

LAND USE APPLICATION

LND-B

City of Madison
 Planning Division
 126 S. Hamilton St.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
 Date received _____
 Received by _____
 Parcel # _____
 Aldermanic district _____
 Zoning district _____
 Special requirements _____
 Review required by _____
 UDC PC
 Common Council Other _____
 Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 5102 Silver Tree Run
 Title: University Crossing Mixed Use Building

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from GDP to SIP
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Paul Lenhart and Joe Krupp **Company** University Crossing Investors II, LLC
Street address 749 University Row Suite 101 **City/State/Zip** Madison, WI 53705
Telephone 608.249.2020 **Email** plenhart@kruppconstruction.com

Project contact person Doug Hursh **Company** Potter Lawson
Street address 749 University Row Suite 300 **City/State/Zip** Madison, WI 53705
Telephone 608.274.2741 **Email** dough@potterlawson.com

Property owner (if not applicant)
Street address 749 University Row **City/State/Zip** Madison, WI 53705
Telephone 608 266-4635 **Email** plenhart@kruppconstruction.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

5102 Silver tree Run will be the fourth building in the University Crossing development.
The building will be a mixed used building with Office and Residential use.

Scheduled start date March 15, 2018 Planned completion date March 15, 2019

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checklist of required materials: Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal*.

*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 papplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Chris Wells (DAT meeting) Date August 24, 2017

Zoning staff Jenny Kirchgatter (DAT meeting) Date August 24, 2017

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)
Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request.

List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:
Spring Harbor Neighborhood Board Meeting June 13 and open neighborhood meeting June 22 at Potterlawson Office. Alder Mark Clear email notification August 21.

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Doug Hursh Relationship to property Architect
Authorizing signature of property owner [Signature] Date 9/29/17

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
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 _____
Submittal reviewed by _____

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: 5102 Silver Tree Run
Title: University Crossing Mixed Use office and Apartment Building

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

UDC meeting date requested November 8
 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)

Other
 Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name	<u>Paul Lenhart and Joe Krupp</u>	Company	<u>University Crossing Investors II, LLC</u>
Street address	<u>749 University Row Suite 101</u>	City/State/Zip	<u>Madison, WI 53705</u>
Telephone	<u>608.249.2020</u>	Email	<u>plenhart@kruppconstruction.com</u>
Project contact person	<u>Doug Hursh</u>	Company	<u>Potter Lawson</u>
Street address	<u>749 University Row Suite 300</u>	City/State/Zip	<u>Madison, WI 53705</u>
Telephone	<u>608.274.2741</u>	Email	<u>doug@potterlawson.com</u>
Property owner (if not applicant)			
Street address	<u>749 University Row</u>	City/State/Zip	<u>Madison, WI 53705</u>
Telephone	<u>608 266-7107</u>	Email	<u>plenhart@kruppconstruction.com</u>

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 provided below for plan details)
- Filing fee**
- Electronic Submittal***

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

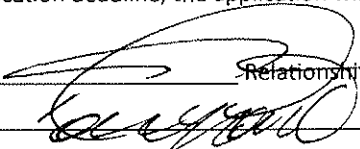
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

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 UDC on 9/6/17.
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.

Applicant name Dough Hursh Relationship to property Architect
 Authorized signature of Property Owner  Date 9/7/17

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

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 what 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

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 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
- 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)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



September 20, 2017
Via email and hand delivery

Plan Commission, Urban Design Commission, City Planning & Zoning Departments
City of Madison
126 S. Hamilton St.
Madison, WI 53701

Re: **Letter of Intent for Proposed Development
University Crossing Mixed Use Building
5102 Silver Tree Run**

Dear Commission Members:

We are pleased to present the enclosed documents as part of a Land Use Submittal to the Plan Commission for a new mixed use office and residential building within the University Crossing Development. This building is the fourth building within the development masterplan and completes the outer edges of the development located along Whitney Way near the University Avenue Intersection.

Project Description:

This building will consist of one level of office space on the first floor along with 3 levels of apartments above and one level of underground parking below. The first floor will have a community room that will be available for all occupants in the building. No new surface parking is being proposed for this building, the parking structure within the University Row Apartments at 725 University Row along with the surface stalls between the two buildings and the additional underground parking stalls will provide adequate parking for the new building.

Zoning:

We are requesting a zoning change to the previously approved Planned Development/GDP that allowed either a 6 story hotel or a 4 story office building. The proposed mixed of uses and number of floors is compatible with the existing uses of the adjacent buildings in the development which include a multi-tenant office building (building4) and an apartment building (building 6). The proposed four story height is similar to the adjacent 4 story apartment building on the site but still much lower than the 6 story PSC building located to the south of the site. The building design and use fits within the current zoning text for the GDP. The project is within Urban Design District 6 and within Well Head Protection Zone, WP-14.

Comprehensive Plan:

The city of Madison Comprehensive Plan designates this site for Community Mixed Use (CMU) and Employment (E). The southeast corner of the site is also designated as a Transit Oriented Design (TOD) overlay located at the intersection of Whitney Way and Od Middleton Road.

Land Use note 34 : This site is designated Community Mixed Use to encourage future redevelopment of lands on both sides of Whitney Way as relatively high density Transit-Oriented Development employment district which may include limited retail and residential uses to support the primary recommended employment use.

Staff and Neighborhood Input:

An open neighborhood meeting was held on June 22nd with Alder Mark Clear in attendance. The project was presented to the Spring Harbor Neighborhood board on June 13th. The team presented the project to the Development Assistance Team on August 24th and the project was presented to the Urban Design Commission on September 6th.

Project Data:

Location:	5102 Silver Tree Run
Schedule:	Construction Start in March 2018, Complete by April 2019
Zoning:	PD, Well Head Protection Zone, WP-14, Urban Design District 6
Aldermanic District:	District 19, Mark Clear
Building Area:	Office: 15,329 SF
	Apartments: 35,637 SF
	Parking: 16,542 SF
	Total above grade: 50,966 SF
Number of Apartment Units:	48 Units
Number of Bedrooms:	57 Bedrooms
Hours of Operation:	Typical Office hours are assumed to be 7:00 am – 6:00 pm, with 24 hour residential occupancy
Number of Employees:	35 to 45
Lot Coverage:	
Usable Open Space:	

Parking:

33 stalls are provided in the lower level, as well as, 65 shared surface of 337 shared structured stalls.

Parking and Area Summary

Building Name	Address	Use	Units	Office Area
Existing Building 6	725 University Row	Residential	115 Units	--
Existing Building 4	749 University Row	Office	--	65,000 GSF
Proposed Building 5	5102 Silver Tree Run	Office Residential	-- 48 Units	10,500 SF --
TOTALS			163 Units	75,500 SF Office

Parking Summary	Parking Stalls
Surface Parking Available	65 Stalls
Structured Parking	337 stalls (building 6) + 35 stalls (building 4) + 29 stalls (building 5) = 401 stalls
TOTAL	466 stalls

Assume 60% of 466 stalls are available during office hours - 279 stalls = 3.7 stalls per 1,000 SF for Office Space
 Assume 80% stalls available for residents for evenings and weekends = 372 stalls for 163 units = 2.2 per unit

Legal Description:

Lot 2, Certified Survey Map No. 13322, recorded in Volume 86 of Certified Survey Maps on pages 113-118 as Document Number 4892119, City of Madison, Dane County, Wisconsin.

Public Subsidies:

No subsidies are requested

Project Team:

Owner/Developer: University Crossing Mixed Use, LLC
749 University Row, Suite 101
Madison, WI 53705
Joe Krupp and Paul Lenhart

Architect: Potter Lawson, Inc.
749 University Row, Suite 300
Madison, WI 53705
Doug Hursh

Contractor: Krupp General Contractors, LLC
749 University Row, Suite 101
Madison, WI 53705
Aaron Gundlach

Civil Engineer: D’Onofrio Kottke & Associates
7530 Westward Way
Madison, WI 53717
Dan Day

Landscape Architect: Olson Toon Landscaping, Inc.
3570 Pioneer Road
Verona, WI 53593
Rich Carlson

Urban Design District Six - Summary of Standards & Requirements:

1. **Public Rights-of-Way**
The current landscaping quality within the development will be continued for the right of way of this site.
2. **Off-Street Parking and Loading Areas**
No new surface parking is proposed. Parking and loading is located on the internal drive, below the building and within the building at 725 University Row.
3. **Signs**
Signage locations have not been determined. Once office tenants are determined then a signage package will be submitted for approvals. The developer intends to comply with Madison Sign Ordinances.
4. **Building Design**
The building design follows the high quality of the current buildings in the development. Exterior materials are low maintenance and harmonious with the adjacent buildings. Brick, metal panels and cement board siding are proposed.

5. **Lighting**

The existing internal roadway will be lighted to city standards. A few of the existing pole lights will be removed and supplemented with pedestrian bollards.

6. **Landscaping**

Landscaping will be similar to the existing sites within the development. The developer takes great pride and care in designing the landscaping and maintaining the grounds.

We are excited to present the design for this new mixed use building and look forward to our discussions later this fall. Thank you and please contact me if you have any questions regarding this submittal.

Sincerely,

A handwritten signature in black ink that reads "Douglas R. Hursh" followed by a long horizontal flourish.

Douglas R. Hursh, AIA, LEED AP
Director of Design

Zoning Text SIP

University Crossing Mixed Use Office and Apartment Building
5102 Silver Tree Run
Madison WI 53705
September 20, 2017

Legal Description

Lot 2, Certified Survey Map No. 13322, recorded in Volume 86 of Certified Survey Maps on pages 113-118 as Document Number 4892119, City of Madison, Dane County, Wisconsin.

Statement of Purpose

This SIP zoning district is established to allow for the construction of a four story mixed use office and residential building.

Permitted Uses

Uses as permitted on Exhibit A, attached hereto. Uses currently existing on property are also permitted.

Lot Area, Floor Area Ratio and Building Heights

Lot Area, Building Heights and Floor Area Ratio shall be as shown on approved specific implementation plans.

Yard Requirements

Yard Areas and Usable Open Space for any residential units shall be provided as shown on approved specific implementation plans. Also see Section 4.1, Lot & Yard Diagram.

Landscaping

Site Landscaping shall be provided as shown on the approved specific implementation plans.

Accessory Off-Street Parking & Loading

Accessory Off-Street Parking & Loading shall be provided as shown on the approved specific implementation plans.

Lighting

Site Lighting shall be provided as shown on the approved specific implementation plans.

Signage

Signage will be provided per Chapter 31 of Madison General Ordinances (MGO), as compared to the C2 district, and as approved by the Urban Design Commission or its secretary and by the Zoning Administrator.

