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:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

RECEIVED 5/31/22 12:00 p.m.

Submittal reviewed by _____

Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 402 W Wilson Street Madison, WI 53703

Title: 402 W Wilson St

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

UDC meeting date requested July 13 2022

- ☐ 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)
- ☐ Signage Variance (i.e. modification of signage height, area, and setback)
- ☐ Signage Exception

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Nick Orthmann Company Bear Development, LLC

Street address 4011 80th St City/State/Zip Kenosha, WI 53142

Telephone 262-308-2656 Email northmann@beardevelopment.com

Project contact person Nick Orthmann Company Bear Development, LLC

Street address 4011 80th St City/State/Zip Kenosha, WI 53142

Telephone 262-308-2656 Email northmann@beardevelopment.com

Property owner (if not applicant) Responsible Esthetics, LLC

Street address 402 W Wilson St City/State/Zip Madison, WI 53703

Telephone 608-237-880 Email barbk@aacd.com (Barb Kachelski)

5. Required Submittal Materials

- ☑ **Application Form**
- ☑ **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 CDR or Signage Variance review criteria is required.
- ☑ **Development Plans** (Refer to checklist on Page 4 for plan details)
- ☑ **Filing fee**
- ☑ **Electronic Submittal***
- ☑ **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.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. 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. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

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 3/10/2022.

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 Nick Orthmann Relationship to property Applicant/Developer/Purchaser

Authorizing signature of property owner Barbara J Kaechele Date 5/27/22

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

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

- ☐ Urban Design Districts: $350 *(per §35.24(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 signage variances (i.e. modifications of signage 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

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. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. 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 Variance 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

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.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels**.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal 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 (include material 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
- ☐ Proposed Signage (if applicable)
- ☐ 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)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance 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

May 31, 2022

Ms. Lisa McNabola
Planner- Development Review & Plan Implementation
215 Martin Luther King Jr. Blvd, Suite 017
Madison, WI 5370

Re: Letter of Intent
402 West Wilson Street

Ms. McNabola:

The following is submitted together with the plans and application for City Staff, Urban Design Commission, Plan Commission and Common Council's consideration for approval.

Introduction:

Bear Development, LLC (Bear) is proposing the redevelopment of 402 W Wilson Street into a four-story multifamily building containing 54-dwelling units. Bear has expertise in the affordable housing development industry and has completed over 3,000 affordable housing units over the past 15 years, and continues to develop several hundred units annually. Bear Development is a part of the Bear Real Estate Group of companies which includes Bear Property Management, Inc. (Property Management) and Construction Management Associates, Inc. (General Contractor) who will be involved in the project as well.

This application package includes the required development plans, application forms, description of the proposed project and an overview of the development team's efforts to date.

Project Team:

Owner/Developer:
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142
Contact: Nick Orthmann
Phone: 262-308-2656
Email: northmann@beardevelopment.com

Architect:
Engberg Anderson Architects
305 W Washington Ave
Madison, WI 53703
Contact: Felipe Ornelas
Phone: 414-944-9117
Email: felipeo@engberganderson.com

Civil Engineer & Landscape Design
JSD Professional Services, Inc.
161 Horizon Dr Suite 101
Verona, WI 53593
Contact: Kevin Yeska
Phone: 608-848-5060
Email: kevin.yeska@jsdinc.com

Project & Site Details:

402 W Wilson Street is located at the intersection of West Wilson Street & South Broom Street in the city's Bassett Neighborhood. The site is currently occupied by a two-story, approximately 20,000 square foot office building and a parking lot that serves the building. The structure is of 1950s vintage and is proposed to be retained as part of the development. The site is essentially flat and has access from both Wilson and Broom; we consider Wilson Street to be the front yard. The setting for the area is predominantly residential with a mix of condominiums, multifamily and single-family homes. The site is an ideal location with convenient access to Brittingham Park, the Capital City Trail, Lake Monona, the Capital Square, a dog park, restaurants, grocery store, fitness facilities, main bus lines and much more within a few block radius from the site. It is a truly walkable site and our expectation is many of our residents will forego having a vehicle and instead rely on bicycles and public transportation.

The proposed use for the site is a four-story multi-family apartment building with 54-dwelling units that includes below grade parking, bike storage and storage space for the residential units. An on-site management office is included in the design as well as ample usable open space for residents to utilize. The development has been designed to re-use the existing structure and connect it with a newly constructed addition that takes up the current parking lot area and also wraps above the existing building. The project will utilize high quality materials and is designed in a way that blends the existing and new portions of the structure in a thoughtful manner.

- Lot Area: 21,437 SF / 0.49 acres
- Building Gross Square Footage: 67,984 SF
- Dwelling Units: 54 units
    - 1 Bedrooms: 29 units
    - 2 Bedrooms: 25 units
    - Density: 110 units / acre
- Parking Stalls: 29 stalls
- Bike Parking: 60 stalls

The property is currently zoned as PD, and Bear is pursuing the approval of the proposed development of the by way of a zoning map amendment for an amended PD-GDP and new SIP specific to the project site. The original PUD that the site is in dates to the early 1980s. While the property is zoned PD, we have made concerted effort comply with zoning standards of the DR-2 district, which is the predominant underlying zoning classification in the area. We understand that the project will be reviewed by City Staff, Urban Design Commission, Plan Commission and Common Council as part of this process. Our anticipated approval schedule is as follows:

- Application Submittal May 31, 2022
- Urban Design Commission July 13, 2022
- Planning Commission July 25, 2022
- Common Council August 2, 2022

The project will be primarily funded with 4% Low-Income Housing Tax Credits (LIHTC) and Tax-Exempt Bonds, for which Bear has prepared an application for submission to WHEDA. All units in the property will be available to households earning at or below 60% of the area median income. When the property

becomes operational, it will be professionally managed by Bear Property Management, Inc. a sister company of Bear that is part of the Bear Real Estate Group of companies.

City & Neighborhood Input:

During the pre-submittal process the development team has met with a variety of stakeholders whose input has helped shape the proposal:

- City of Madison Staff- We have consulted with City Staff several times during the pre-submittal process including a pre-development meeting, a Development Assistance Team Meeting, and several informal consultations.
- UDC- The development team participated in an informational presentation to the Urban Design Condition on March 30th to garner feedback on the design.
- Neighborhood- The development team has met with neighborhood stakeholders several times in regard to the project. We made a presentation to the neighborhood at large and also participated in neighborhood steering committee meetings on April 6th and May 4th through the Bassett District of Capitol Neighborhoods, Inc. that included the district alderman, neighborhood chair and committee members. Feedback of the committee played a significant role in the design progression for the project.

Phasing & Schedule:

Construction of the project will be completed at once with no phasing contemplated. Construction is expected to commence in late Summer or early Fall of 2022 and will be completed in the first quarter of 2024.

Public Subsidy:

The development team is not requesting public subsidy for the project.

Supplemental Requirements:

There are several supplemental requirements listed on forms LND-A LND-B included with this proposal which are detailed below:

- Pre-Application Notification
    - Copies of the notification emails sent to the Alderperson, City-registered neighborhood association and City-listed business association are included in file *W_Wilson_St_402_Pre_Notif_2022-05-31*.
- UDC Application
    - The application package includes a UDC Application as the plans will be reviewed aby the UDC as part of the combined UDC-Plan Commission-Common Council process. The UDC Application is included as file *W_Wilson_St_402_Pre_UDCApp_2022-05-31.*
- Demolition Permits
    - The reuse of the building necessitates a demolition permit as the incorporation of the existing building into the new development is considered a “technical demolition”. The building was reviewed by the City’s Landmarks Commission on its April 18th agenda. The demolition plans are on the D sheets in the submitted plans and the balance of the

required Demolition Permit requirements are included in file *W_Wilson_St_402_Pre_Demo_2022-05-31.*

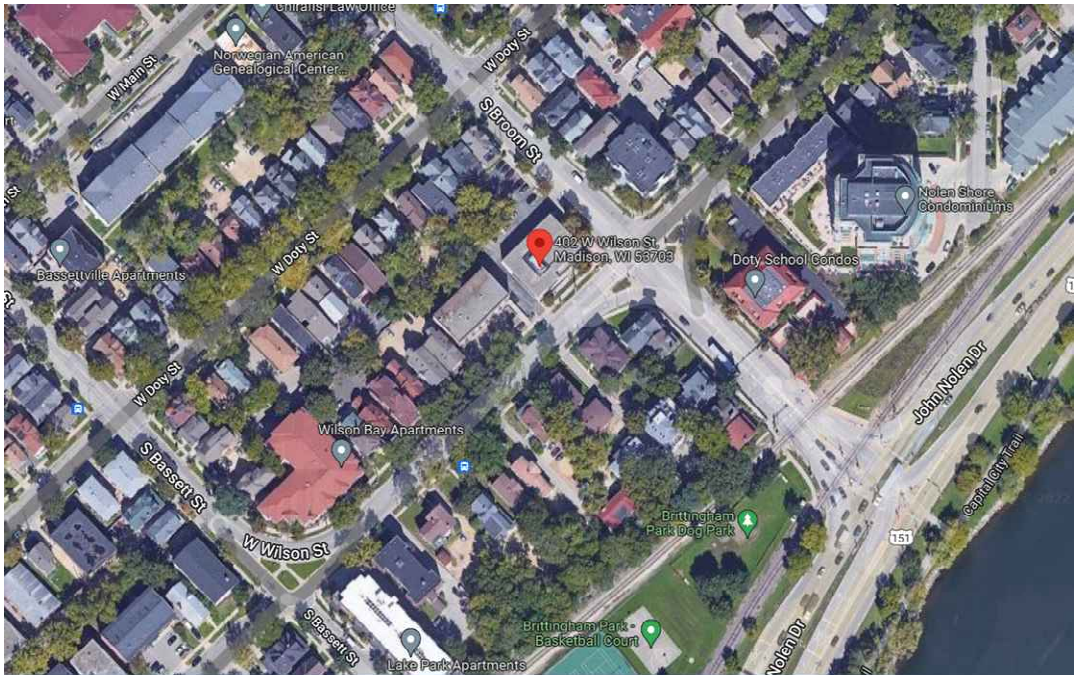
- Zoning Map Amendment
    - The required items for the Zoning Map Amendment are within the file labeled *W_Wilson_St_402_Pre_LegalDescrip_2022-05-31*.
- Planned Development GDP-SIP
    - The application is structured as an amendment to the existing GDP for the property with a new SIP. The required documentation detailed in LND-B and City ordinance is included as file *W_Wilson_St_402_Pre_GDPSIP_2022-05-31*.
- Traffic Demand Management Plan
    - The TDMP for the project is included with this application as file *W_Wilson_St_402_Pre_TDMP_2022-05-31.*
- Stormwater Report
    - The Stormwater Report is included with this application as file *W_Wilson_St_402_Pre_SWMP_2022-05-31*.

The development team is excited about the prospect of providing much needed quality affordable housing in a prominent downtown location where there is a severe lack of affordable housing. We look forward to working with City of Madison staff and elected officials to bring the project to fruition. Should you have any questions, please feel free to contact me at any time.

Sincerely,

Nick Orthmann
Project Manager
Bear Development, LLC

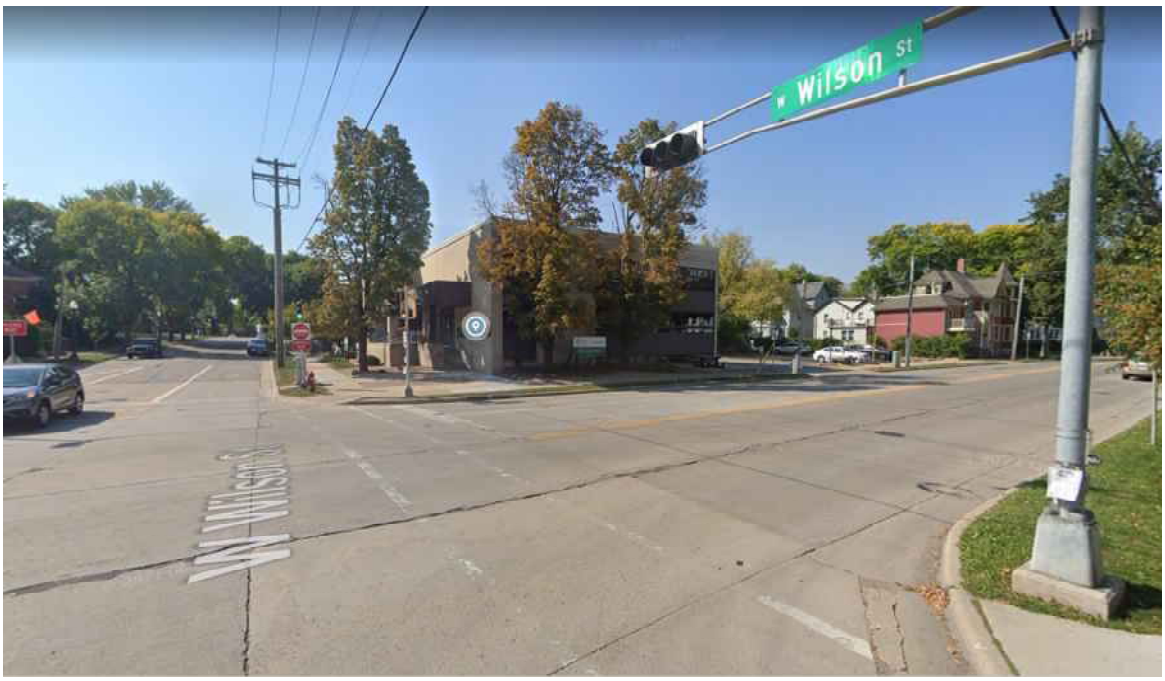
3) Site Aerial 1



4) Site Aerial 2

5) Site Aerial 3

6) View looking Southwest from Intersection of W Wilson St & N Broom Street



7) View looking Southeast from N Broom Street

8) View looking Southeast from W Wilson St

402 WILSON STREET

PROJECT

402 W. WILSON STREET
MADISON, WI 53703

SEAL

CONSULTANTS

CIVIL

JSD
161 HORIZON DRIVE, SUITE 101
VERONA, WI 53593
PH 608-848-5060

SPECTRUM LIGHTING
N8 W22520 Johnson Dr Unit E
Waukesha, WI 53186

262-970-0300 / 608-358-7586 (MADISON)

ARCHITECTURAL

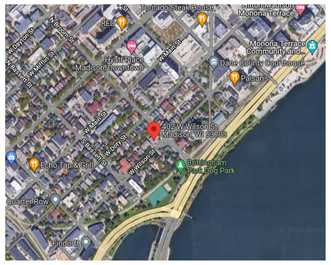
ENGBERG ANDERSON ARCHITECTS
320 E BUFFALO ST
SUITE 500
MILWAUKEE, WI 53202
PH 414-944-9000

DRAWINGS

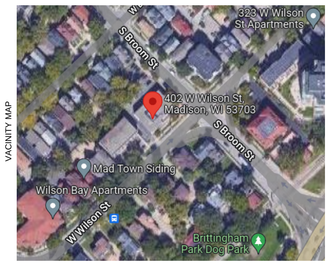
-	ALTA/NSPS LAND TITLE SURVEY
C1.0	GENERAL NOTES AND LEGEND
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING AND EROSION PLAN
C4.1	DETAILED GRADING AND EROSION PLAN
C5.0	UTILITY PLAN
C6.0	DETAILS
C7.0	FIRE ACCESS EXHIBIT
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS & NOTES
1 OF 1	EXTERIOR LIGHTING PHOTOMETRICS
1 OF 2	GARAGE & EGRESS LIGTING PHOTOMETRICS
2 OF 2	GARAGE & EGRESS LIGTING PHOTOMETRICS

G000	TITLE SHEET
G001	PROJECT INFORMATION
D101	LOWER LEVEL DEMO PLAN
D102	LEVEL 1 DEMO PLAN
D103	LEVEL 2 DEMO PLAN
D401	DEMOLITION ELEVATIONS
A101	LOWER LEVEL PLAN
A102	LEVEL 1 PLAN
A103	LEVEL 2 PLAN
A104	LEVELS 3&4 PLAN
A105	ROOF PLAN
A401	BUILDING ELEVATIONS
A402	BUILDING ELEVATIONS
A501	BUILDING SECTIONS
S-08	EXTERIOR CHARACTER STUDY
S-09	EXTERIOR CHARACTER STUDY
S-10	EXTERIOR CHARACTER STUDY
S-11	EXTERIOR CHARACTER STUDY
S-12	EXTERIOR CHARACTER STUDY
S-13	EXTERIOR CHARACTER STUDY
S-14	EXTERIOR CHARACTER STUDY

SITE LOCATION MAP



VACINITY MAP



Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

ISSUED FOR:

LAND USE APPLICATION	05-31-22

REVISION FOR:

NO.	DESCRIPTION	DATE

LAND USE APPLICATION
SUBMITTAL - NOT FOR
CONSTRUCTION

DRAWN BY Author

CHECKED BY Checker

TITLE SHEET

G000

402 WILSON STREET: UNIT MATRIX

UNIT TYPE	UNIT DATA	BED	DEN	BATH	SF	UNITS PER FLOOR 1ST	2ND	3RD	4TH	TOTALS
1A		1	N/A	1	570	-	2	2	2	6
1A.1		1	N/A	1	535	2	-	-	-	2
1B		1	N/A	1	780	1	1	-	-	2
1C	WHEDA UNIT/ TYPE A UNIT	1	N/A	1	610	1	1	1	1	4
1D	WHEDA UNIT	1	N/A	1	600	1	1	1	1	4
1E		1	N/A	1	700	1	1	1	1	4
1F		1	N/A	1	600	1	1	1	1	4
1G		1	N/A	1	740	-	1	-	-	1
1H		1	N/A	1	850	-	-	1	1	2
2A		2	N/A	2	1000	-	1	1	1	3
2A.1		2	N/A	2	970	1	-	-	-	1
2B		2	N/A	2	1010	-	1	1	1	3
2C		2	N/A	2	920	2	2	-	-	4
2C.1		2	N/A	2	910	-	-	2	2	4
2D		2	N/A	2	960	1	1	1	1	4
2E		2	N/A	2	1100	-	-	1	1	2
2F		2	N/A	2	960	1	-	-	-	1
2F.1	WHEDA UNIT/ TYPE A UNIT	2	N/A	2	1050	-	1	1	1	3
					TOTAL UNITS	**12**	**14**	**14**	**14**	**54**

402 WILSON STREET: GENERAL BUILDING INFORMATION

- LOWER LEVEL:	**13,259 GSF**	TOTAL PARKING SPACES: **29** (0.54:1 - PKG TO UNIT RATIO)
- LEVEL ONE:	**12,840 GSF**	TOTAL BIKE PARKING: **60** (1 PER UNIT FOR 1BD & 2BD =
- LEVEL TWO:	**13,789 GSF**	54 / 1 PER GUEST EVERY 10 UNITS = 6 *AT EXTERIOR*)
- LEVEL THREE & FOUR:	**14,048 GSF**	TOTAL WHEDA STORAGE: **54** (1:1)
- BUILDING TOTAL:	**67,984 GSF**	

GENERAL NOTES - ZONING

CITY OF MADISON

STANDARD	REQUIRED (MIN.)	PROVIDED	NOTES
AUTOMOBILE PARKING	1 PER DWELLING MIN., 2.5 PER DWELLING MAX.		54 UNITS
	54 MIN.	29	
BIKE PARKING	1 PER BEDROOM (*UP TO 2BD*) + 1 GUEST SPACE PER 10 UNITS		
	60	60	
ELECTRIC VEHICLE CHARGING STATIONS	EV READY SPACES: 10% (3) EV INSTALLED SPACES: 2% (1)	3 1	TOTAL PARKING SPACES: 29
BIRD SAFE GLASS	CHAPTER 28, SUBCHAPTER 281 28.129	WILL COMPLY	

GENERAL NOTES - ZONING

CITY OF MADISON

DOWNTOWN RESIDENTIAL 2 DISTRICT - DIMENSIONAL STANDARDS

STANDARD	REQUIRED (MIN.)	PROVIDED	NOTES
LOT AREA	3,000 SQ. FT.	21,437 S.F. (*0.49 ACRE*)	PER ALTA ROW LINE
LOT WIDTH	40 FT.	132.54 FT. (WIDTH)	190.87 *LENGTH*
FRONT YARD SETBACK	10 FT.	15'-6"	WILSON STREET
SIDE YARD SETBACK	5 FT.	7'-3"	BROOM STREET
	NORTH 5 FT.	5'-9"	
	SOUTH 5 FT.	5'-6"	
REAR YARD SETBACK	LESSER OF 20% LOT DEPTH OR 20 FT.		
	NORTH 20 FT.	20'-4"	
	SOUTH 20 FT.	8' 1 1/2"	
MAXIMUM LOT COVERAGE	80% (MAX.)	67%	14,495 GSF
MINIMUM HEIGHT	2 STORIES	4 STORIES	
MAXIMUM HEIGHT	4 STORIES	4 STORIES	PER DOWNTOWN HEIGHT MAP
STEPBACKS	N/A	N/A	
USABLE OPEN SPACE	20 SQ. FT. PER BEDROOM 1,580 SQ. FT.	GRADE LEVEL 4,528 SQ. FT. 42 BALCONIES AT UNITS: 2,100 SQ. FT. (50 PER) **6,628** SQ. FT. (*TOTAL*)	79 BEDROOMS 54 UNITS

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

ISSUED FOR:

LAND USE APPLICATION 05-31-22

REVISION FOR:

NO. DESCRIPTION DATE

DRAWN BY Author

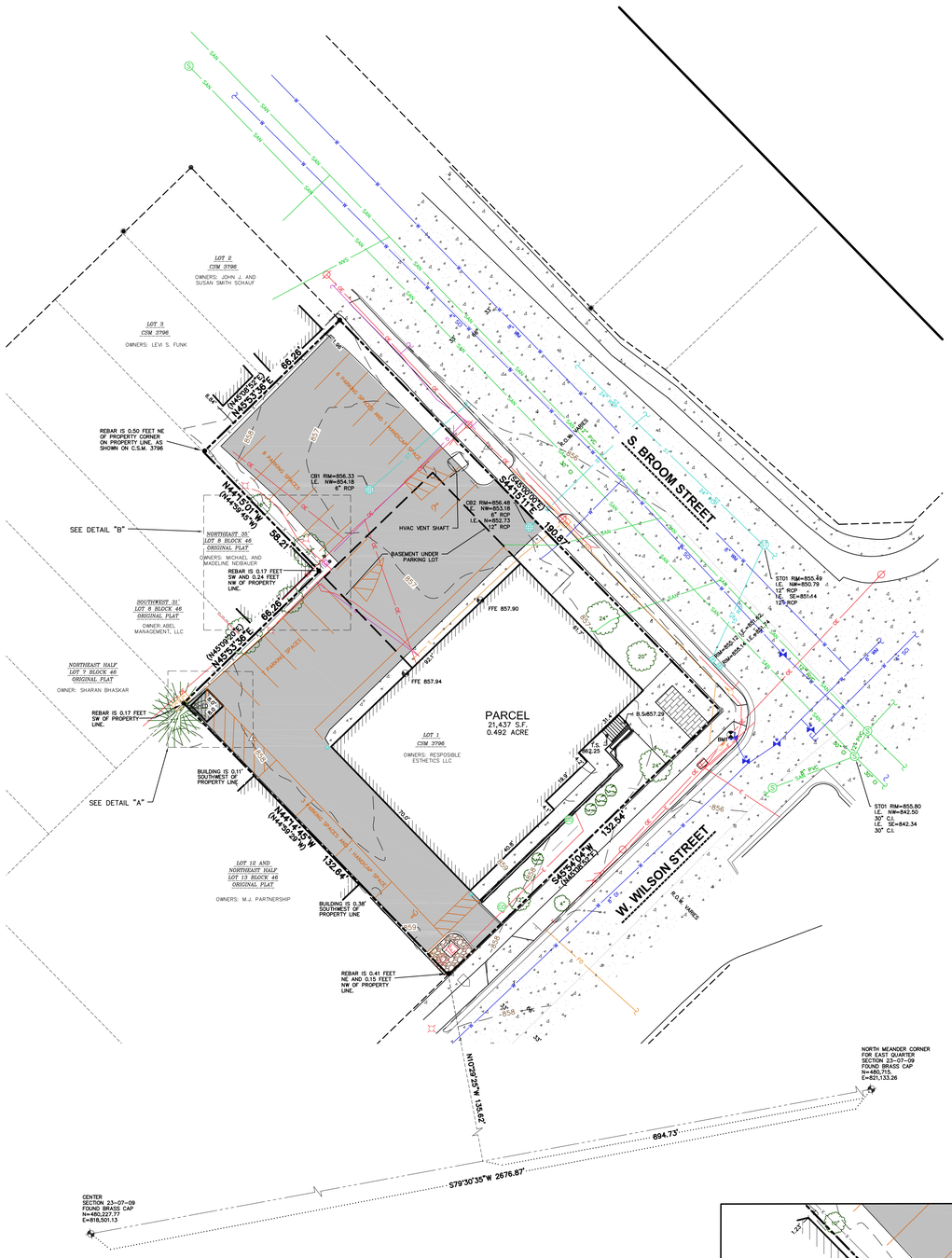
CHECKED BY Checker

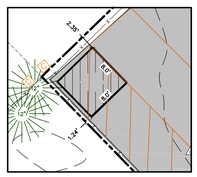
PROJECT INFORMATION

G001

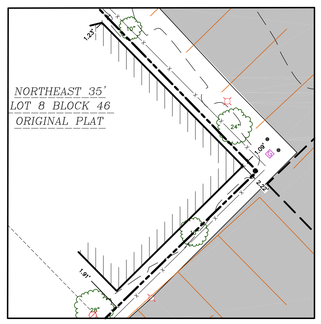
ALTA/NSPS LAND TITLE SURVEY

LOT ONE (1), CERTIFIED SURVEY MAP NO. 3796 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON SEPTEMBER 24, 1981, IN VOLUME 15 OF CERTIFIED SURVEY MAPS, PAGES 310–311 AS DOCUMENT NO. 1720322, BEING LOTS 9, 10 AND 11, BLOCK 46, ORIGINAL PLAT OF MADISON, SECTION 23,TOWNSHIP 07 NORTH, RANGE 09 EAST,CITY OF MADISON, DANE COUNTY, WISCONSIN.





DETAIL "A"
1"=10'



DETAIL "B"
1"=10'

LEGEND

- CHISELED 'X' SET
- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- ¾" REBAR FOUND
- CONTROL POINT
- BENCHMARK
- BOLLARD
- MAIL BOX
- POST
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- HYDRANT
- WATER VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- CURB INLET
- DOWNSPOUT
- GAS REGULATOR/METER
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE
- POWER POLE W/GUY
- TRAFFIC SIGNAL
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- HANDICAP PARKING
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PARCEL BOUNDARY
- PLATTED LOT LINE
- LANDSCAPE LIMITS
- FENCE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- OVERHEAD ELECTRIC DISTRIBUTION
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- BUILDING
- 855 INDEX CONTOUR
- 854 INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- EDGE OF BITUMINOUS
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON FEBRUARY 23, 24 & 25 AND MARCH 02 ,2022.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST AS S79°30'35"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS THE TOP NUT OF A FIRE HYDRANT ON THE WESTERLY CORNER OF S. BROOM STREET AND W. WILSON STREET, ELEVATION = 859.17
3. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NOs. 20220802234, 20220802249, AND 20220802269 WITH A CLEAR DATE OF FEBRUARY 18, 2022.
4. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   - CHARTER COMMUNICATIONS
   - WIN, LLC
   - CITY OF MADISON
   - MCI
   - MGE (ELECTRIC AND GAS)
   - AT&T DISTRIBUTION
   - RESTECH SERVICES
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X PER FEMA MAP NUMBER 55025C0409G, DATED JUNE 17, 2003 WITH AN UPDATE ON JAN 02, 2009, WHICH HAS BEEN PRINTED.

ITEM 9 THERE ARE TWENTY-FOUR (24) PARKING SPACES AND TWO (2) HANDICAP SPACES FOR A TOTAL OF TWENTY-SIX (26) PARKING SPACES.

ITEM 11(b) PRIVATE UTILITY LOCATED BY GLS UTILITY ON FEBRUARY 25, 2022.

ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

ITEM 17 THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.

ITEM 20 DIGGER'S HOTLINE WAS CONTACTED TO MARK THE PUBLIC UTILITIES.

NOTES CORRESPONDING TO SCHEDULE B–SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS–1108483–MAD, EFFECTIVE DATE: JANUARY 14, 2022 AT 7:30 A.M., ISSUE DATE: FEBRUARY 02, 2022)

(10) PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSES.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(11) PLANNED UNIT DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION PLAN RECORDED SEPTEMBER 24, 1981 IN VOLUME 3114 OF RECORDS, PAGE 44, AS DOCUMENT NO. 1720321.

ALTERATION TO AN APPROVED AND RECORDED SIP RECORDED AUGUST 13, 1987, IN VOLUME 10466 OF RECORDS, PAGE 55, AS DOCUMENT NO. 039050.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(12) ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED JUNE 07, 2010 AS DOCUMENT NO. 4661115.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS–1108483–MAD, EFFECTIVE DATE: JANUARY 14, 2022 AT 7:30 A.M., , ISSUE DATE: FEBRUARY 02, 2022)

LOT ONE (1), CERTIFIED SURVEY MAP NO. 3796 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON SEPTEMBER 24, 1981, IN VOLUME 15 OF CERTIFIED SURVEY MAPS, PAGES 310–311 AS DOCUMENT NO. 1720322, BEING LOTS 9, 10 AND 11, BLOCK 46, ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 402 WEST WILSON STREET, MADISON, WI

TAX KEY NUMBER: 251/0709–231–3133–1

SURVEYOR'S CERTIFICATE

TO:
- i) (BANK/LENDER), (INTENTIONALLY LEFT BLANK AT THIS TIME PER BEAR)
- ii) FIRST AMERICAN TITLE COMPANY,
- iii) BEAR DEVELOPMENT, LLC.,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a) ,7(b)(1), 8, 9, 11(b), 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 02, 2022.

