URBAN DESIGN COMMISSION APPLICATION

UDC

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

FOR OFFICE USE ONLY:

Date Received _____ ☐ Initial Submittal

Paid _____ ☐ Revised Submittal

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

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

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

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

1. Project Information

Address (list all addresses on the project site): 999 S. Park Street, Madison WI

Title: 999 Park

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

UDC meeting date requested February 4, 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 Avenue 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 Avenue City/State/Zip Madison, WI 53704

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

Property owner (if not applicant) Joe Voell

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

Telephone 608-234-7208 Email joe@remaxwisconsin.com

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.

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

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 December 18, 2025.

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 Development Manager

Authorizing signature of property owner Signed by: Joseph Voell 893C8BA5111D415... Date 1/5/2026

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: January 05, 2026

To: Urban Design Commission
City of Madison Planning Division

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

Dear Members of the Urban Design Commission:

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

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

PROJECT OVERVIEW

The proposed development will provide:

- Approximately 52 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.

COMPLIANCE WITH UDD NO. 7 DESIGN REQUIREMENTS AND GUIDELINES

The following sections describe how this development addresses the requirements and guidelines of Madison Ordinance 33.24(14).

1. Building Setbacks and Orientation

Requirements Compliance:

The building will be set back approximately seven feet from the front property line along South Park Street, in compliance with the requirement for setbacks between one and ten feet. The setback preserves the building's contribution to the street wall while creating space for a wider terrace and sidewalk.

Guidelines Compliance:

The front yard setback area will be designed with durable landscaping and hardscaping appropriate to this high-traffic corridor, enhancing the visual and pedestrian character of the street. The shallow setback reflects the sidewalk/terrace condition in this location and ensures the building engages directly with the pedestrian realm.

Direct entrances will connect commercial spaces to the public sidewalk. The building's front facade and public residential entrance face the primary streets at the Park/Lakeside corner. The residential lobby is positioned at this intersection as a distinctive corner feature, providing maximum visibility and welcoming access from both streets.

2. Building Massing and Articulation

Requirements Compliance:

All visible sides of the building - including both the Park Street and Lakeside Street facades - have been designed with complementary architectural treatment and high-quality materials. The Lakeside facade, which houses the residential lobby and parking structure opening, receives the same level of design attention as the Park Street frontage, with brick treatment wrapping the corner to create a cohesive, unified presence.

Blank building walls have been deliberately avoided. The ground floor features extensive glazing and architectural detail to create comfortable pedestrian scale and character. Windows will comprise at least 60 percent of the ground floor street wall, with sills no higher than three feet above grade, ensuring visual connection between interior commercial activities and the street.

Architectural details at the ground floor include recessed commercial entries, deliberate window and door trim and detail, and material transitions that enhance pedestrian interest and comfort. Mechanical equipment will be fully screened from view using screen designs architecturally integrated with the building.

Guidelines Compliance:

The building facade incorporates variation using contrasting materials, building forms, and vertical articulation. The composition features two distinctive four-story arched towers clad in galvanized steel, flanked by two flat-roofed masses finished in high-quality brick and lapped siding. This articulation breaks up the building mass and creates visual interest at the street level while providing strong architectural identity.

The building design creates clear visual distinction between the ground floor commercial level and the upper residential floors through material changes, fenestration patterns, and the sawtooth patio configuration that marks the transition between the podium and the residential floors above.

The flat roof sections align with the UDD No. 7 preference for flat roofs on mixed-use buildings. The arched towers provide a positive visual termination at the top of the building, creating a distinctive silhouette that will serve as a landmark at this prominent corner.

As a new building on a previously developed site, the design is conceived as a creation of its own time, employing contemporary materials and forms rather than copying historic appearances.

The building design deliberately responds to its prominent corner location. The positioning of the two arched tower elements facing the Park/Lakeside intersection creates a distinctive architectural feature that defines the street corner and provides a strong visual terminus for both street views. This corner treatment serves as both a wayfinding element and a response to the site's unique geometry.

The building will likely include green roofs, low-maintenance landscaping, and energy efficient construction that meets or exceeds state building code requirements.

3. Building Height

Requirements Compliance:

The building exceeds the minimum two-story height requirement, with most of the building at four stories.

Guidelines Compliance:

The building height is appropriate to its prominent corner location and proximity to planned Bus Rapid Transit service. The four-story height supports increased residential density while remaining compatible with the scale of the Park Street corridor.

The building incorporates a sawtooth patio created where the two central tower sections meet the ground-floor pedestal. The patio functions as a front facade stepback from the building face, providing outdoor amenity space while buffering the building's relationship to the street.

The building uses balconies at the rear to accommodate stepback and building height requirements where the building abuts residential zoning districts.

4. Windows and Entrances

Requirements Compliance:

The ground floor commercial space will have at least 60 percent of the street wall area devoted to windows and windowsills will be no higher than three feet above grade, maximizing visual connection between commercial interiors and the public sidewalk.

All ground floor windows will be transparent, without dark tinting, colored glass, or mirrored finishes, ensuring visual interest and clear views of the street.

Guidelines Compliance:

The primary residential entrance at the Park/Lakeside corner is designed as a focal point of the building and marked by distinctive corner massing and architectural treatment. Commercial entrances along Park Street provide direct access from the public sidewalk.

The recessed commercial entries accommodate pedestrians and create protected entry zones.

5. Materials and Colors

Requirements Compliance:

All exterior materials will be durable, high-quality materials appropriate for external use. No faux materials or brick tile will be employed.

Guidelines Compliance:

The building employs brick as a primary material for the ground floor and portions of the upper floors, aligning with the District’s preference for brick, stone, and terra cotta. The brick treatment is complemented by galvanized steel cladding on the arched tower sections and high-quality lapped siding on portions of the flat-roof sections.

This material palette distinguishes different building elements while maintaining unity across the overall facade. The combination of traditional brick with contemporary materials reflects the building's contemporary identity while respecting the material character of the Park Street corridor.

Color choices will complement the materials and provide a pleasing relationship with adjoining buildings in the corridor.

6. Signage

Guidelines Compliance:

Commercial signage will be designed to complement the building architecture and enhance the pedestrian character of the street. Signage will utilize building-mounted signs and/or window signs that are simple, readable, and appropriately scaled to the building facade. Sign colors will relate to and complement the primary colors of the building facade without obscuring architectural details.

Individual tenant signage programs will be developed in coordination with the Planning Division to ensure compliance with the Sign Control Ordinance and UDD No. 7 guidelines.

7. Parking and Service Areas

Requirements Compliance:

Off-street parking is enclosed within the ground-floor pedestal structure located behind the street-facing commercial space. The parking structure is accessed from Lakeside Street to minimize driveway and BRT conflicts on Park Street and to support traffic flow.

All trash areas will be screened from public view, with the trash room located inside the parking structure and accessed from the Lakeside Street garage opening.

Guidelines Compliance:

The enclosed parking configuration eliminates surface parking lots and their associated visual impacts. The pedestal design allows the residential floors to frame the street while accommodating parking.

Walkways provide safe pedestrian access from the parking structure to building entrances and to the public sidewalk. The single driveway access from Lakeside Street minimizes pedestrian conflicts and supports the walkability goals of the corridor.

The trash room location inside the parking structure ensures complete screening from public view while providing convenient service access for waste management vehicles.

8. Landscaping and Open Space

Requirements Compliance:

Landscaping and hardscaping will be provided in the front setback area pursuant to zoning ordinance requirements. Where the property adjoins residential properties, appropriate separation and buffers will be provided in compliance with zoning ordinance.

Guidelines Compliance:

The project incorporates multiple outdoor spaces for the use and enjoyment of residents. The sawtooth balconies facing Park Street provide shared outdoor amenity space directly overlooking the corridor. Additional common patios on the rear of the building offer views toward Lake Monona and provide outdoor gathering places for residents.

Landscaping in the shallow front setback area will feature resistant, low-maintenance plantings and ornamental shrubs selected for their ability to withstand the high-traffic conditions of this urban corridor. The landscaping will be designed to complement the character of the building and provide a pleasing relationship with the public sidewalk.

Stormwater management systems will be designed to incorporate sustainable practices where feasible, supporting the environmental goals of the Park Street corridor.

9. Site Lighting and Furnishings

Requirements Compliance:

All site lighting will utilize full cut-off light fixtures to eliminate light pollution and glare, in compliance with UDD No. 7 requirements.

Guidelines Compliance:

Pedestrian use areas, including commercial entrances, the residential lobby and walkways, will be adequately lit to ensure safety and comfort. Building and landscape accent lighting will be employed to highlight architectural features and enhance the nighttime character of the development.

Site furnishings, including bicycle racks, benches, and other amenities, will be designed to complement the character of the building and provide a unified, cohesive presentation.

Bicycle storage facilities will be provided along the side and rear of the building near building entrances to encourage sustainable transportation. Residential bicycle parking will be provided both outdoors along the rear of the building and within the enclosed parking structure for weather protection and security.

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 approximately 52 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 feedback on this proposal and look forward to refining the design to reflect the Commission's guidance. The Informational hearing provides a valuable opportunity to ensure this development achieves the highest possible quality and makes a positive, lasting contribution to the Park Street corridor and the surrounding neighborhoods.

Thank you for your consideration.

Respectfully submitted,

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

SITE | AERIAL + CONTEXT

THRESHOLD BUILDS

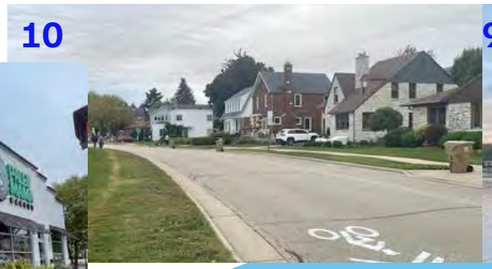
- ***RESIDENTIAL BUILDING***:

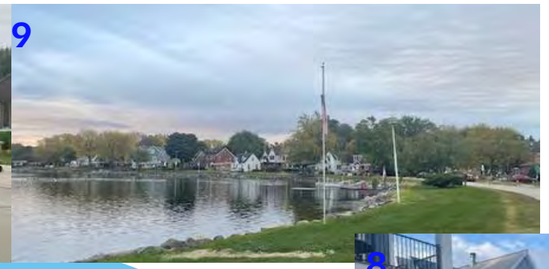
*PELOTON RESIDENCES (**3**)*

805 S SHORE DR (**8**)

946-950-998 W SHORE DR (**10**)

WATERFRONT VIEW - MONONA BAY (**9**)





- ***RELIGIOUS BUILDING***:

ST. MARK'S LUTHERAN CHURCH (**6**)

- ***EDUCATIONAL BUILDING***:

FRANKLIN ELEMENTARY SCHOOL (**7**)

- ***COMMERCIAL BUILDINGS***:

FAMOUS DAVE'S BAR-B-QUE (**2**)

RAMEN STATION - RESTAURANT (**5**)

PALEO MAMA BAKERY (**11**)

- ***HEALTHCARE BUILDINGS***:

SSM Health St. Mary's Hospital (**1**)

UW Health, Internal Medicine Clinic (**4**)

999 S Park Street - North

999 S Park Street - East

999 S Park Street - South

999 S Park Street - West

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	52
EXTERIOR BIKE STALLS (WITHIN 100FT OF A PRIMARY ENTRY)	12
INTERIOR BIKE STORAGE	53
VEHICLE PARKING STALLS, SURFACE	0
EV-INSTALLED PARKING STALLS	1
EV-READY PARKING STALLS	6
VEHICLE PARKING STALLS, STRUCTURED	30

GENERAL SHEET NOTES

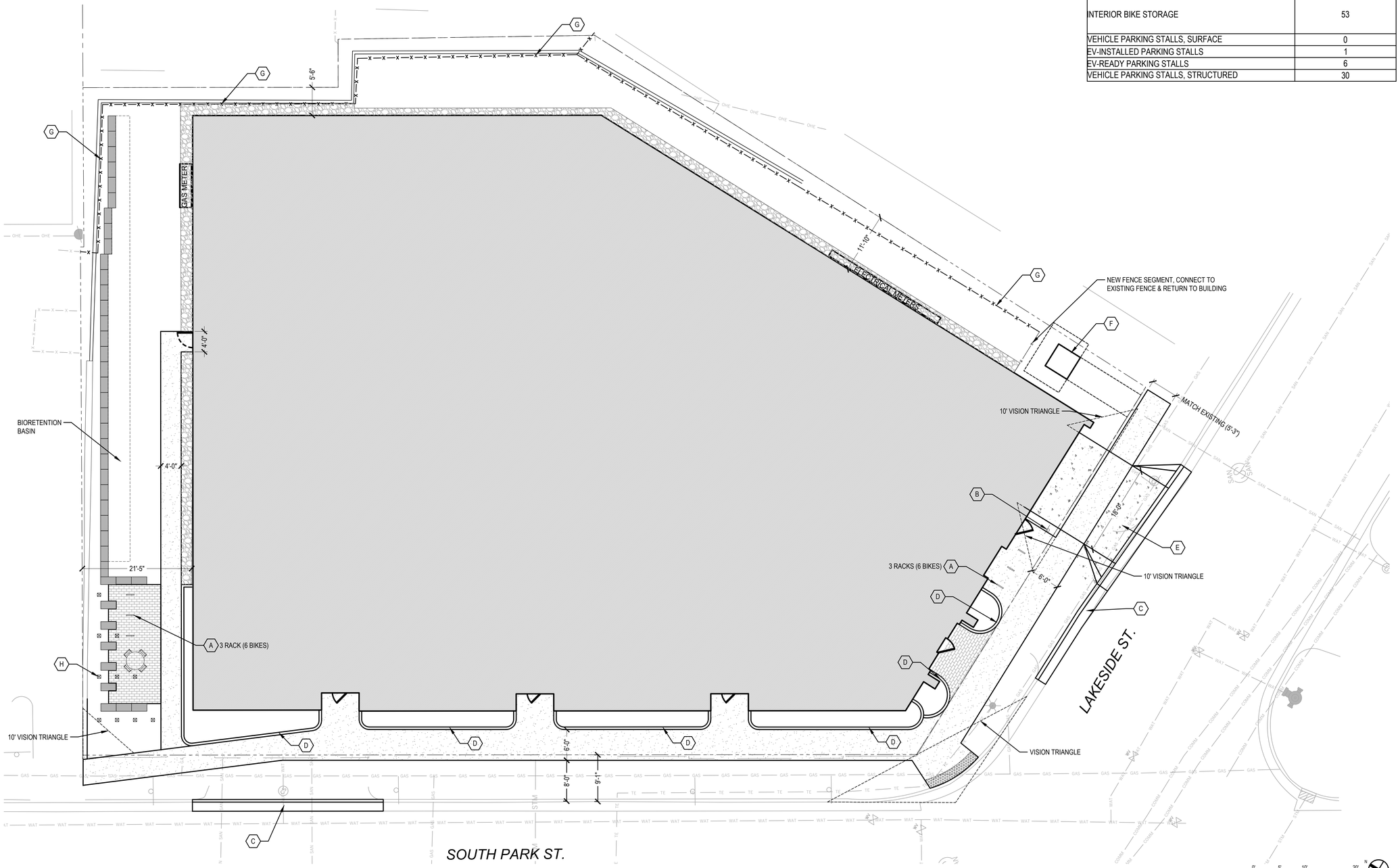
1. IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
2. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN 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 CITY OF MADISON FORESTRY NOTES.
6. SEE L400-402 FOR ROOF TERRACE LANDSCAPE PLANS.