Family Definition

The Family Definition for any future multi-family dwelling units (including apartments, townhouses, etc.) shall coincide with the definition given in MGO Sec. 28.03, for the R4 or SR-V1 zoning districts.

Alterations and Revisions

No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community & Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Outdoor Eating Areas

Outdoor Eating Areas for restaurants shown on approved specific implementation plans approved by the Plan Commission, or as minor alterations to approved and recorded specific implementation plans for existing restaurants when approved by the District Alderperson and Planning Division Director, with the following conditions or as otherwise provided for through the alteration process:

Hours of Operation: Sunday-Thursday – 7:00 am to 10:00 pm; Friday-Saturday – 7:00 am to 11:00 pm

Music: No outdoor amplification of sound is permitted

Outdoor Eating Areas: Shall be subject to the Plan Commission's continuing jurisdiction, as provided for in Section 28.12(11)h.4.

EXHIBIT A – PERMITTED USES

The following uses shall be permitted in this Planned Unit Development:

- Amusement arcades
- Appliance stores
- Art and school supply stores
- Art galleries, antique shops and museums
- Automobile accessory stores
- Banks and financial institutions, including drive-up service windows for same when shown on an approved specific implementation plan
- Barbershops and beauty parlors
- Bedding sales
- Beauty supply stores
- Bicycle sales, rental and repair establishments
- Book, magazine and stationery stores, excluding adult bookstores
- Building supply stores
- Camera and photographic supply stores
- Candy, ice cream stores, and other food establishments
- Card and gift shops
- Carpet and Floor covering stores
- China and glassware stores
- Clothing and costume rental stores
- Coffee shops
- Coin and stamp shops
- Dance studios
- Day care centers for children and adults
- Department stores
- Drugstores and pharmacies including drive-up service windows for same when shown on an approved specific implementation plan
- Dry cleaning and laundry establishments provided that no cleaning or laundering occur on premises
- Dry goods stores
- Electronic stores, including the sale and service of computer, audio, radio, telecommunications and television – video equipment and accessories
- Entertainment Uses, including Theater Uses
- Engraving businesses
- Express and parcel delivery establishments
- Financial institutions, including automated teller machines, banks, savings banks and credit unions, insurance agencies and securities dealers
- Florist shops and nurseries
- Food stores – grocery stores, meat stores, fish markets, bakeries, delicatessens, and catering establishments
- Furniture stores
- General Merchandise Retail Stores
- Gift shops
- Hardware stores
- Hobby shops
- Home Furnishings stores
- Hotels and hospitality uses as shown on approved specific implementation plans
- Household appliance stores, including radio and television sales and service
- Jewelry and watch stores, including repair
- Leather goods and luggage stores
- Libraries
- Liquor stores (packaged goods only)
- Locksmith shops
- Luggage and travel stores
- Massage therapy
- Hospital, medical, dental, hearing, optical and allied medical clinics and offices and research laboratories, including accessory laboratories
- Musical instrument lessons, sales and repair

- Multi-family and senior residences as shown on the approved specific implementation plans, including home occupations as defined in MGO Sec 2804(26)
 - Nail salons
 - Office supply and stationery stores
 - Offices, business, government and professional
 - Optical sales
 - Orthopedic and medical appliance and supply stores
 - Outdoor seating and recreation areas
 - Parking lots, garages and structures
 - Personal computers and home electronics, sales and service
 - Pet stores and pet kennels, provided however there shall be no outdoor pet runs
 - Phonograph, record and sheet music stores
 - Physical culture, health services, reducing salons and health clubs/ gyms
 - Physical therapy and therapeutic massage services
 - Picture framing
 - Post offices, including private parcel business
 - Record, compact disc and cassette stores
 - Restaurants, including brewpubs and restaurant-taverns and excluding adult entertainment taverns
- Outdoor eating areas associated with the approved uses
 - Sewing machine sales and service, household appliances only
 - Shoe and hat repair stores
 - Sporting goods stores
 - Tailor shops
 - Tobacco shops
 - Toy shops
 - Travel bureau and transportation ticket offices
 - Upholstery and interior decorating shops
 - Variety stores
 - Veterinary clinics (outside kennels prohibited)
 - Video and video game rental and sale establishments, excluding adult video stores
 - Wearing apparel and shoe shops
 - Farmers markets for the sale of personally prepared food and handcrafted goods
 - Secondhand and rummage shops
 - Outdoor charging stations for electric and alternative vehicles
 - Shared bicycle stations
 - Accessory uses directly associated with the permitted uses listed herein



Viking Electric Supply

the distributor you can depend on...

SUBMITTAL DRAWINGS

University Crossing

Quality One Electric



www.vikingelectric.com

Ben Lutz / Project Manager
ben.lutz@vikingelectric.com
608-216-3006

Madison - 5262 Femrite Dr / 608-216-3000

DESCRIPTION

The Talon luminaire is the most versatile, functionally designed, universally adaptable outdoor luminaire available. Incorporating modular LED LightBAR™ technology, the Talon luminaire brings outstanding uniformity and energy-conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/ cUL listed for wet locations.

	TLM-E06-LED-E1-5MQ-**	
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

One-piece heavy-wall, die-cast aluminum construction with integral reveal channels along top surface of housing. Optimized for reliable operation from 40°C down to -40°C, internal cast-in wall separates optical and electrical chambers allowing components to operate cooler. Stainless steel latches and hinges allow for tool-less opening and removal of door frame.

Optics

Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

Extruded 8" aluminum arm includes internal bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor-friendly arrival of product on site. Optional mounting methods include a wall mount plate, an external mast arm that accepts 2-3/8" O.D. horizontal tenons and direct mounting to pole or wall surfaces. Tenon adapters

available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

Finish

Housing and arm finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



TLM TALON MEDIUM LED

1 - 6 LightBARs
Solid State LED

ARCHITECTURAL AREA
LUMINAIRE



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
3G Vibration Rated
ISO 9001
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

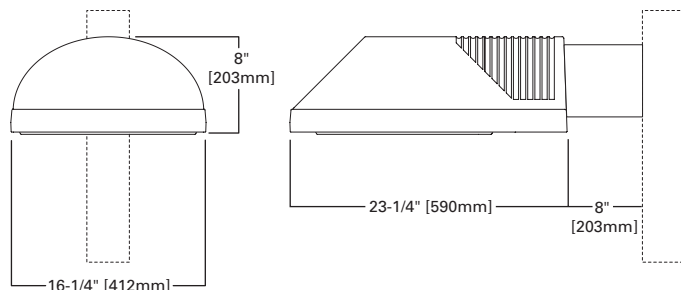
EPA

Effective Projected Area: (Sq. Ft.)
1.89 with 8" Arm

SHIPPING DATA

Approximate Net Weight:
42 lbs. (19.09 kgs.)

DIMENSIONS



POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARS	E01	E02	E03	E04	E05	E06	
Drive Current	350mA Drive Current						
Power (Watts)	25W	52W	75W	97W	127W	149W	
Current @ 120V (A)	0.22	0.44	0.63	0.82	1.07	1.26	
Current @ 277V (A)	0.10	0.20	0.28	0.36	0.48	0.56	
Power (Watts)	31W	58W	82W	99W	132W	159W	
Current @ 347V (A)	0.11	0.19	0.28	0.29	0.39	0.48	
Current @ 480V (A)	0.09	0.15	0.20	0.21	0.30	0.36	
T2	Lumens	3,064	6,128	9,192	12,255	15,319	18,383
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	3,084	6,168	9,252	12,336	15,420	18,504
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	3,022	6,044	9,066	12,088	15,110	18,132
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
5MQ	Lumens	3,224	6,448	9,672	12,896	16,120	19,344
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	3,184	6,368	9,551	12,735	15,919	19,103
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3
5XQ	Lumens	3,181	6,361	9,542	12,722	15,903	19,083
	BUG Rating	B2-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G4	B4-U0-G4
SL2	Lumens	3,055	6,110	9,165	12,220	15,275	18,331
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
SL3	Lumens	3,036	6,072	9,108	12,145	15,181	18,217
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
SL4	Lumens	2,954	5,908	8,862	11,816	14,771	17,725
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
RW	Lumens	3,124	6,248	9,372	12,496	15,620	18,744
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4
SLL/SLR	Lumens	2,782	5,565	8,347	11,130	13,912	16,695
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4

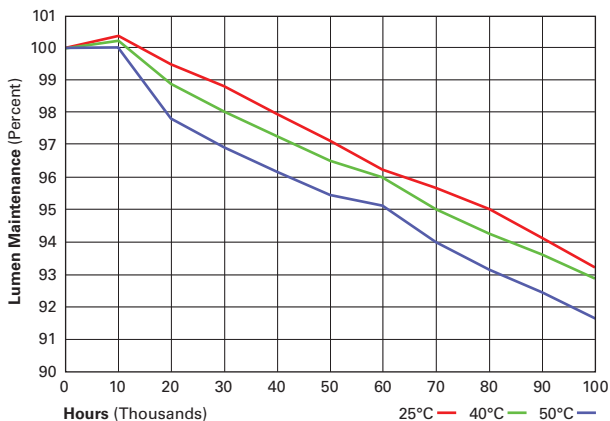
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96



POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARS	F01	F02	F03	F04	F05	F06	
Drive Current	1A Drive Current						
Power (Watts)	26W	55W	78W	102W	133W	157W	
Current @ 120V (A)	0.22	0.46	0.66	0.86	1.12	1.31	
Current @ 277V (A)	0.10	0.21	0.29	0.37	0.50	0.58	
Power (Watts)	32W	60W	85W	105W	137W	164W	
Current @ 347V (A)	0.11	0.19	0.28	0.30	0.41	0.49	
Current @ 480V (A)	0.09	0.15	0.21	0.22	0.31	0.37	
T2	Lumens	2,529	5,059	7,588	10,117	12,646	15,176
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	2,546	5,092	7,638	10,183	12,729	15,275
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	2,495	4,990	7,484	9,979	12,474	14,969
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
5MQ	Lumens	2,662	5,323	7,985	10,646	13,308	15,969
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	2,628	5,257	7,885	10,513	13,142	15,770
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5XQ	Lumens	2,626	5,251	7,877	10,502	13,128	15,754
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G4
SL2	Lumens	2,522	5,044	7,566	10,088	12,610	15,132
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL3	Lumens	2,506	5,013	7,519	10,026	12,532	15,039
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
SL4	Lumens	2,439	4,877	7,316	9,755	12,193	14,632
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
RW	Lumens	2,579	5,158	7,737	10,316	12,894	15,473
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
SLL/SLR	Lumens	2,297	4,594	6,891	9,188	11,485	13,782
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3