WISCONSIN BRETT KARNS S–2874 ALBANY, WI LAND SURVEYOR

BRETT KARNS, S–2874 — DATE
PROFESSIONAL LAND SURVEYOR
Email: brett.karns@jsdinc.com
Website: www.jsdinc.com

DIGGERS HOTLINE

north
SCALE IN FEET
20' 0 20'

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

CLIENT:
BEAR DEVELOPMENT, LLC.

CLIENT ADDRESS:
4011 80TH ST
KENOSHA, WI 53142

PROJECT:
402 W. WILSON

PROJECT LOCATION:
402 W. WILSON ST
MADISON, DANE COUNTY WI, 53703

MODIFICATIONS:

#	Date:	Description:
1		
2		
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Prepared By:	BCK 03/15/2022
Reviewed By:	CJO 03/03/2022
Approved By:	TJB 03/08/2022

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
1 OF 1

PROJECT NO: 22-11240

File: I:\2022\22-11240\DWG\Survey Sheets\22-11240 ALTA.dwg Layout: 30x42 User: CharlieMike(AXP) Plotted: Mar 16, 2022 - 9:04am Xref's:

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 7.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 7.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 7.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
10. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
12. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
13. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
14. EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
15. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
16. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
17. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
18. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
19. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
20. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

CONSTRUCTION SEQUENCING

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

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

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

GRADING AND SEEDING NOTES

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

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. STORM SEWER SPECIFICATIONS –

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

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

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

 MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

 FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
13. WATER MAIN SPECIFICATIONS –

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

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

 HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF MADISON. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES (SEE DETAIL).

 BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

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

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

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

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

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

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

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MADISON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
5. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MADISON PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MADISON.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
16. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
17. STABILIZATION PRACTICES:
 17.1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 17.2. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 17.3. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 17.4. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - HYDRO-MULCHING WITH A TACKIFIER
 - GEOTEXTILE EROSION MATTING
 - SODDING

CITY FORESTRY NOTES

1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 – PART 1 STANDARDS FOR PRUNING.
7. ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) – ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. A LANDSCAPE PLAN AND STREET TREE PLANTING PLAN SHALL BE SUBMITTED IN PDF FORMAT TO CITY FORESTRY FOR APPROVAL OF PLANTING LOCATIONS WITHIN THE RIGHT OF WAY AND TREE SPECIES. ALL AVAILABLE STREET TREE PLANTING LOCATIONS SHALL BE PLANTED WITHIN THE PROJECT BOUNDARIES.
8. 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.

CITY TRAFFIC ENGINEERING NOTES

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

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- HEAVY-DUTY PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- RETAINING WALL
- RAILING
- FENCE
- BOLLARD
- BIKE RACK
- DEMOLITION – REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
- DEMOLITION – REMOVAL OF ONSITE FENCE
- DEMOLITION – PAVEMENT MILL AND OVERLAY
- DEMOLITION – REMOVAL OF RETAINING WALL
- DEMOLITION – REMOVAL OF ASPHALT SURFACES
- DEMOLITION – REMOVAL OF CONCRETE SURFACES
- DEMOLITION – REMOVAL OF BUILDINGS/STRUCTURES
- DEMOLITION – REMOVAL OF UTILITIES
- DEMOLITION – REMOVAL OF LANDSCAPE BEDDING
- TREE REMOVAL
- SHRUB REMOVAL
- PROTECT EXISTING TREE
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- SF SILT FENCE
- RIP-RAP
- CONSTRUCTION ENTRANCE
- FG: XXX.XX SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - BOC – BACK OF CURB
  - MATCH – MATCH EXISTING GRADE
  - HP – HIGH POINT
  - SW – SIDEWALK
- INLET PROTECTION
- S SANITARY SEWER
- W WATERMAIN
- D STORM SEWER
- T PROPOSED COMMUNICATION (BY CHARTER/AT&T)
- E PROPOSED ELECTRIC (BY MG&E)
- G PROPOSED GAS (BY MG&E)

DIGGERS HOTLINE
Toll Free (800) 242-8511

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

CLIENT:
BEAR DEVELOPMENT, LLC

CLIENT ADDRESS:
4011 80TH STREET
KENOSHA, WI 53142

PROJECT:
402 WEST WILSON ST REDEVELOPMENT

PROJECT LOCATION:
402 W WILSON ST
MADISON, DANE COUNTY
WI, 53703

PLAN MODIFICATIONS:

#	Date:	Description:
1	04.11.22	UDC INFORMATIONAL
2	05.31.22	LAND USE SUBMITTAL
3	06.15.22	LAND USE UPDATES
4		
5		
6		
7		
8		
9		
10		
11		
12		
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14		
15		

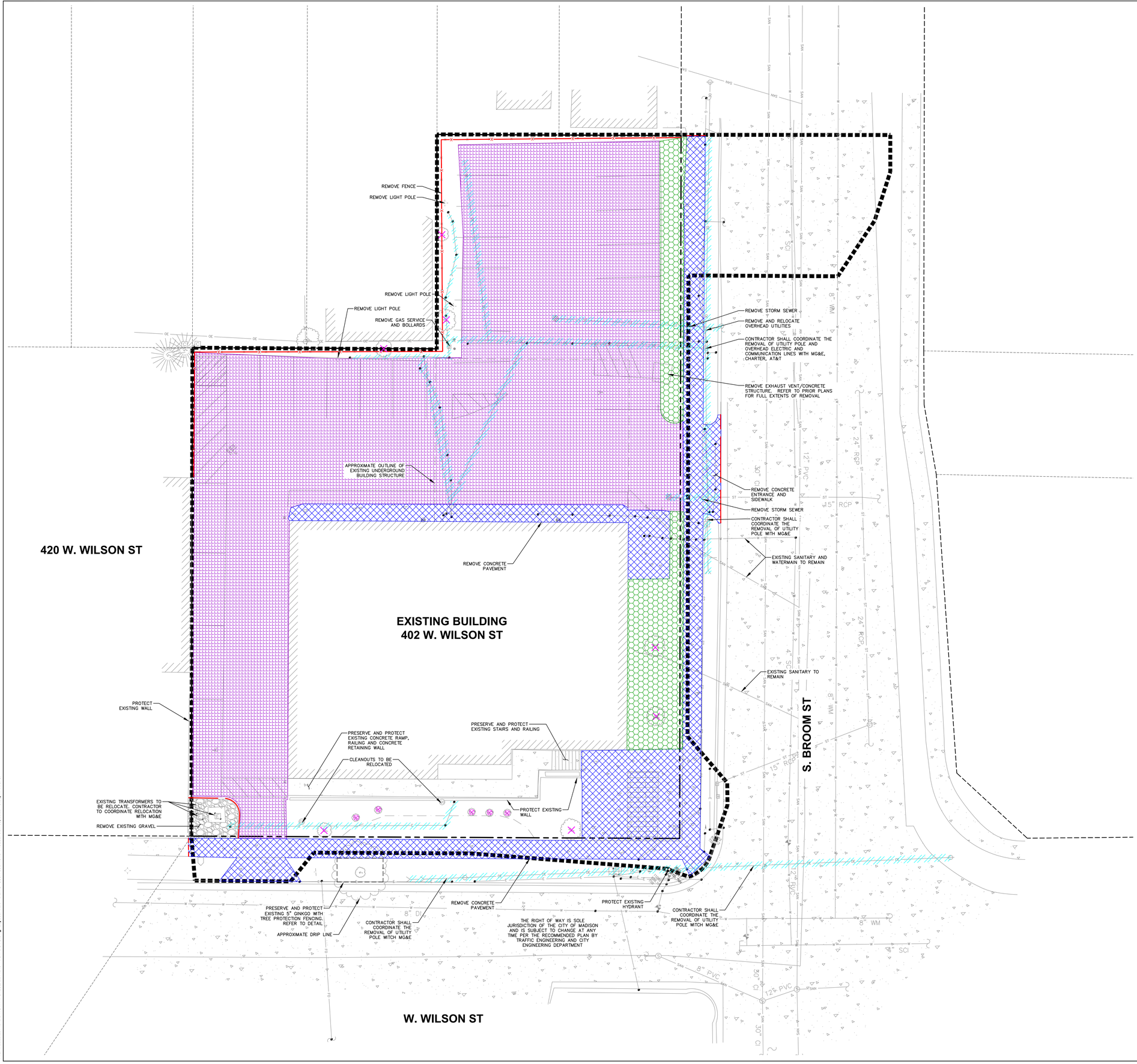
Designed By: CTD
Reviewed By: ACG
Approved By:

SHEET TITLE:
GENERAL NOTES AND LEGEND

SHEET NUMBER:
C1.0

JSD PROJECT NO: 22-11240

File: I:\2022\2211240\DWG\Civil Sheets\2211240 - CON DOCS.dwg Layout: C1.0 - NOTES User: cdumond Plotted: Jun 08, 2022 - 3:03pm Xref's:



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15		

Designed By: CTD
Reviewed By: ACG
Approved By:

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 22-11240

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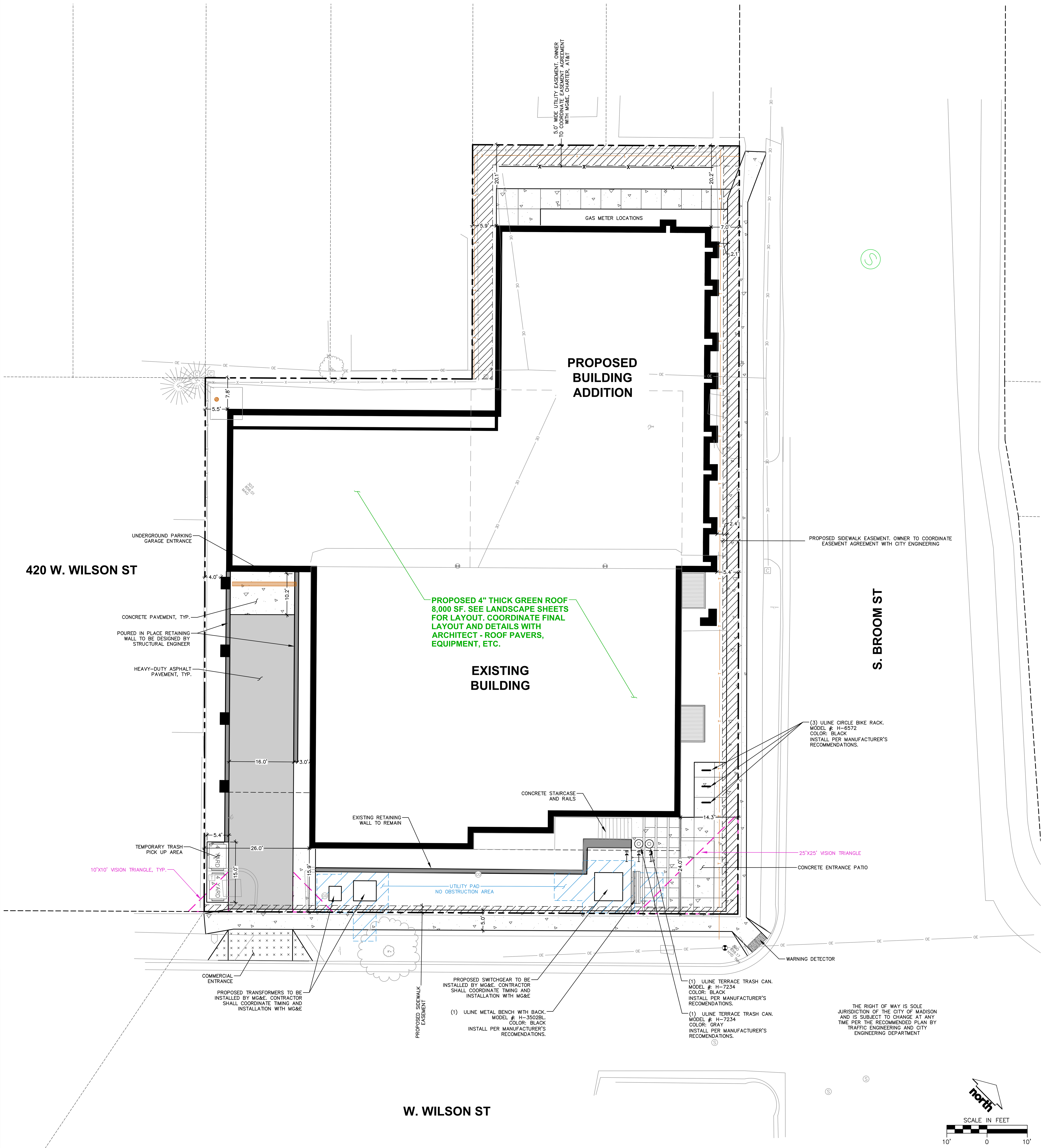


SITE INFORMATION BLOCK

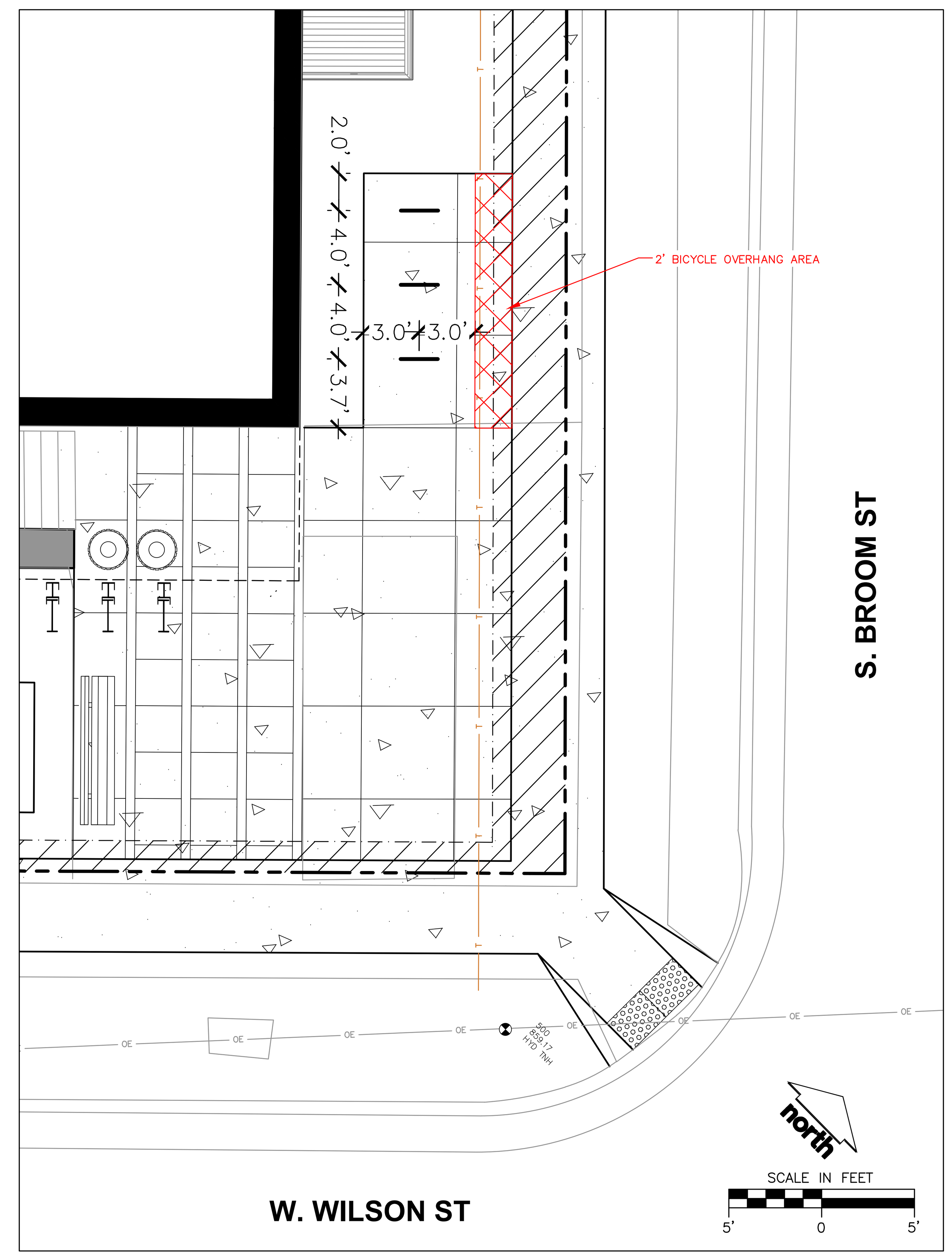
SITE ADDRESS	402 W WILSON ST
PROPERTY USE	MULTI-FAMILY HOUSING
PROPERTY SIZE	0.49 ACRES OR 21,437 SF
NUMBER OF BUILDING STORIES	4
BUILDING FOOTPRINT SQUARE FOOTAGE (1ST FLOOR)	12,840 GSF
GROSS BUILDING SQUARE FOOTAGE	67,984 GSF
NUMBER OF PARKING STALLS	
UNDERGROUND	
LARGE	13
COMPACT	14
ACCESSIBLE	2
TOTAL UNDERGROUND	29
NUMBER OF BICYCLE STALLS:	
SURFACE	6
UNDERGROUND	54
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	18,638 SF
EXISTING PERVIOUS SURFACE AREA	2,799 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.87
PROPOSED IMPERVIOUS SURFACE AREA	17,457 SF
PROPOSED PERVIOUS SURFACE AREA AT GROUND PLANE	3,980 SF
PROPOSED GREEN ROOF AREA	8,000 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.69

402 WILSON STREET: UNIT MATRIX

UNIT TYPE	UNIT DATA	BED	DEN	BATH	SF	UNITS PER FLOOR 1ST	2ND	3RD	4TH	TOTALS
1A		1	N/A	1	570	2	2	2	2	8
1B		1	N/A	1	780	1	1	-	-	2
1C	WHEDA UNIT/ TYPE A UNIT	1	N/A	1	610	1	1	1	1	4
1D	WHEDA UNIT	1	N/A	1	600	1	1	1	1	4
1E		1	N/A	1	700	1	1	1	1	4
1F		1	N/A	1	800	1	1	1	1	4
1G		1	N/A	1	740	-	1	-	-	1
1H		1	N/A	1	850	-	-	1	1	2
2A		2	N/A	2	1000	1	1	1	1	4
2B		2	N/A	2	1010	-	1	1	1	3
2C		2	N/A	2	920	2	2	-	-	4
2C.1		2	N/A	2	910	-	-	2	2	4
2D		2	N/A	2	960	1	1	1	1	4
3E		2	N/A	2	1100	-	-	1	1	2
2F		2	N/A	2	960	1	-	-	-	1
2F.1	WHEDA UNIT	2	N/A	2	1050	-	1	1	1	3
					TOTAL UNITS	12	14	14	14	54

402 WILSON STREET: GENERAL BUILDING INFORMATION

-LOWER LEVEL:	13,259 GSF	TOTAL PARKING SPACES: 29 (0.54:1 - PKG TO UNIT RATIO)
-LEVEL ONE:	12,840 GSF	TOTAL BIKE PARKING: 60 (1 PER UNIT FOR 1BD & 2BD/1 PER GUEST EVERY 10 UNITS)
-LEVEL TWO:	13,789 GSF	
-LEVEL THREE & FOUR:	14,048 GSF	TOTAL WHEDA STORAGE: 54 (1:1)
-BUILDING TOTAL:	67,984 GSF	



DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
BEAR DEVELOPMENT, LLC

CLIENT ADDRESS:
4011 80TH STREET
KENOSHA, WI 53142

PROJECT:
402 WEST WILSON ST REDEVELOPMENT

PROJECT LOCATION:
402 W WILSON ST
MADISON, DANE COUNTY
WI, 53703

PLAN MODIFICATIONS:

#	Date:	Description:
1	04.11.22	UDC INFORMATIONAL
2	05.31.22	LAND USE SUBMITTAL
3	06.15.22	LAND USE UPDATES
4		
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15		

Designed By: CTD
Reviewed By: ACG
Approved By:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 22-11240

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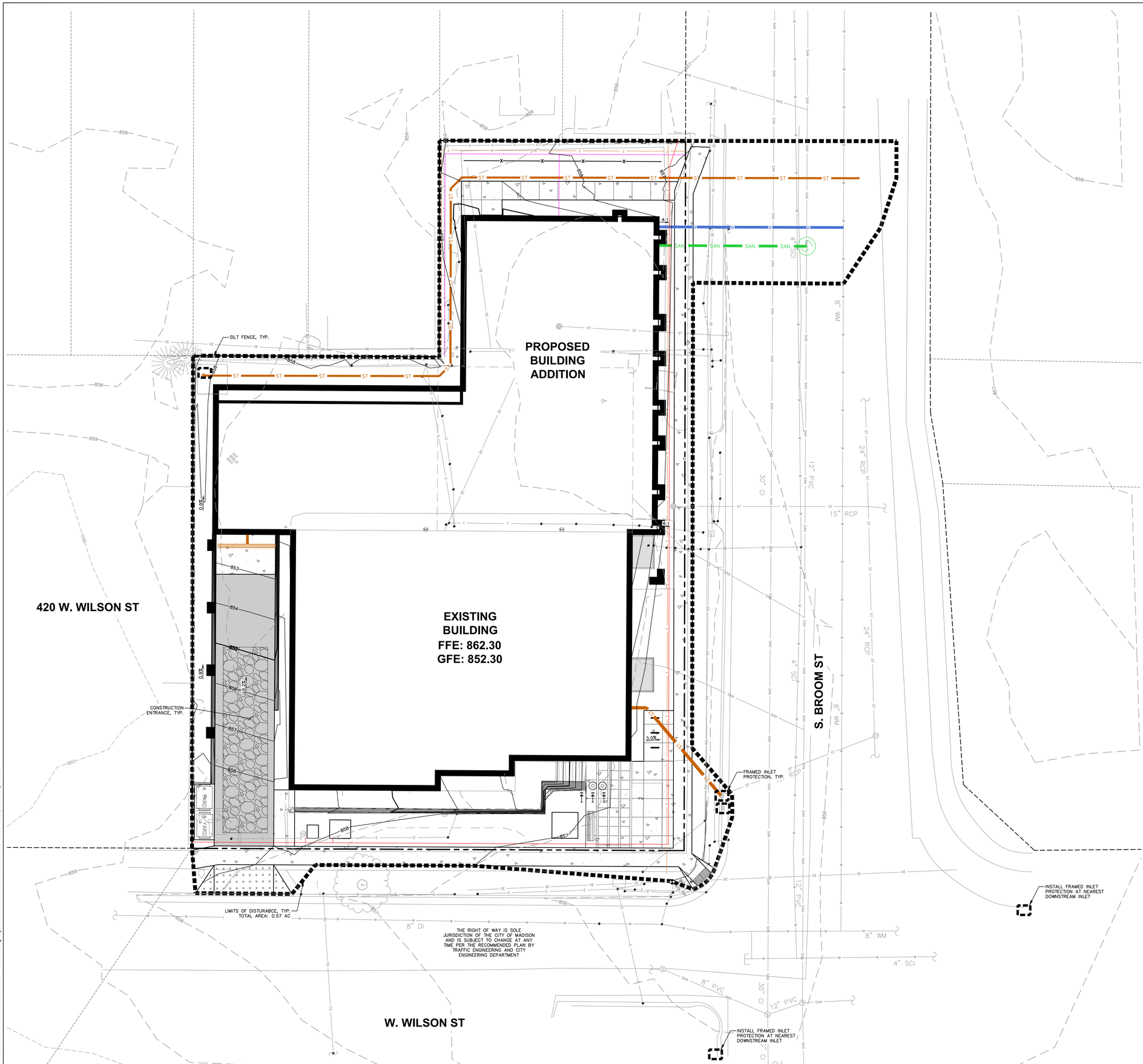

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Designed By: CTD
Reviewed By: ACG
Approved By:

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 22-11240

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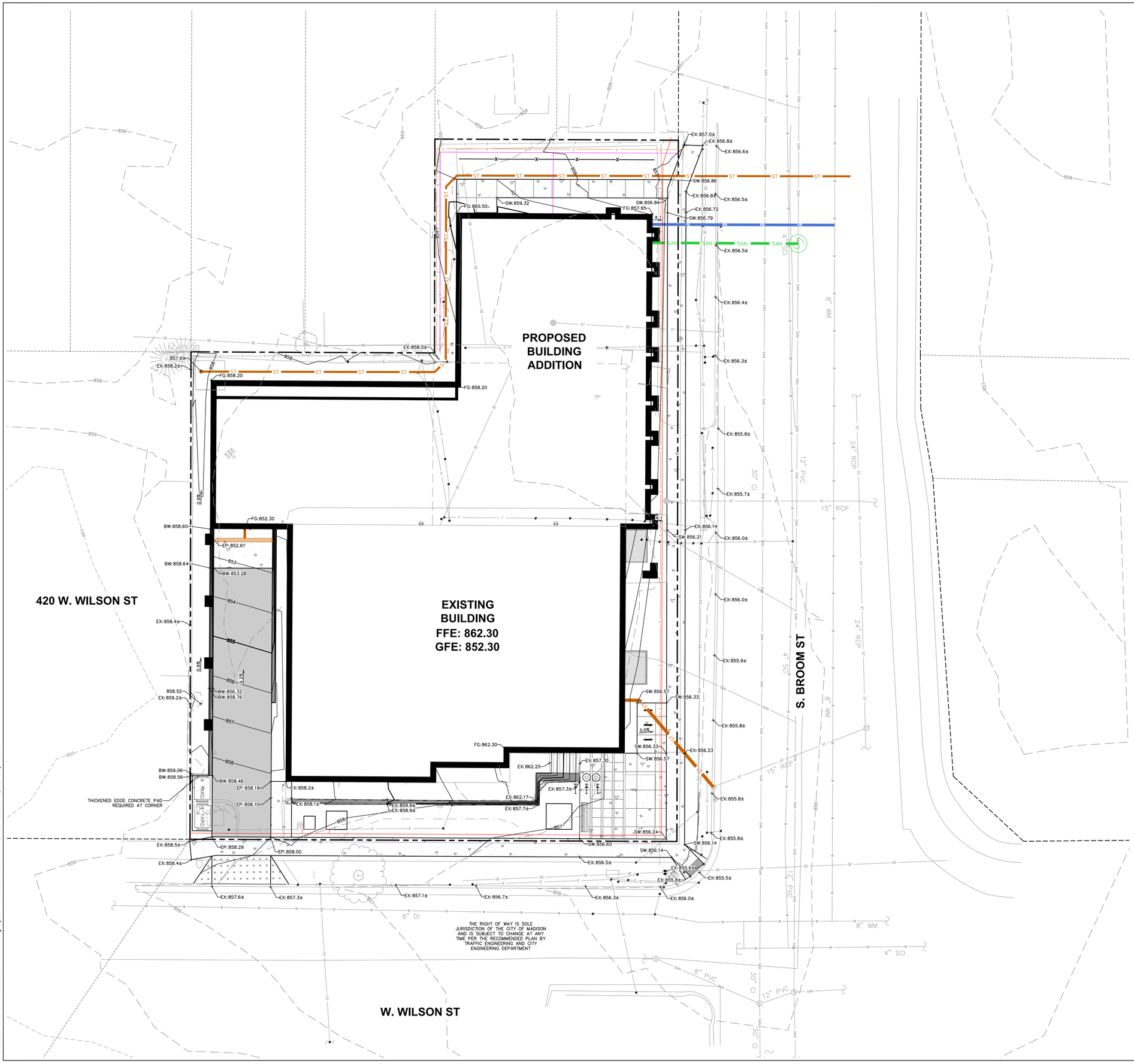

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15		

Designed By: CTD
Reviewed By: ACG
Approved By:

SHEET TITLE:
DETAILED GRADING PLAN

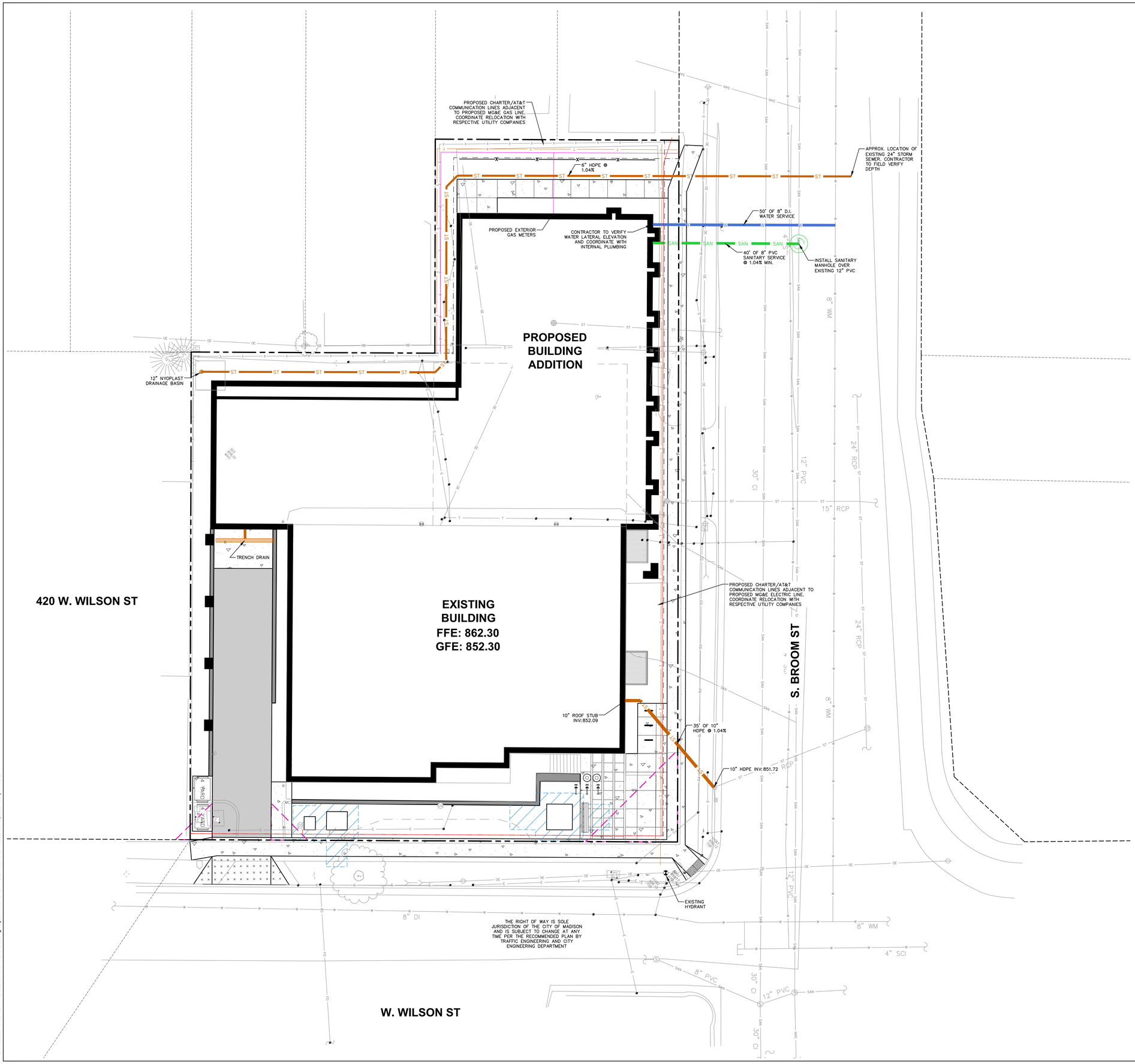
north
SCALE IN FEET
10' 0 10'

DIGGERS HOTLINE
Toll Free (800) 242-8511

SHEET NUMBER:
C4.1

JSD PROJECT NO: 22-11246

File: I:\2022\22111240\DWG\Civil Sheets\2211240 - CON DOCS.dwg Layout: C4.1 - DETAILED GRADING User: cdumond Plotted: Jun 08, 2022 - 3:04pm Xrefs:



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Designed By: CTD
Reviewed By: ACG
Approved By:

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C5.0

JSD PROJECT NO: 22-11240

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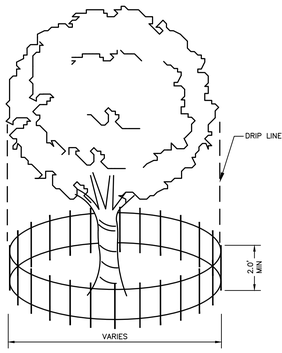


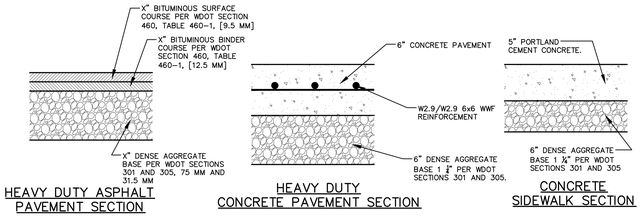
NOTE:

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

TREE PROTECTION

N.T.S.