LEGEND

- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVING
- UNIT PAVERS
- DETECTABLE WARNING PLATE (PER CITY OF MADISON STANDARDS)
- LANDSCAPE STONE BLOCK

KEY NOTES

- A BIKE RACK
- B STOP SIGN
- C CITY STD. CURB & GUTTER (MATCH EXISTING)
- D PLANTING BED CURB
- E CONCRETE DRIVE APRON
- F TRANSFORMER ON HD CONCRETE PAD
- G EXISTING CEDAR FENCE (SAVE & PROTECT)
- H 10' HT. SEMI-TRANSPARENT COLOR STAINED WOOD POST



1 SITE PLAN

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

Issued For	Revision	Date

PROJECT TEAM
THRESHOLD BUILDS
WYSER ENGINEERING
BERNAU DESIGN

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

NOT FOR CONSTRUCTION

CLIENT
THRESHOLD DEVELOPMENT

STATUS
UDC APPLICATION

PROJECT
999 S. PARK ST

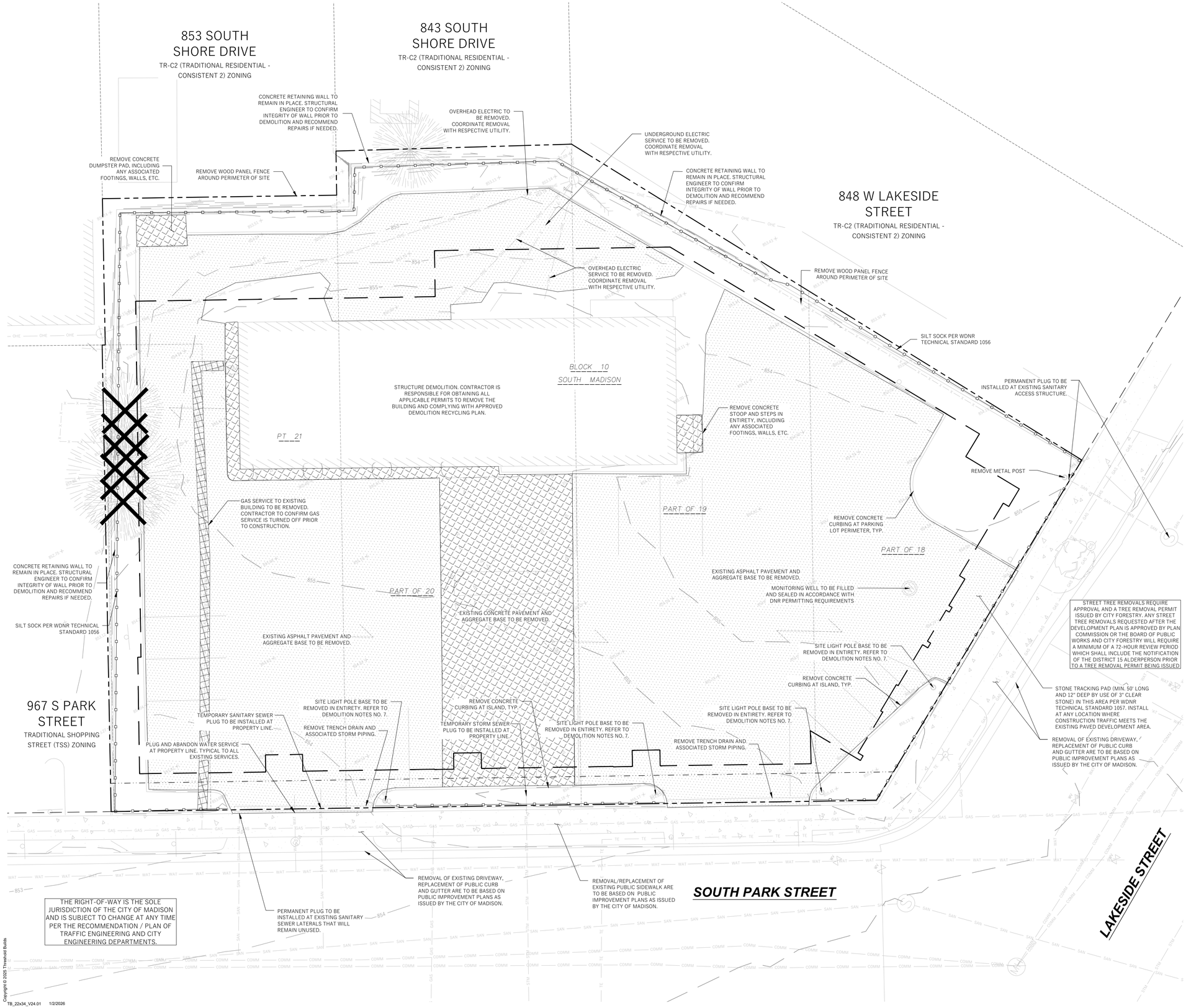
INFORMATION
PROJECT NO
DATE 2026.01.22
DRAWN BY
CHECKED BY

THRESHOLD BUILDS

SHEET NAME
SITE PLAN

REVISION

SHEET NO
C100



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

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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.

Issued For	Revision	Date

WYSER ENGINEERING

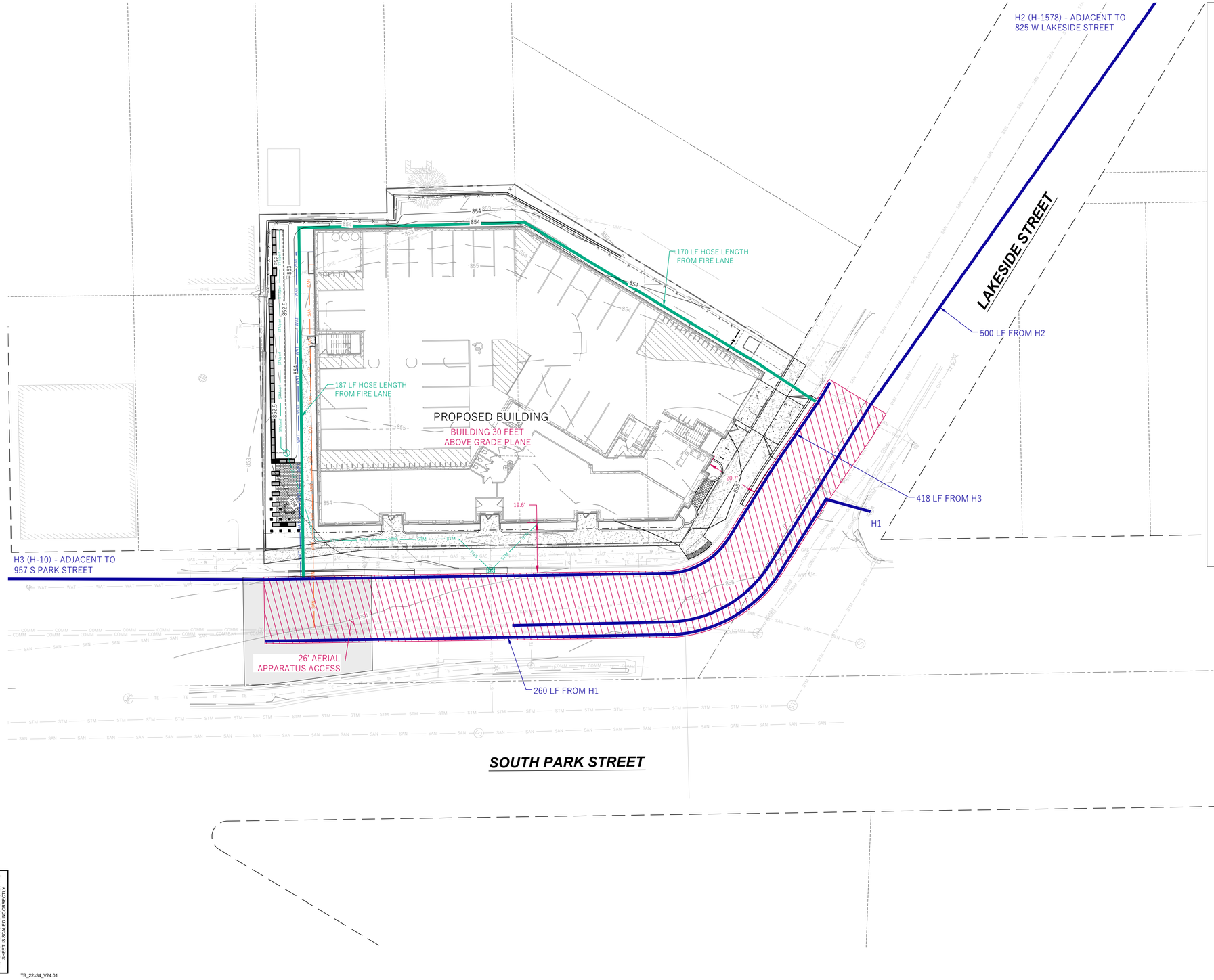
CLIENT THRESHOLD DEVELOPMENT GROUP	STATUS UDC APPLICATION
PROJECT 999 PARK STREET	INFORMATION PROJECT NO 25-0015 DATE 2025.01.06 DRAWN BY AW CHECKED BY AW
Copyright © 2025 Threshold Builds, LLC	SHEET NAME **SITE DEMOLITION PLAN**
THRESHOLD BUILDS	REVISION 1 / SHEET NO **C101**

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

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

THRESHOLD BUILDS

SHEET NAME
FIRE APPARATUS ACCESS PLAN

REVISION 1 | SHEET NO **C102**

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

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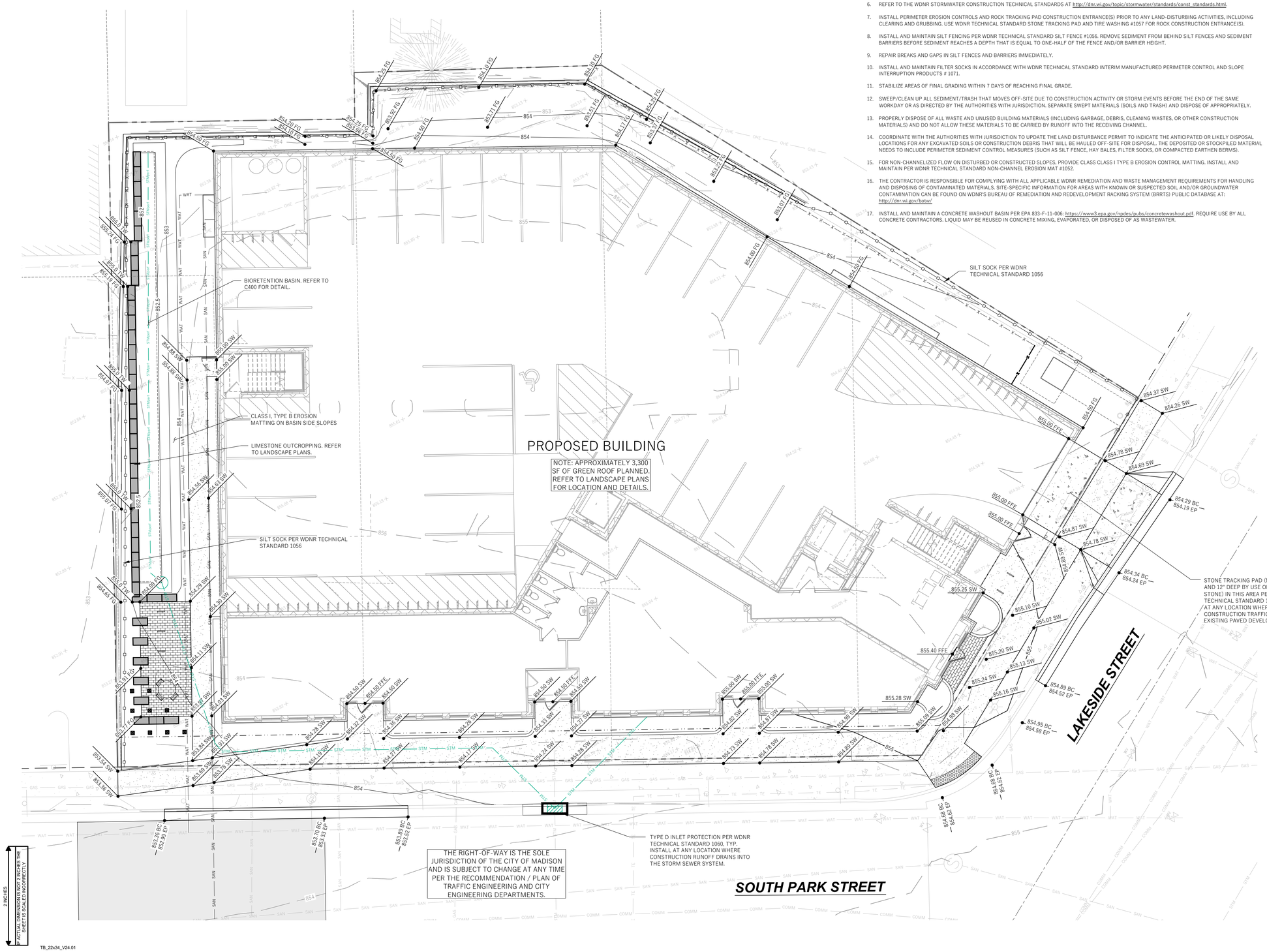

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

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
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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.