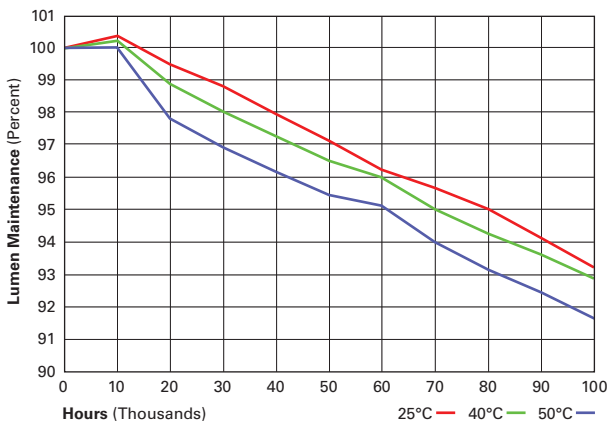
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

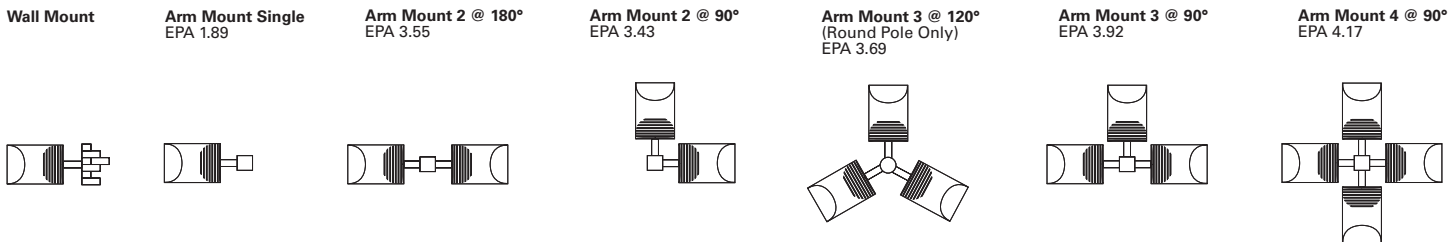
* Per IESNA TM-21 data.

LUMEN MULTIPLIER

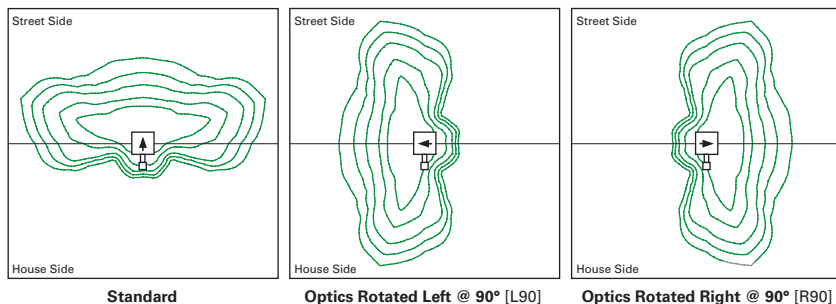
Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96



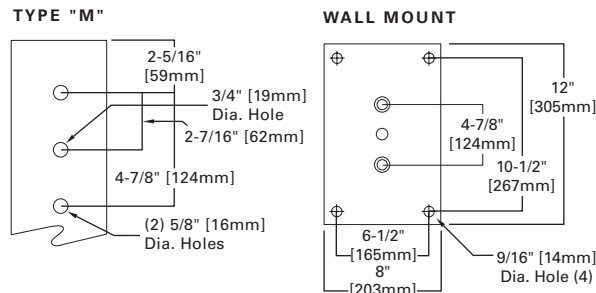
MOUNTING CONFIGURATIONS



OPTIC ORIENTATION



ARM DRILLING



ORDERING INFORMATION

Sample Number: TLM-E03-LED-E1-T3-BK

Product Family ^{1,2,3}	Number of LightBARs ^{4,5}	Lamp Typ	Voltage	Distribution	Color ⁷
TLM =Talon Medium	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs E05=(5) 21 LED LightBARs E06 =(6) 21 LED LightBARs F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs F05=(5) 7 LED LightBARs F06=(6) 7 LED LightBARs	LED =Solid State Light Emitting Diodes	E1 =Electronic (120-277V) 347 =347V 480 =480V ⁶	T2=Type II T3=Type III T4=Type IV SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control 5MQ =Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide RW=Rectangular Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Accessories (Order Separately) ¹⁸		
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ⁸ PT=Electrical Power Tray 2L=Two Circuits ⁹ 7030=70 CRI / 3000K CCT ¹⁰ 7050=70 CRI / 5000K CCT ¹⁰ 7060=70 CRI / 5700K CCT ¹⁰ 8030=80 CRI / 3000K CCT ¹⁰ LCF=LightBAR Cover Plate Matches Housing Finish WM=Wall Mount with Arm DM=Direct Mount for Round or Square Pole DW=Direct Wall Mount MS=External Mast Arm Adapter ICP=Integral Cold Weather Battery Pack (Specify 120V or 277V) ²¹ MS-LXX=Motion Sensor for On/Off Operation ¹² MS/X-LXX=Motion Sensor for Bi-Level Operation ¹³ MS/DIM-LXX=Motion Sensor for Dimming Operation ^{14,15} DIM=0-10V Dimming Drivers ¹⁶ HSS=Factory Installed House Side Shield ¹⁷			MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁹ OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027=NEMA Twistlock Photocontrol - 480V OA/RA1201=NEMA Twistlock Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap MA1253=10kV Circuit Module Replacement LB/HSS-21=Field Installed House Side Shield for "E" LightBARs ²⁰ LB/HSS-07=Field Installed House Side Shield for "F" LightBARs ²⁰		

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 - DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
 - 8" arm and round pole adapter included with fixture.
 - Standard 4000K CCT and minimum 70 CRI.
 - 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
 - Must order dimming driver.
 - Low-Level output varies by bar count specified. Consult Factory.
 - Extended lead times apply. See website for IES files.
 - Available with E01-E04 or F01-F04 configurations only. Rated for 25°C ambient.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E6 and F02-F6 configurations. Replace XX with mounting height in feet for proper lens selection, (e.g., MS-L25). Consult factory for additional information.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E6 and F02-F6 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height for proper lens selection, (e.g., MS3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
 - Only available in E02-E06 and F02-F06. Includes Dimming Drivers. Not available in 347V or 480V.
 - Replace XX with mounting height in feet for proper lens selection, (e.g., MS/DIM-L25).
 - Available in E02-E06 and F02-F06 only.
 - Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
 - Replace XX with color suffix.
 - Only compatible with MS/DIM-LXX motion sensor.
 - One required for each LightBAR. Not available with L90 or R90 options.

Steel Poles



SSS SQUARE STRAIGHT STEEL

	SSS4A20SM1	Type
Project		
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

ORDERING INFORMATION

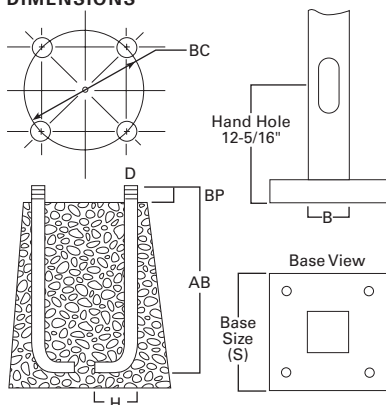
SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS-Square Straight Steel	4-4" 5-5" 6-6"	A=0.120" M=0.188" X=0.250"	10-10' 15-15' 20-20' 25-25' 30-30' 35-35' 39-39'	S-Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum P=Primer Powder Coat R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2-2-3/8" O.D. Tenon (4" Long) 3-3-1/2" O.D. Tenon (5" Long) 4-4" O.D. Tenon (6" Long) 5-3" O.D. Tenon (4" Long) 6-2-3/8" O.D. Tenon (6" Long) 7-4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling R=Type R Drilling Z=Type Z Drilling	1-Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet ³ E=GFCI Convenience Outlet ³ G=Ground Lug H=Additional Hand Hole ⁴ L=Drilled for Bumper Glitter V=Vibration Dampener

Specify Finish

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

Wall luminaires with directed light in one direction

Housing: One Piece, die cast aluminum housing with a one piece, die cast aluminum mounting plate. The mounting plate is supplied with a flat plate that mounts directly to a standard, recessed 4" octagonal wiring box. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Clear tempered glass diffuser. Provided reflector made of pure anodized aluminum. Housing is secured to the mounting plate with two (2) mechanically captive, stainless steel set screws.

Electrical: 13W LED luminaire, 16 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP64

Weight: 5.3 lbs.

Luminaire Lumens: 449

Tested in accordance with LM-79-08



Type: A
 BEGA Product: 33 581
 Project:
 Voltage:
 Color:
 Options:
 Modified:

Specify Finish

	Lamp	β	A	B	C
			33581	13W LED	25°

Recessed wall luminaire

Housing: Constructed of die cast and extruded aluminum components with integral wiring compartment. Mounting tabs provided. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: One piece die cast aluminum faceplate. Clear tempered glass; .157" thick etched. Faceplate is secured by four (4) flush, socket head, stainless steel captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature, molded silicone rubber gasket for weather tight operation.

Electrical: 16.8W LED luminaire, 19.2 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. The LED and driver are mounted on a removable plate for easy replacement. Standard LED color temperature is 3000K (available in 4000K; add suffix K4). Through Wiring: Maximum four (4) No. 12 AWG conductors (plus ground) suitable for 75°C . Provided with 1/2" NPT threaded conduit entries.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

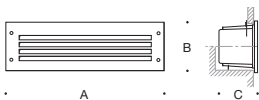
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations and for installation within 3 feet of ground. Type non-IC. Protection class: IP65.

Luminaire Lumens: 124
Tested in accordance with LM-79-08

Type: **C**
 BEGA Product: **22 040**
 Project:
 Voltage:
 Color:
 Options:
 Modified:

Specify Finish



		Lamps	A	B	C
22040	ADA	16.8 W LED	20 1/2	4 7/8	4

Recessed ceiling downlights with symmetrical light distribution · narrow beam

Housing: Constructed of die-cast and extruded aluminum. Housing is provided with mounting clamps that provide a vibration proof installation in ceilings up to 1 3/8" total thickness. Rough-in housing constructed of galvanized steel with through wiring box. Rough-in housing included. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Tempered clear glass, retained by a one piece, die-cast aluminum step baffle frame that is treaded into luminaire housing. Internal reflector made from pure, anodized aluminum. Fully gasketed for weather tight operation using a molded silicone rubber gasket.