REV. 11-26-2018



HEAVY DUTY ASPHALT PAVEMENT SECTION

HEAVY DUTY CONCRETE PAVEMENT SECTION

CONCRETE SIDEWALK SECTION

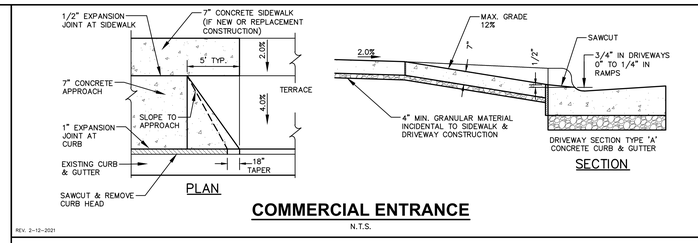
GENERAL NOTES:

1. FINAL PAVEMENT CROSS SECTION DESIGN SHALL BE BASED ON GEOTECHNICAL REPORT TITLED "PRELIMINARY GEOTECHNICAL EXPLORATION REPORT" AS PREPARED BY CGC, INC. DATED JUNE 30, 2021, DOCUMENT C21287.
2. BASED ON THE GEOTECHNICAL EXPLORATION AND REPORT, RECOMPACTION/PROOF ROLLING BE COMPLETED PRIOR TO PLACEMENT OF PAVEMENTS. UNDERCUTTING OR STABILIZATION OF EXISTING SUB BASE MATERIALS MAY BE REQUIRED, A CONTINGENCY FOR SUBGRADE IMPROVEMENTS WHICH IS TO INCLUDED 12-IN ADDITIONAL COURSE AGGREGATE (3-IN. DGB) OVER BIAXIAL GRID (TENSAR BX TYPE 1 OR EQUIVALENT) SHALL BE INCLUDED.
3. WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   - CONCRETE: REFER TO SECTION 415.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
4. CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM 6" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED 6" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

CONCRETE PAVEMENT SECTIONS

N.T.S.

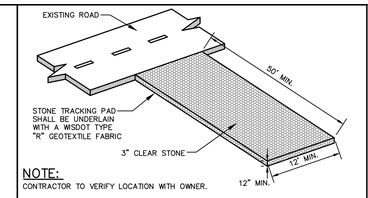
REV. 7-01-2019



COMMERCIAL ENTRANCE

N.T.S.

REV. 2-12-2021



NOTE:

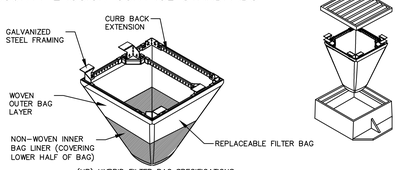
CONTRACTOR TO VERIFY LOCATION WITH OWNER.

CONSTRUCTION ENTRANCE

N.T.S.

REV. 12-10-2018

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



INSTALLATION INSTRUCTIONS:

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

MAINTENANCE GUIDELINES:

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

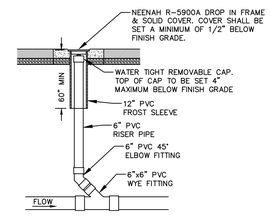
(HB) HYBRID FILTER BAG SPECIFICATIONS:

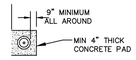
Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)			
PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4632	350 x 225 Lbs	100 Lbs
ELONGATION	ASTM D4632	20% x 15%	50%
CBR PUNCTURE	ASTM D6241	1000 Lbs	65 Lbs
TRAPEZOIDAL TEAR	ASTM D4533	110 x 75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

FRAMED INLET PROTECTION

N.T.S.

REV. 7-01-2019





PLAN VIEW

Comm Table 82.35		
Dia of Lateral	Min Dia of Cleanout Riser	Min Dia of Riser Cap
1.5	1.5	1.5
2	1.5	1.5
3	3	2.5
4	4	3.5
5	5	4
6	6	5
8+	6	6

Neenah Grates R-5900A 12-Inch Pipe

NOTE:

CLEANOUT PIPING AND FITTINGS SHALL MATCH SEWER LATERAL MATERIAL

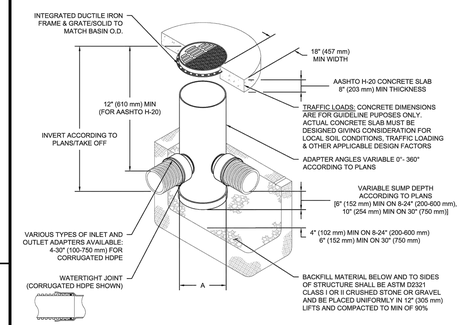
SEWER CLEANOUT

N.T.S.

REV. 12-6-2018

NYLOPLAST DRAIN BASIN

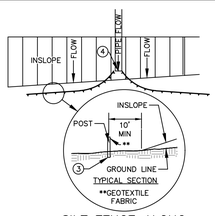
NTS



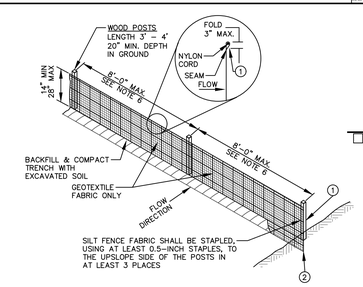
NOTES

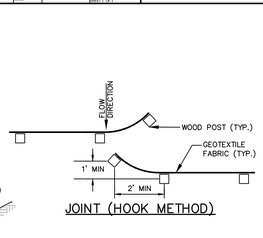
1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

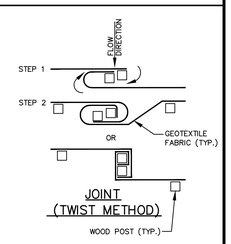


SILT FENCE ALONG SLOPES & OUTFALLS

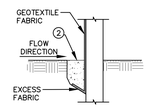




JOINT (HOOK METHOD)



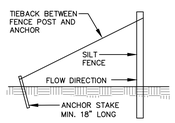
JOINT (TWIST METHOD)



NOTE:

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

TRENCH DETAIL



SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)

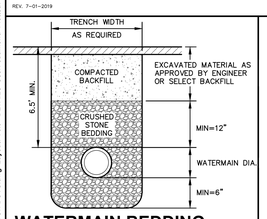
GENERAL NOTES:

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

SILT FENCE

N.T.S.

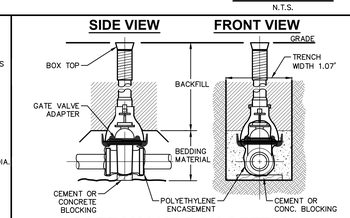
REV. 7-01-2019



WATERMAIN BEDDING

N.T.S.

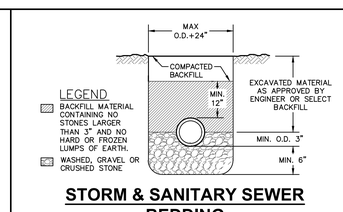
REV. 12-05-2018



GATE VALVE BOX SETTING

N.T.S.

REV. 12-04-2018



STORM & SANITARY SEWER BEDDING

N.T.S.

REV. 12-05-2018

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Designed By: CTD
Reviewed By: ACG
Approved By:

SHEET TITLE:
DETAILS

SHEET NUMBER:
C6.0

JSD PROJECT NO: 22-11240

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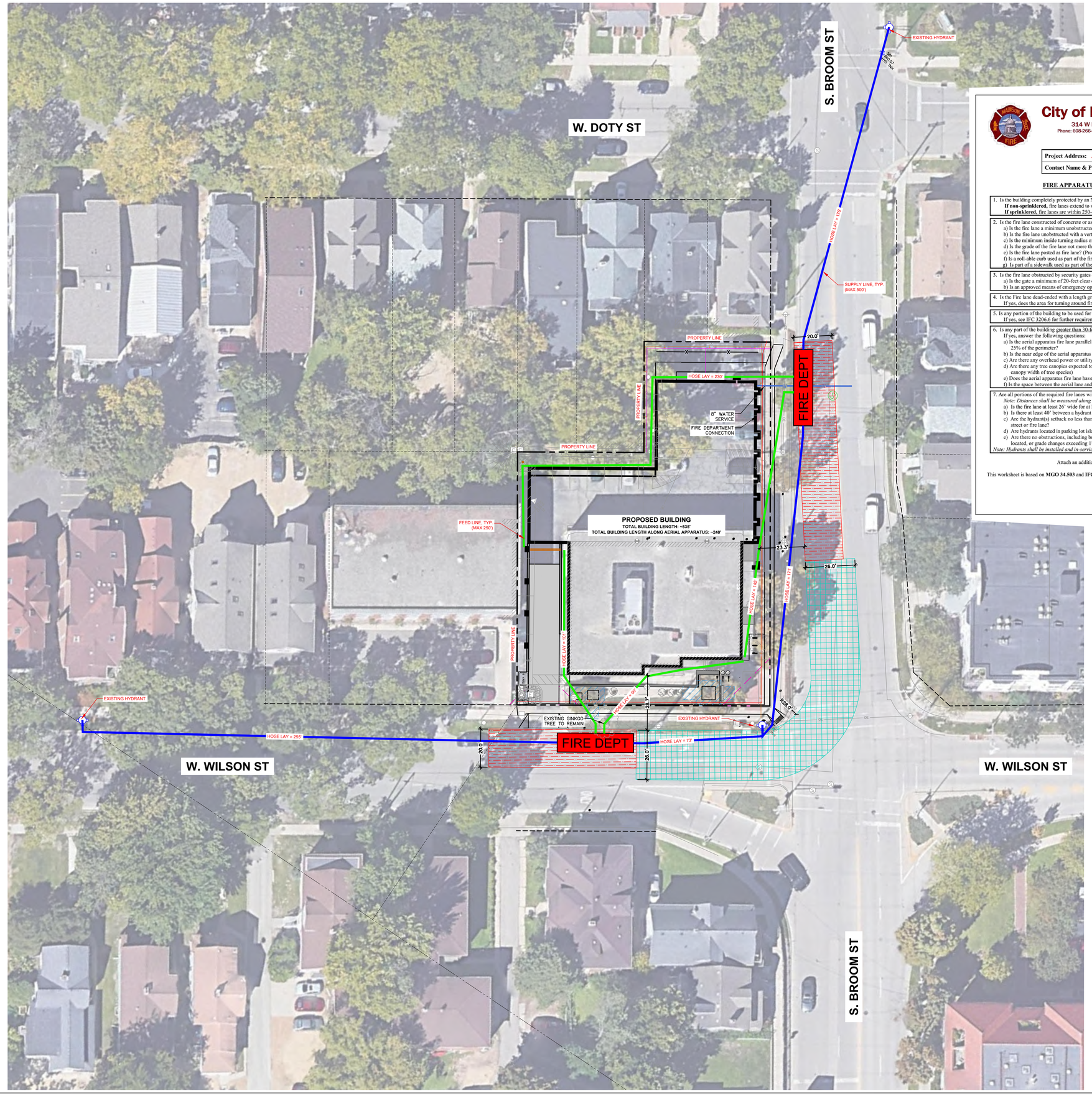

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- 20' WIDE FIRE LANE
- 26' WIDE FIRE LANE – AERIAL APPARATUS
- EXISTING HYDRANT LOCATION

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 402 W Wilson St

Contact Name & Phone #: Bear Development - 262-694-2327

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☒ No	☐ 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	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ 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?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ 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	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ 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?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ 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?	☒ 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	☒ 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?	☒ 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 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 1/21/2016

north

SCALE IN FEET
20' 0 20'

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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
BEAR DEVELOPMENT, LLC

CLIENT ADDRESS:
4011 80TH STREET
KENOSHA, WI 53142

PROJECT:
402 WEST WILSON ST REDEVELOPMENT

PROJECT LOCATION:
402 W WILSON ST
MADISON, DANE COUNTY
WI, 53703

PLAN MODIFICATIONS:

#	Date:	Description:
1	04.11.22	UDC INFORMATIONAL
2	05.31.22	LAND USE SUBMITTAL
3	06.15.22	LAND USE UPDATES
4		
5		
6		
7		
8		
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11		
12		
13		
14		
15		

Designed By: CTD
Reviewed By: ACG
Approved By:

SHEET TITLE:
FIRE ACCESS EXHIBIT

SHEET NUMBER:
C7.0

JSD PROJECT NO: 22-11246

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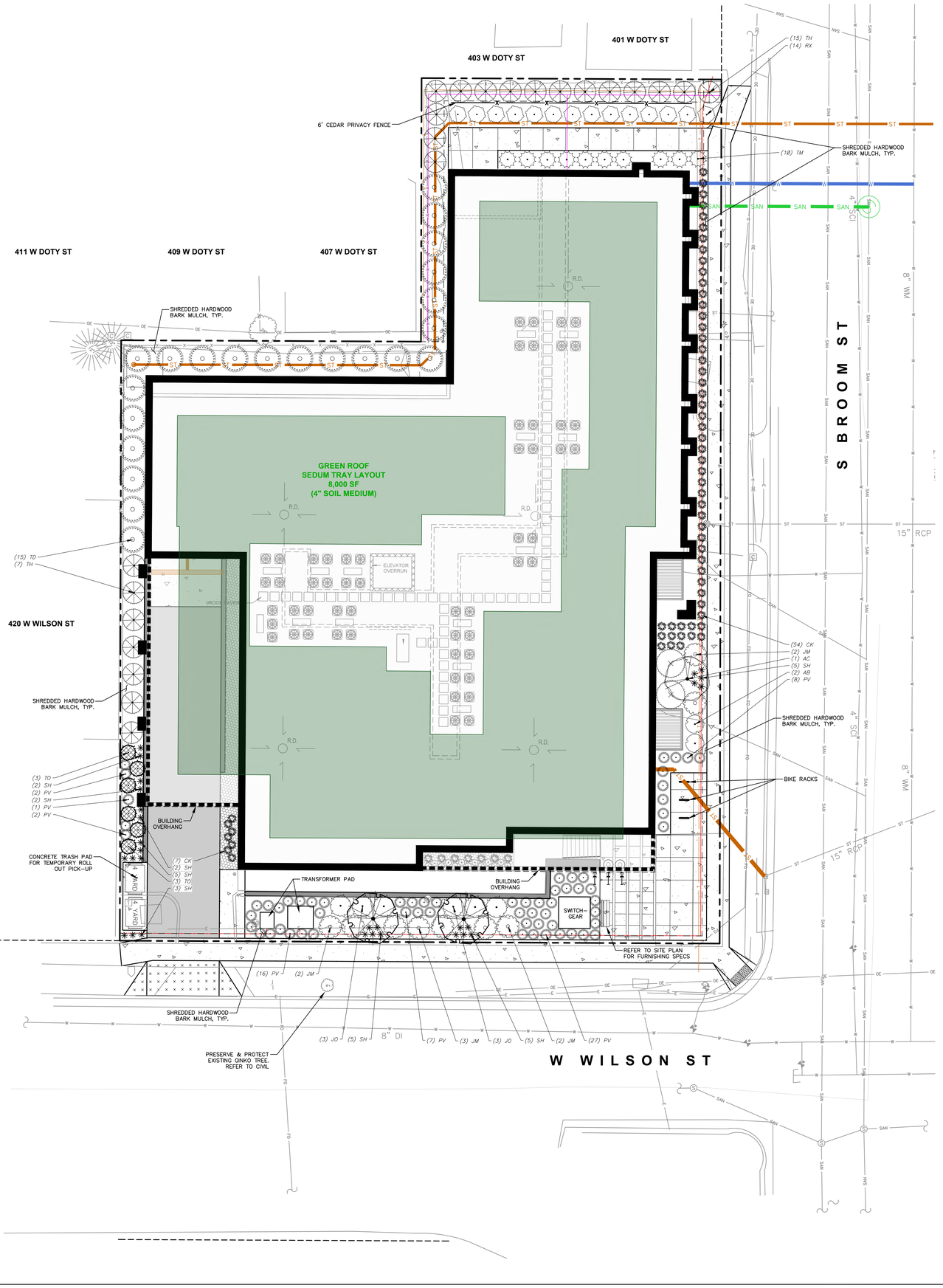

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- HEAVY-DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- RETAINING WALL
- FENCE
- BIKE RACK
- DECORATIVE STONE MULCH
- ALUMINUM EDGING
- PROPOSED COMMUNICATION (BY CHARTER/AT&T)
- PROPOSED ELECTRIC (BY MG&E)
- PROPOSED GAS (BY MG&E)
- GREEN ROOF SEDUM TRAYS

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AC	Amelanchier laevis 'Cumulus' / Cumulus Allegheny Serviceberry	B & B	1.5"Cal	1
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	QK	Quercus robur x alba 'JFS-KW1QX' TM / Streetspire Oak	B & B	2.5"Cal	2
UPRIGHT EVERGREEN SHRUB	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	TO	Thuja occidentalis 'Emerald' / Emerald Arborvitae	B & B	Min. 5' tall	6
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	AB	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	#5	Min. 12"–24"	2
	RX	Rhododendron x 'Mandarin Lights' / Mandarin Lights Northern Lights Azalea	#5	Min. 24"–36"	14
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	JO	Juniperus chinensis 'Old Gold' / Old Gold Juniper	#5	Min. 24"–36"	6
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	#5	Min. 24"–36"	2
	JM	Juniperus sabina 'Monna' / Calgary Carpet Juniper	#5	Min. 36" Wide	9
	TM	Taxus x media 'Everlow' / Everlow Yew	#5	Min. 12" Wide	10
	TD	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	#5	Min. 24"–36"	22
	TH	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	#5	Min. 5' tall	22
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min 8"–18"	68
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	#1	Min 8"–18"	13
	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"–18"	64
	SH	Sporobolus heterolepis 'Tara' / Prairie Dropseed	#1	Min. 8"–18"	29

north

SCALE IN FEET
10' 0 10'

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Designed By: MRA
Reviewed By: KJY
Approved By: KJY

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO: 22-11240

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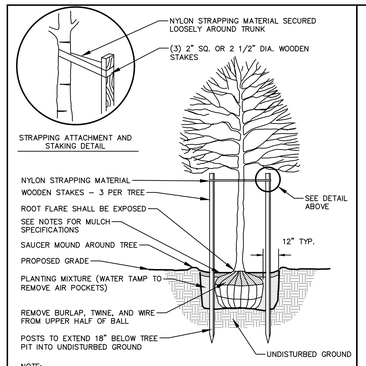


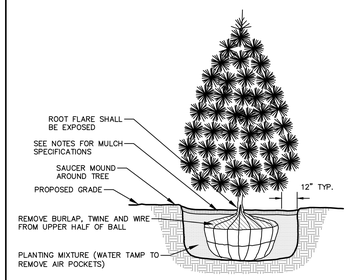
NOTE:

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

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2019



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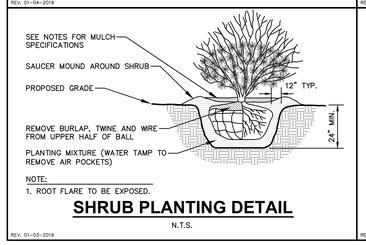
EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01-03-2019



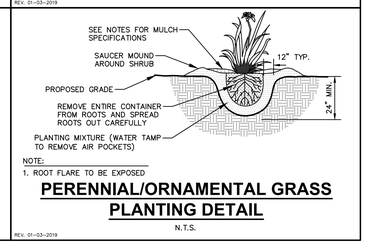
NOTE:

1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019



NOTE:

1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

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

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

Total square footage of developed area: 8,179 SF

Total landscape points required: 137 POINTS

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

Total square footage of developed area: _____

Five (5) acres = _____

First five (5) developed acres = _____

Remainder of developed area: _____

Total landscape points required _____

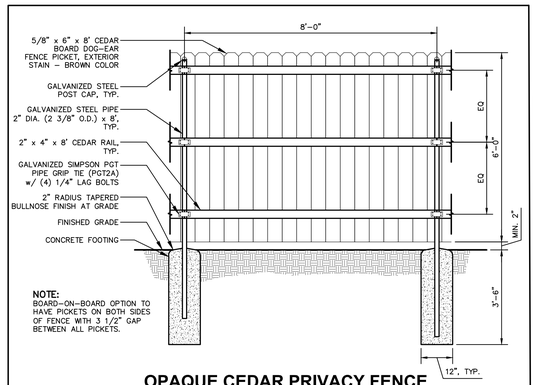
(C) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area: _____

Total landscape points required: _____

TABULATION OF LANDSCAPE CREDITS AND POINTS

			CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	2	70
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	1	15
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	6	60
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	16	48
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	71	284
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	174	348
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	53	21.2
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 15% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
	SUBTOTAL			0		846
TOTAL NUMBER OF POINTS PROVIDED			846			



OPAQUE CEDAR PRIVACY FENCE

N.T.S.

REV: 06-21-2019

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
7. MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 9818.3–R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. **GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.**
2. **CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
3. **MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.**
4. **MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
BEAR DEVELOPMENT, LLC

CLIENT ADDRESS:
4011 80TH STREET
KENOSHA, WI 53142

PROJECT:
402 WEST WILSON ST REDEVELOPMENT

PROJECT LOCATION:
402 W WILSON ST
MADISON, DANE COUNTY WI, 53703

PLAN MODIFICATIONS:

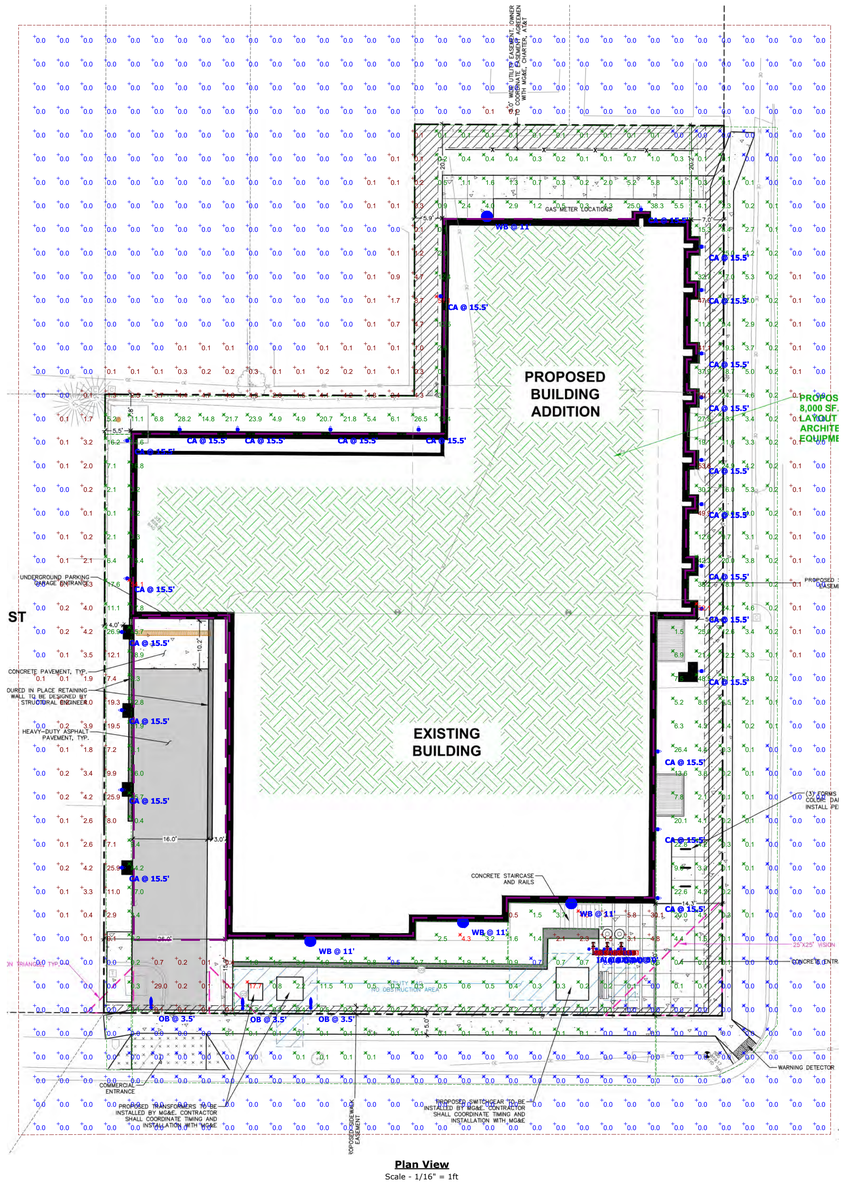
#	Date:	Description:
1	04.11.22	UDC INFORMATIONAL
2	05.31.22	LAND USE SUBMITTAL
3	06.15.22	LAND USE UPDATES
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MRA
Reviewed By: KJY
Approved By: KJY

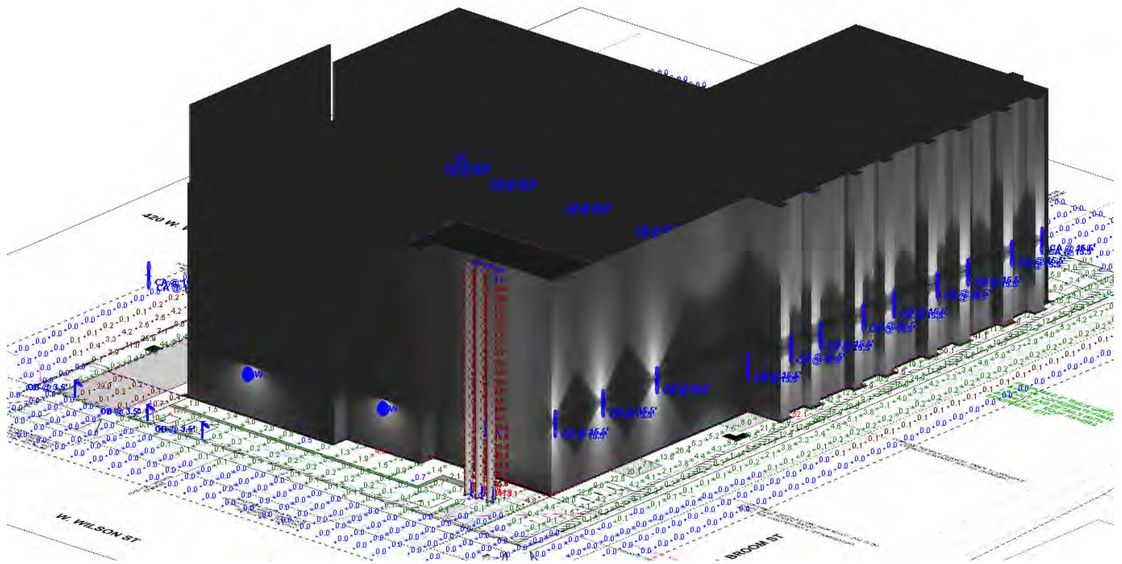
SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L2.0

JSD PROJECT NO: 22-11240



Plan View
Scale - 1/16" = 1ft



Current View

TYPE "CA"

TYPE "IA"

TYPE "WB"

TYPE "OB"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
COLUMN 1- LEFT SIDE	+	12.4 fc	55.0 fc	0.6 fc	91.7:1	20.7:1
COLUMN 1-RIGHT SIDE	+	19.7 fc	96.3 fc	2.3 fc	41.9:1	8.6:1
COLUMN 2- LEFT SIDE	+	22.2 fc	121.8 fc	1.8 fc	67.7:1	12.3:1
COLUMN 2- RIGHT SIDE	+	21.1 fc	108.7 fc	2.2 fc	49.4:1	9.6:1
COLUMN 3- LEFT SIDE	+	24.0 fc	144.9 fc	1.8 fc	80.5:1	13.3:1
COLUMN 3- RIGHT SIDE	+	18.2 fc	111.1 fc	0.8 fc	138.9:1	22.8:1
EAST ELEVATION	X	6.3 fc	52.1 fc	0.0 fc	N/A	N/A
ENTIRE SITE PLAN	+	2.7 fc	54.1 fc	0.0 fc	N/A	N/A
NORTH ELEVATION	X	6.2 fc	51.1 fc	0.0 fc	N/A	N/A
SOUTH ELEVATION	X	0.4 fc	17.7 fc	0.0 fc	N/A	N/A
SOUTH RAMP- EGRESS	X	1.9 fc	4.3 fc	0.5 fc	8.6:1	3.8:1
SOUTH STAIRS- EGRESS	X	2.4 fc	4.5 fc	0.7 fc	6.4:1	3.4:1
WEST ELEVATION	X	15.1 fc	54.1 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	CA	48	Insight Lighting	SSL/MO/40k/30°		1	3846	1	36.47	Max: 12551cd
	IA	6	LIGMAN	UHA-60296-VN-W40	Harrier 3 In-ground luminaires	1	3042	1	33.3	Max: 94344cd
	WB	4	LIGMAN	UGN-30021-W40	Gini 300mm. one side wall luminaires	1	1245	1	17.7	Max: 585cd
	OB	3	LIGMAN	UFRE-10001-W40	Freetown 1 Bollards	1	681	1	11	Max: 3585cd

Note

1. CONTACT SPECTRUM LIGHTING FOR ANY QUESTIONS- (262) 970-0300.

2. MOUNTING HEIGHTS SHOWN ON PLANS.

3. EGRESS PLAN IS SUBJECT TO CHANGE PER AHJ REQUIREMENTS. PLAN IS BASED ON THE DESIGNER'S INTERPRETATION FROM THE DRAWINGS PROVIDED.