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

THRESHOLD BUILDS

SHEET NAME
GRADING & EROSION CONTROL PLAN

REVISION 1 | SHEET NO **C200**

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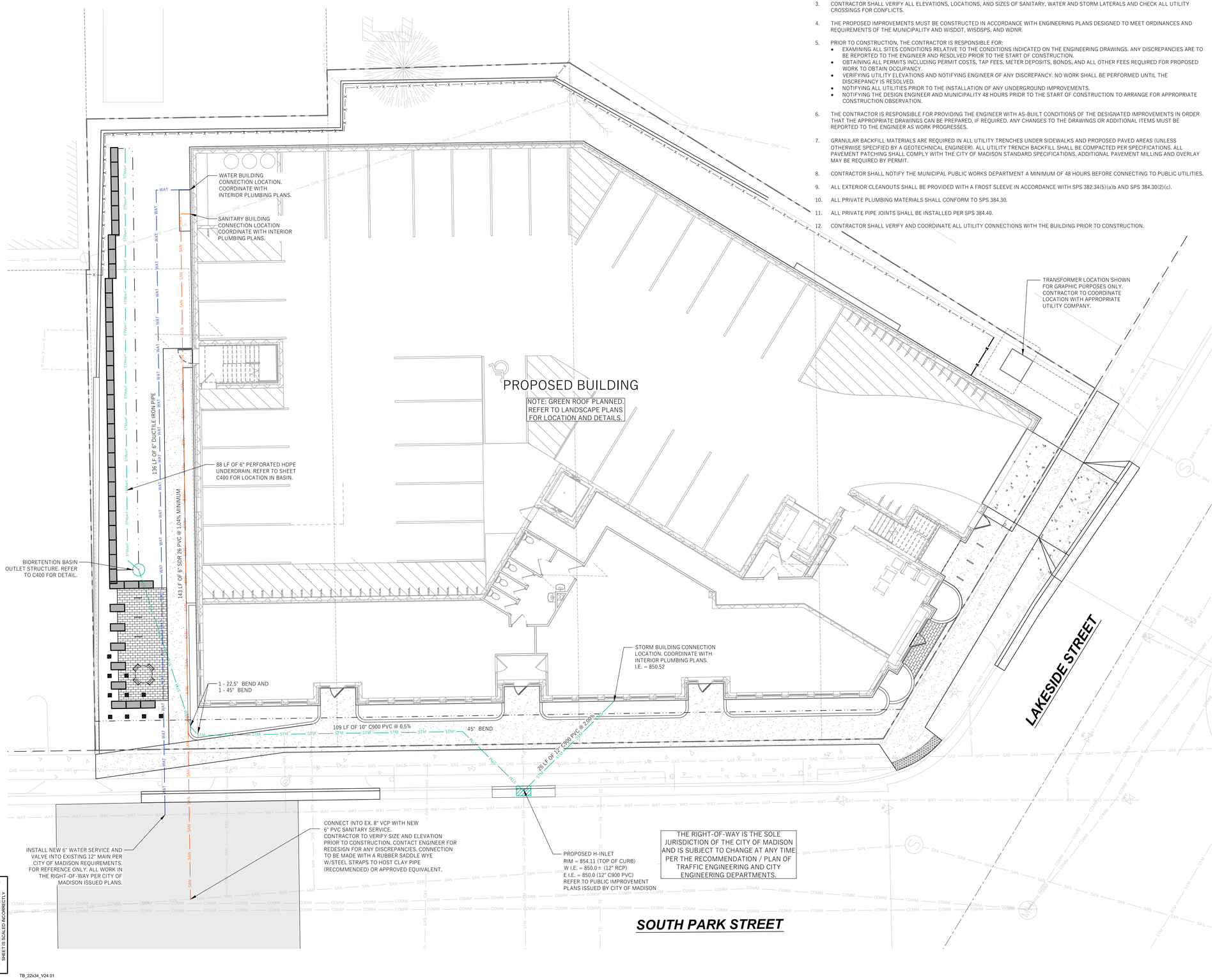

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UTILITY NOTES

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'

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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.
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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.

Issued For	Revision	Date

WYSER ENGINEERING

CLIENT THRESHOLD DEVELOPMENT GROUP	STATUS UDC APPLICATION
PROJECT 999 PARK STREET	INFORMATION PROJECT NO 25-0015 DATE 2026.01.06 DRAWN BY AW CHECKED BY AW
Copyright © 2025 Threshold Builds, LLC	SHEET NAME UTILITY PLAN
THRESHOLD BUILDS	REVISION 1 / SHEET NO C300

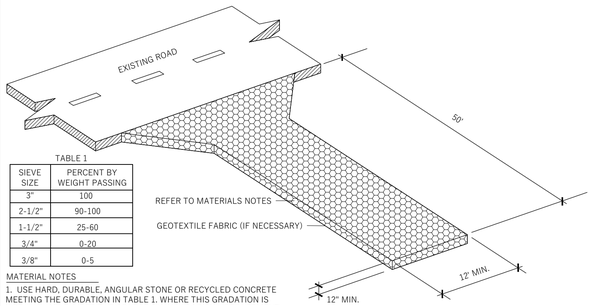


TABLE 1

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.

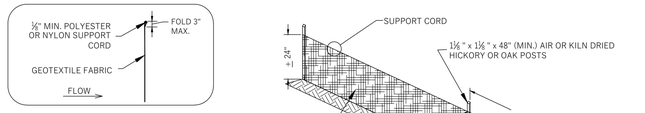
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.

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.

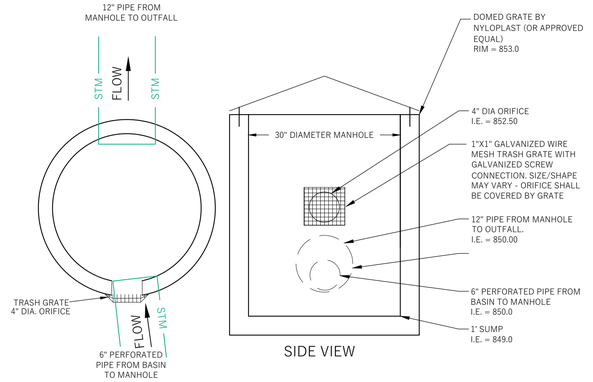
INSTALLATION NOTES

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

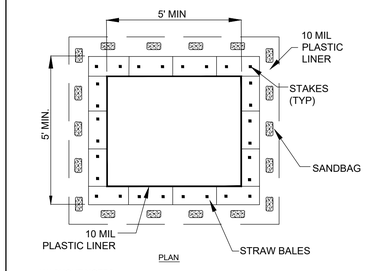
1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN ½ OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE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

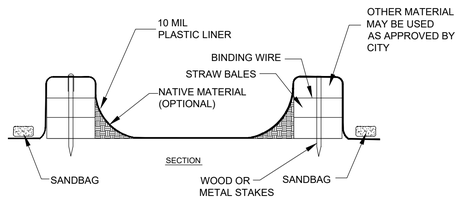
SILT FENCE



BIORETENTION BASIN OUTLET

NTS

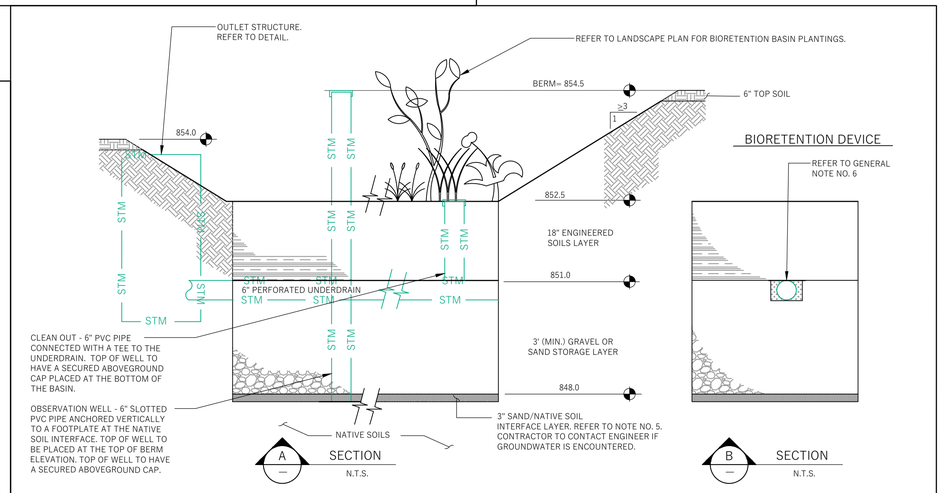




WASHOUT NOTES

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

CONCRETE WASHOUT



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. SAND/NATIVE SOIL INTERFACE LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES. A CONSTRUCTION REPRESENTATIVE MUST BE ON SITE DURING OVER EXCAVATION TO APPROVE OF THE DEPTH AND SOIL TYPES.
6. 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.
7. 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.
8. RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
9. 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.
10. REFER TO LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.

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

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

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

TB_22x34_V24.01

Issued For	Revision	Date

WYSER ENGINEERING

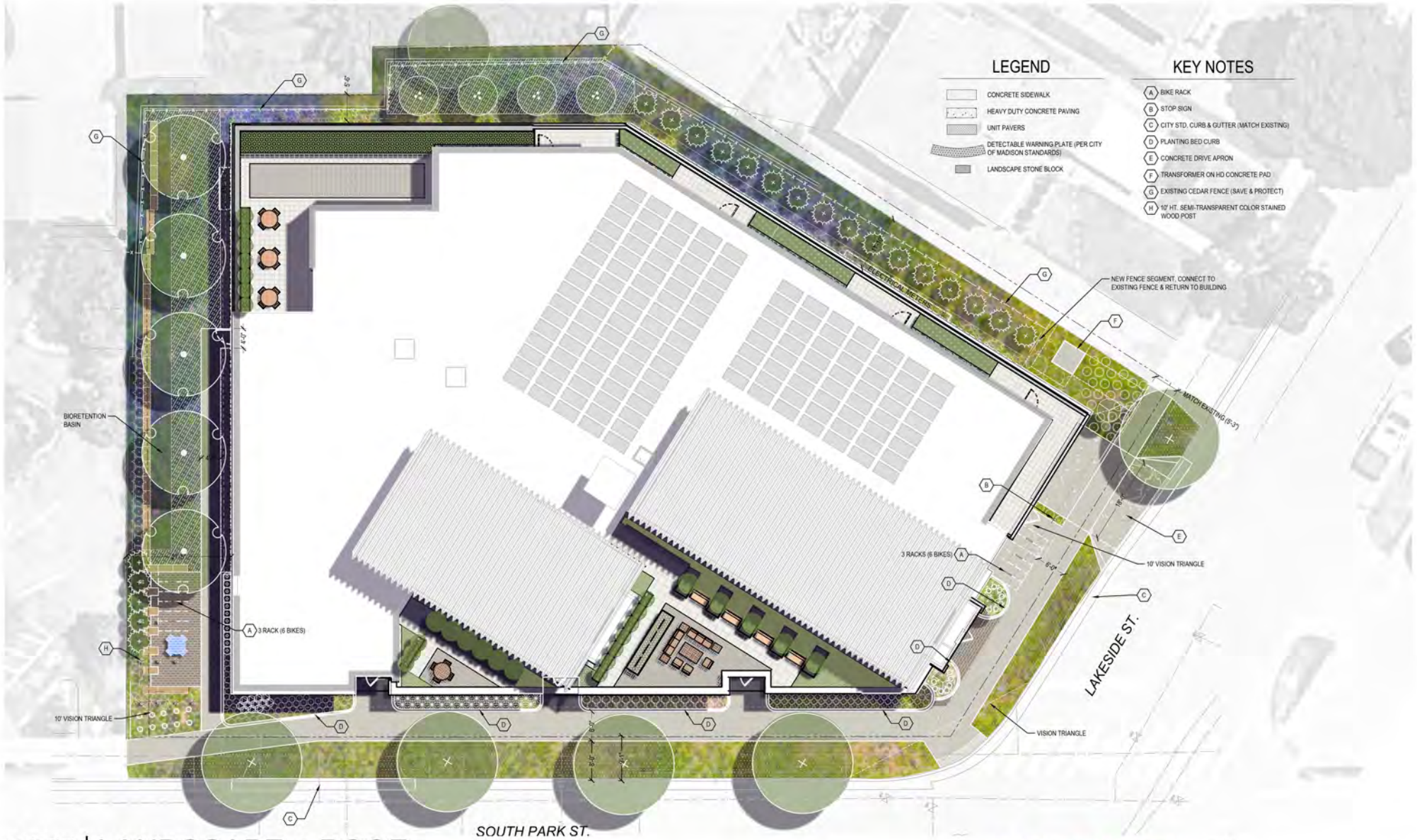
CLIENT THRESHOLD DEVELOPMENT GROUP	STATUS UDC APPLICATION
PROJECT 999 PARK STREET	INFORMATION PROJECT NO 25-0015 DATE 2026.01.06 DRAWN BY AW CHECKED BY AW