Electrical: 19.5W LED luminaire, 23 total system watts, -30°C start temperature. EldoLED 0-10V dimmable driver mounted to the junction box of the ceiling pan for easy maintenance. The LED driver provides smooth and flicker free dimming down to 0.1% and is compatible with both sink and current source controllers. Optional Dali dimmable driver available, consult factory for details. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

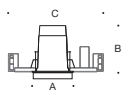
CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 4.0 lbs.

Luminaire Lumens: 1195
Tested in accordance with LM-79-08

Type: D
 BEGA Product: 6650 LED
 Project:
 Voltage:
 Color:
 Options:
 Modified:

Specify Finish



Lamp	β	A	B	C
6650 LED 19.5W LED	41°	7	9 ⁵ / ₈	18

Compact floodlight

Housing: Luminaire constructed of a one piece die-cast aluminum housing. LED module paired with inner reverse-tapered casting to provide maximum heat transfer to outer housing. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Optical system consists of a reflector of pure anodized aluminum. The lens and optical assembly are secured by a die cast aluminum trim ring using (3) stainless steel captive fasteners.

Mounting: Provided with two piece die-cast aluminum canopy supplied with universal mounting bracket for direct attachment to 3½" or 4" octagonal wiring box. Die-cast aluminum swivel.

Electrical: 48.2W LED luminaire, 51 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >90 CRI. Available in 3000K (>90 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

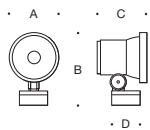
CSA certified to U.S. and Canadian standards for wet locations. Protection class IP65.

Weight: 6.9 lbs.

Luminaire Lumens: 4236

Type: G
 BEGA Product: 77 659
 Project:
 Voltage:
 Color:
 Options:
 Modified:

← Specify Finish



Compact floodlight · narrow beam					Accessories			
Lamp	β	A	B	C	D			
77 659 48.2W LED	22°	9 1/8	12	8 5/8	5 1/8	70065	70775	70758
Exchangeable lenses		flat beam		Louver		180° glare shield	β = Beam angle	



5102 Silver Tree Run

University Crossing - Building 5
Madison, Wisconsin

2011.06.05

October 16, 2017 UDC Application

Drawing Index

C = Issued for Construction
B = Issued for Bidding
R = Issued for Reference Only

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C102	SITE PLAN	R
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A105	ROOF PLAN	R
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Architect:
749 University Row Suite 300
Madison, WI 53705
608-274-2741

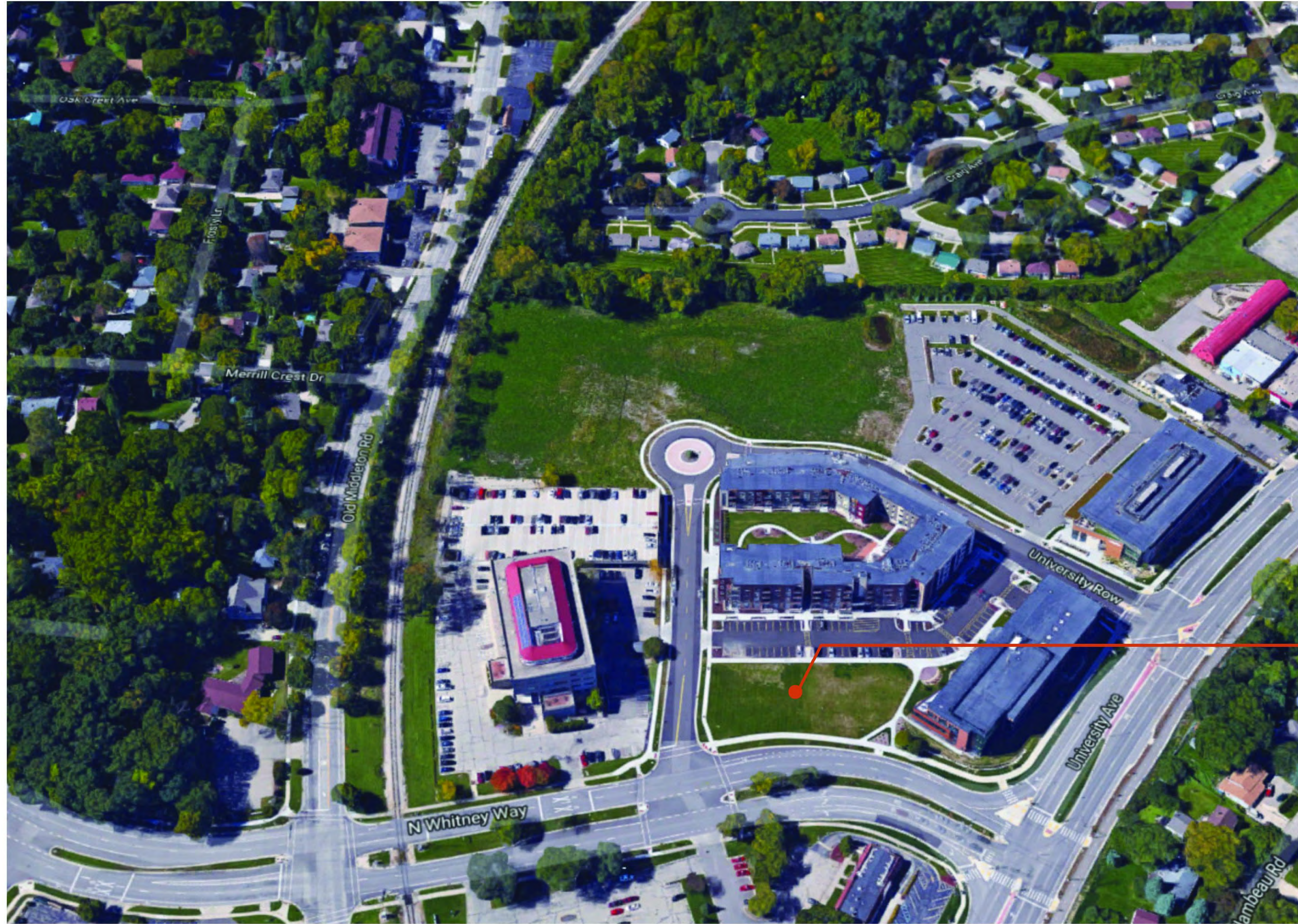
5102 Silver Tree Run
University Crossing - Building 5
Madison, Wisconsin

2011.06.05

Date	Issuance/Revisions	Symbol
2017.09.20	Land Use Application	

COVER DRAWING

CD 01



Building 5 Site
5102 Silver Tree Run

PRELIMINARY
NOT FOR CONSTRUCTION

5102 Silver Tree Run
University Crossing - Building 5
Madison, Wisconsin

2011.06.05

Date	Issuance/Revisions	Symbol
2017.09.20	Land Use Application	

SITE LOCATOR

G001



749 University Row



Public Service Commission (adjacent building)
610 N Whitney Way
**not part of masterplan

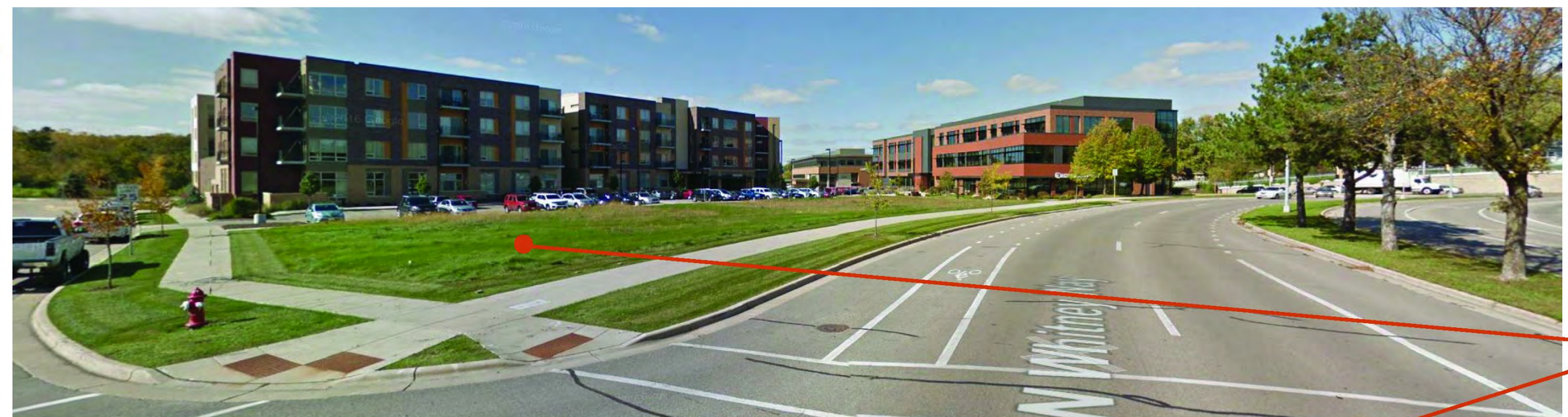


Digestive Health Center
750 University Row



University Row Apartments
725 University Row

View from Whitney Way



Building 5 Site

View from University Row



View from Silver Tree Run



PRELIMINARY
NOT FOR CONSTRUCTION

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University Crossing - Building 5
Madison, Wisconsin

2011.06.05

Date: 2017.09.20
Issuance/Revisions: Land Use Application
Symbol:

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2017.09.20	Land Use Application	

SITE CONTEXT
IMAGES

Previously Approved Building Data and Utilization Chart (2012) - Ammended 9/2017

Lot #	Potential Land Use	Net Lot Area (sf)	Proposed Footprint Area (sf)	Proposed Height (stories)	Proposed Building Area (sf)	F.A.R.	Proposed Parking Stalls
1	Clinic	186,000	Bldg 1: 20,000 Bldg 1A: 17,500	3 4	Bldg 1: 67,420 Bldg 1A: 70,000	0.74	Surface: 47 Structure A: 456 Below Bldg: 28
2	Clinic	144,184	Bldg 2: 26,700	3	Bldg 2: 80,000	0.55	Surface: 19 Structure B: 342 Below Bldg: 50
3	Non-profit hospitality	43,560	Bldg 3: 13,400	3	Bldg 3: 40,000	0.92	Surface: 42
4	Office/Retail	54,014	Bldg 4: 22,000	0	Bldg 4: 64,940	1.20	Surface: 29 Below Bldg: 85
5	Hotel, Office, Multi-family	40,075	Bldg 5: 15,500	4	Bldg 5: 76,500	1.90	Surface: 34 Below Bldg: 33
6	Residential + Parking C	68,000	Residential Parking: 24,234 32,315	4	Residential Parking: 131,810 139,690	1.94	342