SPECTRUM
lighting & controls

SPECTRUM

402 WILSON- EXTERIOR
MADISON, WI

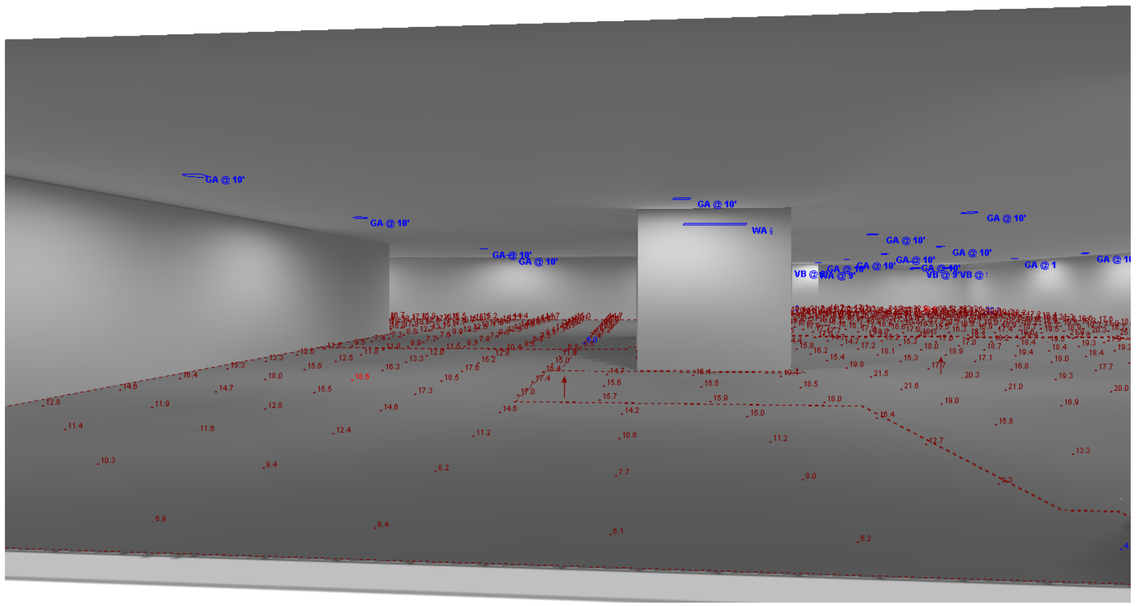
DESIGNER
EMH
DATE
06/07/2022
SCALE
SEE DWG

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
○	GA	25	GARDCO	SVPG-A04-750-G2-SRD	SoftView Parking Garage (SVPG), 196 LED's, 5000K CCT, TYPE SRD OPTIC, 3000K & 4000K 80CRI / 5000K 70CRI	1	8711	1	72	Max: 2342cd
▯	WA	4	SIGNIFY - DAY-BRITE/CFI	NWL440L8CST-UNV-DIM--4000K	4' WRAPAROUND - 4000K	1	4180	1	34.3	Max: 1427cd
○	VA	1	SIGNIFY STONCO	VWXL-14-NW-G1-8	Special Purpose Vapor tight (VWXL), 1 LED, 4000K CCT	1	1389	1	13.6	Max: 336cd
▯	VB	6	PHILIPS DAY-BRITE - PHILIPS CFI	DWAE43L840-4-UNV	PHILIPS 4' VAPORLUME 2-LP3.2.1 4000K BOARDS 54W DRIVER 3.9K RESISTOR	1	4430	1	38.3	Max: 1497cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
COMPACT CAR PARKING	+	16.9 fc	24.8 fc	6.5 fc	3.8:1	2.6:1
ELEVATOR	+	6.9 fc	8.8 fc	5.0 fc	1.8:1	1.4:1
PARKING STALLS	+	17.0 fc	28.1 fc	6.0 fc	4.7:1	2.8:1
REFUSE	+	29.8 fc	30.0 fc	29.6 fc	1.0:1	1.0:1
STAIRS- NORTH	+	22.6 fc	36.4 fc	16.0 fc	2.3:1	1.4:1
STAIRS- SOUTH	+	22.8 fc	36.7 fc	16.0 fc	2.3:1	1.4:1
UTILITY	+	36.8 fc	42.4 fc	33.1 fc	1.3:1	1.1:1
UTILITY/CENTRAL HOT WATER	+	28.7 fc	38.6 fc	20.8 fc	1.9:1	1.4:1
VEHICLE RAMP	+	14.8 fc	18.7 fc	11.7 fc	1.6:1	1.3:1
WHEDA STORAGE/BIKE STORAGE	+	12.3 fc	18.6 fc	4.2 fc	4.4:1	2.9:1



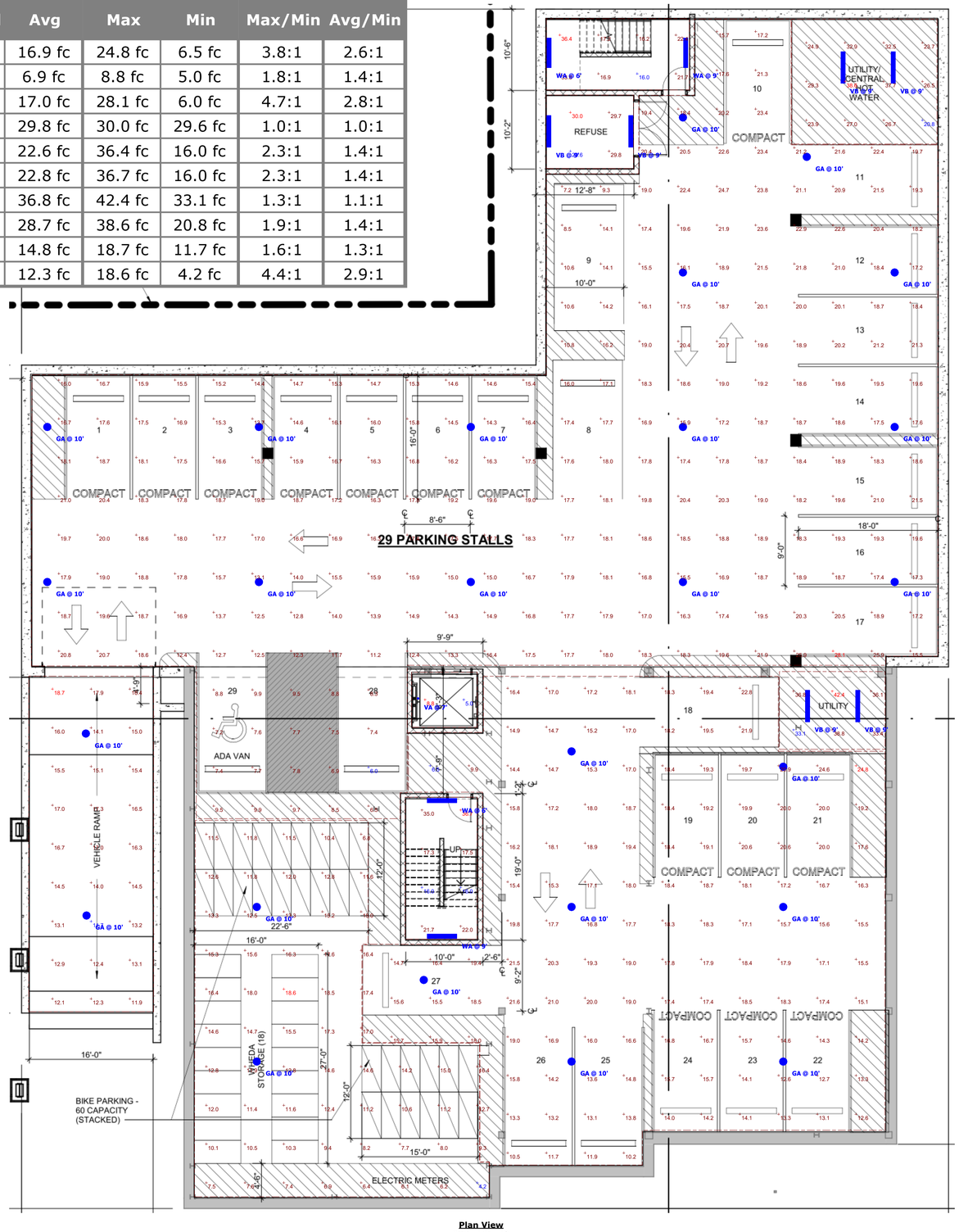
Current View

TYPE "GA"

TYPE "VA"

TYPE "VB"

TYPE "WA"



Plan View
Scale - 1/8" = 1ft

Note

1. CONTACT SPECTRUM LIGHTING FOR ANY QUESTIONS- (262) 970-0300.
2. MOUNTING HEIGHTS SHOWN ON PLANS.

402 WILSON STREET
MADISON, WI

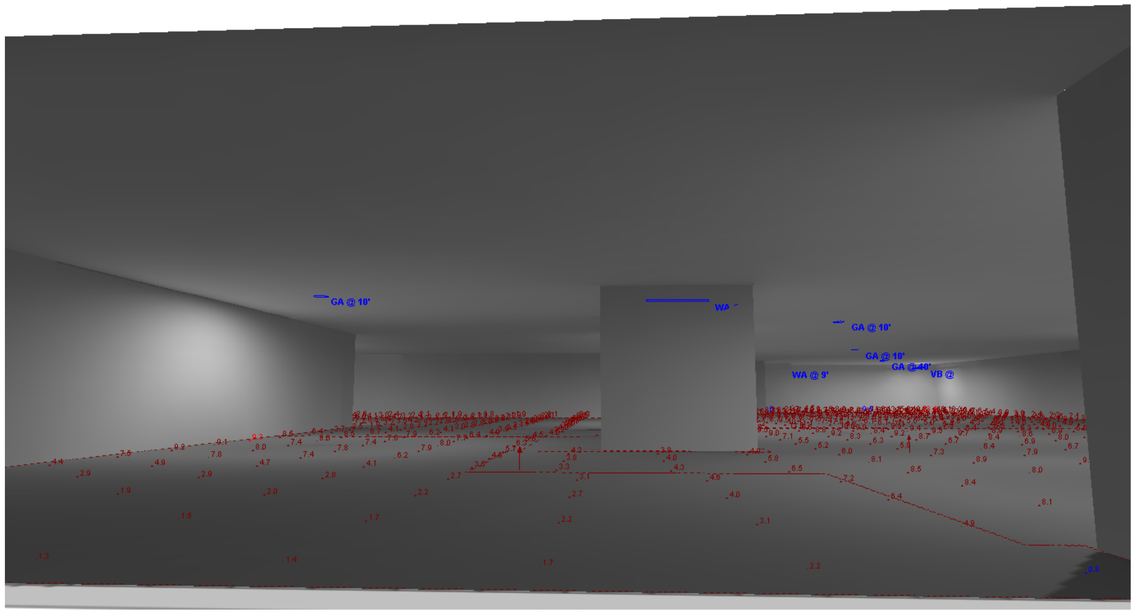
DESIGNER
EMH
DATE
06/03/2022
SCALE
SEE DWG

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
○	GA	9	GARDCO	SVPG-A04-750-G2-SRD	SoftView Parking Garage (SVPG), 196 LED's, 5000K CCT, TYPE 5RD OPTIC, 3000K & 4000K 80CRI / 5000K 70CRI	1	8711	1	72	Max: 2342cd
▯	WA	4	SIGNIFY - DAY-BRITE/CFI	NWL440L8CST-UNV-DIM--4000K	4' WRAPAROUND - 4000K	1	4180	1	34.3	Max: 1427cd
○	VA	1	SIGNIFY STONCO	VWXL-14-NW-G1-8	Special Purpose Vapor tight (VWXL), 1 LED, 4000K CCT	1	1389	1	13.6	Max: 336cd
▯	VB	3	PHILIPS DAY-BRITE - PHILIPS CFI	DWAE43L840-4-UNV	PHILIPS 4' VAPORLUME 2-LP3.2.1 4000K BOARDS 54W DRIVER 3.9K RESISTOR	1	4430	1	38.3	Max: 1497cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
COMPACT CAR PARKING	+	7.4 fc	12.2 fc	2.4 fc	5.1:1	3.1:1
ELEVATOR	+	6.9 fc	8.8 fc	5.0 fc	1.8:1	1.4:1
PARKING STALLS	+	5.6 fc	16.3 fc	1.0 fc	16.3:1	5.6:1
REFUSE	+	14.8 fc	19.4 fc	10.3 fc	1.9:1	1.4:1
STAIRS- NORTH	+	22.6 fc	36.4 fc	16.0 fc	2.3:1	1.4:1
STAIRS- SOUTH	+	22.8 fc	36.7 fc	16.0 fc	2.3:1	1.4:1
UTILITY	+	14.0 fc	19.0 fc	7.9 fc	2.4:1	1.8:1
UTILITY/CENTRAL HOT WATER	+	14.8 fc	23.4 fc	9.5 fc	2.5:1	1.6:1
VEHICLE RAMP	+	7.2 fc	15.3 fc	1.9 fc	8.1:1	3.8:1
WHEDA STORAGE/BIKE STORAGE	+	4.6 fc	9.3 fc	0.8 fc	11.6:1	5.8:1



Current View

TYPE "GA"

TYPE "VA"

TYPE "VB"

TYPE "WA"

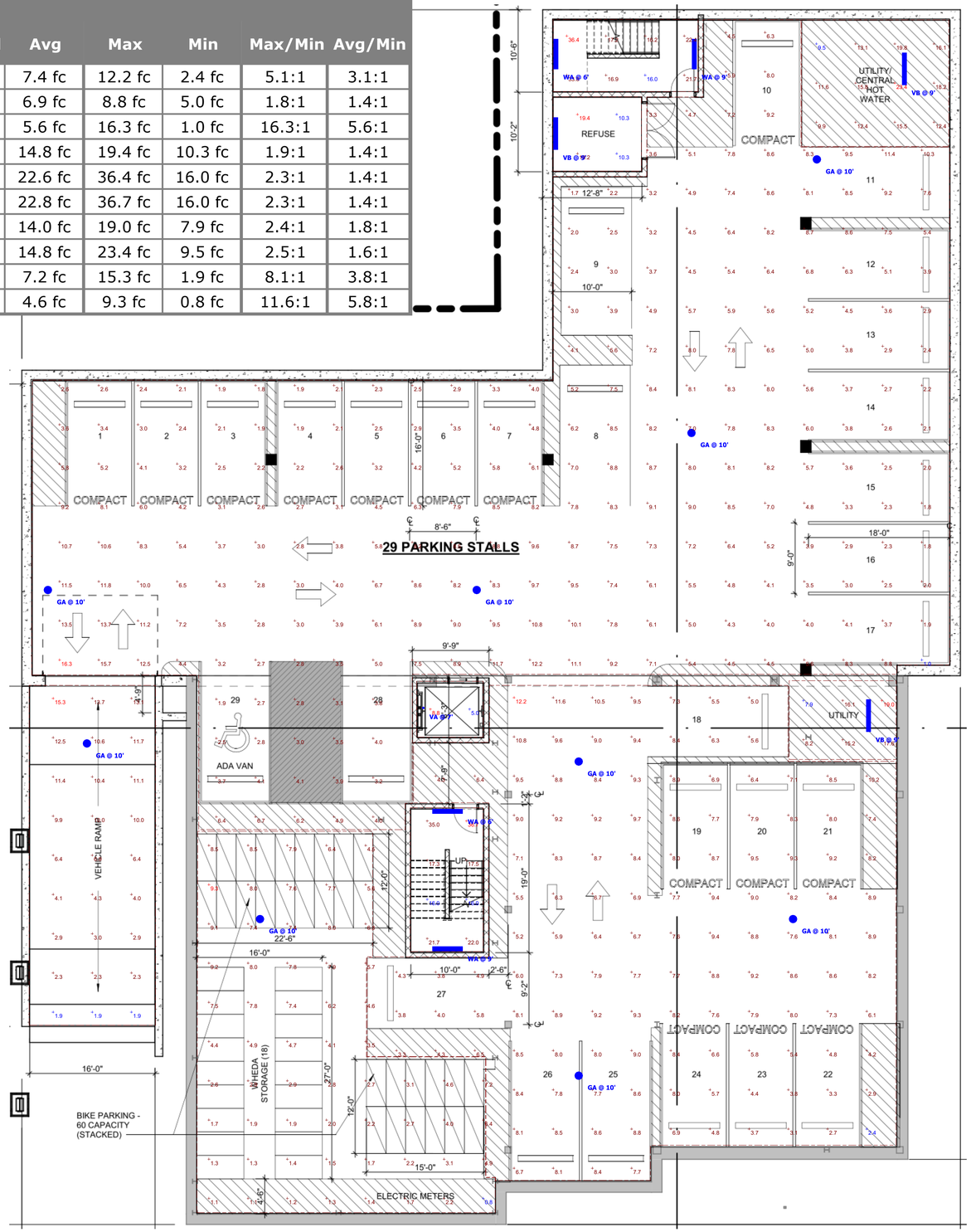
Note

1. CONTACT SPECTRUM LIGHTING FOR ANY QUESTIONS- (262) 970-0300.

2. MOUNTING HEIGHTS SHOWN ON PLANS.

3. EGRESS PLAN IS SUBJECT TO CHANGE PER AHJ REQUIREMENTS. PLAN IS BASED ON THE DESIGNER'S INTERPRETATION FROM THE DRAWINGS PROVIDED.

SPECTRUM lighting & controls



Plan View
Scale - 1/8" = 1ft

SPECTRUM lighting & controls

402 WILSON STREET- EGRESS
MADISON, WI

DESIGNER
EMH
DATE
06/03/2022
SCALE
SEE DWG

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

ISSUED FOR:

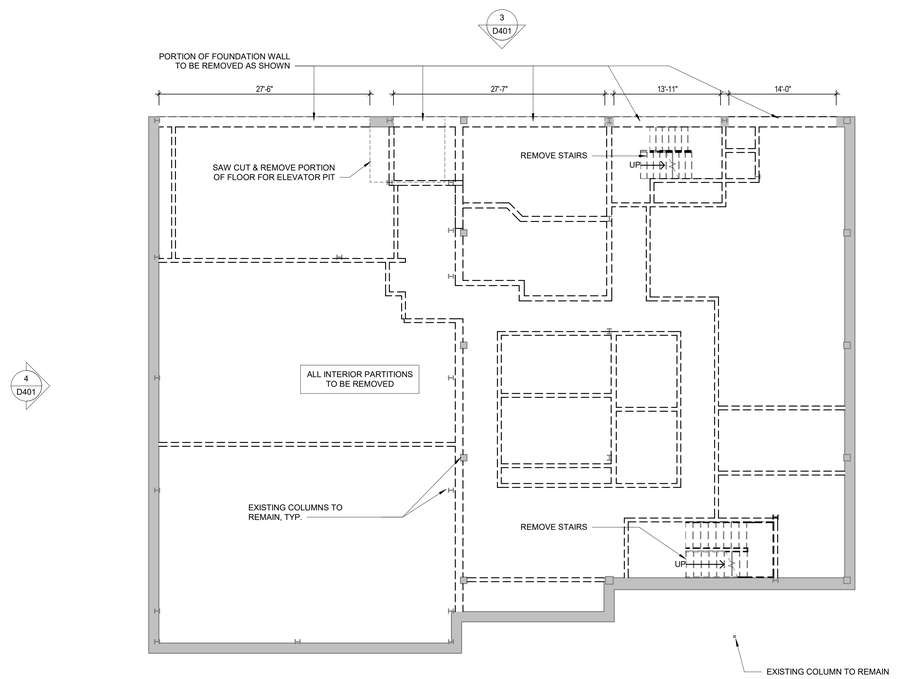
LAND USE APPLICATION	05-31-22

REVISION FOR:

NO.	DESCRIPTION	DATE

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED



0' 4' 8' 16' 32'

1 LOWER LEVEL DEMO PLAN
SCALE: 1/8" = 1'-0"

DRAWN BY	Author
CHECKED BY	Checker

LOWER LEVEL DEMO PLAN

D101

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

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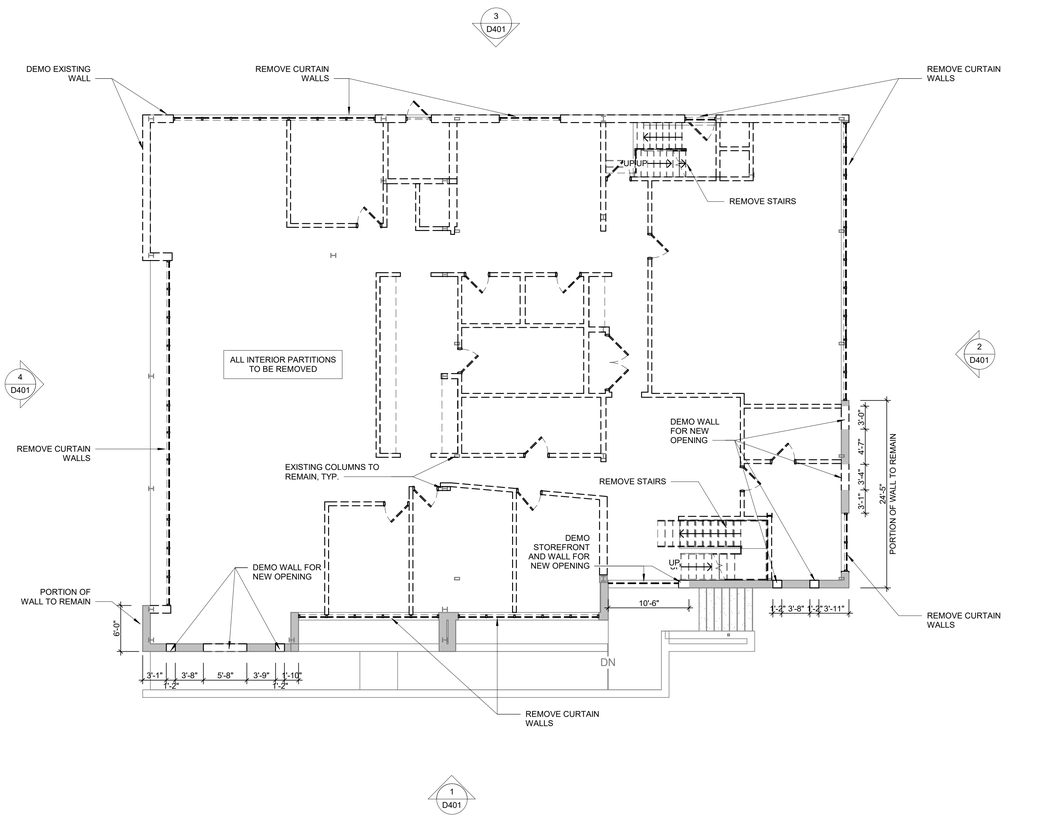
LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED



1 LEVEL 1 DEMO PLAN
SCALE: 1/8" = 1'-0"

DRAWN BY Author
CHECKED BY Checker

LEVEL 1 DEMO PLAN

D102

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

ISSUED FOR:

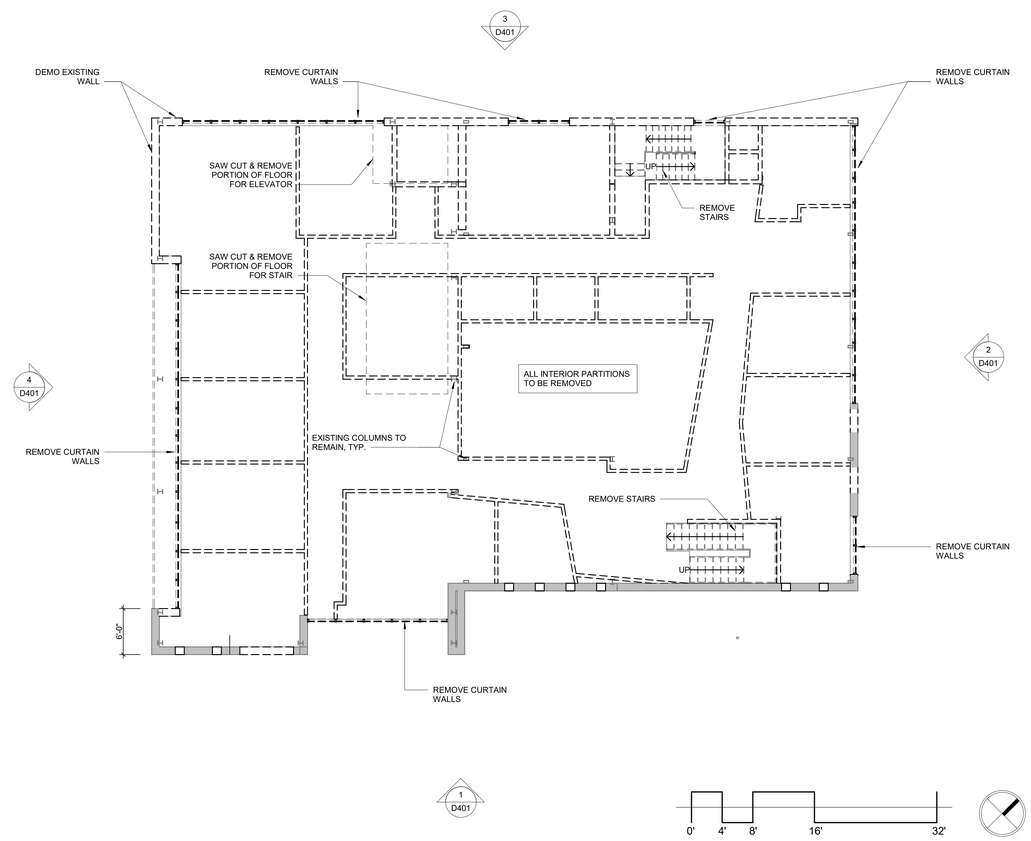
LAND USE APPLICATION	05-31-22

REVISION FOR:

NO.	DESCRIPTION	DATE

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

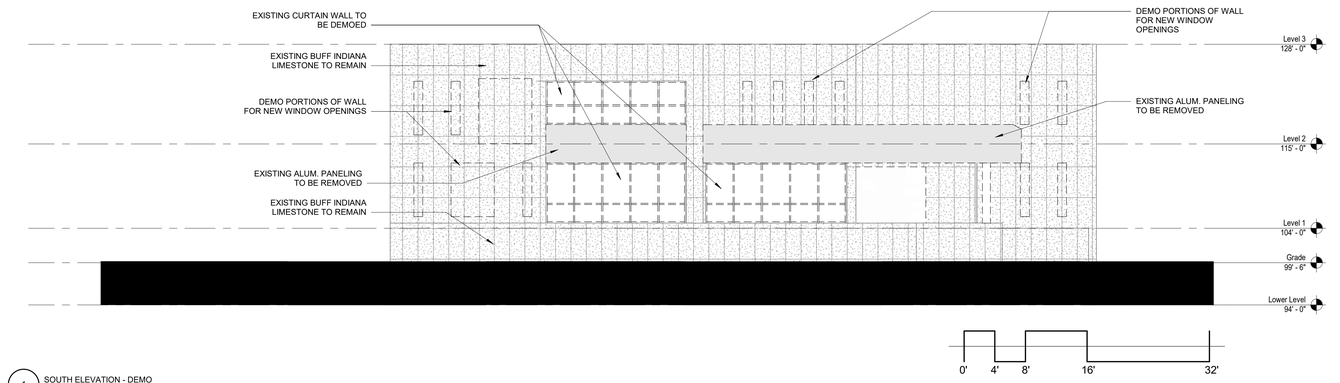


1 LEVEL 2 DEMO PLAN
SCALE: 1/8" = 1'-0"

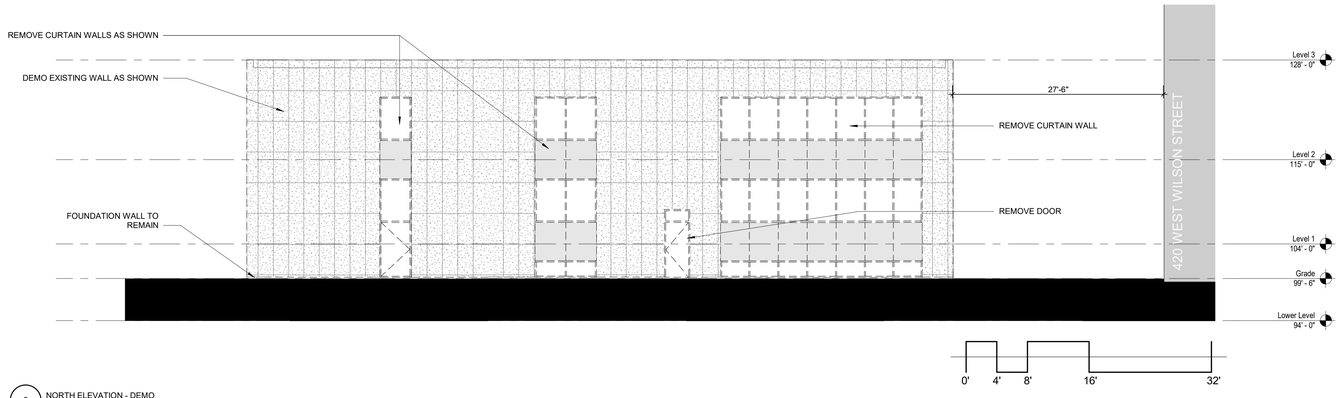
DRAWN BY Author
CHECKED BY Checker

LEVEL 2 DEMO PLAN

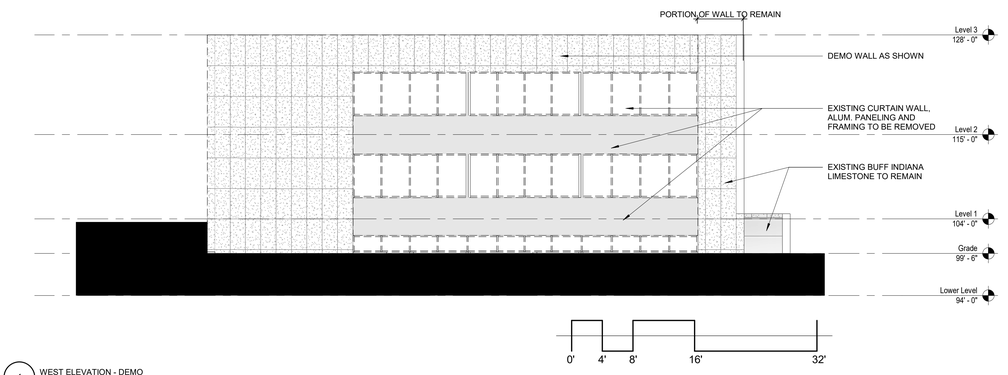
D103



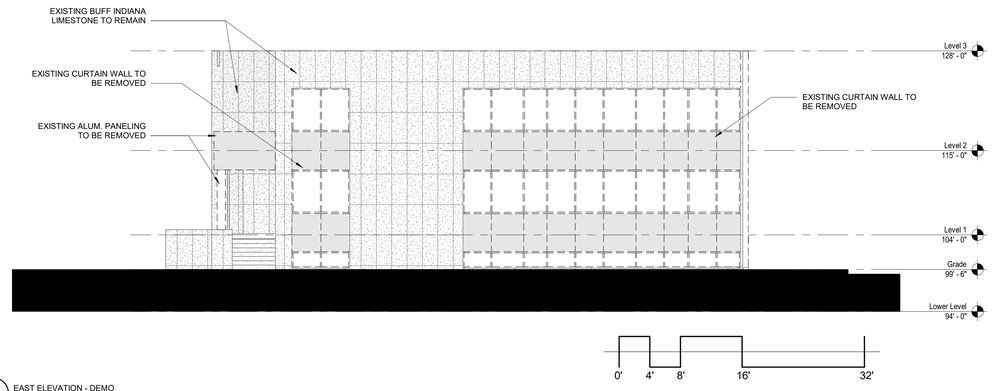
1 SOUTH ELEVATION - DEMO
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - DEMO
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - DEMO
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - DEMO
SCALE: 1/8" = 1'-0"

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

ISSUED FOR:

LAND USE APPLICATION	05-31-22

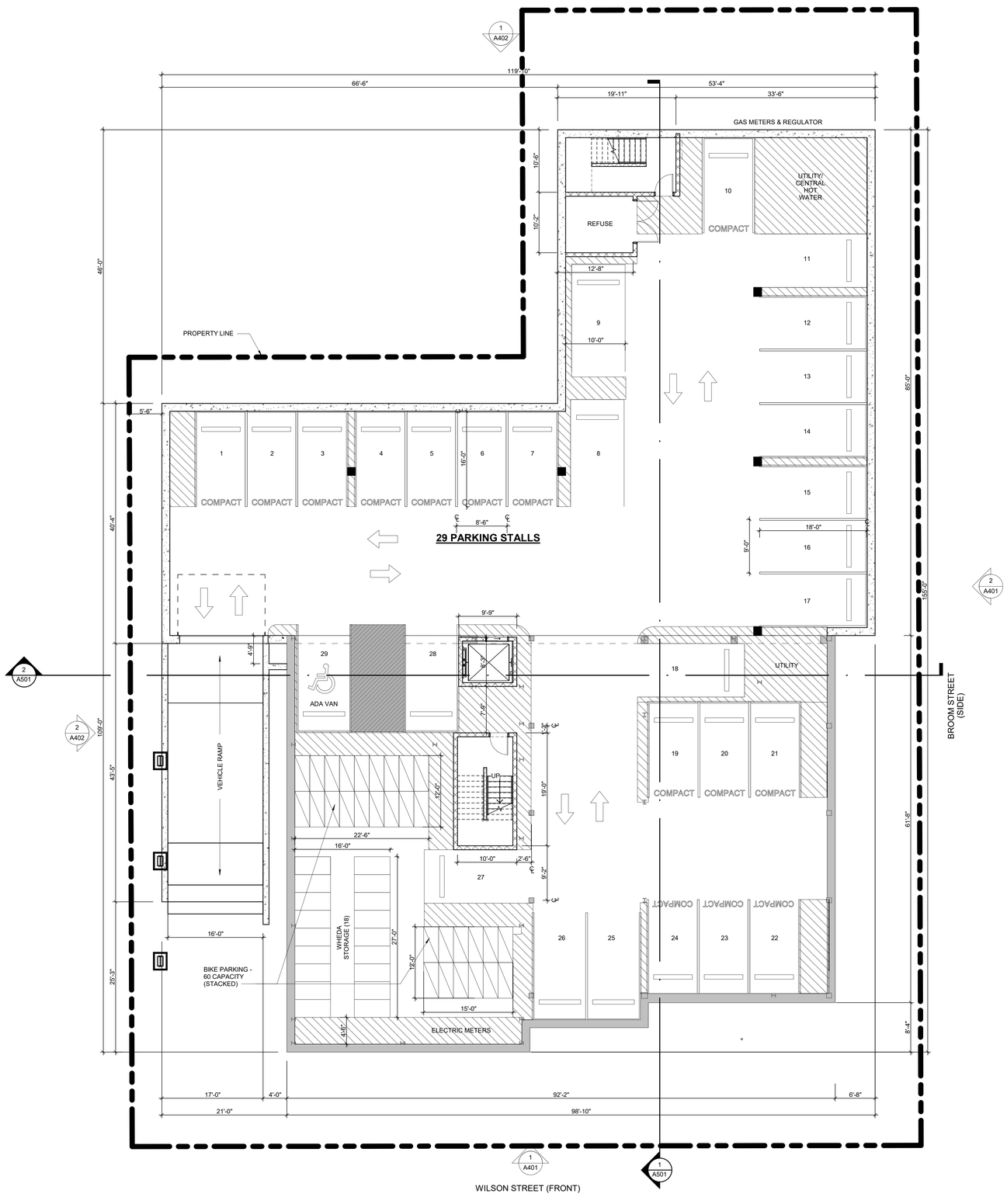
REVISION FOR:

NO.	DESCRIPTION	DATE

DRAWN BY	Author
CHECKED BY	Checker

DEMOLITION ELEVATIONS

D401



1 LOWER LEVEL - LUA
SCALE: 1/8" = 1'-0"

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
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KENOSHA, WI 53142

PROJECT NUMBER 223435.00

ISSUED FOR:

LAND USE APPLICATION	05-31-22

REVISION FOR:

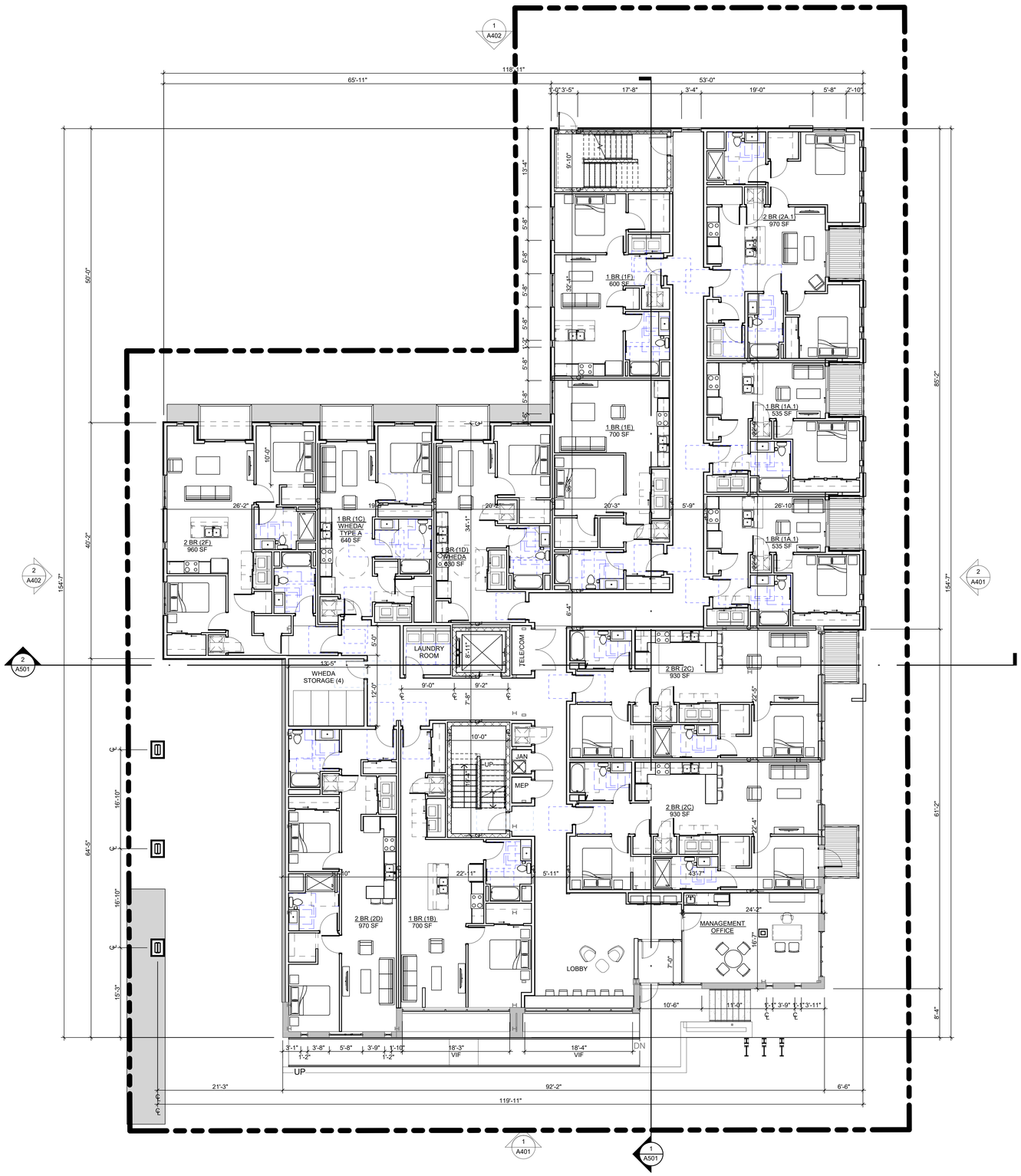
NO.	DESCRIPTION	DATE

DRAWN BY Author

CHECKED BY Checker

LOWER LEVEL PLAN

A101



1 LEVEL 1 PLAN - LUA
SCALE: 1/8" = 1'-0"

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

ISSUED FOR:

LAND USE APPLICATION	05-31-22

REVISION FOR:

NO.	DESCRIPTION	DATE

DRAWN BY	Author
CHECKED BY	Checker

LEVEL 1 PLAN

A102

1 LEVEL 2 PLAN - LUA
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

L2: 13,505 GSF

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

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BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

ISSUED FOR:

LAND USE APPLICATION	05-31-22

REVISION FOR:

NO.	DESCRIPTION	DATE

DRAWN BY Author
CHECKED BY Checker

LEVEL 2 PLAN

A103

1 LEVELS THREE & FOUR - LUA
SCALE: 1/8" = 1'-0"

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

ISSUED FOR:

LAND USE APPLICATION	05-31-22

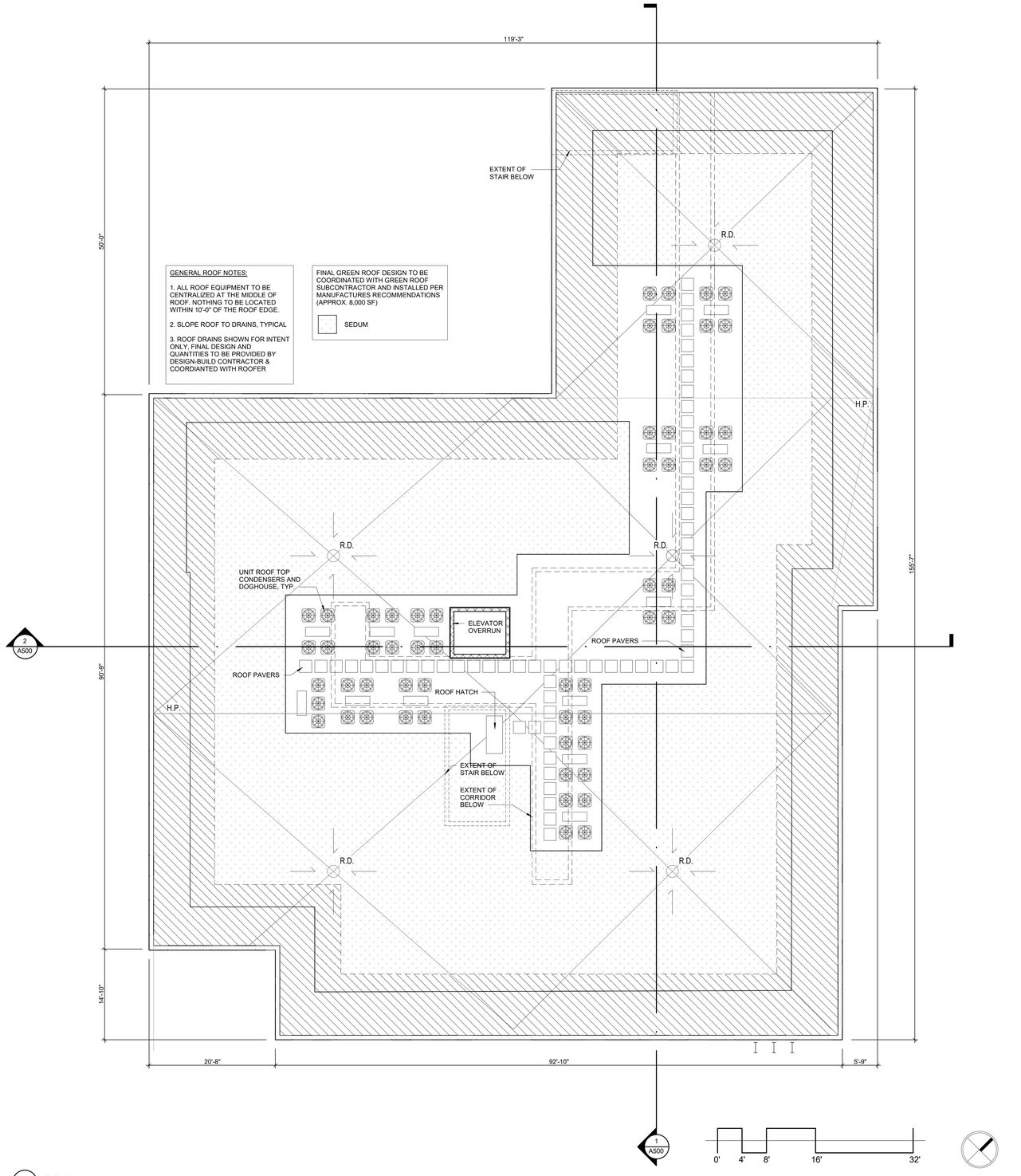
REVISION FOR:

NO.	DESCRIPTION	DATE

DRAWN BY	Author
CHECKED BY	Checker

LEVELS 3&4 PLAN

A104



1 LEVEL 5 PLAN - LUA
SCALE: 1/8" = 1'-0"

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

ISSUED FOR:

LAND USE APPLICATION	05-31-22

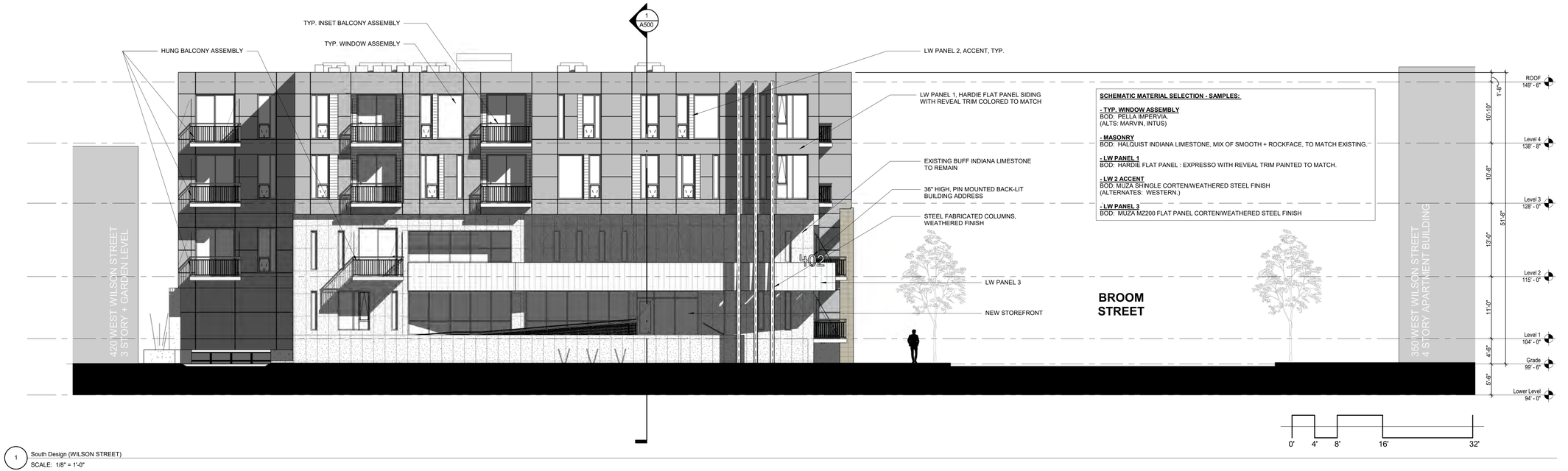
REVISION FOR:

NO.	DESCRIPTION	DATE

DRAWN BY	Author
CHECKED BY	Checker

ROOF PLAN

A140



1 South Design (WILSON STREET)
SCALE: 1/8" = 1'-0"

2 East Design (BROOM STREET)
SCALE: 1/8" = 1'-0"

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

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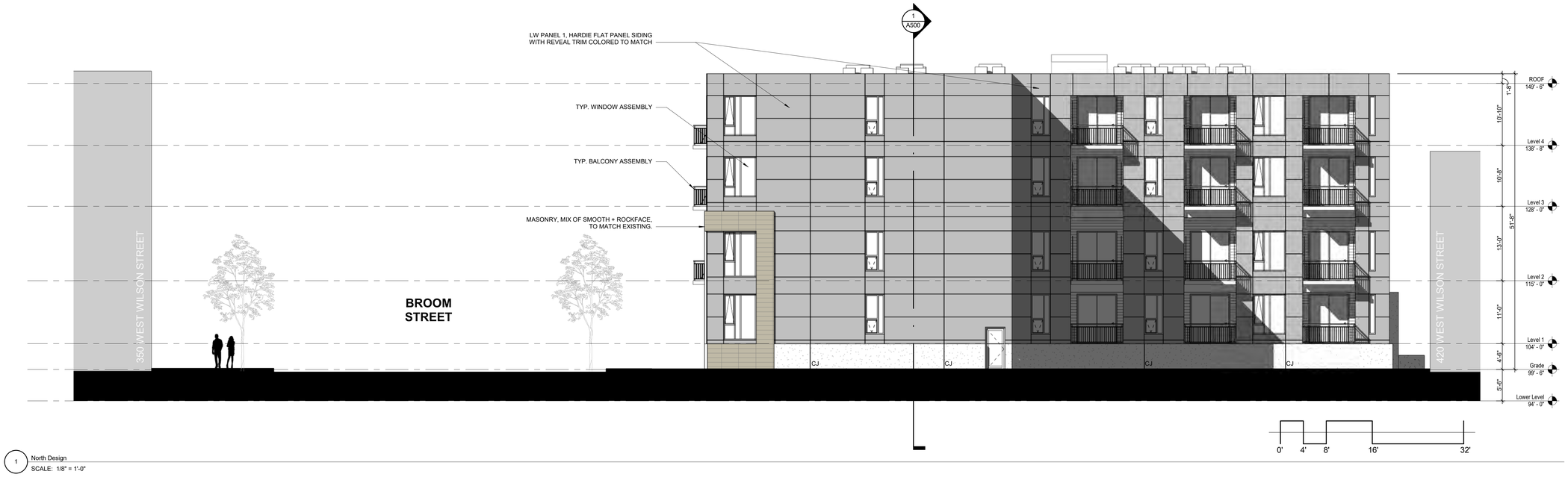
BUILDING ELEVATIONS

A400



1 North Design
SCALE: 1/8" = 1'-0"

2 West Design
SCALE: 1/8" = 1'-0"

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
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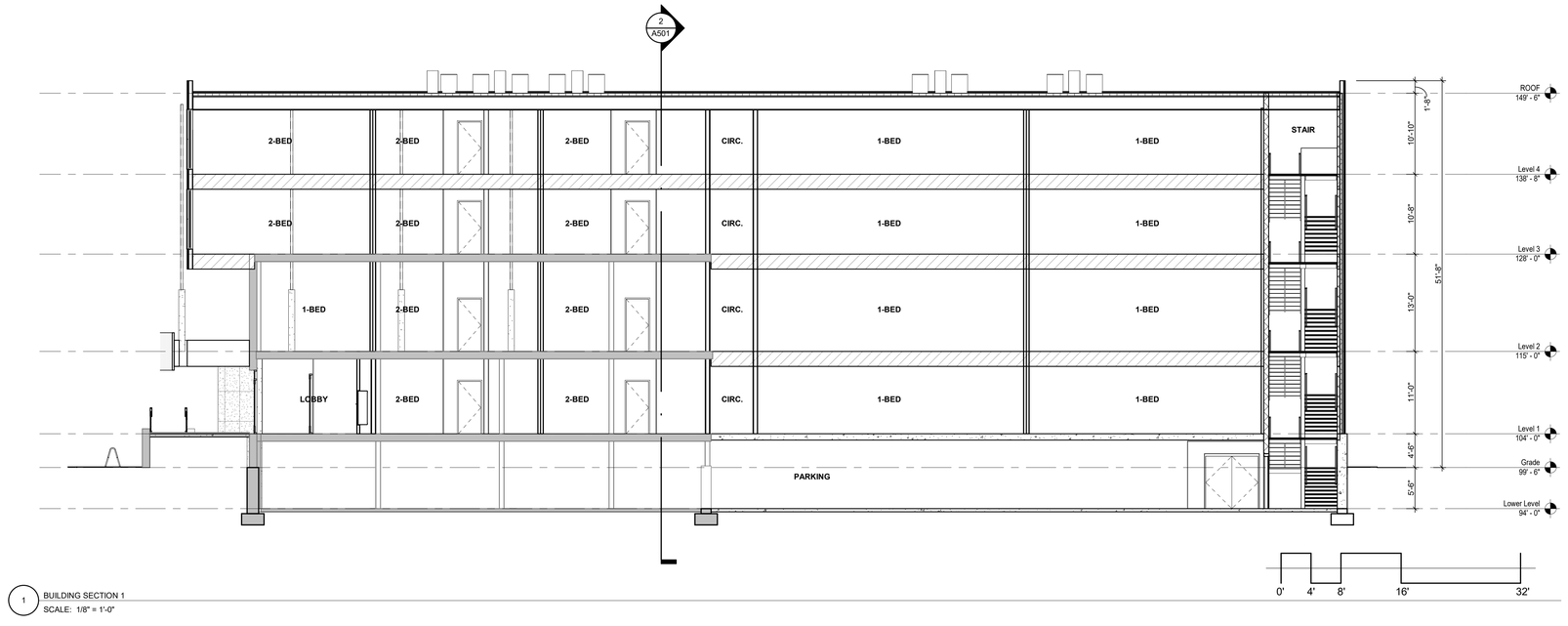
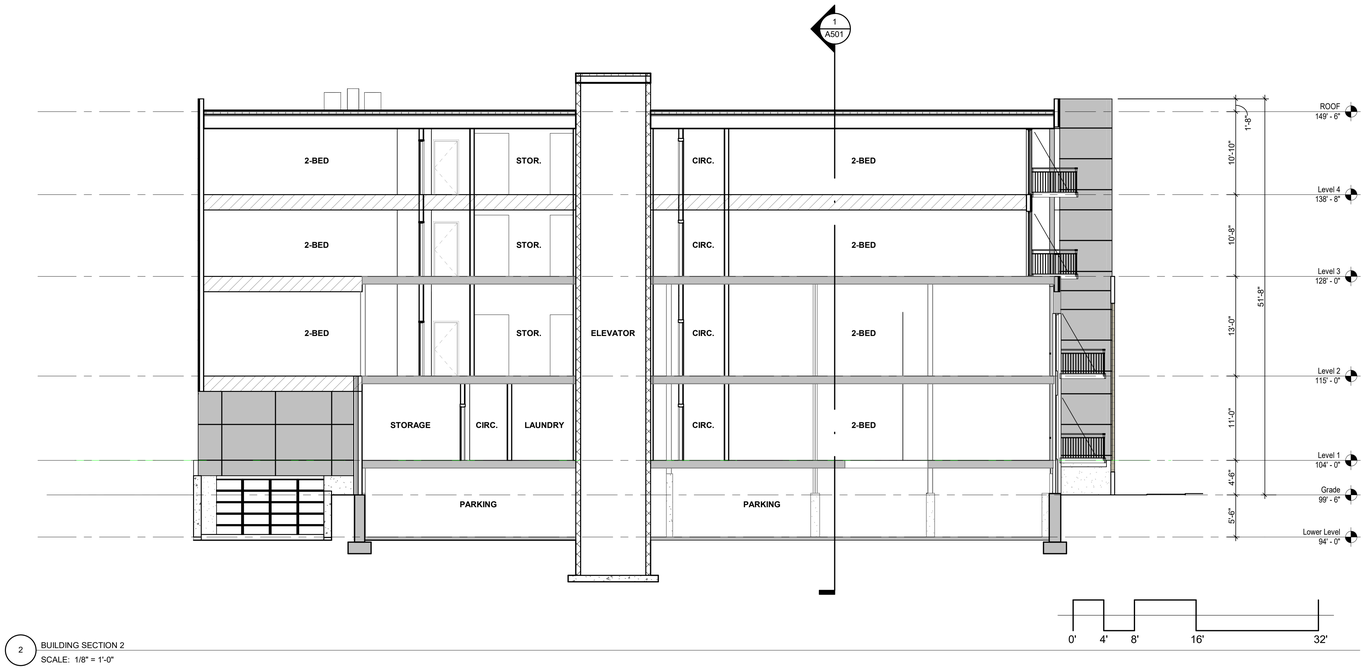
BUILDING ELEVATIONS

A401



1 BUILDING SECTION 1
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION 2
SCALE: 1/8" = 1'-0"

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
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BUILDING SECTIONS

A501

402 WILSON STREET

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

EXTERIOR CHARACTER STUDY
SCALE:
05/31/2022
Engberg Anderson Project No. 223435.00

SHEET: S-08

402 WILSON STREET

EXTERIOR CHARACTER STUDY
SCALE:
05/31/2022
Engberg Anderson Project No. 223435.00

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

SHEET: S-09

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

EXTERIOR CHARACTER STUDY
SCALE:
05/31/2022
Engberg Anderson Project No. 223435.00

SHEET: S-10

402 WILSON STREET

EXTERIOR CHARACTER STUDY
SCALE:
05/31/2022
Engberg Anderson Project No. 223435.00

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

SHEET: S-11

402 WILSON STREET

EXTERIOR CHARACTER STUDY
SCALE:
05/31/2022
Engberg Anderson Project No. 223435.00

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

SHEET: S-12

402 WILSON STREET

EXTERIOR CHARACTER STUDY

SCALE: 1" = 30'-0"

05/31/2022

Engberg Anderson Project No. 223435.00

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

SHEET: S-13

402 WILSON STREET

EXTERIOR CHARACTER STUDY

SCALE: 1" = 30'-0"

05/31/2022

Engberg Anderson Project No. 223435.00

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

SHEET: S-14

insight lighting

SCOPE LARGE SCONCE

CYLINDER UP OR DOWN, UP/DOWN | WHITE LIGHT

PROJECT: TYPE: CATALOG #: SSL - - MO - - - - - - WM - - - - -

TYPE "CA"