THRESHOLD BUILDS

SHEET NAME
DETAILS

REVISION 1

SHEET NO **C400**



SITE | LANDSCAPE + ROOF

999 S. PARK STREET | UDC PRESENTATION | FEBRURARY 2026

BERNAU design + landscape architecture

THRESHOLDBUILDS

SITE | LANDSCAPE

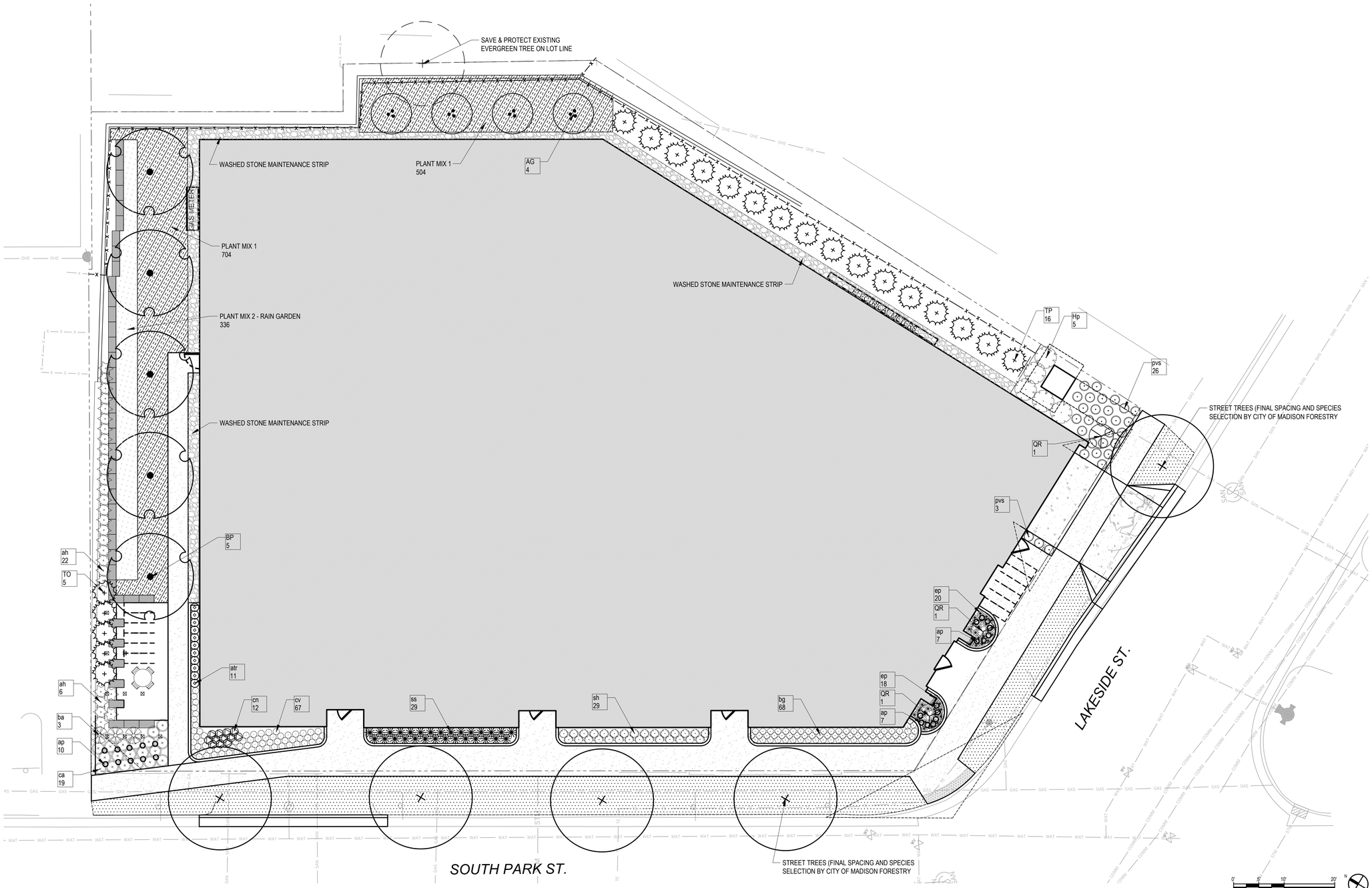
999 S. PARK STREET | UDC PRESENTATION | FEBRURARY 2026

BERNAU design + landscape architecture

THRESHOLDBUILDS

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. 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.
5. SEE L101 FOR STREET TREE PLAN AND CITY OF MADISON FORESTRY NOTES.



1 LANDSCAPE PLAN

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

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
2/10/2025

CLIENT
THRESHOLD DEVELOPMENT

STATUS
UDC APPLICATION

PROJECT
999 S. PARK ST

INFORMATION
PROJECT NO
DATE 2026.01.22
DRAWN BY
CHECKED BY

THRESHOLD BUILDS

SHEET NAME
LANDSCAPE PLAN

REVISION

SHEET NO
L100

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

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

FORESTRY NOTES

1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY 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

3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

4. 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.

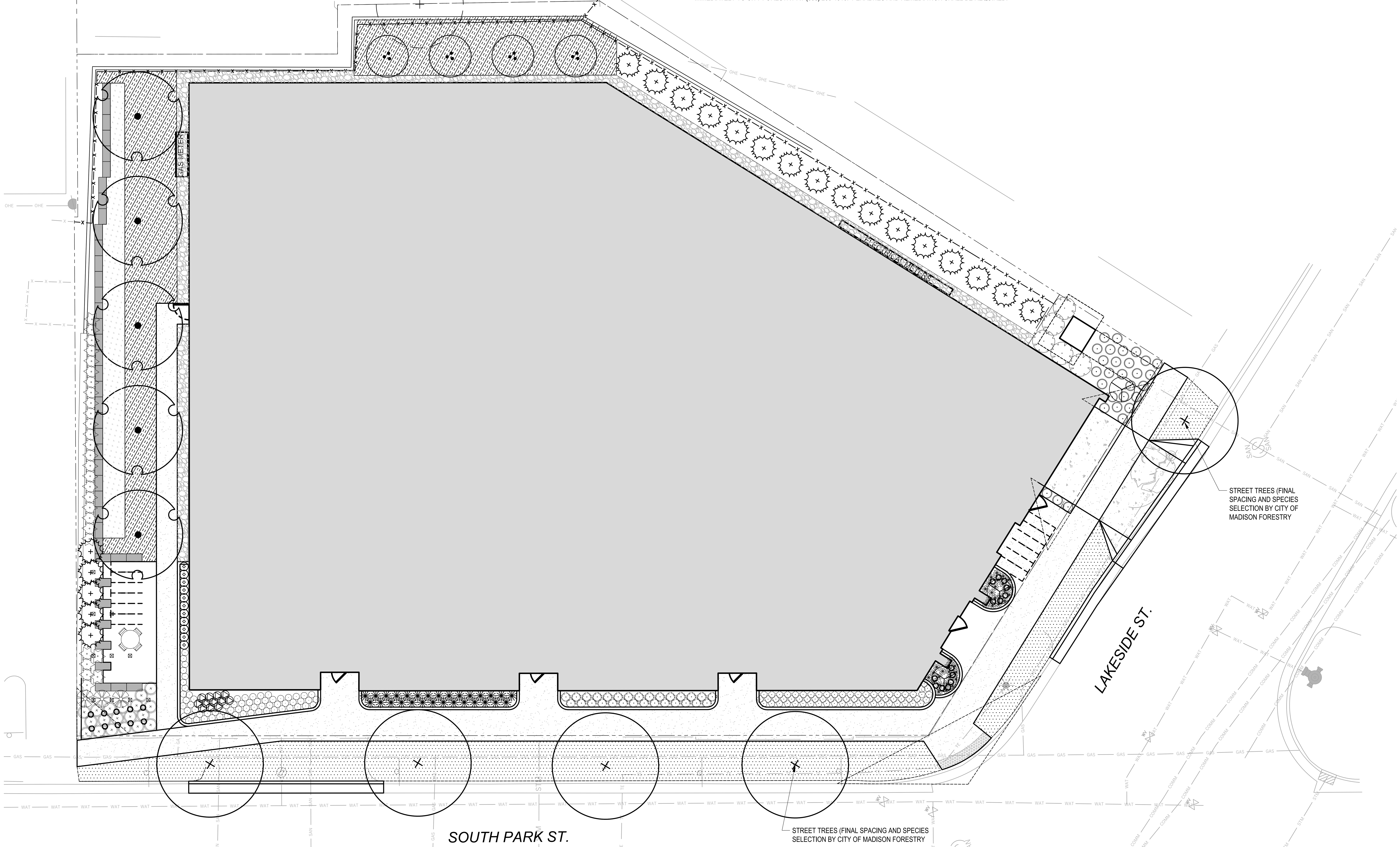
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

6. STREET TREE PRUNING SHALL BE COORDINATED WITH 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.

7. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER .

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.



1 STREET TREE PLAN

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

Issued For	Revision	Date

PROJECT TEAM
THRESHOLD BUILDS
WYSER ENGINEERING
BERNAU DESIGN

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

NOT FOR CONSTRUCTION

CLIENT
THRESHOLD DEVELOPMENT

STATUS
UDC APPLICATION

PROJECT
999 S. PARK ST

INFORMATION
PROJECT NO
DATE 2026.01.22
DRAWN BY
CHECKED BY

THRESHOLD BUILDS

SHEET NAME
STREET TREE PLAN

REVISION
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	**12" 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

1 LEVEL 2 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.

LEGEND

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

KEY NOTES

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

Issued For	Revision	Date

PROJECT TEAM
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SHANE A. BERNAU
LA- 651
MADISON WIS.
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2/10/2025

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PROJECT
999 S. PARK ST

INFORMATION
PROJECT NO
DATE 2026.01.22
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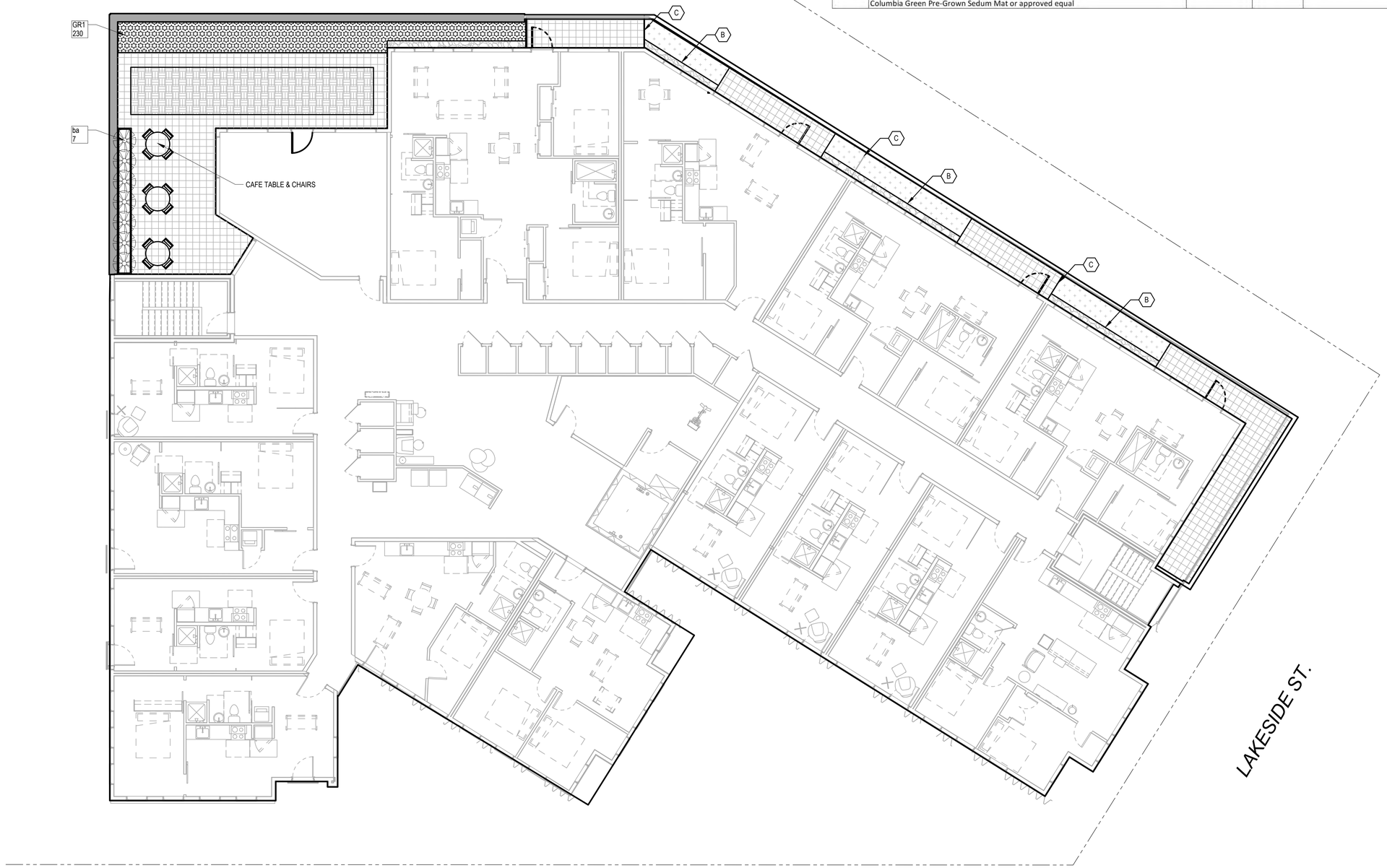
SHEET NAME
LEVEL 2 ROOF TERRACE LANDSCAPE PLAN

THRESHOLD BUILDS

REVISION

SHEET NO
L400

VEGETATED ROOF PLANT MATERIALS SCHEDULE					
CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	PERENNIALS, VINES & GROUNDCOVERS				
ba	*Baptisia australis*	Blue False Indigo	#1 Container	36" O.C.	
GR1	**12" 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				