Total Building Area: 530,670 Total Parking Stalls 1,457

2.74 stalls/ 1,000 sf

*Parking Structure C for Buildings 4, 5, & 6

Parking

Parking Structure A: 3 Levels - approximately 456 stalls
 Parking Structure B: 3 Levels - approximately 342 stalls
 Parking Structure C: 3 Levels - 342 stalls
 (Parking Structures to be 10-11 feet floor to floor)



****This is a Concept Masterplan. Final building footprint uses and sizes will be determined during the SIP submittals.**

Notes:

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 University Crossing - Building 5
 Madison, Wisconsin

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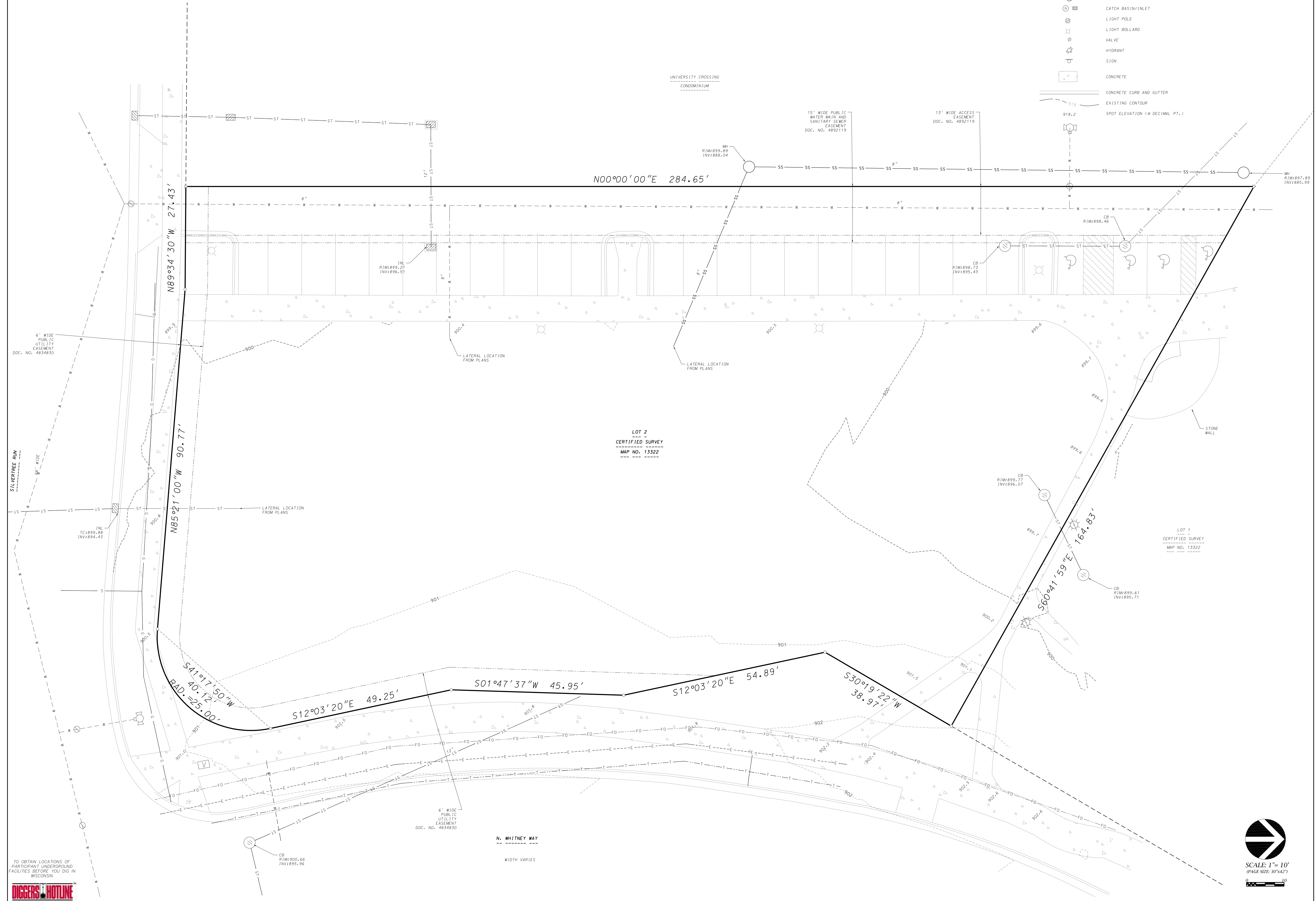
Date	Issuance/Revisions	Symbol

CONCEPT MASTER PLAN

G003

- LEGEND**
- PLACED 3/4" x 18" REBAR (WT=1.5 LBS/FT.)
 - △ PLACED PK NAIL
 - SS SS SANITARY SEWER
 - W W WATER MAIN
 - ST ST STORM SEWER
 - G G GAS MAIN
 - E E UNDERGROUND ELECTRIC
 - FO FO UNDERGROUND FIBER OPTIC
 - T T UNDERGROUND TELECOMMUNICATION
 - ☐ TELECOMMUNICATION VAULT
 - MANHOLE
 - ☐ CATCH BASIN/INLET
 - ☼ LIGHT POLE
 - ☼ LIGHT BOLLARD
 - VALVE
 - HYDRANT
 - SIGN
 - ☐ CONCRETE
 - ══ CONCRETE CURB AND GUTTER
 - EXISTING CONTOUR
 - 916.2 SPOT ELEVATION (@ DECIMAL PT.)

Notes:

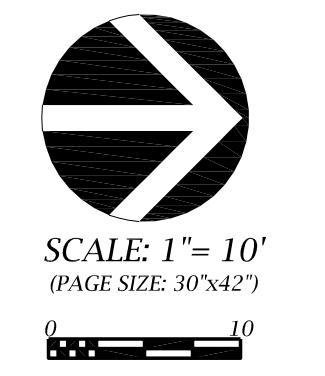


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 University Crossing - Building 5
 Madison, Wisconsin

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EXISTING CONDITIONS



SCALE: 1" = 10'
 (PAGE SIZE: 30"x42")

C100

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 DiggersHotline.com

Notes:

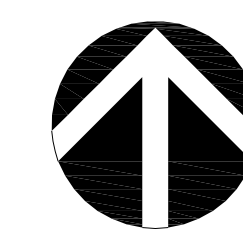
5102 Silver Tree Run
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Madison, Wisconsin

2017.09.20

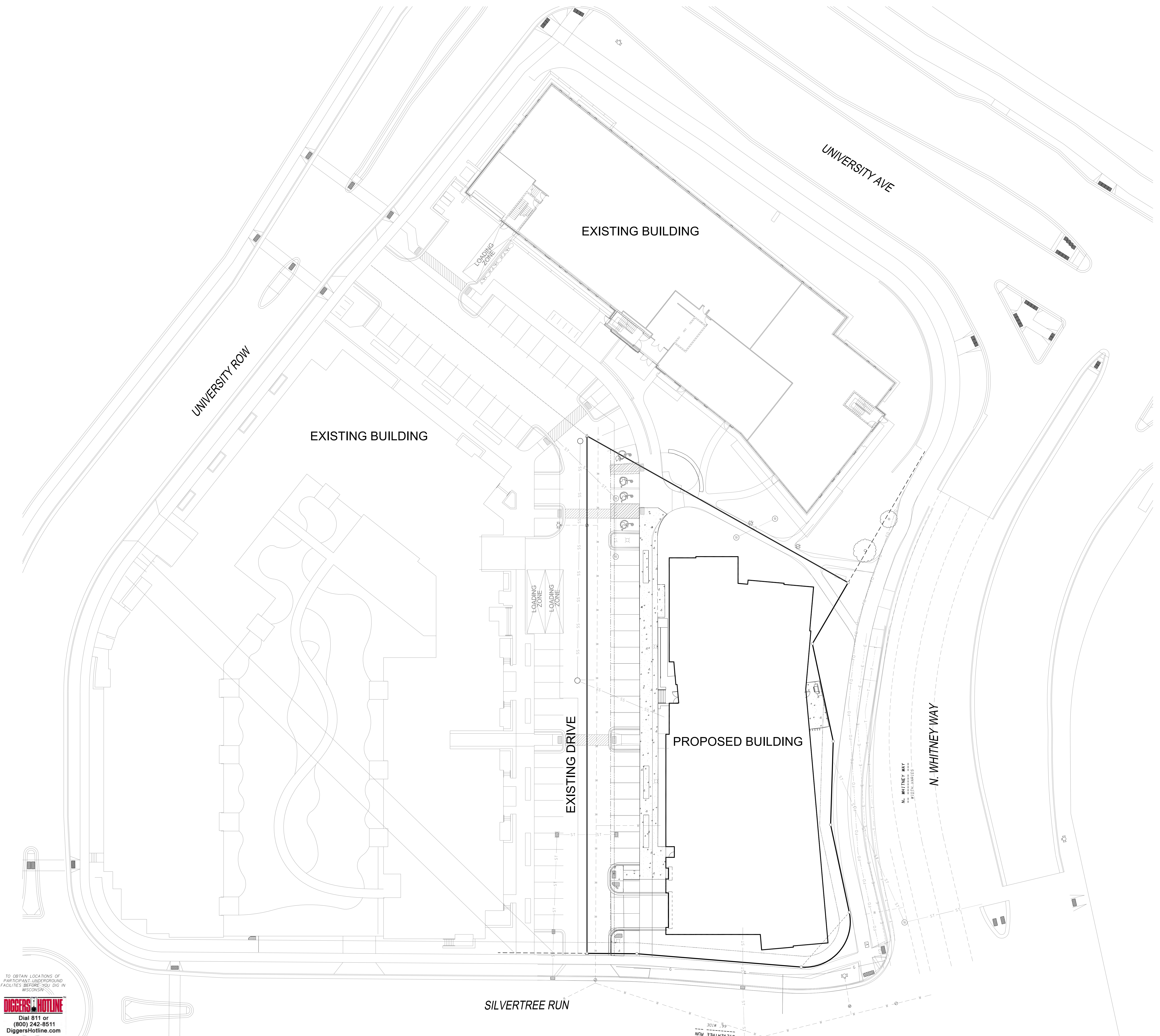
Date Issuance/Revisions Symbol

Date	Issuance/Revisions	Symbol

OVERALL SITE LAYOUT



SCALE: 1" = 20'
(PAGE SIZE: 30"x42")



