PANEL	MCELROY METAL	GALVALUME
SD-2 (SIDING 2)	MEDALLION 1	MCELROY METAL	GALVALUME
SD-3 (SIDING 3)	FIBER CEMENT	JAMES HARDIE	SANDCASTLE WT
SD-6 (SIDING 6)	MEDALLION 1	MCELROY METAL	MANSARD BROWN

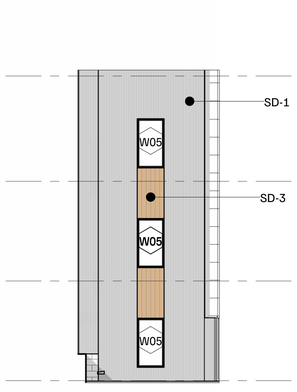
BIRD-SAFE GLASS TREATMENT REQUIREMENT

BIRD GLASS DETAILS NOT APPLICABLE

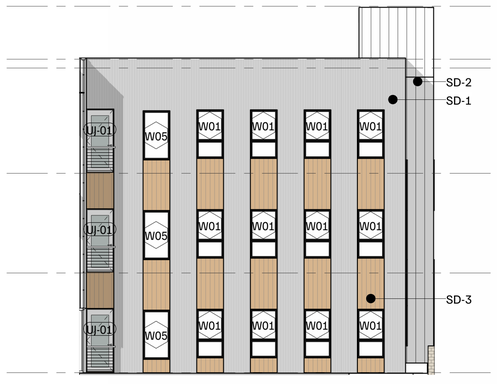
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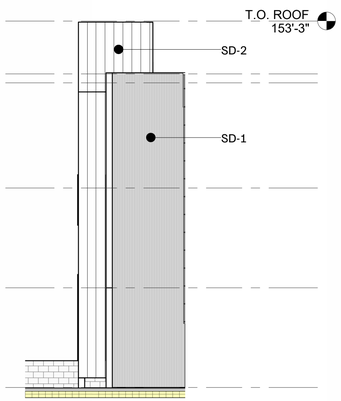
5 COURTYARD ELEVATION 4
1/8" = 1'-0"



3 COURTYARD ELEVATION 2
1/8" = 1'-0"



2 COURTYARD ELEVATION 1
1/8" = 1'-0"





4 COURTYARD ELEVATION 3
1/8" = 1'-0"

1 SOUTH-EAST ELEVATION
1/8" = 1'-0"

2 INCHES
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THRESHOLD BUILDS

SHEET NAME
ELEVATIONS - EXTERIOR

REVISION ADD-1

SHEET NO A203

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1 (BRICK 1)	BRICK	ENDICOTT	GOLDEN BUFF
BR-2 (BRICK 2)	BRICK (VERT. SCORE)	ENDICOTT	GOLDEN BUFF
SD-1 (SIDING 1)	MULTI-COR PANEL	MCELROY METAL	GALVALUME
SD-2 (SIDING 2)	MEDALLION 1	MCELROY METAL	GALVALUME
SD-3 (SIDING 3)	FIBER CEMENT	JAMES HARDIE	SANDCASTLE WT
SD-6 (SIDING 6)	MEDALLION 1	MCELROY METAL	MANSARD BROWN

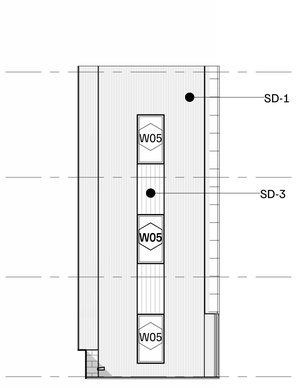
BIRD-SAFE GLASS TREATMENT REQUIREMENT

BIRD GLASS DETAILS NOT APPLICABLE

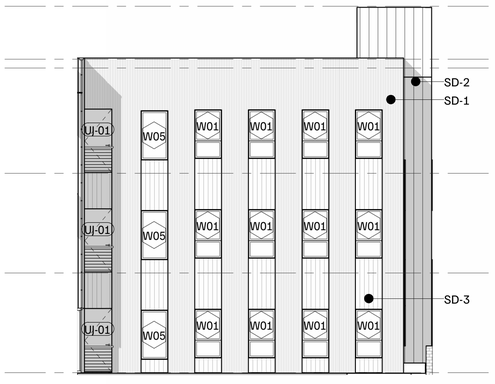
*THE FIRST 60 FEET OF BUILDING FROM GRADE IS LESS THAN 50% GLASS

*NO GLASS AREAS OVER 50 SQUARE FEET.