1 LEVEL 4 ROOF TERRACE LANDSCAPE PLAN

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

GENERAL SHEET NOTES

1. SEE L001 FOR PLANT SCHEDULE & QUANTITIES.

LEGEND

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

KEY NOTES

- (A) 48" TRELLIS FOR CLIMBING VEGETABLE PLANTINGS
- (B) ALUMINUM EDGING, TYPICAL BETWEEN ALL 12" INTENSIVE PLANTING AND WASHED STONE BALLAST OR PEDESTAL PAVERS
- (C) WOOD-CLAD SCREEN PARTITIONS

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LEVEL 4 ROOF TERRACE LANDSCAPE PLAN

THRESHOLD BUILDS

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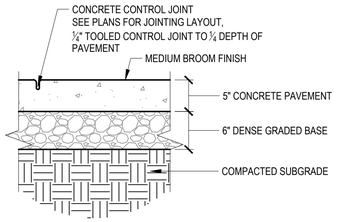
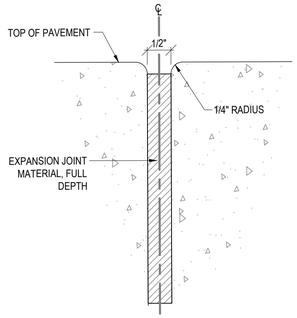
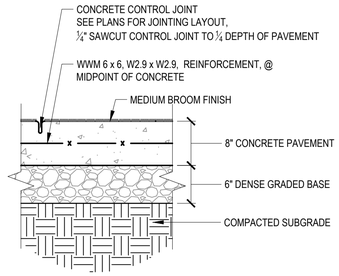
SHEET NO.
L401





1 CONCRETE SIDEWALK

SCALE: 1" = 1'

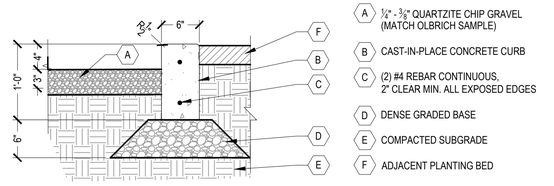


2 HEAVY DUTY CONCRETE PAVING

SCALE: 1" = 1'

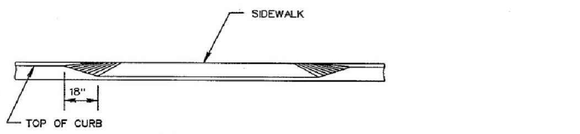
NOTES:

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.

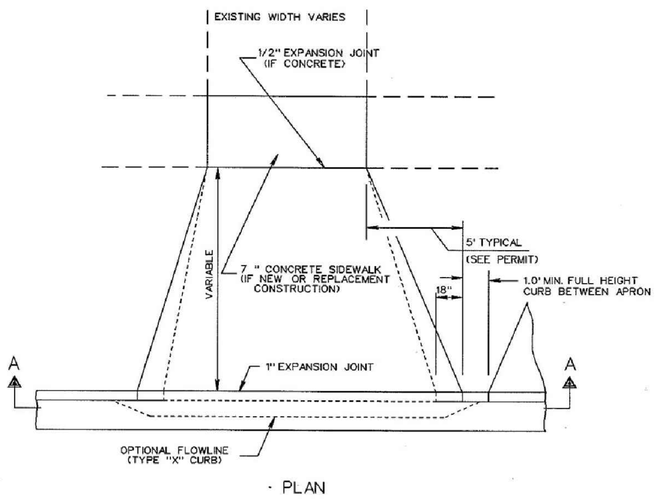


3 PLANTING BED CURB

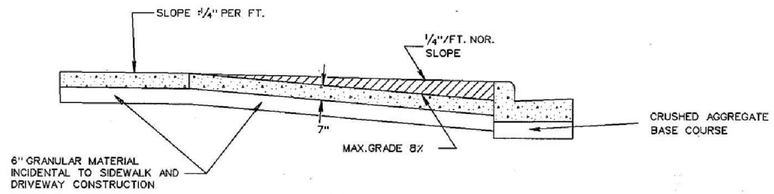
1"=1'



SECTION A-A



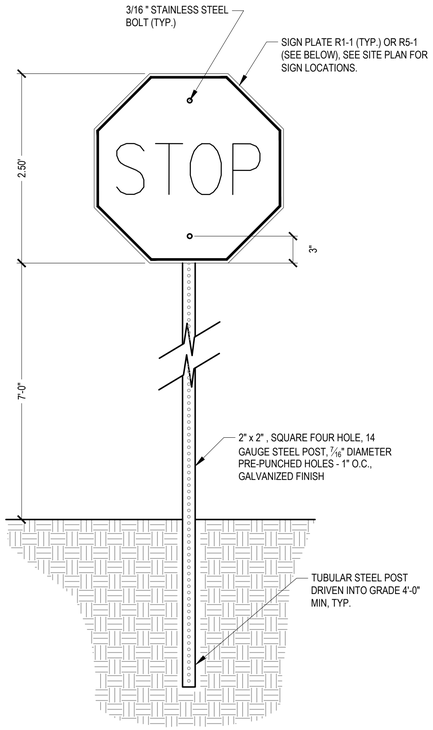
PLAN



PROFILE

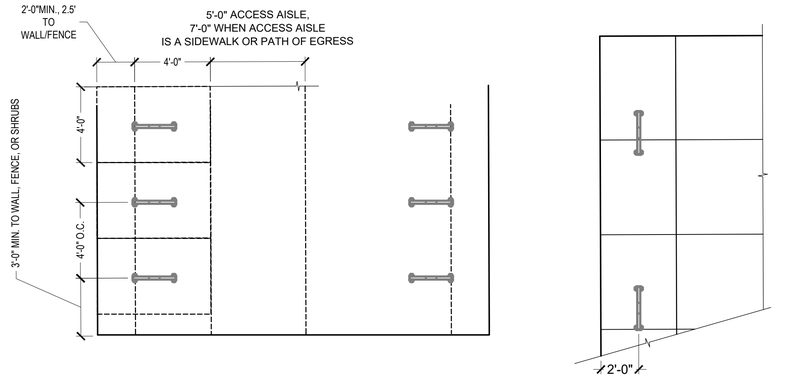
4 COMMERCIAL DRIVEWAY DETAIL

N.T.S.



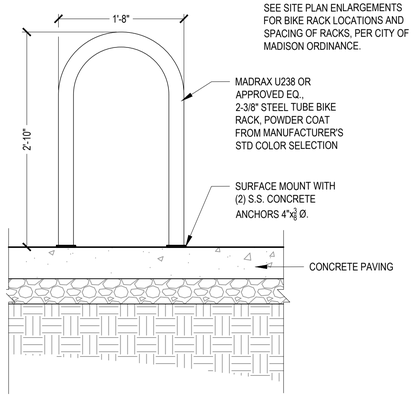
5 STOP SIGN

NTS



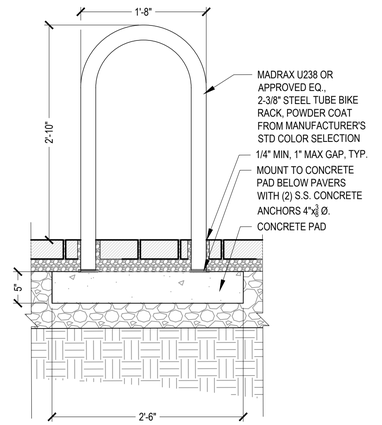
6 BIKE RACK LAYOUT - TYPICAL

NTS



BIKE RACKS ON CONCRETE PAVING

NOTES:
SEE SITE PLAN ENLARGEMENTS FOR BIKE RACK LOCATIONS AND SPACING OF RACKS, PER CITY OF MADISON ORDINANCE.



BIKE RACKS ON UNIT PAVERS

7 BIKE RACK

1"=1'

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PROJECT TEAM
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THRESHOLD DEVELOPMENT

PROJECT
999 S. PARK ST

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UDC APPLICATION

INFORMATION
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SHEET NAME
SITE DETAILS

THRESHOLD BUILDS

REVISION

SHEET NO
L500

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	17,112	SF
Development Area Minus Building Footprints	**5,229**	**SF**
Five (5) acres:	217,800	SF
First five (5) developed acres:	**87**	**points**
Remainder of developed area over 5 acres:	-212,571.00	SF
Total landscape points required:	**87**	**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		5	175
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		24	72
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			0
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2		49	98
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	**615**

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		227	454
				Development Frontage Points Total	**454**

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		3	105
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		67	134
				Development Frontage Points Total	**239**

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

TOTAL LANDSCAPE POINTS	**1308**

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	5	Multi-stem	35
QR	*Quercus robur x bicolor 'Nadler'*	Kindred Spirit Oak	2" Cal. BB	SEE PLAN	3		35
	ORNAMENTAL TREES						
AG	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	6' HT Cont/BB	SEE PLAN	4	Multi-stem	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						
Hp	*Hydangea paniculata 'Jane'*	Little Lime Hydrangea	#5 Container	48" O.C.	5		3
Rt	*Rhus typhina 'Bailtiger'*	Tiger Eyes Staghorn Sumac	#5 Container	SEE PLAN	19	For roof terrace planters	3
	ORNAMENTAL GRASSES						
bc	*Bouteloua gracilis 'Blonde Ambition'*	Blonde Ambition Blue Grama Grass	#1 Container	18" O.C.	68		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	30" O.C.	29		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.	28		2
atr	*Anemonie tomentosa 'Robustissima'*	Robust Windflower	#1 Container	18" O.C.	11		2
ba	*Baptisia australis*	Blue False Indigo	#1 Container	36" O.C.	24		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.	67		2
ep	*Echinacea 'Pixie Meadowbrite'*	Pixie Meadowbrite Purple Coneflower	#1 Container	18" O.C.	38		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.	152	interplant randomly within mix in min. groups of 7	
	Carex bromoides	Common Brome Sedge	3-1/4" Container	12" O.C.	152	interplant randomly within mix in min. groups of 7	
	Carex cherokeensis	Cherokee Sedge	3-1/4" Container	12" O.C.	152	interplant randomly within mix in min. groups of 7	
	Carex pensylvanica	Pennsylvania sedge	3-1/4" Container	12" O.C.	152	interplant randomly within mix in min. groups of 7	
	Carex stricta	Upright Sedge	3-1/4" Container	12" O.C.	152	interplant randomly within mix in min. groups of 7	
	Carex woodii	Woods Sedge	3-1/4" Container	12" O.C.	152	interplant randomly within mix in min. groups of 7	
	Geranium maculatum	Wild Geranium	3-1/4" Container	12" O.C.	152	interplant randomly within mix in min. groups of 7	
	Dodecatheon meadia	Shooting Star	3-1/4" Container	12" O.C.	152	interplant randomly within mix in min. groups of 7	
	PLANT MIX 2 -RAIN GARDEN						
	Carex stricta	Upright Sedge	3-1/4" Container	12" O.C.	112	interplant randomly within mix in min. groups of 7	
	Carex vulpinodea	Fox Sedge	3-1/4" Container	12" O.C.	112	interplant randomly within mix in min. groups of 7	
	Chelone glabra	Turtlehead	3-1/4" Container	12" O.C.	112	interplant randomly within mix in min. groups of 7	
	GREEN ROOF - 12" INTENSIVE PLANT MIX						
	Achillea millefolium 'Oertel's Rose'	Oertel's Rose Yarrow	3-1/4" Container	12" O.C.	28	interplant randomly within mix in min. groups of 5	
	Allium cernuum	Nodding Pink Onion	3-1/4" Container	12" O.C.	28	interplant randomly within mix in min. groups of 5	
	Calamintha nepeta ssp. nepeta	Lesser Calamintha	3-1/4" Container	12" O.C.	28	interplant randomly within mix in min. groups of 5	
	Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Coreopsis	3-1/4" Container	12" O.C.	28	interplant randomly within mix in min. groups of 5	
	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	3-1/4" Container	12" O.C.	28	interplant randomly within mix in min. groups of 5	
	Liatris spicata	Dense Blazing Star	3-1/4" Container	12" O.C.	28	interplant randomly within mix in min. groups of 5	
	Penstemon 'Dark Towers'	Dark Towers Penstemon	3-1/4" Container	12" O.C.	28	interplant randomly within mix in min. groups of 5	
	Sporobolus heterolepis	Prairie Dropseed	3-1/4" Container	12" O.C.	34	interplant randomly within mix in min. groups of 5	
	Schizachyrium scoparium	Little Bluestem	3-1/4" Container	12" O.C.	28	interplant randomly within mix in min. groups of 5	
	GREEN ROOF - PLANTER BOX PERENNIAL MIX						
	Bouteloua curtipendula	Side Oats Grama	3-1/4" Container	12" O.C.	140	interplant randomly within mix in min. groups of 5	
	Echinacea pallida	Pale Purple Coneflower	3-1/4" Container	12" O.C.	60	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	

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. 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.
6. SEE L101 FOR STREET TREE PLAN AND CITY OF MADISON FORESTRY NOTES.