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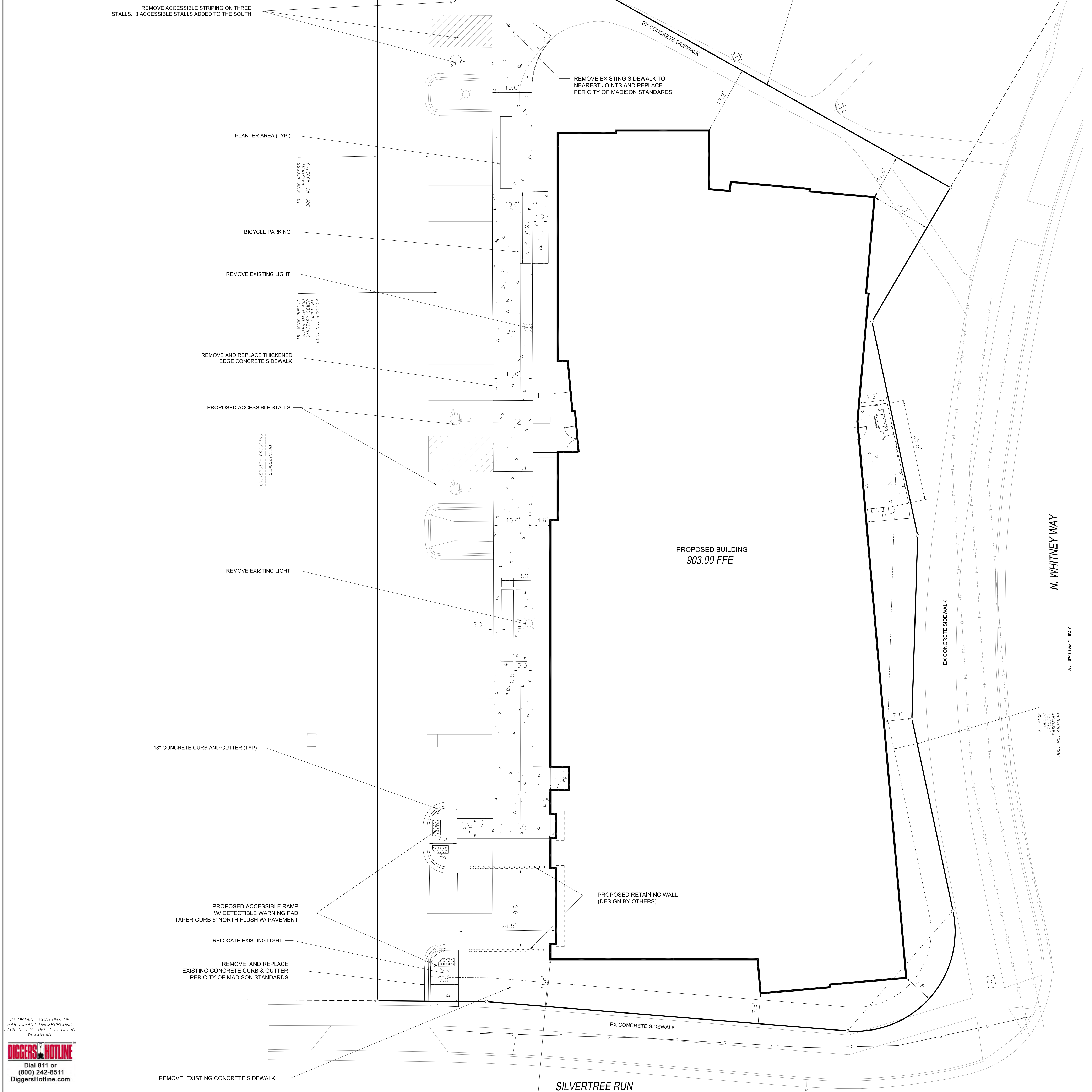
LEGEND

CONCRETE

GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
8. CONTRACTOR SHALL REPLACE ALL SIDEWALK, ASPHALT AND CURB & GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION.
10. ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA

Notes:

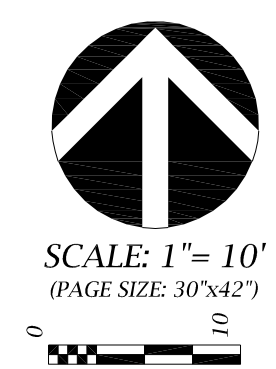


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 University Crossing - Building 5
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SITE PLAN



C102



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
- EP - EDGE OF PAVEMENT
- FFE - FIRST FLOOR ELEVATION
- TC - TOP OF CURB
- LIMITS OF DISTURBANCE
- SILT FENCE/SILT SOCK
- FLOW ARROW

- GENERAL NOTES
- ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 - BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
 - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
 - CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
 - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
 - CONTRACTOR SHALL REPLACE ALL SIDEWALK, ASPHALT AND CURB & GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION.
 - ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE REPAIRED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA

- GRADING AND EROSION CONTROL NOTES:
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
 - INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
 - EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
 - 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.
 - INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
 - NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
 - EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
 - INSTALL TYPE D INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
 - CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1
 - SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
 - ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
 - ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
 - PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
 - INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
 - AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RyEGRASS AT A RATE OF 1) POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN, IF AVAILABLE, FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
 - DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

- SEQUENCE/ ANTICIPATED TIME SCHEDULE
- INSTALL EROSION CONTROL
 - ROUGH SITE GRADING, BEGIN BUILDING CONSTRUCTION
 - FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE, UTILITIES, AND BUILDING CONSTRUCTION.
 - RESURFACE TOPSOIL AND FINAL RESTORATION
 - REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.

LIMITS OF DISTURBANCE = 26,450 SQFT

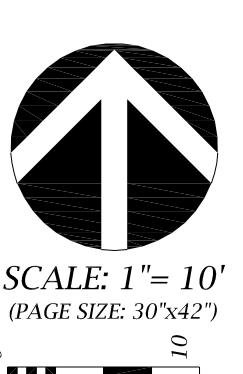
Notes:

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 University Crossing - Building 5
 Madison, Wisconsin

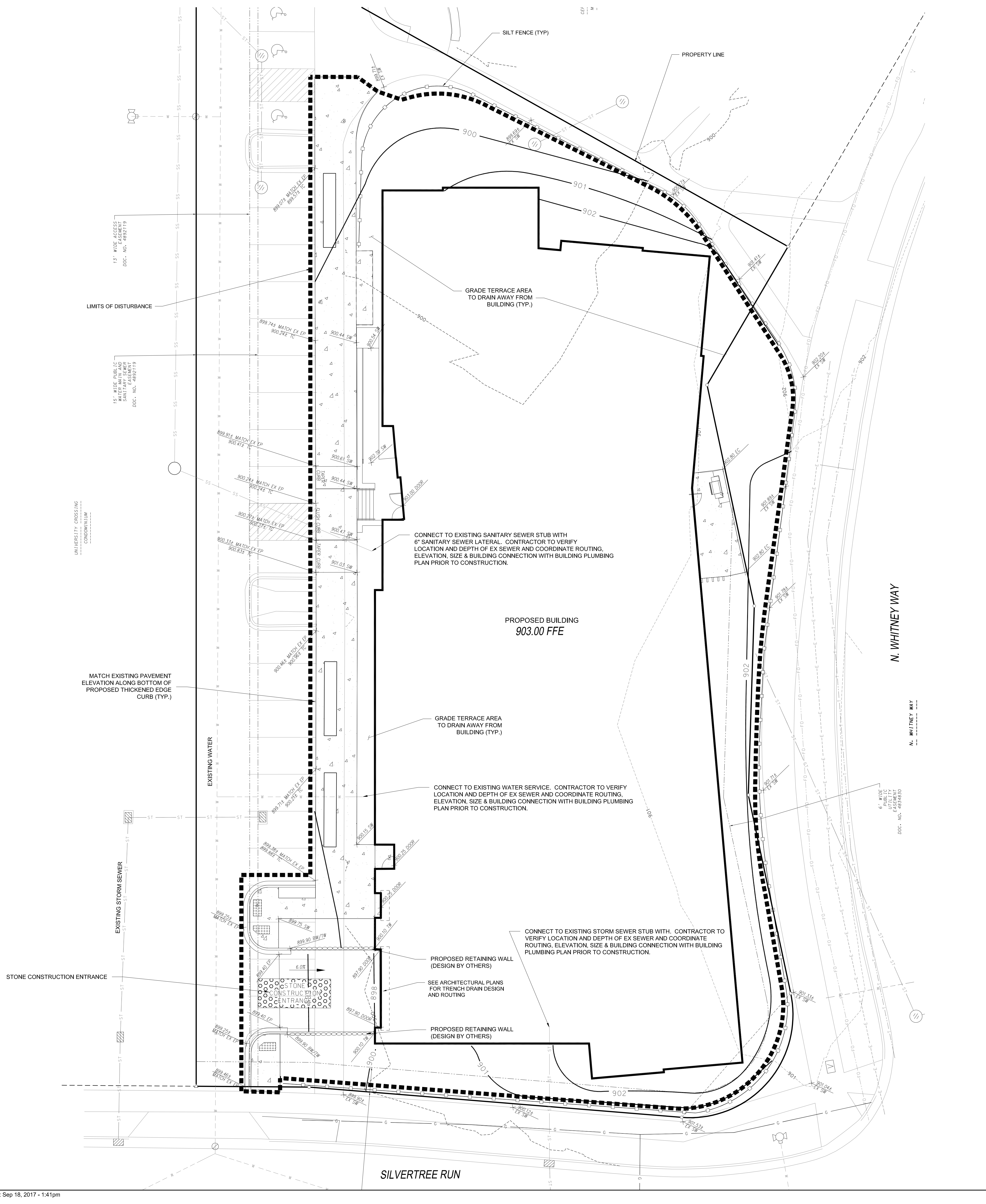
2017.09.20

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GRADING, UTILITY AND EROSION CONTROL PLAN