PROFILE

WATTAGE	MO (40.0W) IN EITHER DIRECTION
OPTICS	15°, 30°, 55°, ASYMMETRIC
CCT	2700K, 3000K, 3500K, 4000K (82 CRI)
CRI	82+ CRI
PERFORMANCE	UP TO 10725 PEAK CANDELA (MO)
VOLTAGE	120V OR 277V
POWER	INTEGRATED POWER SUPPLY
DIMMING	0-10V, DMX
DIMENSIONS	12.00" X 5.10", 16.00" X 5.10"
HOUSING	EXTRUDED ALUMINUM HOUSING
LENS	TEMPERED GLASS
FINISH	HIGH DURABILITY POWDER COATING
WARRANTY	5-YEAR LIMITED
OPERATING TEMP	-30° C TO 45° C
LUMEN MAINTENANCE	84,000 HOURS
CERTIFICATION	ETL AND cETL FOR WET LOCATION

FIXTURES SHOWN:

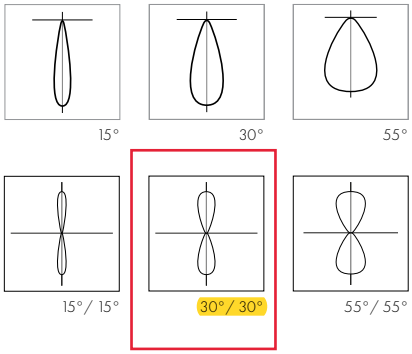
SSL-UD-MO-40K-30-UNV-DIM-WM-TBL

STANDARD FINISHES

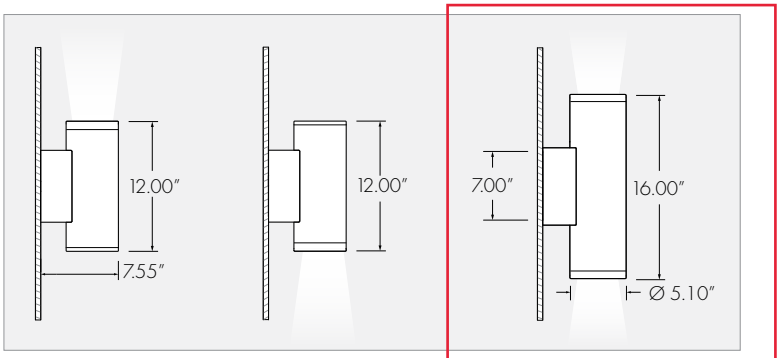
TEXTURED WHITE | TEXTURED BLACK | TEXTURED BRONZE | TEXTURED L. BRONZE | TEXTURED GRAY | TEXTURED S. STONE

OPTICS

NOT ALL AVAILABLE OPTICS SHOWN



PROFILE



PERFORMANCE SUMMARY

go to performance data >

40K, MO	15°	30°	55°
LUMENS	3797	3850	3712
CANDELA	21342	12551	4944
EFFICACY	104.23 LM/W	105.57 LM/W	101.78 LM/W

insight lighting
4341 Fulcrum Way NE, Rio Rancho New Mexico 87144
P.: 505.345.0888 | insightlighting.com

SCOPE LARGE SCONCE

CYLINDER UP OR DOWN, UP/DOWN | WHITE LIGHT

PROJECT: TYPE: CATALOG #: SSL - - MO - - - - - - WM - - - - -

SPECIFICATION

SSL		MO					WM				
1	2	3	4	5	6	7	8	9	10	11	12

1 FIXTURE

SCOPE LARGE SCONCE	SSL

2 LIGHT DIRECTION

UPLIGHT	UP
DOWNLIGHT	DN
UPLIGHT AND DOWNLIGHT	UD

3 WATTAGE

MEDIUM OUPUT	MO

40 W IN EITHER DIRECTION

4 CCT UP

2700K	27K
3000K	30K
3500K	35K
4000K	40K
NO SELECTION	NA

5 OPTICS UP

15°	15
30°	30
55°	55
ASYMMETRIC	ASY
NO SELECTION	NA

Contact factory for High Output optic combinations

6 CCT DOWN

2700K	27K
3000K	30K
3500K	35K
4000K	40K
NO SELECTION	NA

7 OPTICS DOWN

15°	15
30°	30
55°	55
ASYMMETRIC	ASY
NO SELECTION	NA

Contact factory for High Output optic combinations

8 MOUNTING

WALL MOUNT	WM

9 VOLTAGE

120V	120
277V	277

10 CONTROLS

NON-DIMMING	NO
0-10V DIMMING	DIM
DMX DIMMING	DMX

Requires DMX Distribution and Programming Kit see below

Dimming controls to be provided by others

11 FINISH

TEXTURED WHITE	TW
TEXTURED BLACK	TBL
TEXTURED BRONZE	TBR
TEXTURED LIGHT BRONZE	TLB
TEXTURED GRAY	TG
TEXTURED SANDSTONE	TS
CUSTOM COLOR	CC

Contact factory for custom color - additional charges will apply **TBD**

12 OPTIONS

HIGH CRI, 90+	HCRI
CORROSION RESISTANT FINISH	CRF

Corrosion Resistance Finish Complies with ASTM B117 standard

CRF is recommended for coastal or extreme exterior environments

CONTROL & WIRING OPTIONS

Go To DMX Guide >

DMX DISTRIBUTION AND PROGRAMMING KIT - REQUIRED FOR DMX DIMMING

DMX/RDM DISTRIBUTION KIT (4 OUTPUTS) - IP67	CDS-RDM

DMX/RDM Distribution Kit consists of four outputs

Each output is limited to one run per output - up to 32 fixtures max. If light direction is Uplight and Downlight, up to 16 fixtures max.
Four terminators are included for end of line termination

RDM TOOL - OPTIONAL

DMX/RDM PROGRAMMING TOOL	RDM

DMX/RDM measurement and testing tool

Allows for RDM addressing and monitoring of products that have RDM capability while also being able to test all elements of DMX data signals to ensure proper system operations

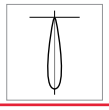
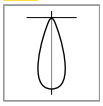
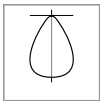
Contact factory to order

insight lighting
4341 Fulcrum Way NE, Rio Rancho New Mexico 87144
P.: 505.345.0888 | insightlighting.com

PROJECT: TYPE: CATALOG #: SSL - - MO - - - - - - - WM - - - - -

PERFORMANCE

PERFORMANCE DATA

		SINGLE DIRECTION (40 W)			UPLIGHT AND DOWNLIGHT (80 W TOTAL)		
OPTIC	CCT	DELIVERED LUMENS	LUMINARE EFFICACY	PEAK CANDELA	DELIVERED LUMENS	LUMINARE EFFICACY	PEAK CANDELA
15° 	4000K	3797 LM	104.23 LM/W	21342	7594 LM	104.3 LM/W	21342
30° 	4000K	3850 LM	105.57 LM/W	12551	7700 LM	105.57 LM/W	12551
55° 	4000K	3712 LM	101.78 LM/W	4944	7424 LM	101.78 LM/W	4944

MAXIMUM FIXTURES PER RUN

	SINGLE DIRECTION (40 W)		UPLIGHT AND DOWNLIGHT (80 W TOTAL)	
FIXTURE	120V	277V	120V	277V
12.00"	32	75	16	38

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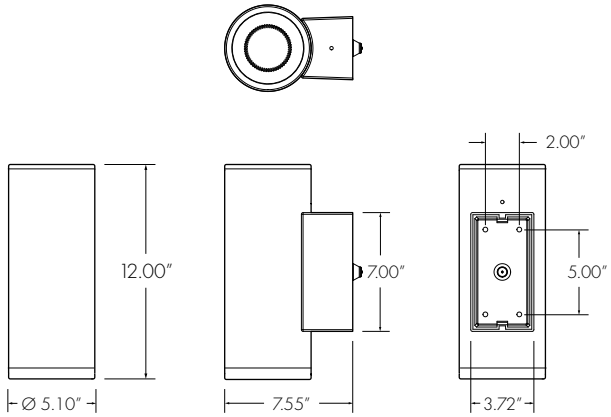
4341 Fulcrum Way NE, Rio Rancho New Mexico 87144
P.: 505.345.0888 | insightlighting.com

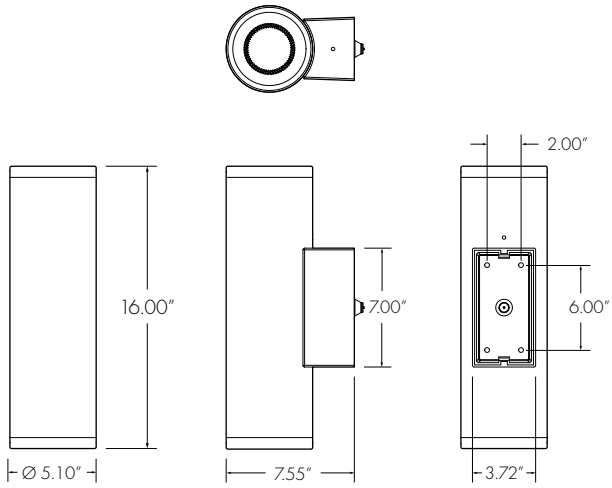
PROJECT: TYPE: CATALOG #: SSL - - MO - - - - - - WM - - - - -

FIXTURE DIMENSIONS

WM - WALL MOUNT (SINGLE DIRECTION)



WM - WALL MOUNT (UPLIGHT AND DOWNLIGHT)



insight lighting
4341 Fulcrum Way NE, Rio Rancho New Mexico 87144
P.: 505.345.0888 | insightlighting.com

GARDCO by signify

Garage & Canopy

SoftView

SVPG with comfort optics

Project:

Location:

Cat.No:

Type:

Lumens: Qty:

Notes:

Gardco SoftView LED parking garage luminaires feature edge lit technology, providing visual comfort with minimal glare to enhance the user experience. An added uplight feature reduces the cave effect for an increased sense of security. SoftView features multiple optical distributions, lumen packages and mounting options providing you with the ideal solution for your garage lighting and low bay needs. Optional emergency battery backup available for path of egress lighting and is integral to the luminaire.

Ordering guide

example: SVPG-A06-840-5RD-SUR-UNV-BLBT-L3-SP2-MG

Luminaire	Configuration (nom. lumens)	Color Temp	Distribution	Mounting	Voltage	Options				Finish
						Dimming Controls[3,4]	Sensing[5]	Electrical	Emergency[10]	
SVPG SoftView Parking Garage	**A01**[10] 2,400 **A02**[10] 4,100 **A03**[10] 6,000 **A04**[10] 8,000 **A05** 9,500 **A06**[1,10] 6,500 **A07**[1,10] 8,200 **A08**[1] 10,000 **A09**[1,13] 11,400 **A10**[1,13] 13,400 **A11**[1,13] 14,800	**830** 80CRI 3000K **840** 80CRI 4000K **740**[15] 70CRI 4000K **750**[12] 70CRI 5000K	**T1R**[15] Type 1 Rectangular **T3A**[1] Type 3 Asymmetric **5RD**[15] Type 5 Round **5CD**[15] Type 5 Concentrated Downlight	**SUR** Surface Mount / indirect pendant Mount, Normal vibration rated (pendant and junction box by others) **SBO** Surface Mount, Bridge / Overpass vibration rated **PEN** Direct Pendant Mount, Bridge / Overpass vibration rated (pendant and junction box by others) **TRN**[2] Trunnion Mount (must also order separate line item TM mounting kit, see Accessories) **WAL** Wall Mount (must also order separate line item WM mounting kit, see Accessories)	**120** 120V **208** 208V **240** 240V **277** 277V **347**[13] 347V **480**[13] 480V **UNV** Universal 120-277V **HVU**[13] Universal 347-480V	**none** leave blank (0-10V dimming driver standard) **BL20**[3,4,5,10,13] Bi-level set at 20% dimming **BLBT**[3,4,5,10,13] Bi-level with motion sensor, Bluetooth programming, set at 20% dimming **WLDC**[3,4,5,7,8,13] Wireless Dimming Controls (integrated) **DLEA**[2,3,4,6,10] Dimming Leads Externally Accessible (controls by others)	**none** leave blank **MW**[5,13,14] Microwave Sensor **L2**[5] PIR Sensor, #2 lens **L3**[5] PIR Sensor, #3 lens **L7**[5] PIR Sensor, #7 lens (All sensing is factory customizable, contact factory[11])	**Fusing**[9] **none** leave blank **FS1**[9] Single Fuse (120V, 277V, or 347V) **FS2**[9] Double Fuse (208V, 240V, or 480V) **FS3**[9] Double Fuse Canadian double pull (208V, 240V, or 480V) **Surge Protection** **blank** 10kV / 10kA (standard) **SP2** Surge Protector 20kV / 10kA (option)	**none** leave blank **EM**[2,7,8,10] Emergency Battery Pack (0°C to +40°C / 32°F to +104°F) **EC**[2,7,8,10] Emergency Battery Pack, Cold Rated (-20°C to +40°C / -4°F to +104°F)	**BZ** Bronze **MG** Medium Gray **WH** White **OC**[11] Optional Color (specify optional color or RAL, contact factory) **SC**[11] Special Color (must supply color chip, requires factory quote)

1. T3A not available with A06, A07, A08, A09, A10 or A11 configurations due to thermal and fit restrictions.
2. TRN not available with combination of both DLEA and EM / EC cold options due to fit restrictions; TRN is available with each individually (either DLEA or EM / EC cold).
3. Choose only 1 Dimming Controls option: either BL20 or BLBT or DLEA or WLDC.
4. 0-10V dimming driver standard.
5. BL20 must be combined with MW Microwave Sensor. BLBT or WLDC must be combined with Sensing option L2, L3 or L7. Choose only 1 of the three: either BL20-MW or BLBT-L# or WLDC-L#.
6. DLEA luminaire has 0-10V dimming wires exiting the luminaire for dimming controls by others.
7. WLDC not available with Emergency options EM or EC cold due to thermal and fit restrictions.
8. Available with 120V, 208V, 240V, 277V or UNV only.
9. Must specify applicable specific input voltage, not available with UNV or HVU.
10. Choose either Emergency option EM or EC cold. EM only available with A01, A02, A03 or A06 and EC cold only available with A01, A02, A03, A04, A06 or A07 due to thermal restrictions. EC cold not available with DLEA or BL20-MW or BLBT-L# due to fit restrictions; EM is available with DLEA or BL20-MW or BLBT-L# (does fit).
11. Must contact factory prior to ordering - these items are ETO Specials.
12. Extended lead times apply. Contact factory for details.
13. A09, A10, A11 each have 2 drivers therefore due to fit restrictions not available with 347V, 480V, HVU, BL20-MW, BLBT or WLDC.
14. MW available with 120V, 208V, 240V, 277V, UNV or 347V only.
15. 740 available with T1R, 5RD and 5CD only.

Accessories* (ordered separately)

ES External House Side Shield (field installed) (designed for use with Type 3, reduces light output by approx. 15% on average)

WG Wire Guard (field installed)

SVPG-G2-TM-(F) Trunnion Mount kit (field installed, can ONLY use when TRN Trunnion Mount product is ordered)

SVPG-G2-WM-(F) Wall Mount kit (field installed, can ONLY use when WAL Wall Mount product is ordered)

(F) = specify finish

BXC Bird excluding coil (field installed, fits on all mounting options) (negligible uplight impact)

BXK Bird excluding spikes (field installed, fits on Pendant, Trunnion, and Wall mounts only) (negligible uplight impact)

BXS Bird excluding shroud (field installed, fits on Pendant mount only) (negligible uplight impact)

* Consult Signify to confirm whether specific accessories are BAA-compliant.

SoftView

Garage & canopy luminaire

LED wattage and lumen values

Ordering Code	Color Temperature	Average System Watts (W)	T1R			T3A			5RD			5CD		
			Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
SVPG-A01-830	3000	21	1,884	B1-U3-G1	90	2,200	B1-U3-G1	105	2,227	B2-U2-G1	106	2,345	B1-U0-G1	112
SVPG-A02-830	3000	36	3,267	B2-U3-G2	91	3,816	B2-U3-G2	106	3,862	B2-U3-G1	107	4,068	B2-U0-G1	113
SVPG-A03-830	3000	52	4,716	B2-U3-G2	91	5,507	B2-U3-G2	106	5,574	B3-U3-G2	107	5,870	B3-U0-G2	113
SVPG-A04-830	3000	72	6,345	B3-U3-G3	88	7,409	B3-U3-G3	103	7,500	B3-U3-G2	104	7,899	B3-U0-G2	110
SVPG-A05-830	3000	90	7,596	B3-U3-G3	84	8,870	B3-U3-G3	99	8,979	B3-U3-G2	100	9,456	B3-U0-G2	105
SVPG-A06-830	3000	51	5,018	B3-U3-G3	98				5,575	B3-U3-G2	109	6,021	B3-U0-G2	117
SVPG-A07-830	3000	71	6,933	B3-U3-G3	98				7,704	B3-U3-G2	108	8,320	B3-U0-G2	117
SVPG-A08-830	3000	90	8,544	B3-U3-G3	95				9,493	B3-U3-G2	106	10,253	B3-U0-G2	114
SVPG-A09-830	3000	107	9,987	B3-U3-G3	94				11,097	B3-U3-G2	104	11,985	B3-U0-G2	113
SVPG-A10-830	3000	132	11,636	B3-U4-G3	88				12,929	B4-U3-G3	98	13,964	B3-U0-G3	106
SVPG-A11-830	3000	149	12,955	B3-U4-G3	87				14,395	B4-U3-G3	96	15,546	B4-U0-G3	104
SVPG-A01-840	4000	21	2,026	B1-U3-G1	97	2,366	B1-U3-G1	113	2,395	B2-U2-G1	114	2,522	B1-U0-G1	120
SVPG-A02-840	4000	36	3,513	B2-U3-G2	98	4,103	B2-U3-G2	114	4,153	B2-U3-G1	115	4,374	B2-U0-G1	122
SVPG-A03-840	4000	52	5,071	B2-U3-G2	98	5,921	B2-U3-G2	114	5,994	B3-U3-G2	115	6,312	B3-U0-G2	121
SVPG-A04-840	4000	72	6,823	B3-U3-G3	95	7,967	B3-U3-G3	111	8,065	B3-U3-G2	112	8,494	B3-U0-G2	118
SVPG-A05-840	4000	90	8,168	B3-U3-G3	91	9,538	B3-U3-G3	106	9,655	B3-U3-G2	107	10,168	B3-U0-G2	113
SVPG-A06-840	4000	51	5,396	B3-U3-G3	105				5,995	B3-U3-G2	117	6,475	B3-U0-G2	126
SVPG-A07-840	4000	71	7,455	B3-U3-G3	105				8,284	B3-U3-G2	116	8,946	B3-U0-G2	126
SVPG-A08-840	4000	90	9,187	B3-U3-G3	102				10,208	B3-U3-G2	114	11,025	B3-U0-G2	123
SVPG-A09-840	4000	107	10,739	B3-U3-G3	101				11,933	B3-U3-G2	112	12,887	B3-U0-G2	121
SVPG-A10-840	4000	132	12,512	B3-U4-G3	95				13,903	B4-U3-G3	105	15,015	B3-U0-G3	114
SVPG-A11-840	4000	149	13,930	B3-U4-G3	93				15,478	B4-U3-G3	104	16,716	B4-U0-G3	112
SVPG-A01-750	5000	21	2,188	B1-U3-G1	104	2,555	B1-U3-G1	122	2,587	B2-U2-G1	123	2,724	B1-U0-G1	130
SVPG-A02-750	5000	36	3,794	B2-U3-G2	105	4,431	B2-U3-G2	123	4,485	B2-U3-G1	125	4,724	B2-U0-G1	131
SVPG-A03-750	5000	52	5,477	B2-U3-G2	105	6,395	B2-U3-G2	123	6,474	B3-U3-G2	125	6,817	B3-U0-G2	131
SVPG-A04-750	5000	72	7,369	B3-U3-G3	102	8,604	B3-U3-G3	120	8,710	B3-U3-G2	121	9,174	B3-U0-G2	127
SVPG-A05-750	5000	90	8,821	B3-U3-G3	98	10,301	B3-U3-G3	115	10,427	B3-U3-G2	116	10,981	B3-U0-G2	122
SVPG-A06-750	5000	51	5,828	B3-U3-G3	112				6,475	B3-U3-G2	125	6,993	B3-U0-G2	135
SVPG-A07-750	5000	71	8,051	B3-U3-G3	112				8,946	B3-U3-G2	125	9,662	B3-U0-G2	135
SVPG-A08-750	5000	90	9,922	B3-U3-G3	110				11,025	B3-U3-G2	122	11,907	B3-U0-G2	131
SVPG-A09-750	5000	107	11,598	B3-U3-G3	108				12,887	B3-U3-G2	120	13,918	B3-U0-G2	129
SVPG-A10-750	5000	132	13,513	B3-U4-G3	101				15,015	B4-U3-G3	112	16,216	B3-U0-G3	121
SVPG-A11-750	5000	149	15,044	B3-U4-G3	100				16,716	B4-U3-G3	111	18,054	B4-U0-G3	120
SVPG-A01-740	4000	21	2,026	B1-U3-G1	92				2,395	B2-U2-G1	108	2,522	B1-U0-G1	114
SVPG-A02-740	4000	36	3,513	B2-U3-G2	95				4,153	B2-U3-G1	113	4,374	B2-U0-G1	119
SVPG-A03-740	4000	52	5,071	B2-U3-G2	94				5,994	B3-U3-G2	111	6,312	B3-U0-G2	117
SVPG-A04-740	4000	72	6,823	B3-U3-G3	90				8,065	B3-U3-G2	107	8,494	B3-U0-G2	113
SVPG-A05-740	4000	90	8,168	B3-U3-G3	86				9,655	B3-U3-G2	102	10,168	B3-U0-G2	107
SVPG-A06-740	4000	51	5,808	B3-U3-G3	112				7,038	B3-U3-G2	136	7,657	B3-U0-G2	148
SVPG-A07-740	4000	71	7,475	B3-U3-G3	104				8,971	B3-U3-G2	125	9,876	B3-U0-G2	137
SVPG-A08-740	4000	90	8,967	B3-U3-G3	99				10,702	B3-U3-G2	118	11,860	B3-U0-G2	131
SVPG-A09-740	4000	107	10,371	B3-U3-G3	96				12,330	B3-U3-G2	115	13,729	B3-U0-G2	128
SVPG-A10-740	4000	132	12,126	B3-U4-G3	91				14,366	B4-U3-G3	108	16,064	B3-U0-G3	120
SVPG-A11-740	4000	149	13,530	B3-U4-G3	90				15,994	B4-U3-G3	106	17,932	B4-U0-G3	119

Emergency mode

Ordering Code	Approximate average lumen output*
SVPG-A01 or A02 or A03, EM	2,400
SVPG-A01 or A02 or A03 or A04, EC cold rated	2,900
SVPG-A06, EM	2,600
SVPG-A06 or A07, EC cold rated	3,200

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

* For emergency **EM** and **EC** options, published values are based on approximate averages across all CCTs and all distributions assuming 15 foot mounting height. It is highly recommended to confirm with a photometric layout that emergency performance meets your applicable ordinances.

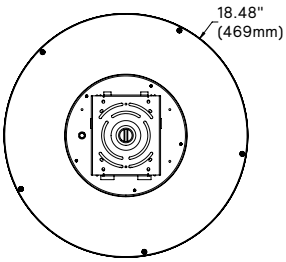
SoftView

Garage & canopy luminaire

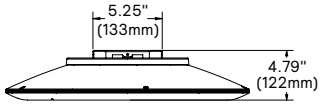
Dimension drawings

Surface / Indirect Pendant mount

Top view

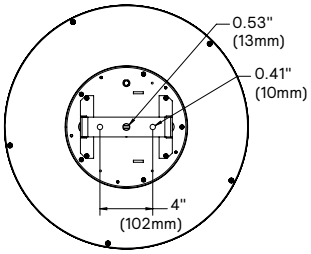


Side view

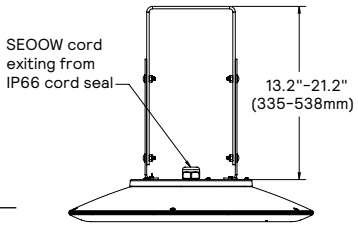


Trunnion mount

Top view

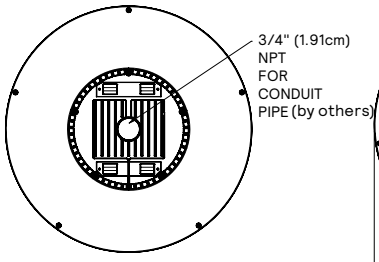


Side view

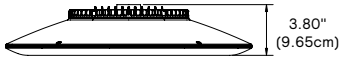


Direct Pendant mount

Top view

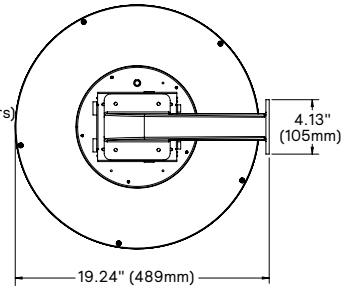


Side view

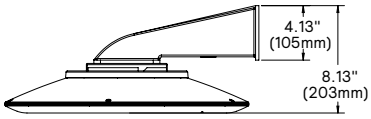


Wall mount

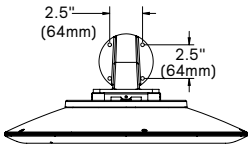
Top view



Side view



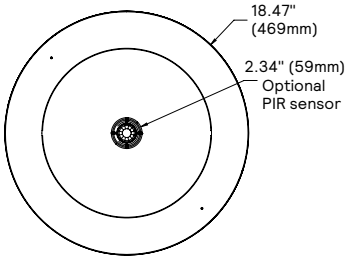
Side view



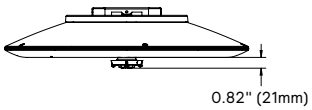
SoftView LED	Weight
A01-A05 Luminaire	9.1 lbs (4.1 Kg)
A06-A11 Luminaire	10.3 lbs (4.7 Kg)
Luminaire with EM	11.6 lbs (5.3 Kg)
Luminaire with EC	15.1 lbs (6.8 Kg)

Motion response and wireless controls

Bottom view

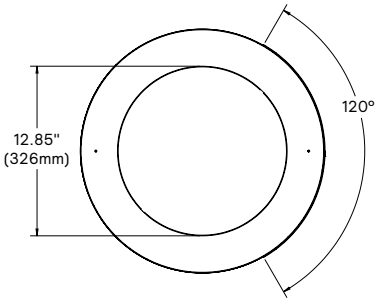


Side view

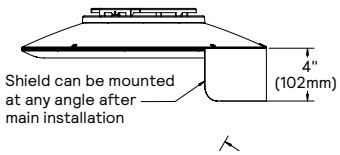


External house side shield

Bottom view

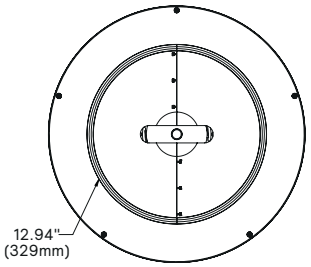


Side view

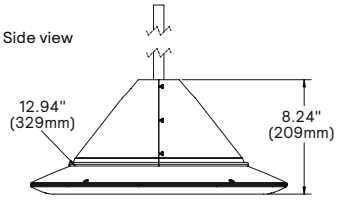


BXS Bird excluding shroud

Top view



Side view



SoftView

Garage & canopy luminaire

Specifications

Construction

Lower housing made of low copper die cast Aluminum alloy for high resistance to corrosion. Upper polycarbonate lens provides uplight, tapered shape of upper housing deters dirt accumulation, eases cleaning frequency, and deters birds from sitting or nesting. UV-resistant acrylic lower lens.

IP Rating

IP66 rated luminaire with seal around entire perimeter of the lens. All electrical components within entire perimeter of lens, also within IP66 seal.

IK Rating

IK10 high impact resistance rating for both the upper lens and the lower lens.

LED Thermal management

The luminaire design provides excellent thermal management critical to long LED, driver and system life. Natural convection air flow, product does not use any cooling device with moving parts (only passive cooling).

Light engine

Edge-lit, light guide technology provides low-glare, uniform illumination. Composed of mid power LEDs. Color temperatures per ANSI/NEMA bin Warm White 3000K nominal (3045 +/-175K) 80CRI, Neutral White 4000K nominal (3985 +/- 275K) 70CRI or 80CRI, or Cool White 5000K nominal (5029 +/- 283K) 70CRI with 80CRI choices available - must contact factory prior to ordering, this is an ETO Special. LEDs tested by ISO 17025 accredited lab in accordance with IESNA LM-80 guidelines, extrapolations in accordance with IESNA TM-21.

Optical system

Type 1R Rectangular, Type 3 Asymmetric, Type 5 Symmetrical and Concentrated Downlight (5CD) distributions available, designed for compliance to IES RP-8. Consider Type 1R for one luminaire per bay applications, ramps, and drive lanes leading up to or exiting parking stall decks; Type 3 for wall mount applications and perimeter mounted luminaires to throw light into parking garage away from property line (LEED compliance, property cut-off, avoid light trespass); Type 5 for general use in parking bays; Concentrated Downlight and/or higher lumen configurations when enhanced lighting is required for entries and exits, ramps, payment areas, lobbies and waiting areas, etc. and for security lighting per IES G-1. Uplight (up to 3%) provided with Type 1R, Type 3 and Type 5 to eliminate cave effect; for these distributions almost no uplight (<1%) available - must contact factory prior to ordering, this is an ETO Special. Almost no uplight (<1%) provided standard with Type 5CD. More uplight available - must contact factory prior to ordering, this is an ETO Special. Light guide plate composed of high performance optical grade PMMA (polymethyl methacrylate) acrylic. Light guide technology allows for optimal light distribution without direct view of the LEDs, providing low-glare, uniform illumination and visual comfort. Performance tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance.