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999 S. PARK ST

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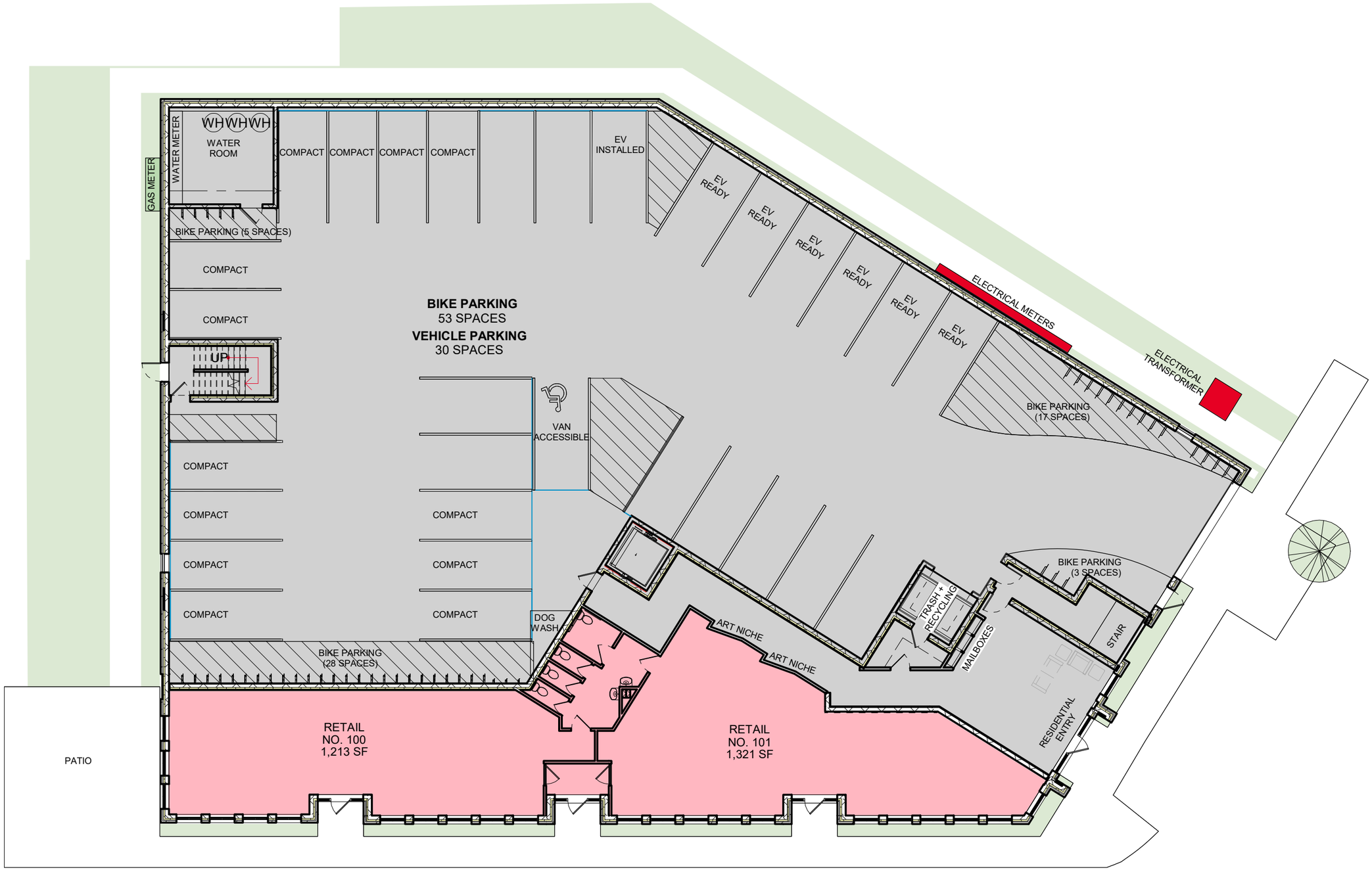
CHECKED BY

SHEET NAME
PLANT SCHEDULES

THRESHOLD BUILDS

REVISION
SHEET NO
L001



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 PRESENTATION | FEBRURARY 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 PRESENTATION | FEBRURARY 2026

THRESHOLDBUILDS

1 LEVEL 03
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 PRESENTATION | FEBRURARY 2026

THRESHOLDBUILDS

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

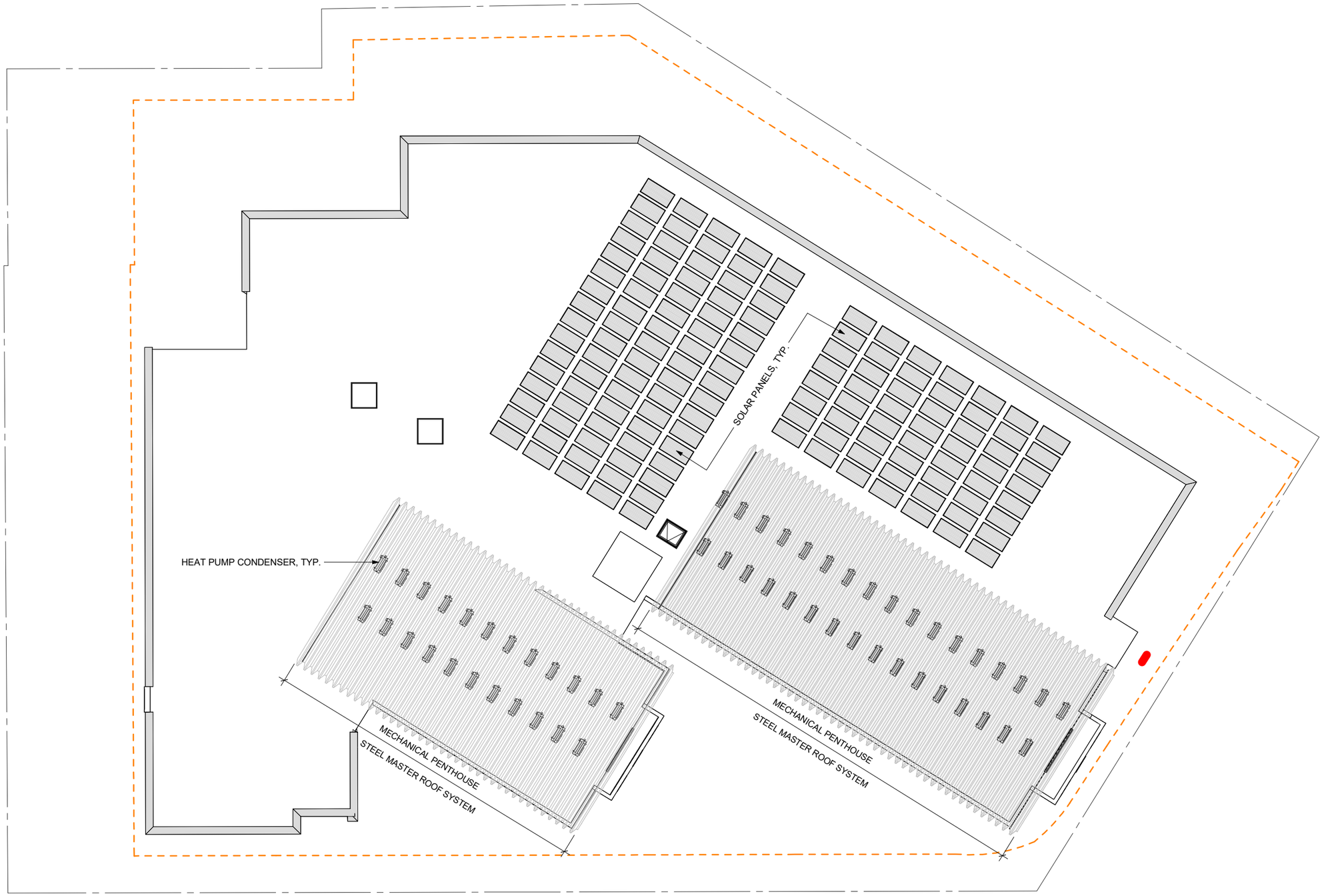
0 8' 16' 32'
0 2"
1/16" = 1'-0"