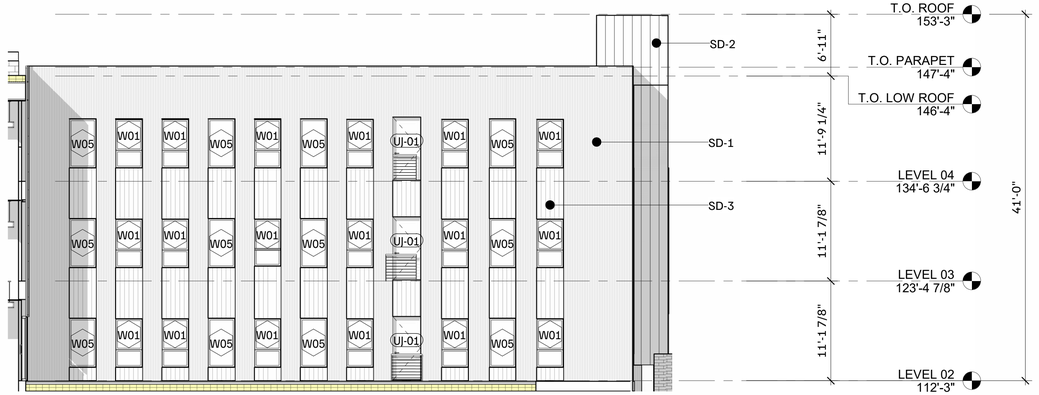
*NO GLASS EXTERIOR GLASS RAILINGS.



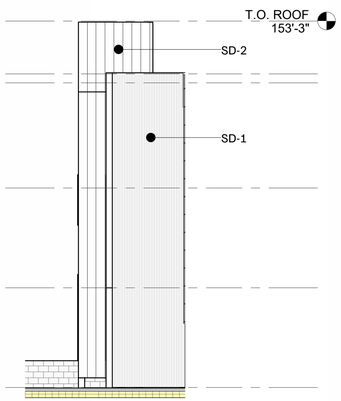
5 COURTYARD ELEVATION 4 B&W
1/8" = 1'-0"

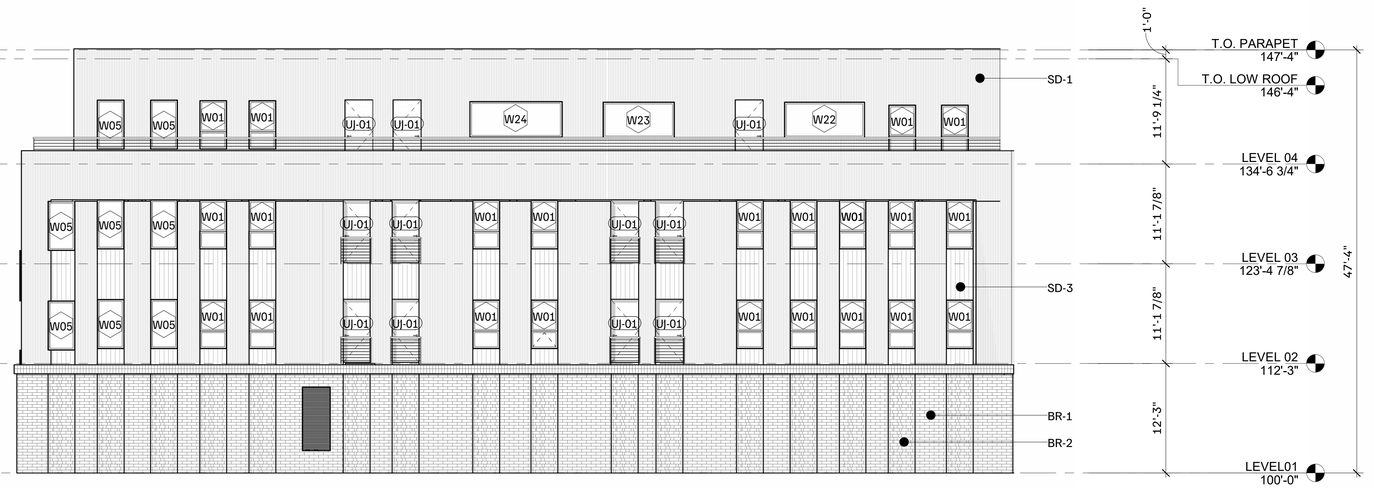


3 COURTYARD ELEVATION 2 B&W
1/8" = 1'-0"



2 COURTYARD ELEVATION 1 B&W
1/8" = 1'-0"





4 COURTYARD ELEVATION 3 B&W
1/8" = 1'-0"

1 SOUTH-EAST ELEVATION
1/8" = 1'-0"

2 INCHES
IF ACTUAL DIMENSION IS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY

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ADDENDUM 1	ADD-1	04/24/2026
ISSUED FOR	REVISION	DATE

PROJECT TEAM
THRESHOLD BUILDS
WYSER ENGINEERING
WHITTINGHILL ENGINEERING
BERNAU DESIGN

CLIENT
THRESHOLD DEV. GROUP

STATUS
PLAN REVIEW SET

PROJECT
856 W. LAKESIDE STREET

INFORMATION
PROJECT NO 25-0011
DATE 06/01/2026
DRAWN BY FH
CHECKED BY FH

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THRESHOLD BUILDS

SHEET NAME
ELEVATIONS - EXTERIOR

REVISION ADD-1

SHEET NO A203 BW