Electrical

Constant current electronic driver. High power factor (0.9 minimum). 50/60 Hz. Low THD (20% maximum). Open/short circuit protection and voltage overload protection, automatic recovery after correction. Driver comes standard with 6KV on-board surge protection. Dimming driver standard. 0-10V dimming to minimum 10% power. RoHS compliant. Driver enables setting LED drive current to meet your specific total wattage consumption, lumen output and/or efficacy needs - ETO Specials, contact factory.

Surge protector standard and tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10KV/10KA waveforms for Line-Ground, Line-Neutral and Neutral-Ground. Optional enhanced surge protector 20KV/10KA also available. Surge protector wired in parallel so that if it fails open the luminaire will remain lit/powered on. When Emergency options **EM** or **EC** are selected, two surge protectors are provided for complete protection - one for unswitched hot line and one for switched hot line.

Due to the inrush current that occurs with electronic drivers, recommend using a time delay or slow blow fuse to avoid unnecessary and unwanted fuse blowing that can occur with fast acting fuses.

Mounting

SUR: Surface mount for Normal vibration rating. Stamped anodized aluminum upper housing with a die formed 16 ga. galvanized steel EZ-hang plate supplied for mounting to a recessed or surface-mounted 4" (10.16 cm) junction box (by others) – flush ceiling mount to a recessed junction box, or direct mount to a surface-mounted junction box. Integral hanger tabs on the plate support the luminaire during wiring. Single screw secures luminaire for quick and easy installation. Includes minimum 12" (30.48cm) wires that pass through IP66 rated grommet which seals around the wires. For indirect pendant mounting with Normal vibration rating, order Surface Mount (SUR) and mount to a wet location junction box (by others) which you then direct mount onto rigid pendant (by others).

SBO: Surface mount for higher Bridge / Overpass vibration rating. Die-cast aluminum upper housing with a supplied die formed 16 ga. galvanized steel EZ-hang plate with integral strengthening feet. Plate supplied for mounting to junction box (by others), integral hanger tabs on plate support luminaire during wiring. Single screw secures luminaire for quick and easy installation. Includes minimum 12" (30.48 cm) wires that pass through IP66 rated grommet which seals around the wires.

PEN: Direct pendant mount for higher Bridge / Overpass vibration rating. Die-cast aluminum upper housing includes integral 3/4" NPT tapped hole for direct mounting onto rigid 3/4" pendant (by others). Includes minimum 38" (96.52 cm) wires that pass through IP66 rated grommet which seals around the wires.

TRN: Mounts to a concrete ceiling with an anodized aluminum trunnion bracket assembly (order separate line item accessory, painted to match luminaire finish). Includes minimum 36" (91.44 cm) SEOOW cord exiting luminaire through IP66 cord seal.. The assembly permits (8) one inch (2.54 cm) incremental mounting height adjustments, ranging from 13 to 21 inches (33.02 to 53.34 cm).

WAL: Anchors directly on a wall with wall bracket assembly (order separate line item accessory, painted to match luminaire finish), includes minimum 12" (30.48cm) wires that pass through IP66 rated grommet which seals around the wires.

Control Options

Please note that other controls can be integrated as ETO Specials - contact factory.

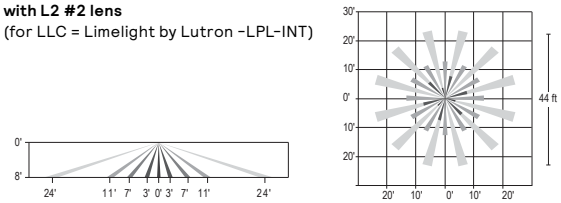
DLEA: 0-10V dimming driver with dimming wires externally accessible for connecting dimming controls by others.

BLBT: Motion Response luminaires include a WattStopper passive infrared (PIR) motion sensor, standby power is 0.5 watts. Factory pre-programmed standard settings include a dimming level down to 20% and time delay of 10 minutes with no stand-by period. This means when no motion is detected for 10 minutes the sensor will dim the luminaire down to 20% of total lumen output. When motion is detected the luminaire returns to 100% full light output and will remain on full power for 10 minutes default prior to dimming back to low when no motion is detected. Other dimming levels, holding times and stand-by periods are possible by re-programming in the field via Bluetooth® using the WattStopper sensor configuration mobile app (available in iOS® or Android®); programming is also factory customizable - ETO Specials, contact factory.

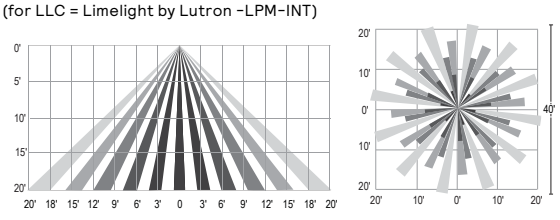
Motion Response includes light sensor feature called **Photocell On/Off** which is disabled by default. This feature can be enabled in the field using the same WattStopper sensor configuration mobile app - this allows for daylight harvesting (California Title 24 compliant). Motion sensor also includes reading/measuring feature called **Sensor Level** that can be used to establish a baseline for daylight harvesting. See WattStopper sensor configuration mobile app User Guide for details (contact WattStopper for programming help as required).

WLDC:: Optional wireless controller ready to be connected to a Limelight by Lutron system which includes gateways, commissioning, etc. - contact Lutron for these system elements. Available with various lenses depending upon mounting height. Other options such as -LRF-INT internal RF only radio module or -LPH-EXT external wireless controller available as ETO Specials - contact factory.

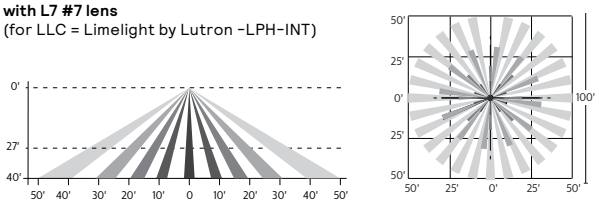
with L2 #2 lens
(for LLC = Limelight by Lutron -LPL-INT)



with L3 #3 lens
(for LLC = Limelight by Lutron -LPM-INT)



with L7 #7 lens
(for LLC = Limelight by Lutron -LPH-INT)



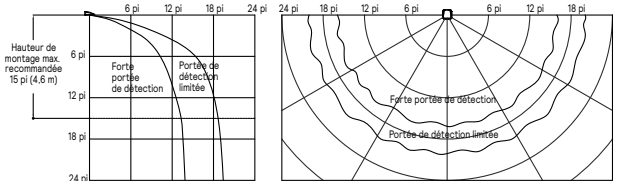
SVPG SoftView

Garage & canopy luminaire

Specifications

Sensing Option

MW: Motion response luminaires include a high frequency microwave sensor, 5.8GHz+/- 75MHz microwave ISM continuous wave band with 360° coverage area, <0.5 mW transmitting power and <1 W standby power. Microwave motion sensor designed to detect motion through the lower lens so it is hidden inside the luminaire without any protruding components. Sensor allows energy savings and meeting code requirements without compromising comfort and aesthetics. Factory pre-programmed standard settings include a dimming level down to 20% and time delay of 3 minutes with no stand-by period. This means when no motion is detected for 3 minutes the sensor will dim the luminaire down to 20% of total lumen output. When motion is detected the luminaire returns to 100% full light output and will remain on full power for 3 minutes default prior to dimming back to low when no motion is detected. Other dimming levels, holding times and stand-by periods are possible - ETO Specials, contact factory. Microwave sensor's photocell is disabled since the sensor is embedded inside the luminaire (therefore daylight harvesting is not possible).

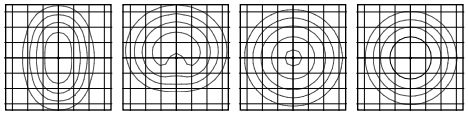


Emergency battery backup

Optional internal emergency battery pack immediately detects AC power loss then provides emergency light output for a minimum of 90 minutes when power is lost compliant with UL 924/CSA22.2 No. 141 and NFPA 101 Life Safety Code path of egress requirements. Integral so there is a consistent look between emergency and non-emergency luminaires, separate accessory box is not required. **EM** suitable for use in ambient temperature conditions from 0°C (+32°F) to +40°C (+104°F). **EC** suitable for use in ambient temperatures from -20°C (-4°F) to +40°C (+104°F). **EM** and **EC** are not available for use with **347V**, **480V** or **HVU**. **EM** and **EC** always include surge protection for both the switched and unswitched lines to ensure complete protection.

Optical Distributions

Based on 10' mounting height



Type 1R Type 3 Type 5 Type 5CD

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (**TGIC**) textured polyster powdercoat finish on lower housing.

Standard textured finishes include: **BZ** – Bronze Textured, **WH** – White Textured, **MG** – Medium Gray Textured. Consult factory for specs on optional (**OC**) or custom (**SC**) colors. All exposed surfaces achieve a minimum of 1500 hours Salt Fog Test for corrosion in accordance with the ASTM B117 standard.

Hardware and Seals

All exposed screws shall be stainless steel and/or corrosion resistant and captive. All seals and sealing devices are made and/or lined with silicone and/or rubber.

LED Products Manufacturing Standard

The electronic components sensitive to electrostatic discharge (ESD) such as LEDs are assembled in compliance with EC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

LED Luminaire Useful Life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, exclusive Signify System Reliability Tool, Advance driver data and LED manufacturer LM-80/TM-21 data, expected to reach 100,000 + hours with L70 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion.

Vibration resistance

Luminaire meets the ANSI C136.31-2018 specifications for Normal or Bridge / Overpass applications, as noted in Ordering guide on page 1 and in the Specifications text for each Mounting, tested by independent lab over 100,000 cycles in all three axes.

Certifications and Compliance

cULus Listed for Canada and U.S. to the UL 1598 and UL8750 standards, suitable for Wet Locations. Suitable for use in ambients from -40°C (-40°F) to +50°C (+122°F) up to A09, to +40°C (+104°F) for A10 and A11. The quality systems of the facility where manufactured have been registered by UL to the ISO 9001 series standards. Emergency Battery Backup options (**EM** and **EC**) are tested and listed emergency lighting devices per UL 924 and CSA 22.2 No. 141. Luminaire is UL924 Listed as an emergency Directly Controlled Luminaire whenever installed as part of a mesh network system as detailed on applicable installation instructions – must contact factory prior to ordering, this is an ETO Special. SoftView configurations are DesignLights Consortium qualified, consult DLC QPL Qualified Products List for more details. Controls options enable compliance with Outdoor lighting energy codes including ASHRAE 90.1, California Title 24, and IECC.

Limited Warranty

5-year limited warranty.
See signify.com/warranties for complete details and exclusions.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours

Ambient Temperature °C	Drive current	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 3400 mA (A11)	>100,000 hours	>72,000 hours	>90%

Buy American Act of 1933 (BAA):

This product is manufactured in one of our US factories and, as of the date of this document, this product was considered a commercially available off-the-shelf (COTS) item meeting the requirements of the BAA. This BAA designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Prior to ordering, please visit www.signify.com/baa to view a current list of BAA-compliant products to confirm this product's current compliance.

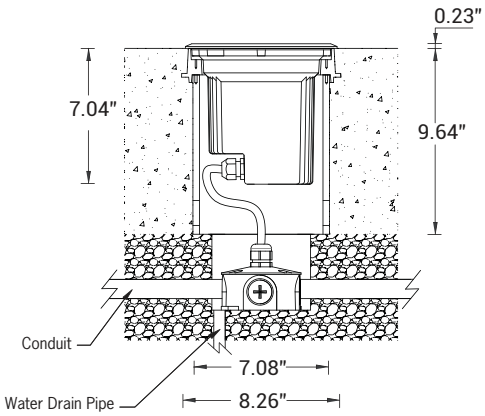
Signify North America Corporation
400 Crossing Blvd, Suite 600
Bridgewater, NJ 08807
Telephone: 855-486-2216

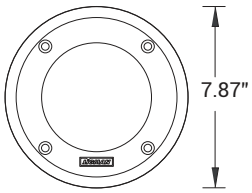
Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9008

UHA-60296
Harrier 3 Ingrade

TYPE "IA"

33w LED 3187 Lumens
IP67 • Suitable For Wet Locations
IK10 • Impact Resistant (Vandal Resistant)
Weight 4.6 lbs (A) 5 lbs (S)





Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
Contact Factory

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Complete, flexible, competitive accent and floodlight ingrounds. The lighting industry's leading quality low-cost inground fixture family.

A top range of inground uplights with a choice of round or square stainless steel or painted aluminum front rings. This 7.87" inground luminaire is provided with a low output LED board and integral driver, and is suitable as a marker light for illuminating shopping and pedestrian areas, parks, gardens and sculptures. This low glare luminaire is provided with a 0.4" thick tempered glass and is rated as a walkover luminaire. The glass has a special wrap around high temperature silicone gasket that provides additional ingress protection.

A non slip lens is available as an option. This non slip coating is a proprietary coating that is infused into the glass to provide excellent traction in wet conditions.
To ensure efficient drainage, gravel must be used to a depth of 17" beneath the housing, and should also be placed around the luminaire. Low copper content die-cast aluminum housing with high corrosion resistance. The 0.24" thick front ring is available in grade 316 stainless steel or aluminum.

Stainless steel fasteners in grade 316. Power is provided through a single PG1/2" watertight cable gland.
UF-B 600v underground feeder cable is recommended to provide power to the luminaire. Standard recessing box in high density polyethylene.

NOTE: This luminaire is provided with an integral driver, however a remote mounted driver, as well as a waterproof remote driver box as an option and should be specified.

Additional Options (Consult Factory For Pricing)

A80191
3" x 10" Remote Enclosure Box

A60212
Anti Slip Lens

UHA-60296

Harrier 3 Ingrade

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE		NOTE	

ORDERING EXAMPLE || UHA-60296- 33w - S - VN - W30- 120/277v

UHA-60296

LAMP
- 33w LED
- 3187 Lumens

FRAME
- A - Aluminum -
  - CHOOSE FINISH COLOR
  - S - Stainless Steel
  - ~~NO FINISH COLOR~~

BEAM
- VN - Very Narrow 8°

LED COLOR
- W27 - 2700K
- W30 - 3000K
- W35 - 3500K
- W40 - 4000K

FINISH COLOR
- 01 - BLACK RAL 9011
- 02 - DARK GREY RAL 7043
- 03 - WHITE RAL 9003
- 04 - METALLIC SILVER RAL 9006
- 05 - MATTE SILVER RAL 9006
- 06 - LIGMAN BRONZE
- 07 - CUSTOM RAL

TBD

VOLTAGE
- 120/277v
- Other - Specify

ADDITIONAL OPTIONS
- F - Frosted Lens
- NAT - Natatorium Rated
- A80191 - 3"x10" Remote Box
- A60212 - Anti Slip Lens
- DIM - 0-10v Dimming

Intertek

Harrier Product Family

Harrier 1

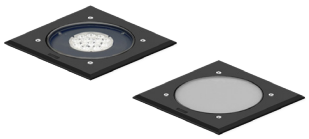
- UHA-60036-6w-291lm
- UHA-60385-8w-733lm
- UHA-60386-8w-555lm

Harrier 2

- UHA-60196-6w-291lm
- UHA-60395-8w-733lm
- UHA-60396-8w-555lm

Harrier 3

- UHA-60049-15w-1468lm
- UHA-60050-29w-2899lm
- UHA-60295-6w-410lm
- UHA-60296-33w-3187lm



Harrier 4

- UHA-60209-15w-1468lm
- UHA-60215-29w-2899lm
- UHA-60305-6w-410lm
- UHA-60306-33w-3187lm

UFRE-10001

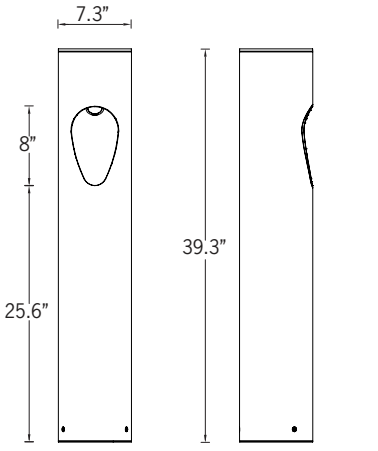
Freetown 1 Bollard

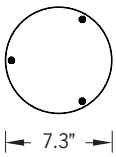
TYPE "OB"

LIGMAN LIGHTING USA

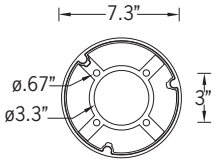
TURTLE FRIENDLY

12w LED 1080 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 18 lbs

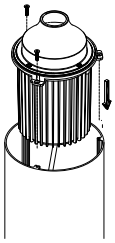




Top View



Mounting Detail



IP65 - Internal top access driver housing, prewired with SO cord and waterproof cable gland for easy installation.

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
Contact Factory

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Freetown bollard: - versatile range of modern urban lighting furniture for pathway and building accent lighting

These contemporary bollards are available in a range of standard and custom finishes, with flexible light distribution options for both pathway lighting and discrete facade illumination, making them an ideal choice for integrated architectural design.

The Freetown Bollard comes standard with a unique waterproof internal driver housing compartment.

This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the bollard ensuring quick trouble-free installation. Custom bollard heights are available, please specify.

Color temperature 2700K, 3000K, 3500K and 4000K.
Custom wattages can be provided to suit customer and Title 24 requirements. (Specify total watts per fixture)

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.

This product is provided with an integrated 12w recessed accent light that can be used for providing low glare illumination and additional light on pathways, as well as providing backlight to accent foliage or landscape elements.

This 12w recessed accent light is available with narrow, medium and wide beam spreads contact factory for more information.

Additional Options (Consult Factory For Pricing)

A91591
Lockable In Use GFCI
Receptacle Outlet Box

TL
Top Light

UFRE-10001

Freetown 1 Bollard

PROJECT		DATE	
QUANTITY		TYPE		NOTE	

ORDERING EXAMPLE || UFRE - 10001 - 12w - W30 - 02 - 120/277v - Options

UFRE-10001

LAMP

- 12w LED
- 1080 Lumens

LED COLOR

- W27 - 2700K
- W30 - 3000K
- W35 - 3500K
- W40 - 4000K

FINISH COLOR

- 01 - BLACK RAL 9011
- 02 - DARK GREY RAL 7043
- 03 - WHITE RAL 9003
- 04 - METALLIC SILVER RAL 9006
- 05 - MATTE SILVER RAL 9006
- 06 - LIGMAN BRONZE
- 07 - CUSTOM RAL

TBD

INSPIRED BY NATURE FINISHES

- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03- PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH
- SU01 - CONCRETE FINISH
- SU02 - SOFTSCAPE FINISH
- SU03 - STONE FINISH
- SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

VOLTAGE

- 120/277v
- Other - Specify

ADDITIONAL OPTIONS

- GFCI - GFCI Box
- NAT - Natatorium Rated
- DIM - 0-10v Dimming
- TL - Top Light
- A91591 - Lockable In Use GFCI Receptacle Outlet Box
- HGT - Custom Bollard Height [Specify HGT=XX"]
- AMB - Turtle Friendly Amber LED

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

Oak, Cherry, Beech, Carbon

Walnut, Chestnut, Bamboo, Galvanized

Pine, Mahogany, Birch, Steel

Example: Inspired by Nature Finish

Freetown Product Family

Freetown 1 - Downlight

- UFRE-10001-12w-1080lm

Freetown 1 - [2] Downlight

- UFRE-10011-2x12w-2x1080lm

Freetown 3 - Up/Down

- UFRE-10021-2x12w-2x1080lm

Freetown 4 - Uplight

- UFRE-10031-12w-1080lm

Freetown 5 - [2] Uplight

- UFRE-10041-2x12w-2x1080lm

Stonco

by Signify

Special Purpose

RoughLyte LED

VCXL / VWXL

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

End your search for durable lighting that will really last, choose Stonco RoughLyte LED, available in 14W and providing up to 1390 lumens. Applications include wall and ceiling mounted exterior surfaces and Roughlyte LED fixtures guard against moisture and debris (for globe down mounting only).

Ordering guide

Example: VCXL-14-NW-G1-8

Luminaire	Wattage	Generation	Voltage
	14	NW-G1	8
VCXL Ceiling 4" box mounted **VWXL** Wall 4" box mounted	**14** 14W	**NW-G1** Neutral White, 4000K, 70CRI, Generation 1	**8** 120-277VAC

Specifications

Housing

Die-cast aluminum back plate and heat sink sealed with a thermal shock-resistant frosted glass globe and a die cast guard secured with stainless steel hardware.

Electrical

Constant current driver with efficiency >85% at full load. Available in 120-277V. IP65 compliant driver. RoHS compliant.

LED Board and Array

1 CoB (chip on board) LED. Color temperature 4000K. Minimum CRI of 70.

Mounting

Built in junction box with 5" mounting flanges and 1/2" NPT for threaded conduit on the sides.

Energy Saving Benefits

System efficacy up to 102lms/W with significant energy savings over incandescent luminaires.

Listings

UL/cUL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambient from -30° to 40°C (-22° to 104°F).

Product is DesignLights Consortium® qualified for the wall mount version.

Finish

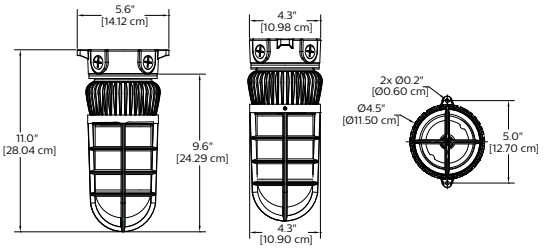
Shot blasted aluminum finish (As casted appearance)

Limited Warranty

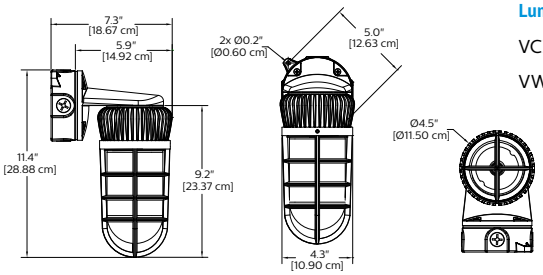
Luminaires are covered by a 5-year limited warranty. See philips.com/warranties for details.

VCXL/VWXL RoughLyte LED

Ceiling Mount (VCXL)



Wall Mount (VWXL)



Approximate Luminaire Weight

VCXL = 3.8 lbs (1.7 Kg)

VWXL = 4.0 lbs (1.8 Kg)

Accessories

VGC100
Clear Glass Globe

VGR100
Ruby Glass Globe

VGP100
Clear Prismatic Globe

VPRC5
Prismatic Lexan Globe

Colored and specialty globes

Full molded threads. Fit all Philips Stonco housings.
Globes for vertical mounting only.

Catalog No.	Description
Full molded threads. Fit all Philips Stonco housings. Globes for vertical mounting only.	
VGF100	Frosted
VGC100	Clear
VGP100	Clear, prismatic
VGA100	Amber
VGB100	Blue
VGR100	Ruby
3 1/2" Globe Dia. Lexan	
VPRC5	Clear, prismatic

LED Wattage and Lumen Values

Ordering Codes	Total LEDs	Drive Current (mA)	Color Temp.(K)	Average System Wattage[1]	Type VS		
					Lumen Output[1,2]	Bug Rating	Efficacy (LPW)
VC/VWXL14-NW-G1-8	1	350	4000	14	1390	B1-U3-G1	102

1. Wattage and lumen output may vary by due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Measured wattage may vary due to variation in input voltage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.

Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

Ordering Codes	Ambient Temperature °C	System Current	L_{70} per TM21[1,2]	Lumen Maintenance @ 60,000hrs
VC/VWXL14-NW-G1	25C	350mA	>54,000	86%

1. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
2. Calculated per IESNA TM 21-11. Published L70 hours limited to 6 times actual LED test hours.

Signify North America Corporation
200 Franklin Square Drive,
Somerset, NJ 08873
Telephone 855-486-2216

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9008

Day-Brite

CFI

by signify

Industrial

Vaporlume LED DW

4' sealed industrial
4300 to 7000 lm

Control options available

Day-Brite / CFI Vaporlume LED sealed industrial DW is a specialized wet location, IP rated product designed for use in both indoor and outdoor environments. It is a wet location listed, non-corrosive luminaire available in both fluorescent and LED light sources.

Project:

Location:

Cat.No:

Type:

Lumens: Qty:

Notes:

Ordering guide

Example: DWAE51L840-4-UNV-MD360W

Family	Application	Lens	Hubs Installed	Lumen Package	Color Temp.	Length	Voltage	Driver	Options
D	W		E		–	–	–	–	
D Sealed industrial	**W** Wet Location	**A** DR Acrylic **P** Polycarbonate **L** Enhanced LED Acrylic	**E** Ends only	**35L** 3500 nominal lumens **43L** 4300 nominal lumens **51L** 5100 nominal lumens (25˚C ambient) **51LH** 5100 nominal lumens (-35˚C to 40˚C) **70L** 7000 nominal lumens	**830** 80 CRI, 3000K **835** 80 CRI, 3500K **840** 80 CRI, 4000K **850** 80 CRI, 5000K	**4** 4'	**UNV** Universal Voltage, 120-277V **347**[1] 347V **480**[1] 480V	**blank** 0-10V **SDIM**[2] Step dimming to 40% input power	**MD360W** Wet location occupancy sensor, external **WHP** Wide beam optic **EMLED**[3] Integral emergency **IP67** Protection against effects of immersion **GLR** Fusing, fast blow **SNH200**[4] Integral EasySense occupancy & daylight sensor, with advanced SpaceWise type wireless grouping **IAI**[4] Integral Interact Industry daylighting and occupancy sensor, enables wireless connected lighting control

Footnotes

1 All 347V and 480V models available only for (-20°C to 25°C) ambient. Not available for use with 51LH or SDIM options.
2 Step dim (SDIM) option not available on 51LH.
3 EMLED option not available on 347V or 480V models.
4 High bay motion detector. Motion sensing zone is extremely limited if used below 15' mounting height.

Accessories (order separately)

- **TBK –** Stainless Steel Top Bracket Kit (pair of brackets plus hardware)
- **EBK –** Stainless Steel End Bracket Kit (pair of brackets plus hardware)
- **WBK –** Stainless Steel Wraparound Bracket Kit (pair of brackets)
- **FKR-126 –** Chain Hanger Set (requires TBK)

interact ready.

DW Vaporlume LED sealed industrial

4', 3500 to 7000 lumens

Application

- Ideally suited for use in refrigerated cold storage, industrial, parking garage, and canopy applications.
- Acceptable for outdoor as well as indoor installations.
- Can be surface (wall/ceiling) or suspended mounted unless otherwise specified.
- Wet Location – Areas of high humidity, water vapor, rain, incidental water spray, or other non-corrosive or nonflammable liquid.
- Excellent for applications such as garages, stairwells, storage areas, horizontal shelf-mount refrigerated cases, and cold storage.
- Mounting brackets available, order separately.
- IP65 rating standard. IP67 configuration available.
- LED sources provide excellent low temperature performance. This product can replace a fluorescent model in cold environments with significant energy savings.
- 51LH model listed for use in -35°C to 40°C ambient. 50,000 hour L70 lumen maintenance.
- 35L/43L models listed for use in -20°C to 40°C ambient. 100,000 hour L70 lumen maintenance.
- 51L/70L models listed for use in -20°C to 25°C ambient. L70 lumen maintenance is 100,000 hours for 51L model, and 50,000 hours for 70L.
- NSF Certified for Non-Food Zone Installations.
- EMLED 1100lm nominal in DC mode
- WHP wide optic is an acrylic lens factory installed on the LED arrays, provides compliance to DLC requirements for parking garage luminaires
- Vaporlume LED luminaires are Designlights Consortium qualified. Please see the DLC QPL list for exact catalog numbers (http://www.designlights.org/QPL).

Construction/Finish

- Non-conductive, non-corrosive housing.
- Smooth exterior surface for easy cleaning.
- White one piece, molded fiberglass reinforced polyester body. No rusting, no oxidation, and no corrosion.
- Standard acrylic lens (A) is stippled sheet of .130" nominal thickness.
- Optional LED lens (L) designed specifically to further reduce pixilated glare from LED's. Linear rib profile.
- Optional polycarbonate lens (P) will not be yellowed by LED sources because they do not produce UV.
- Continuous compressible closed cell gasket provides tight seal between plastic enclosure and luminaire body.
- White ABS cam action latches standard.
- Pre-painted steel lighting channel.
- Two gasketed threaded (½" trade size) wet location hubs installed on ends.

Electrical

- High efficiency LEDs provide up to 100,000 hour rated life (L70, defined as 70% lumen maintenance @ rated maximum ambient).
- Dimming to 5% on 0–10V controls standard. Step dim (SDIM) option available, 100/40% levels.
- Driver and LED boards are accessible from below. LED boards are individually replaceable if required.
- Combinations are available providing as much as 117 delivered lumens per Watt.
- Nominal lumen packages range from 3,500 to 7,000 lumens, providing flexibility to optimize light levels for a specific application.
- LED sources provide full illumination in low temperature applications, unlike fluorescent sources that provide reduced light levels in very cold environments.
- LED sources can be frequently switched with no negative impact on life.
- Minimum 80 CRI provides smooth color rendering that rivals or exceeds performance of fluorescent lamps.
- Light output from the luminaire contains no infrared or ultraviolet energy, so the light won't heat or fade the objects being lit.
- Available motion sensor further increases energy savings in areas where occupancy is not continuous.

Labels

- cETLus listed to UL 1598. Suitable for use in wet locations.
- 5 Year Limited Warranty, www.signify.com/warranties
- Certain luminaire components may be adversely affected by contaminants. If sulfur, chlorine, or petroleum based solutions, or other contaminants will be in the area of operation, please consult factory as damage caused by these contaminants are not covered under our limited warranty.