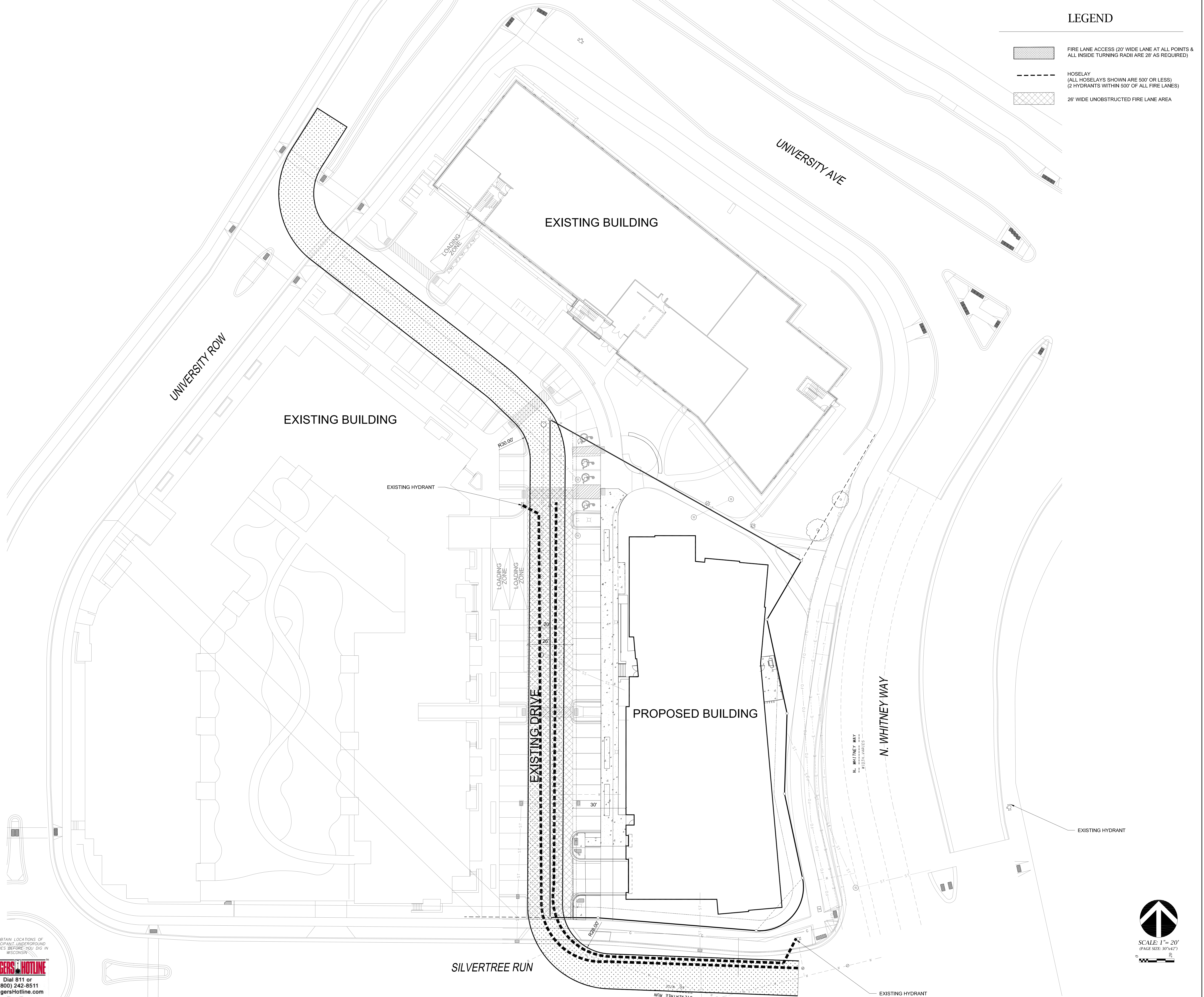
C103



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 Dial 811 or (800) 242-8511
 DiggersHotline.com

LEGEND

-  FIRE LANE ACCESS (20' WIDE LANE AT ALL POINTS & ALL INSIDE TURNING RADII ARE 28' AS REQUIRED)
-  HOSELAY (ALL HOSELAYS SHOWN ARE 500' OR LESS) (2 HYDRANTS WITHIN 500' OF ALL FIRE LANES)
-  28' WIDE UNOBSTRUCTED FIRE LANE AREA



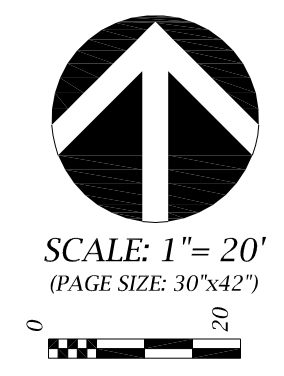
Notes:

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FIRE PLAN

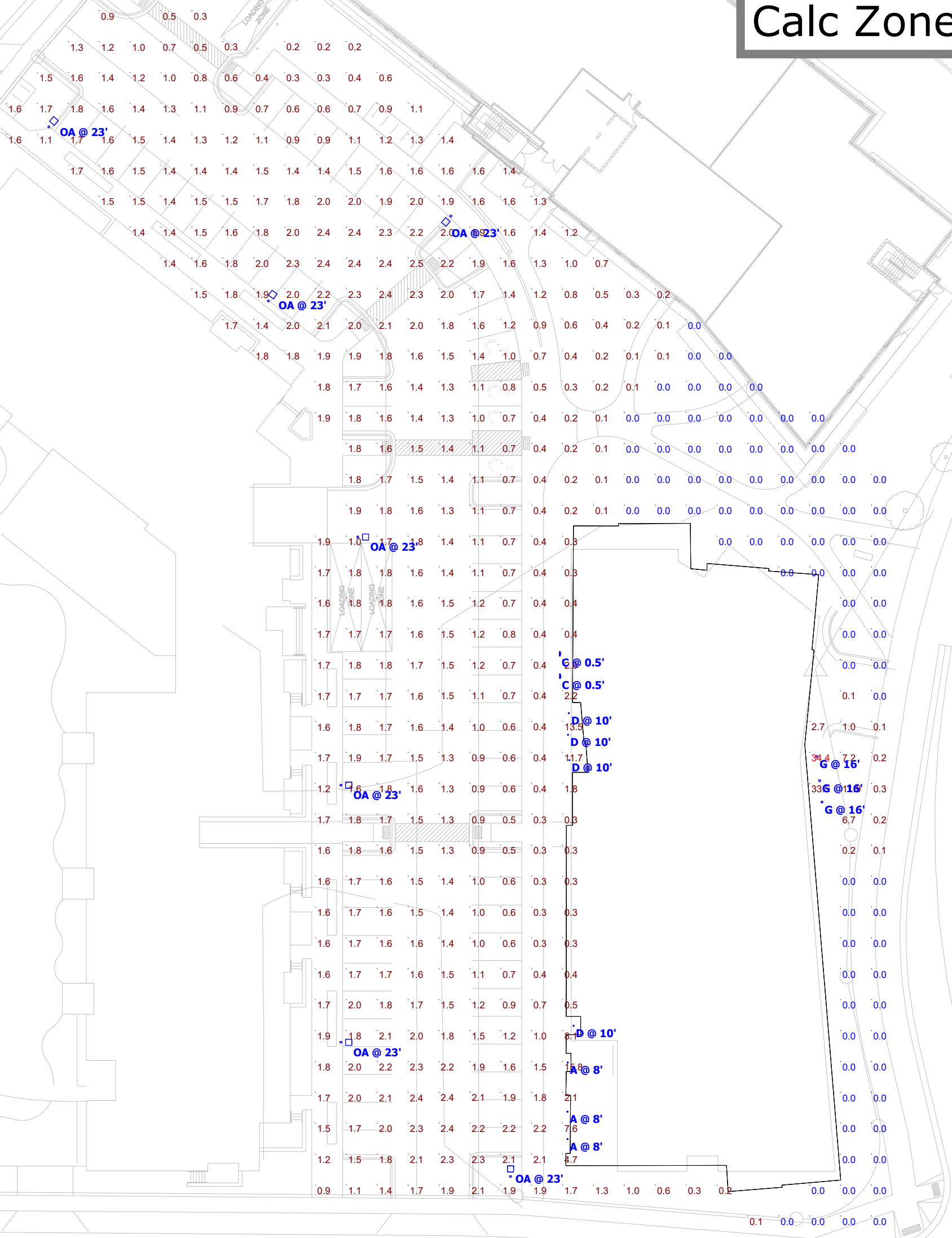




Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	0	COOPER LIGHTING - McGRAW-EDISON	TLM-B06-LED-E1-5MQ	TALON MEDIUM LED SITE LUMINAIRE (6) LIGHTBARS WITH AccuLED OPTICS - TYPE 5 SQUARE MEDIUM ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		126	104	0.93	146
	OA	7	COOPER LIGHTING - McGRAW-EDISON	TLM-B06-LED-E1-5MQ	TALON MEDIUM LED SITE LUMINAIRE (6) LIGHTBARS WITH AccuLED OPTICS - TYPE 5 SQUARE MEDIUM ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		126	104	0.93	146
	BOL	0	BEGA-US	88 476	BOLLARD W/FULLY SHIELDED LIGHT SOURCE	(1) 39W T6 G12 MH	1	3300	0.95	45
	A	3	Glashütte Limburg Converted by LUMCat V 23.08.2016/23.08.2016 / H.R.	LED 7,9W	33581	LED 7,9W	1	743	0.9	10.9
	C	2	BEGA-US	22 040	CAST ALUMINUM HOUSING, FROSTED GLASS ENCLOSURE WITH SLOTTED CAST ALUMINUM FACE PLATE.	15 WHITE LEDS	1	124	0.9	19.2
	D	4	BEGA-US	6650LED	6-5/8" DIA. X 9" H. LED FIXTURE CLEAR LENS		1	1185	0.9	23.51
	G	3	BEGA Converted by LUMCat V 17.06.2014 / H.R.		77 659	LED 48,2W	1	4137	0.9	54

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.4 fc	34.4 fc	0.0 fc	N/A	N/A