N

BUILDING DESIGNS | FLOOR PLANS

999 S. PARK STREET | UDC PRESENTATION | FEBRURARY 2026

THRESHOLDBUILDS



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

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

N

BUILDING DESIGNS | FLOOR PLANS

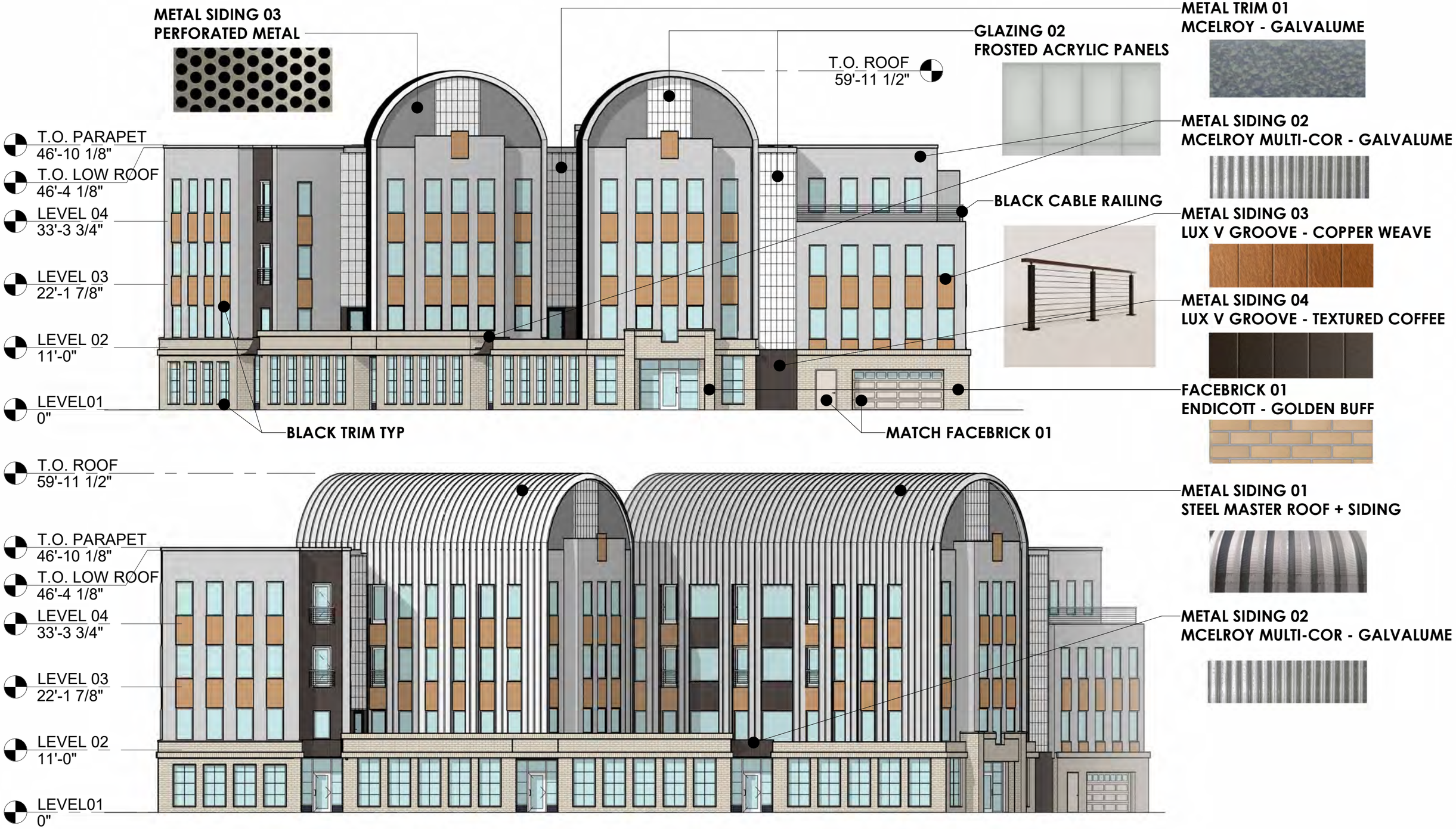
999 S. PARK STREET | UDC PRESENTATION | FEBRURARY 2026

THRESHOLDBUILDS

BUILDING DESIGNS | RENDERINGS

999 S. PARK STREET | UDC PRESENTATION | FEBRURARY 2026

THRESHOLDBUILDS

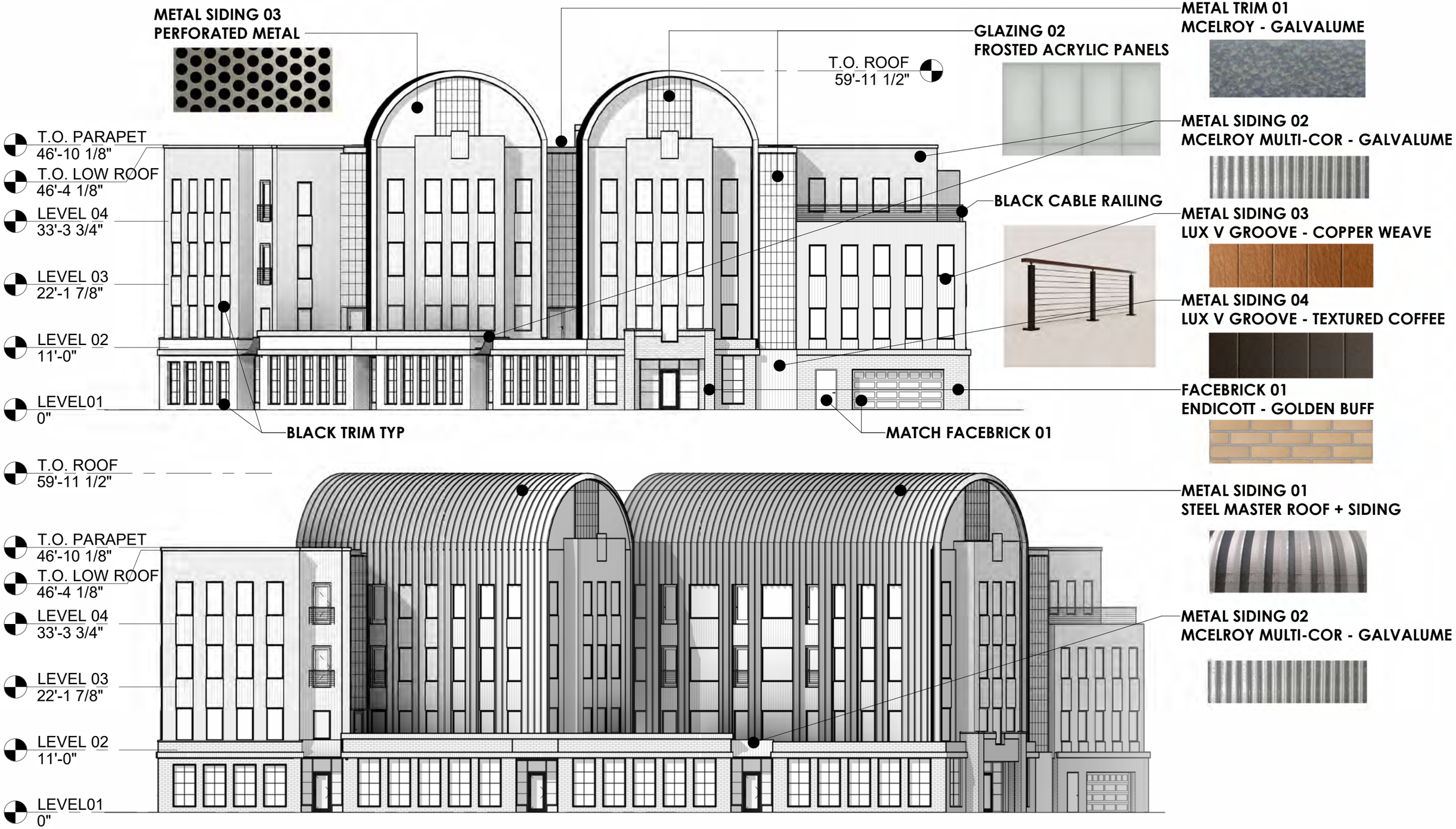


BUILDING DESIGNS | ELEVATIONS

999 S. PARK STREET | UDC PRESENTATION | FEBRURARY 2026

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

THRESHOLDBUILDS



BUILDING DESIGNS | ELEVATIONS

999 S. PARK STREET | UDC PRESENTATION | FEBRURARY 2026

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

THRESHOLDBUILDS

BUILDING DESIGNS | PERSPECTIVES

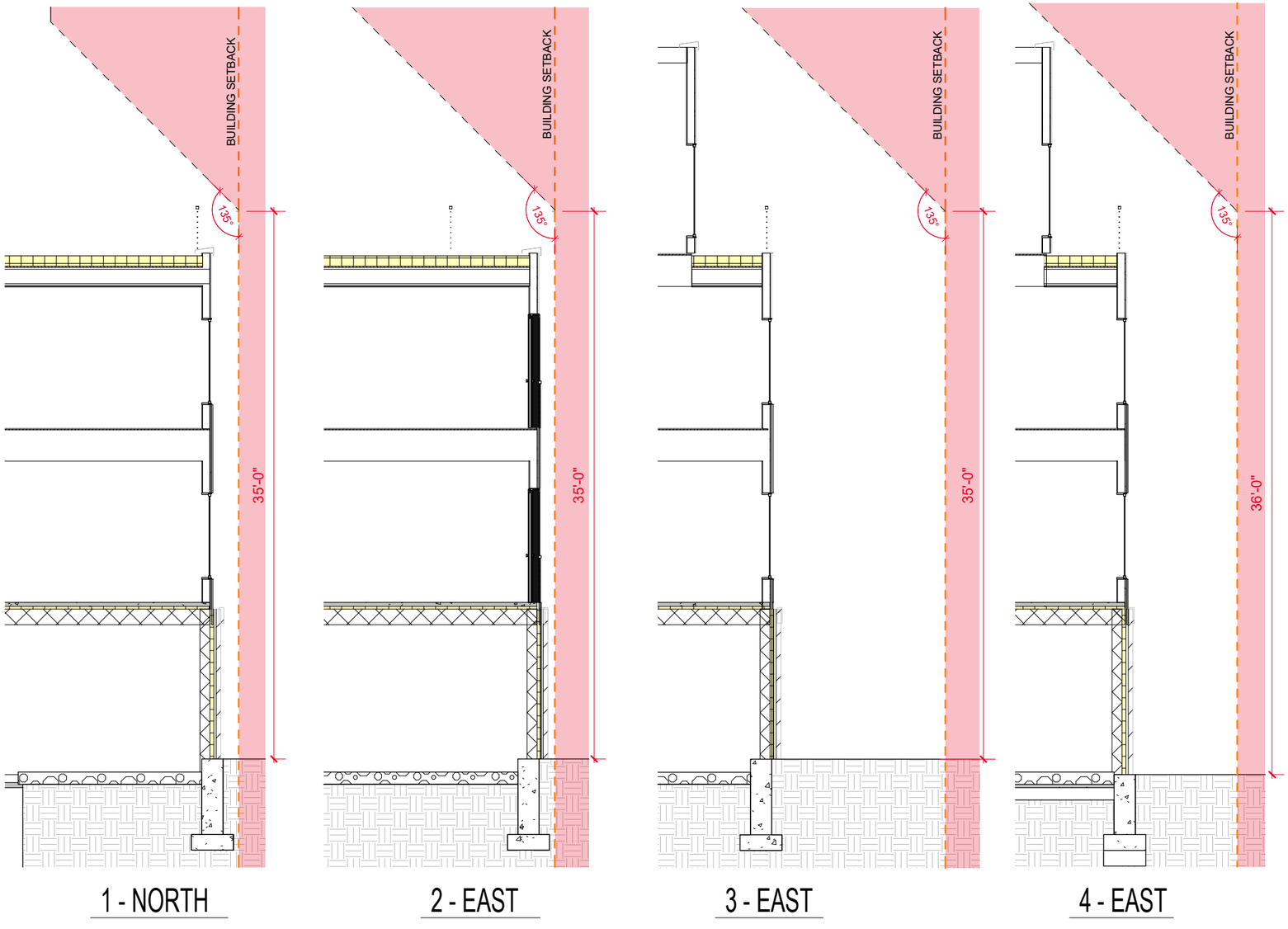
999 S. PARK STREET | UDC | FEBRURARY 2026

THRESHOLDBUILDS

BUILDING DESIGNS | PERSPECTIVES

999 S. PARK STREET | UDC | FEBRURARY 2026

THRESHOLDBUILDS

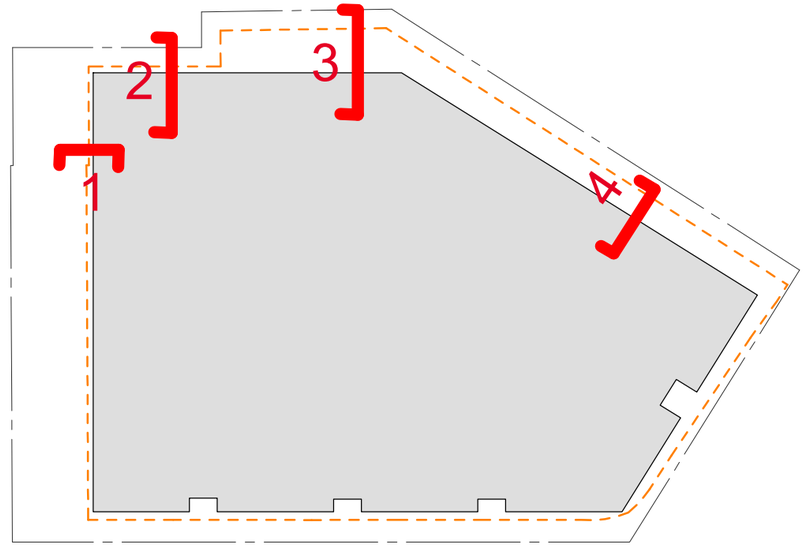


1 - NORTH

2 - EAST

3 - EAST

4 - EAST



BUILDING DESIGNS | SECTIONS

999 S. PARK STREET | UDC PRESENTATION | FEBRURARY 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

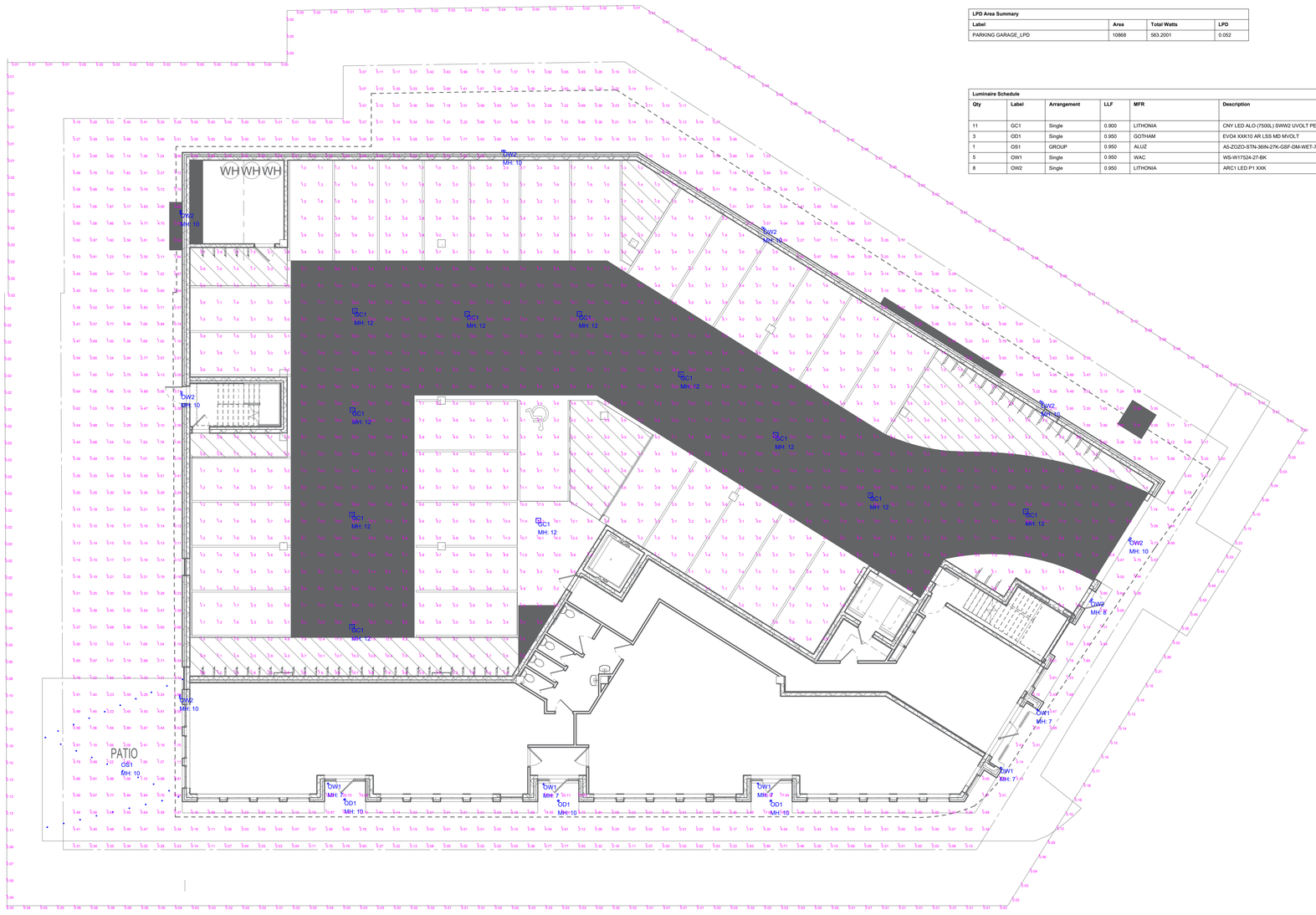
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10FT OFF PROPERTY LINE	Illuminance	Fc	0.05	0.50	0.00	N.A.	N.A.
PARKING GARAGE_Floor	Illuminance	Fc	6.75	22.2	0.6	11.25	37.00
SITE	Illuminance	Fc	1.46	20.70	0.00	N.A.	N.A.

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	7354
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
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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

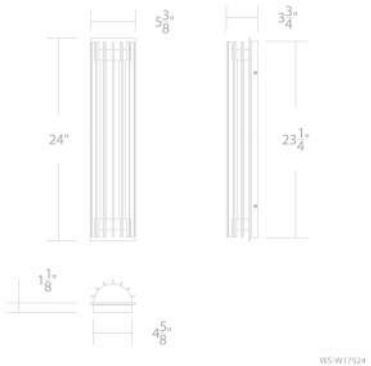
SPECIFICATIONS

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

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
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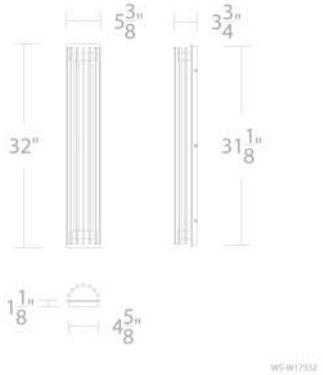
SPECIFICATIONS

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



ARC1 LED

Architectural Wall Luminaire

Catalog Number

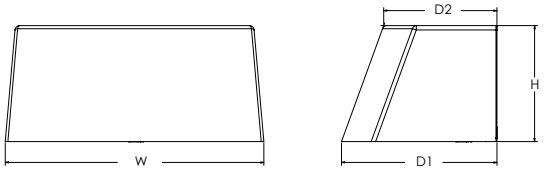
Notes

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

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

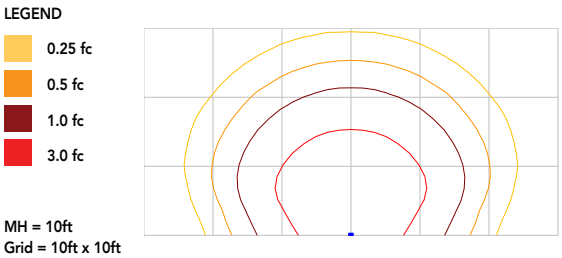
Projected LED Lumen Maintenance

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

Emergency Egress Options

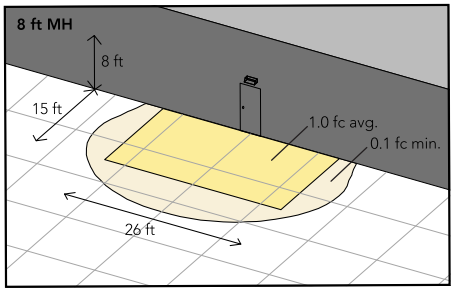
Emergency Battery Backup

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.