SNH200 EasySense

- Philips field apps allow programming of occupany & daylight sensing parameters and fine-tuning of light levels during installation. It can also be used for grouping of fixtures.
- Download "Philips field apps" from the Google Play Store.
- Register for the commissioning app at http://registration.componentcloud.philips.com/appregistration/.
- The app works on certain Android phones with NFC or IR. See Recommended Phones and the EasySense App User Manual in the download section at http://www.usa.lighting.philips.com/products/lighting-components/easysense and follow the "View Downloads" link to register for access to the download area. Navigate to Connected-Lighting-Components and then Philips-EasySense-Sensors to find downloads.

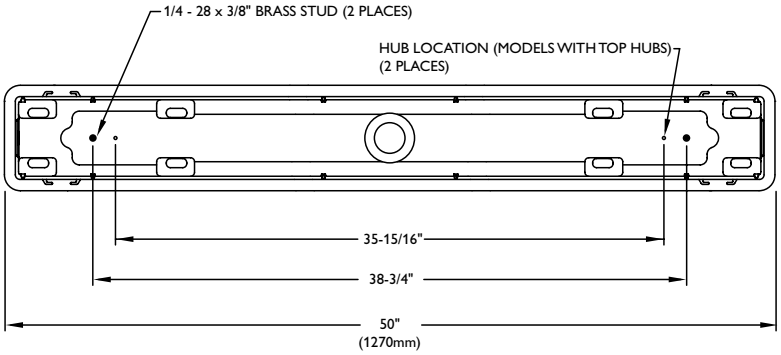
Interact Industry (IAI)

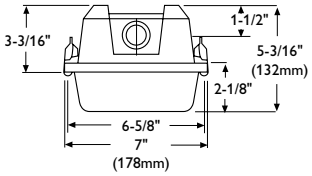
- A wireless IoT connected lighting solution for large warehouses, gymnasiums and industrial facilities that require multiple gateways.
- View all your projects under one dashboard and easily compare insights from multiple projects in one view.
- Combine Interact Office and Interact Industry sensors on a single project and for a common dashboard view.
- Compatible Zigbee Green Power wall dimmer.
- Maximize energy savings with integrated sensors and integration with BMS.
- Use Interact Industry software and insights to reduce maintenance cost by remotely configuring and managing the system, creating flexible lighting zones, insights on lamp burn hours etc. Optimize warehouse operations with real time occupancy analytics and minimize potential bottlenecks.
- Requires compatible Interact Gateway and internet connectivity for commissioning.
- For more information on Interact Industry Wireless, visit: www.interact-lighting.com/en-us/what-is-possible/interact-industry

DW Vaporlume LED sealed industrial

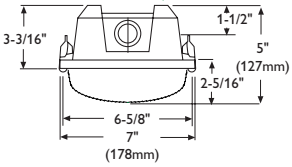
4', 3500 to 7000 lumens

Dimensions





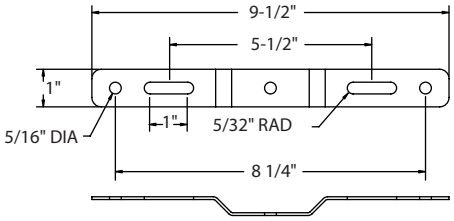
Shallow acrylic (A) and polycarbonate (P) lens



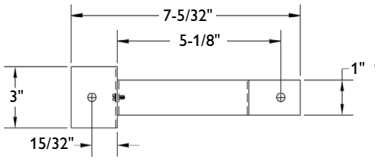
Enhanced LED acrylic lens (L)

Mounting Brackets

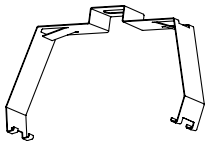
TBK - Top Mounting Bracket



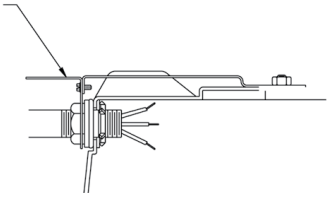
EBK - End Mounting Bracket



WBK - Wraparound Mounting Bracket



EBK - End Mounting Bracket



DW Vaporlume LED sealed industrial

4', 3500 to 7000 lumens

4' Vaporlume LED DW, 3500 nominal lumens LER-117

Catalog No.	DWAE35L840-4
Test No.	32643
S/MH	1.2
Source	LED
Input Watts	32
Delivered Lumens	3699

Comparative yearly lighting energy cost per 1000 lumens – **$2.03** based on 3000 hrs. and $.08 pwr KWH.

Photometric values based upon tests performed in compliance with LM-79.

Candlepower

Angle	End	45	Cross	Back-45
0	1250	1250	1250	1250
5	1244	1239	1243	1239
15	1204	1201	1199	1201
25	1112	1114	1106	1114
35	966	964	949	964
45	778	777	841	777
55	576	685	708	685
65	371	509	472	509
75	193	250	271	250
85	49	91	96	91
95	19	36	28	36
105	17	30	20	30
115	10	28	20	28
125	4	19	19	19
135	2	10	17	10
145	1	3	9	3
155	1	1	2	1
165	1	1	1	1
175	1	1	1	1

Coefficients of Utilization

EFFECTIVE FLOOR CAVITY REFLECTANCE 20 PER (pfc=0.20)

pcc	80			70			50	
pw	70	50	30	70	50	30	50	30
RCR								
0	117	117	117	114	114	114	110	110
1	108	103	97	105	100	95	94	92
2	97	89	81	94	86	80	82	77
3	89	78	69	85	76	68	72	66
4	81	68	59	79	68	58	65	56
5	75	61	53	71	59	52	57	50
6	68	55	46	67	54	46	52	45
7	64	50	40	61	48	40	46	40
8	58	46	36	57	45	36	42	35
9	56	41	34	54	40	33	40	33
10	52	39	30	51	38	30	36	29

Light Distribution

Degrees	Lumens	% Luminaire
0-30	969	26.1
0-40	1569	42.3
0-60	2772	74.8
0-90	3602	97.1
90-120	81	2.2
90-130	95	2.6
90-150	105	2.8
90-180	106	2.9
0-180	3708	100.0

Average Luminance

Angle	End	45°	Cross
45	5069	4222	4360
55	4543	4228	4105
65	865	3770	3222
75	3096	2402	2333
85	1821	1312	1164

4' Vaporlume LED DW, 4300 nominal lumens LER-116

Catalog No.	DWAE43L840-4
Test No.	32642
S/MH	1.2
Source	LED
Input Watts	38
Delivered Lumens	4431

Comparative yearly lighting energy cost per 1000 lumens – **$2.07** based on 3000 hrs. and $.08 pwr KWH.

Photometric values based upon tests performed in compliance with LM-79.

Candlepower

Angle	End	45	Cross	Back-45
0	1496	1496	1496	1496
5	1491	1487	1485	1487
15	1443	1439	1441	1439
25	1332	1338	1323	1338
35	1158	1151	1132	1151
45	933	926	1000	926
55	688	819	854	819
65	444	611	566	611
75	231	300	324	300
85	58	110	118	110
95	23	43	35	43
105	20	36	25	36
115	12	34	24	34
125	5	24	24	24
135	3	12	21	12
145	2	4	11	4
155	1	1	3	1
165	1	1	1	1
175	1	1	1	1

Coefficients of Utilization

EFFECTIVE FLOOR CAVITY REFLECTANCE 20 PER (pfc=0.20)

pcc	80			70			50	
pw	70	50	30	70	50	30	50	30
RCR								
0	117	117	117	114	114	114	109	109
1	108	103	97	104	100	95	94	92
2	97	89	81	94	86	80	82	77
3	89	78	69	85	76	68	72	66
4	81	68	59	79	67	58	65	56
5	75	61	53	71	59	52	57	50
6	68	55	46	67	54	46	52	45
7	64	50	40	61	48	40	46	40
8	58	46	36	57	45	36	42	35
9	56	41	34	54	40	33	40	33
10	52	39	30	51	38	30	36	29

Light Distribution

Degrees	Lumens	% Luminaire
0-30	1161	26.1
0-40	1880	42.3
0-60	3318	74.7
0-90	4313	97.1
90-120	99	2.2
90-130	116	2.6
90-150	128	2.9
90-180	129	2.9
0-180	4442	100.0

Average Luminance

Angle	End	45°	Cross
45	6078	5034	5182
55	5434	5059	4955
65	4626	4531	3867
75	3704	2883	2786
85	2173	1578	1433

DW Vaporlume LED sealed industrial

4', 3500 to 7000 lumens

4' Vaporlume LED DW, 5100 nominal lumens LER-111

Catalog No.	DWAE51L840-4
Test No.	32640
S/MH	1.2
Source	LED
Input Watts	46
Delivered Lumens	5129

Comparative yearly lighting energy cost per 1000 lumens – **$2.16** based on 3000 hrs. and $.08 pwr KWH.

Photometric values based upon tests performed in compliance with LM-79.

Candlepower

Angle	End	45	Cross	Back-45
0	1729	1729	1729	1729
5	1722	1716	1709	1716
15	1666	1651	1632	1651
25	1542	1523	1494	1523
35	1340	1307	1250	1307
45	1091	1039	1117	1039
55	817	909	884	909
65	533	670	574	670
75	280	309	286	309
85	75	107	86	107
95	26	47	34	47
105	24	42	30	42
115	14	39	29	39
125	6	28	28	28
135	4	16	24	16
145	3	5	12	5
155	2	2	3	2
165	2	2	2	2
175	2	2	2	2

Coefficients of Utilization

EFFECTIVE FLOOR CAVITY REFLECTANCE 20 PER (pfc=0.20)

pcc	80			70			50	
pw	70	50	30	70	50	30	50	30
RCR								
0	117	117	117	114	114	114	110	110
1	108	103	97	104	100	95	94	92
2	97	89	81	94	86	80	82	77
3	89	78	69	85	76	68	72	66
4	81	68	59	79	68	58	65	56
5	75	61	53	71	59	52	57	50
6	68	55	46	67	54	46	52	45
7	64	50	40	61	48	40	46	40
8	58	46	36	57	45	36	42	35
9	56	41	34	54	40	33	40	33
10	52	39	30	51	38	30	36	29

Light Distribution

Degrees	Lumens	% Luminaire
0-30	1344	26.1
0-40	2176	42.3
0-60	3842	74.7
0-90	4992	97.1
90-120	114	2.2
90-130	133	2.6
90-150	148	2.9
90-180	149	2.9
0-180	5141	100.0

Average Luminance

Angle	End	45°	Cross
45	7103	5648	5790
55	6447	5616	5126
65	5552	4964	3915
75	4486	2974	2465
85	2784	1530	1043

4' Vaporlume LED DW, 7000 nominal lumens LER-107

Catalog No.	DWAE70L840-4
Test No.	32614
S/MH	1.2
Source	LED
Input Watts	65
Delivered Lumens	6985

Comparative yearly lighting energy cost per 1000 lumens – **$2.24** based on 3000 hrs. and $.08 pwr KWH.

Photometric values based upon tests performed in compliance with LM-79.

Candlepower

Angle	End	45	Cross	Back-45
0	2357	2357	2357	2357
5	2351	2342	2345	2342
15	2274	2271	2270	2271
25	2101	2105	2089	2105
35	1818	1814	1784	1814
45	1467	1462	1586	1462
55	1085	1302	1345	1302
65	701	959	891	959
75	365	469	503	469
85	92	170	176	170
95	36	67	53	67
105	33	57	39	57
115	19	53	39	53
125	8	38	38	38
135	4	20	33	20
145	3	6	18	6
155	2	2	4	2
165	2	2	2	2
175	2	2	2	2

Coefficients of Utilization

EFFECTIVE FLOOR CAVITY REFLECTANCE 20 PER (pfc=0.20)

pcc	80			70			50	
pw	70	50	30	70	50	30	50	30
RCR								
0	117	117	117	114	114	114	109	109
1	108	103	97	105	100	95	94	92
2	97	89	81	94	86	80	82	77
3	89	78	69	85	76	68	72	66
4	81	68	59	79	67	58	65	56
5	75	61	52	71	59	52	57	50
6	68	55	46	67	54	46	52	45
7	64	50	40	61	48	40	46	40
8	58	46	36	57	45	36	42	35
9	56	41	34	54	40	33	40	33
10	52	39	30	51	38	30	36	29

Light Distribution

Degrees	Lumens	% Luminaire
0-30	1830	26.1
0-40	2961	42.3
0-60	5230	74.7
0-90	6798	97.1
90-120	156	2.2
90-130	183	2.6
90-150	203	2.9
90-180	205	2.9
0-180	7003	100.0

Average Luminance

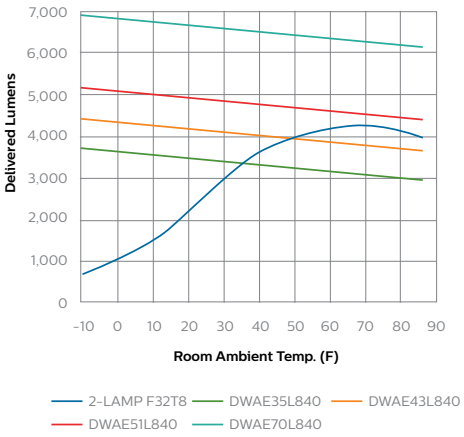
Angle	End	45°	Cross
45	9554	7946	8219
55	8566	8043	7802
65	7304	7108	6080
75	5848	4516	4329
85	3444	2433	2142

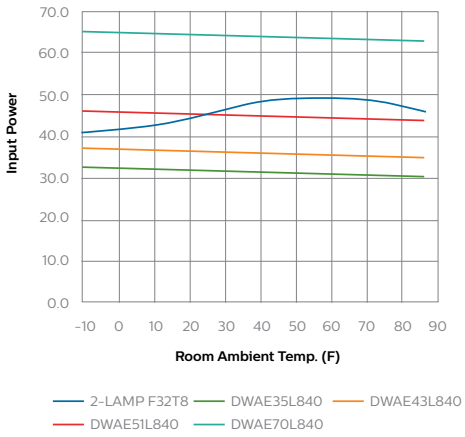
DW Vaporlume LED sealed industrial

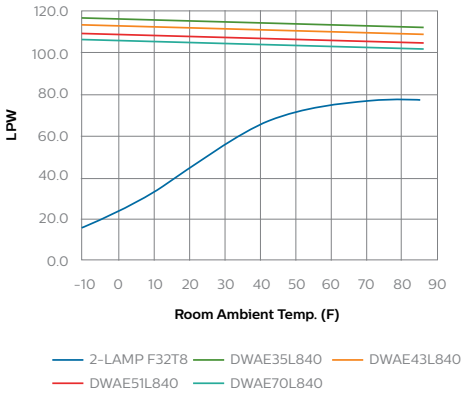
4', 3500 to 7000 lumens

Energy Data

Model	Initial Delivered Lumens @ 25°C Ambient	Input Power	Lumens per Watt	Application notes
DWAE35L840-4-UNV	3,699	32W	117 LPW	• Slightly less than 2 lamp F32T8 at room temperature, 35% energy savings. • Equivalent to 2 lamp F32T8 in refrigerator (40°F), 35% energy savings.
DWAE43L840-4-UNV	4,431	38W	116 LPW	• Equivalent to 2 lamp F32T8 at room temperature, 15% energy savings. • Double the output of 2 lamp F32T8 in freezer (25°F) at the SAME energy use.
DWAE51L840-4-UNV	5,129	46W	111 LPW	• Equivalent to high ballast factor 2 lamp F32T8 at room temperature, 15% energy savings.
DWAE70L840-4-UNV	6,985	65W	107 LPW	• Equivalent to 3 lamp F32T8 at room temperature, 30% energy savings.







Signify North America Corporation
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Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
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Day-Brite

CFI

by signify

Linear

NWL Wraparound

4'

Day-Brite / CFI NWL LED wraparound is an economical surface mount general illumination luminaire for use in commercial applications. The slender form and frosted lens create an appealing visual aesthetic. The built-in occupancy sensor and color selectable light output offer complete versatility.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

Example: NWL440L8CST-UNV-DIM-OCC

Series	Length (nominal)	Lumens[1] (nominal)	Color	Voltage	Driver	Options
NWL	4	40L	8CST -	UNV -	DIM -	OCC
NWL Wraparound LED	**4** 4' length	**40L** 4000 lumens	**8CST** 80 CRI, Color Select (3000/3500/4000K)	**UNV** Universal voltage 120/277V	**DIM** 0-10v dimming	**OCC** Occupancy sensor

1. Nominal delivered lumens at 25°C ambient.

General Notes

- All options are factory installed.
- Many luminaire components, such as reflectors, lenses, sockets, lampholders, and LEDs are made from various types of plastics which can be adversely affected by airborne contaminants. If sulfur based chemicals, petroleum based products, cleaning solutions, or other contaminants are expected in the intended area of use, consult factory for compatibility.

NWL LED wraparound

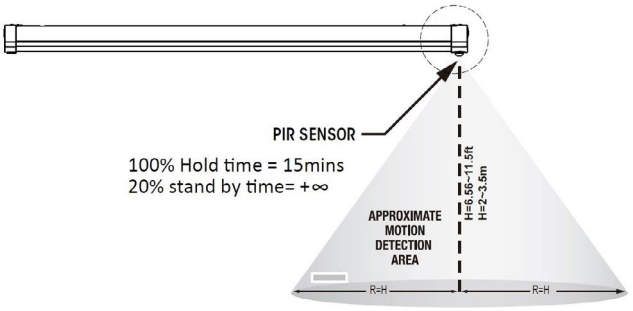
4'

Features

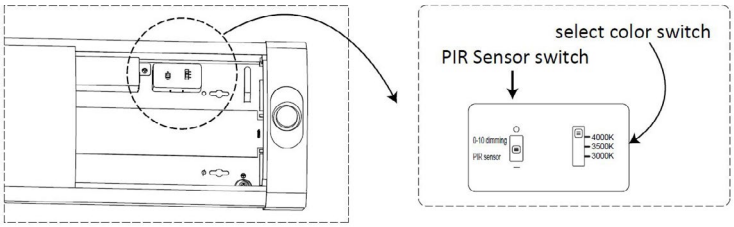
- White polycarbonate housing for durability.
- Frosted polycarbonate lens for even, low glare lighting.
- Hardware for surface mounting included.
- Easy installation with holes provided in housing.
- Power interconnect (both flush and 12" cable) provided to link fixtures together if desired.
- Maximum number of fixtures linked together is 8.
- Integrated PIR occupancy sensor with 15 minute 100% to 20% delay time. Sensing diameter approximated 2x mounting height of fixture. Integrated on/off switch to engage sensor. Default factory setting is sensor off/ not engaged.
- Field CCT selectable for 3000K, 3500K or 4000K.
- cETLus listed to meet UL 1598 standards for -10°C to 35°C ambient.
- Suitable for damp locations.
- 5 year manufacturer's limited warranty. Visit www.signify.com/warranties for complete warranty information.
- DesignLights Consortium qualified. Please see the DLC QPL list for exact catalog numbers (http://www.designlights.org/QPL)

Details

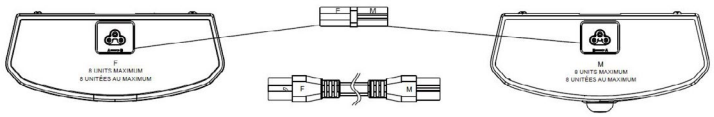
Sensor Detection



Switch and Sensor



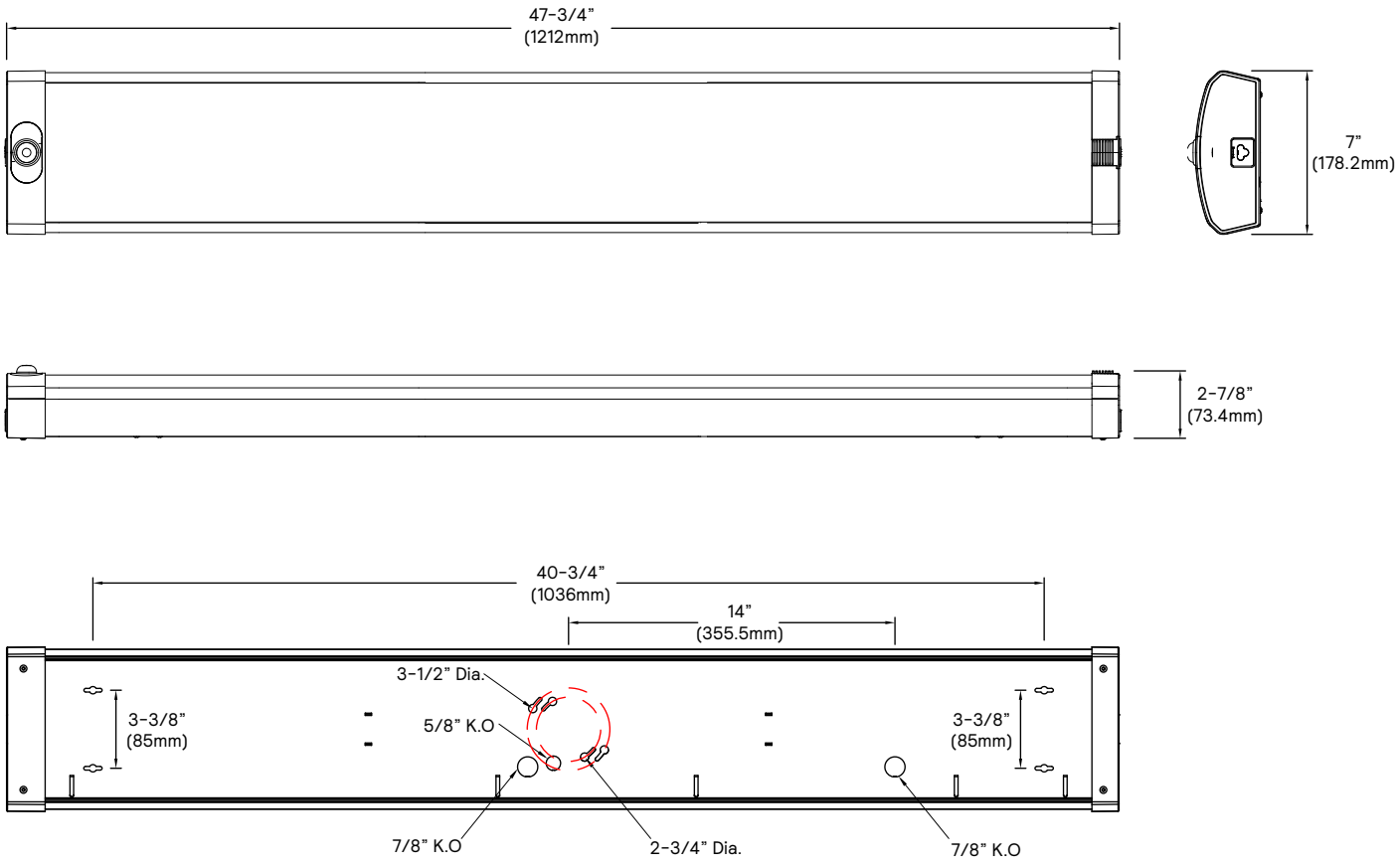
Linking



NWL LED wraparound

4'

Dimensions



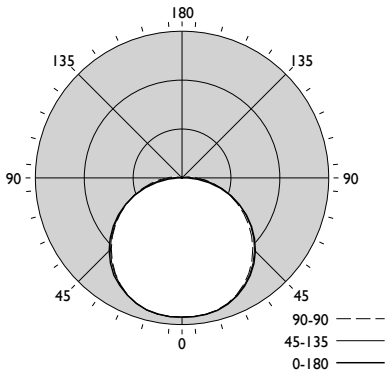
NWL LED wraparound

4'

Photometry

NWL440L8CST-UNV-DIM-4000K

Luminaire Lumens	4180
Luminaire Efficacy Rating (LER)	122
Total Luminaire Watts	34.3
Spacing Criterion (0-180)	1.27



Candela Distribution						Flux
	0	45	90	135	180	Lumens
0	1424	1424	1424	1424	1424	
5	1420	1417	1419	1418	1417	135
15	1373	1371	1366	1367	1366	385
25	1279	1271	1260	1265	1272	583
35	1144	1131	1111	1122	1139	701
45	968	956	930	943	960	725
55	762	755	729	739	750	655
65	532	539	523	522	514	506
75	281	317	323	300	262	305
85	56	131	161	118	41	118
90	3	67	100	59	1	

Zonal Lumen Summary			
Zone	Lumens	%Fixture	%Lamp
0-30	1103	26.4%	26.4%
0-40	1804	43.2%	43.2%
0-60	3184	76.2%	76.2%
0-90	4114	98.4%	98.4%
0-180	4180	100.0%	100.0%

Avg. Luminance (cd/m²)			
	0	45	90
45	6711	6049	5738
55	6452	5626	5254
65	6024	5082	4707
75	5027	4237	4030
85	2579	3167	3428

Coefficients of Utilization %											
Pc---	80				70			50			0
Pw---	70	50	30	10	70	50	30	50	30	10	0
RCR											
0	119	119	119	119	116	116	116	110	110	110	98
1	108	103	98	94	105	100	96	96	92	89	81
2	98	89	82	76	95	87	81	83	78	73	67
3	89	78	70	63	86	76	69	73	66	61	56
4	81	69	60	53	79	68	59	65	58	52	48
5	75	62	52	46	72	60	52	58	50	45	41
6	69	55	46	40	67	54	46	52	45	39	36
7	64	50	41	35	62	49	41	48	40	35	32
8	59	46	37	31	58	45	37	44	36	31	28
9	56	42	34	28	54	41	33	40	33	28	25
10	52	39	31	25	51	38	31	37	30	25	23

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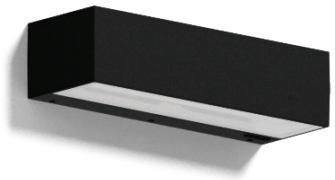
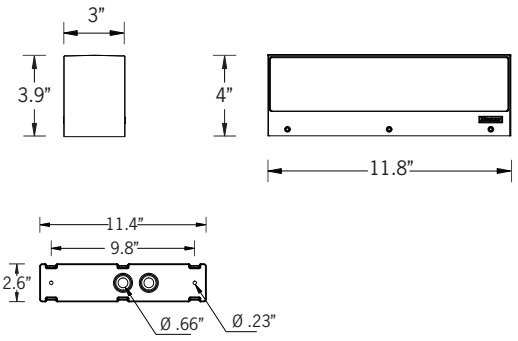
UGN-30021
Gini 1 Downlight

TYPE "WB"

LIGMAN LIGHTING USA



18w LED 1246 Lumens
IP65 • Suitable For Wet Locations
IK07 • Impact Resistant
Weight 6.6 lbs



Mounting Detail

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded “fit for purpose” long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can ithstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it’s almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
• Resistance to salt-acid room, accelerated aging
• Boiling water, lime and condensed water resistant
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
• Super durable (UV resistant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Slimline, surface wall-fixtures with up-down-light distribution. Clean, unique, minimalistic and flexible, the perfect tool for surface wall grazing.

A range of modular top quality decorative linear surface mount luminaires. This small profile decorative wall sconce with upward, downward or up/down light distributions is available in 4 sizes, namely 12”, 23” 35” and 47” standard lengths. (Contact factory for longer runs)

This luminaire has a unique feature where the extruded aluminum mounting bracket is secured onto the wall and the luminaire are then attached to the mounting bracket.

This modular feature allows for extended lengths of extruded mounting bracket to be installed onto the wall and then multiple luminaires can be attached end-on-end to provide a continu ous row of luminaires with even light distribution.
The Gini has been designed with integral drivers and lightly frosted low glare tempered glass lenses. A single gang in wall junction box, horizontally mounted is to be provided by contractor to facilitate ease of installation.

This IP65 luminaire can be used for indoor, as well as outdoor applications. Ideally suited to illuminate wall surfaces and light accents.

UGN-30021
Gini 1 Downlight

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE		NOTE	

ORDERING EXAMPLE || UGN - 30021 - 18w - W30 - 02 - 120/277v - Options

UGN-30021

LAMP

18w LED
1246 Lumens

LED COLOR

W27 - 2700K
W30 - 3000K
W35 - 3500K
W40 - 4000K

FINISH COLOR

01 - BLACK RAL 9011
02 - DARK GREY RAL 7043
03 - WHITE RAL 9003
04 - METALLIC SILVER RAL 9006
05 - MATTE SILVER RAL 9006
06 - LIGMAN BRONZE
07 - CUSTOM RAL TBD

INSPIRED BY NATURE FINISHES
SW01 - OAK FINISH
SW02 - WALNUT FINISH
SW03- PINE FINISH
DF - DOUGLAS FIR FINISH
CW - CHERRY WOOD FINISH
NW - NATIONAL WALNUT FINISH
SU01 - CONCRETE FINISH
SU02 - SOFTSCAPE FINISH
SU03 - STONE FINISH
SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

VOLTAGE

120/277v

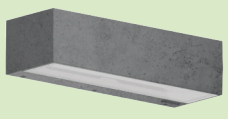
ADDITIONAL OPTIONS

NAT - Natatorium Rated
DIM - 0-10v Dimming

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

Oak
Cherry
Beech
Carbon
Walnut
Chestnut
Bamboo
Galvanized
Pine
Mahogany
Birch
Steel



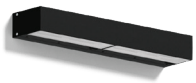
Example: Inspired by Nature Finish

Intertek

Gini Product Family

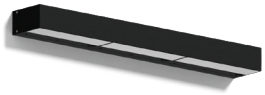
Gini 1/2 - 11.8"

- UGN-30021-18w-1246lm - Down
- UGN-30031-2x12w-2x992lm - Up/Down



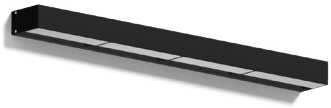
Gini 1/2 - 23.4"

- UGN-30041-36w-2492lm - Down
- UGN-30051-2x25w-2x1985lm - Up/Down



Gini 1/2 - 35.1"

- UGN-30061-54w-3738lm - Down
- UGN-30071-2x37w-2x2977lm - Up/Down



Gini 1/2 - 47"

- UGN-30081-72w-4984lm - Down
- UGN-30091-2x50w-2x3970lm - Up/Down