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

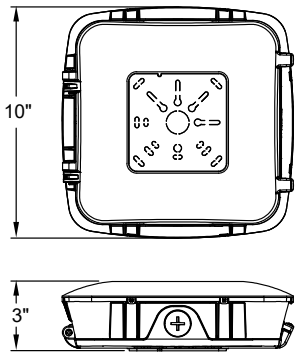
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

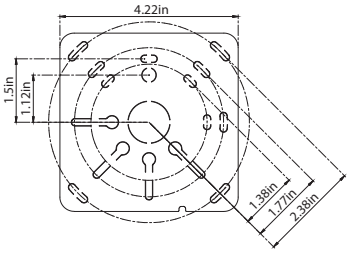
Dimensions

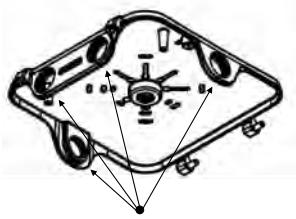
CNY LED ALO

Width: 10" (25.4cm)
Height 3" (7.62cm)
Depth: 10" (25.4cm)
Weight: 4.8lbs (2.18kg)

All dimensions are inches (centimeters) unless otherwise indicated.







Location of Side Conduit KO Holes

Occupancy Sensor Settings

Time to Off with No Occupancy is 10 minutes

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

gotham | I V O™

Luminaire Type: _____

Catalog Number: _____

IVO™ 4" Round Downlight
New Construction

Parabolic

Bevel

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

TRIM STYLES AND COLORS

Flange Styles

Flanged

Flangeless

Flangeless in Millwork

Reflector Colors

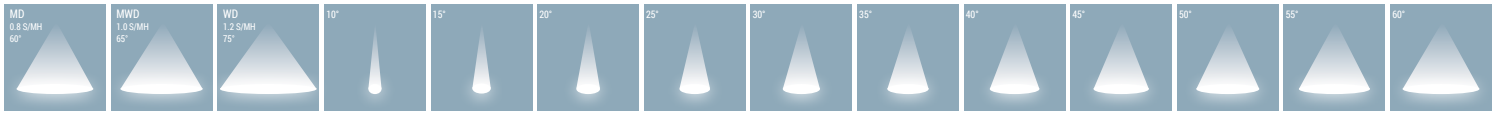
Clear Alzak | Gold | Pewter | Wheat | Black | White | White Anti-Microbial | Soft White | Bronze

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

NOM | ds | LOW UGR | WET LOCATION™ | TITLE 24 PART 6 | ENERGY STAR | RoHS COMPLIANT | 4+ CAPABLE | nLIGHT

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

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	Function	Lumen Packages	Kelvin Temperature	Color Rendering Index	Distribution
IVO4 4" Round Recessed	**D** Downlight	**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	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K **50K** 5000K	**80CRI** 80+ CRI **90CRI**[4] 90+ CRI **95CRI**[4] 95+ CRI	Narrow / Flood **10D** 10° **30D** 30° **50D** 50° **15D** 15° **35D** 35° **55D** 55° **20D** 20° **40D** 40° **60D** 60° **25D** 25° **45D** 45° General Illumination / Batwing **MD** Medium Batwing (0.8 s/mh, 60°) **MWD** Medium Wide Batwing (1.0 s/mh, 65°) **WD** Wide Batwing (1.2 s/mh, 75°)

Dimming Level	Voltage	Control Input[6]	Emergency Option	Housing Style
MIN10 Min 10% Dim Level **MIN1** Min 1% Dim Level **DARK** Min 0.1% Dim Level, Dim-to-Dark	**MVOLT** Multi-Volt input, 120V-277V **120** 120V input **347**[5] 347V input	**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	**(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	**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	Trim Style	Baffle Color	Trim Lens	Trim Color	Trim Finish	Flange Style
SF[14] Single Fuse, specify 120 or 277 **WL**[15] Wet Location	**P** Parabolic Trim **BEV**[16] Bevel Trim **SH**[17] Shower/IP65 Bevel Trim (Deadfront)	**(blank)** non-Bevel **ARS** Clear Anodized Semi-Specular **WMRS** Soft White **BRS** Black Semi-Specular **BRD** Black Diffuse	**(blank)** no lens **SLG** Solite Lens **CLR** Clear Lens	**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	**LD** Matte Diffuse **LS** Specular **LSS** Semi Specular	**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.

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

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

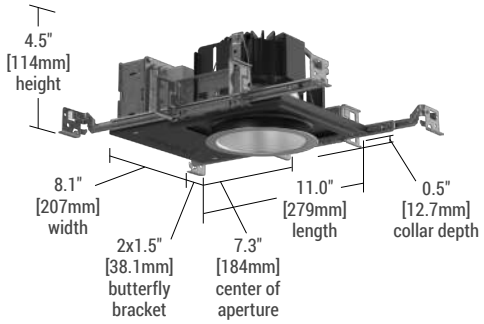
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

DIMENSIONAL DATA

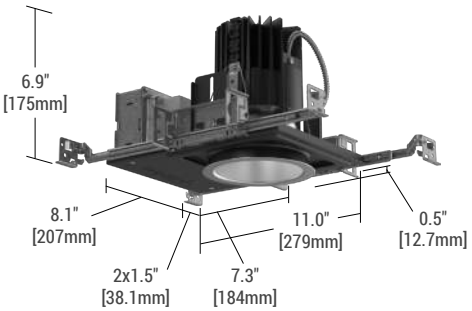
New Construction Dimensions

- 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".

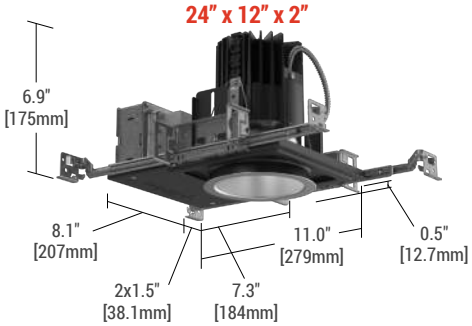
Non-IC Housing (NCH) For 05LM to 30LM



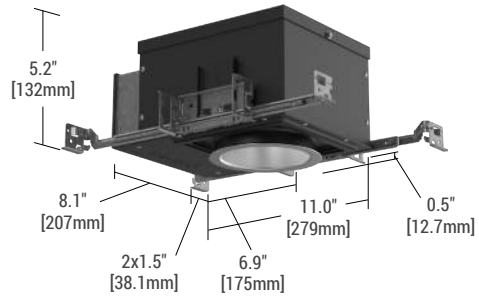
Non-IC Housing (NCH) For 35LM to 40LM



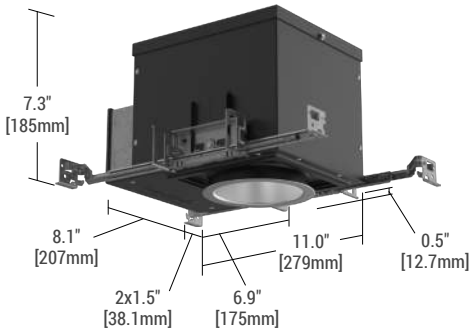
Non-IC Housing (NCH) For 45LM – MARKED SPACING 24" x 12" x 2"



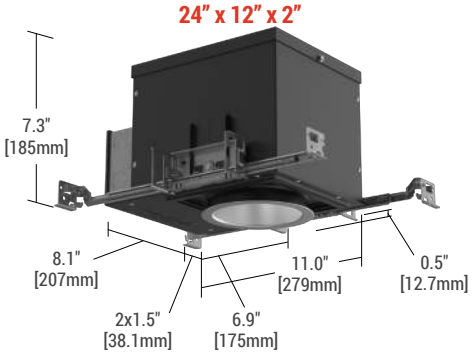
Chicago Plenum Housing (CP) For 05LM to 25LM



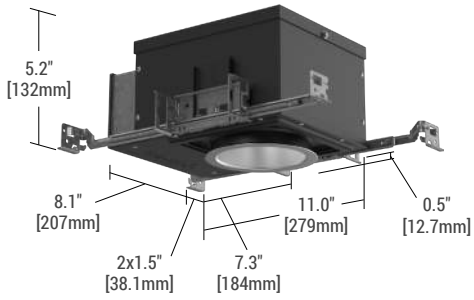
Chicago Plenum, New Construction Housing (CP) For 30LM to 35LM



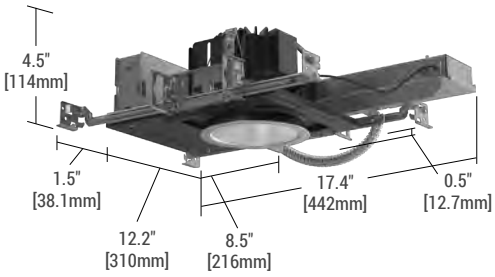
Chicago Plenum Housing (CP) For 40LM – MARKED SPACING 24" x 12" x 2"



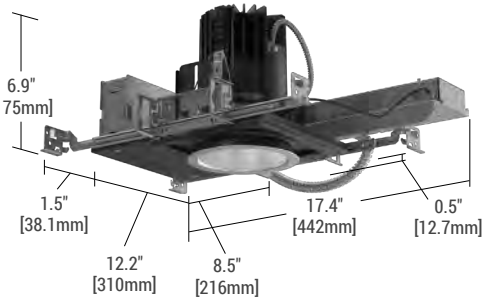
IC rated Housing (ICAT) For 05LM to 15LM



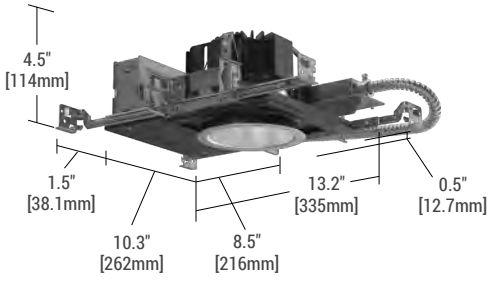
Non-IC Housing (NCH) with E7Wx, E10Wx Emergency Battery For 07LM to 30LM



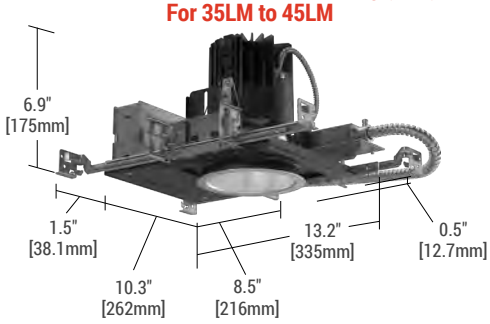
Non-IC Housing (NCH) with E7Wx, E10Wx Emergency Battery For 35LM to 45LM



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



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



TRIM OPTIONS

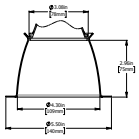
Trim Style and Flange Option

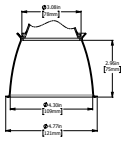
- Dimensions in inches [millimeters]


Parabolic Flanged
(P) (F)


Parabolic Flangeless
(P) (FL)


Parabolic Flangeless Millwork
(P) (FLM)



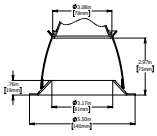


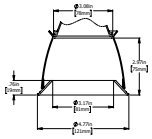

Bevel Flanged
(BEV) (F)


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.

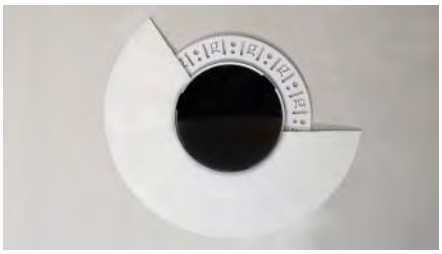
FLANGELESS

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

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.

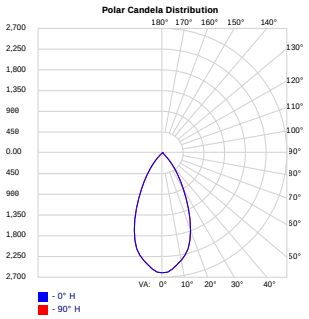
To learn more about A+, visit www.acuitybrands.com/aplus.

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

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

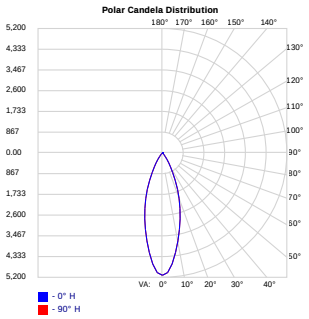
Candela Summary	
0°	2603
10°	2366
20°	1784
30°	909
40°	319
50°	26
60°	6
70°	3
80°	1
90°	0

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

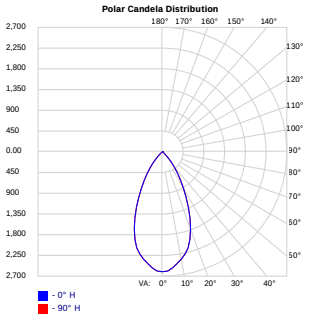
Candela Summary	
0°	5116
10°	3734
20°	2039
30°	675
40°	120
50°	14
60°	4
70°	2
80°	1
90°	0

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

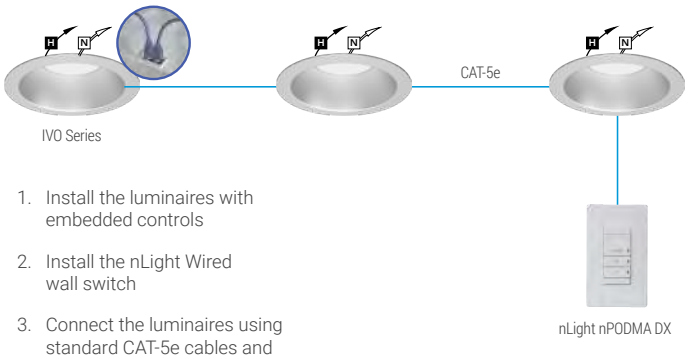
UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ

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.