UNIVERSITY ROW

SILVER TREE RUN

University Crossing

Designer
Date 9/21/2017
Scale Not to Scale
Drawing No.
Summary

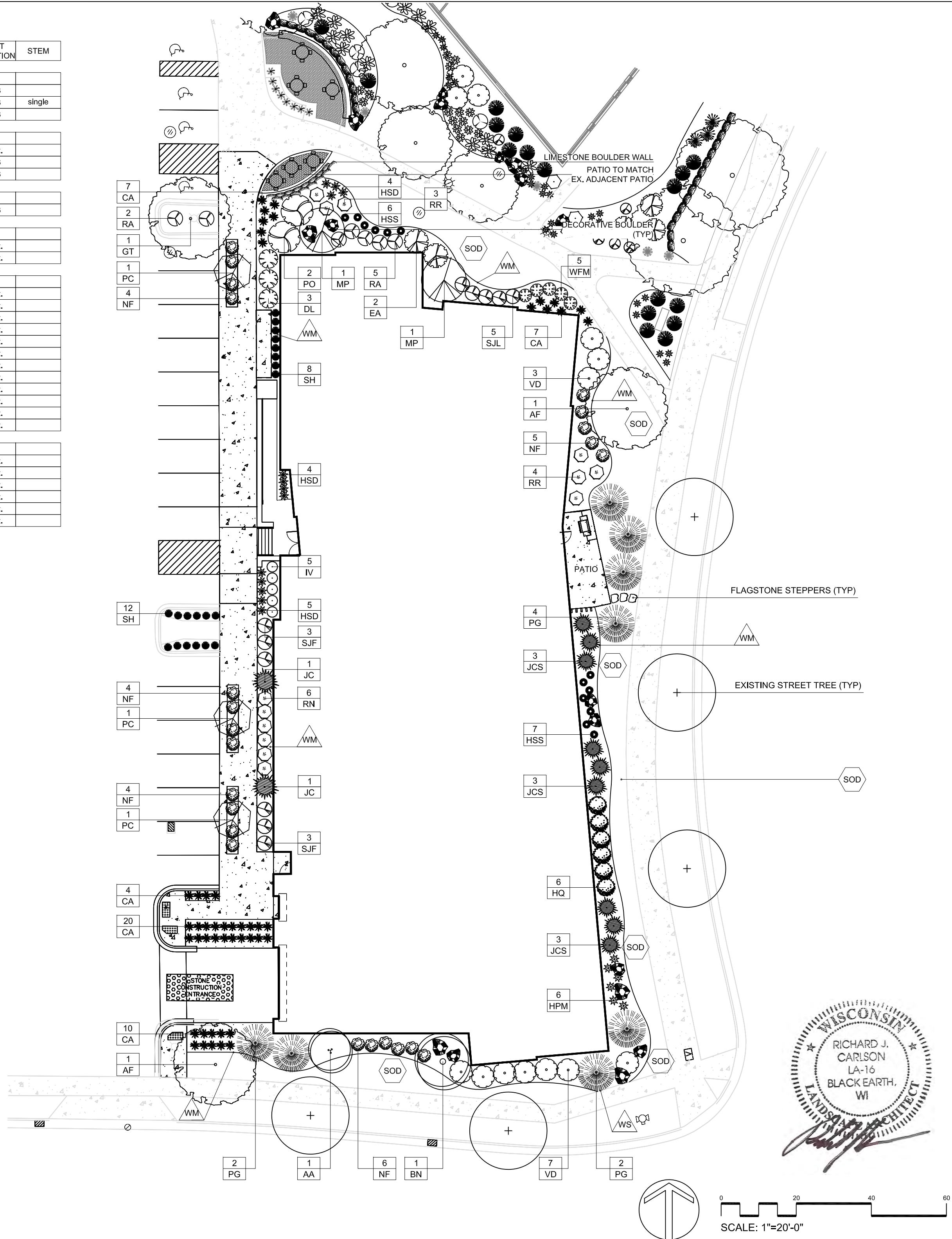
PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	PLANTING SIZE	ROOT CONDITION	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii</i> 'Marmo'	Marmo Maple	2	2 1/2"	B&B	
BN	<i>Betula nigra</i>	River Birch	1	10'	B&B	single
GT	<i>Gleditsia triacanthos</i> 'Draves'	Street Keeper Honeylocust	1	2 1/2"	B&B	
ORNAMENTAL TREES						
AA	<i>Amelanchier alnifolia</i> 'Regent'	Regent Serviceberry	1	#5	Cont.	
MP	<i>Malus</i> 'Prairifire'	Prairifire Crabapple	2	2"	B&B	
PC	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Callery Pear	3	2"	B&B	
EVERGREEN TREES						
PG	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	8	6'	B&B	
EVERGREEN SHRUBS						
JC	<i>Juniperus chinensis</i> 'Sargentii'	Sargent Juniper	2	#5	Cont.	
JCS	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	9	#5	Cont.	
DECIDUOUS SHRUBS						
DL	<i>Diervilla lonicera</i>	Dwarf Bush-Honeysuckle	3	#5	Cont.	
EA	<i>Euonymus alatus</i> 'Rudy Haag'	Rudy Haag Winged Euonymus	2	#5	Cont.	
HQ	<i>Hydrangea quercifolia</i> 'Alice'	Oakleaf Hydrangea	6	#5	Cont.	
IV	<i>Itea virginica</i> 'Sprich'	Little Henry Dwarf Sweetspire	5	#5	Cont.	
PO	<i>Physocarpus opulifolius</i> 'Monlo'	Diabolo Ninebark	1	#5	Cont.	
RA	<i>Rhus aromatica</i> 'Gro-low'	Gro-low Fragrant Sumac	7	#3	Cont.	
RN	<i>Rosa</i> 'Nearly Wild'	Nearly Wild Rose	6	#2	Cont.	
RR	<i>Rosa</i> 'Radrazz'	Knock Out Rose	7	#3	Cont.	
SJF	<i>Spiraea japonica</i> 'Froebellii'	Froebel Spirea	6	#3	Cont.	
SJL	<i>Spiraea japonica</i> 'Little Princess'	Little Princess Spirea	5	#2	Cont.	
VD	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	10	#5	Cont.	
WFM	<i>Weigela florida</i> 'Minuet'	Minuet Weigela	5	#2	Cont.	
ORNAMENTAL GRASSES / PERENNIALS						
CA	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	48	#1	Cont.	
HPM	<i>Hemerocallis</i> 'Pardon Me'	Pardon Me Daylily	6	#1	Cont.	
HSD	<i>Hemerocallis</i> 'Stella de Oro'	Stella de Oro Daylily	9	#1	Cont.	
HSS	<i>Helictotrichon sempervirens</i> 'Saphirsprudel'	Sapphire Blue Oat Grass	13	#1	Cont.	
NF	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	23	#1	Cont.	
SH	<i>Sporobolus heterolepis</i>	Prairie Dropseed	20	#1	Cont.	

NOTES: All beds and island beds not containing bioswales shall be brown dyed recycled wood mulch. If edging is required, edging shall be aluminum edging.

brown dyed recycled wood mulch / aluminum edging

Premium Bluegrass seed mix with single net erosion control blanket



UNIVERSITY CROSSING - BUILDING 5

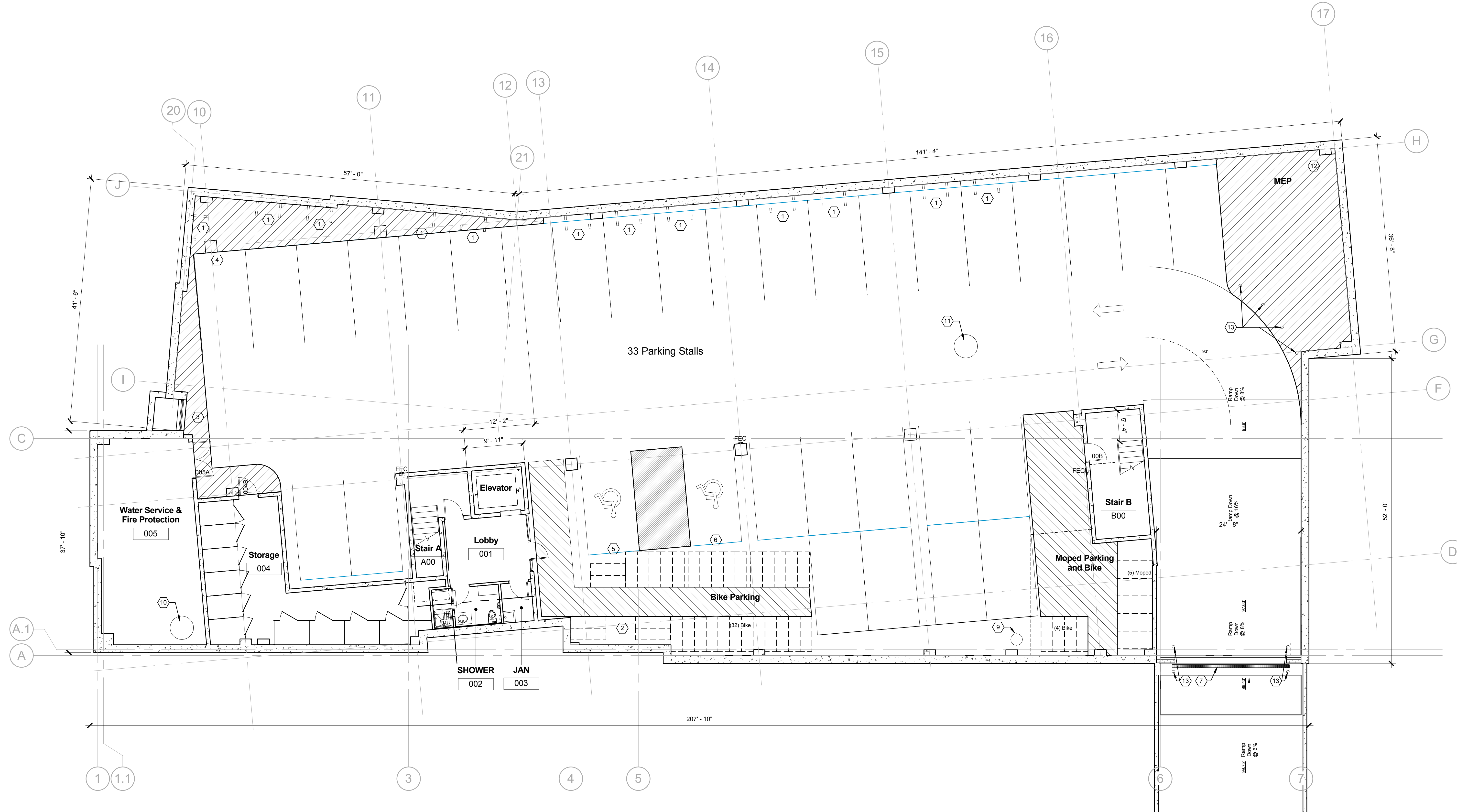
5102 Silvertree Run
Madison, Wisconsin

Date: 7/19/17
Scale: 1" = 20'-0"
Designer: rc/mm
Job # 7157

Seal:
I warrant against legal liability the plans presented herein are "schematic" and should not be outsourced as "bidtable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red as ORIGINAL.

Revisions:
2017.09.07 mm
2017.09.18 mm
2017.09.19 mm
2017.09.29 mm

Reference Name:
Krupp - University Crossing Bldg #5



1 PARKING FLOOR PLAN
A100 1/8" = 1'-0"

Notes:

FLOOR PLAN GENERAL NOTES

1. PROVIDE POSITIVE DRAINAGE AT ALL COLUMNS

KEYNOTES

- ① HORIZONTAL WALL MOUNTED BIKE STALLS AT THE FRONT OF PARKING STALLS (MOUNT ABOVE FRONT END OF CAR)
- ② HORIZONTAL FLOOR MOUNTED BIKE STALLS
- ③ GARAGE EXHAUST FAN
- ④ SMALL CAR PARKING STALL SIGN
- ⑤ ACCESSIBLE PARKING STALL SIGN
- ⑥ VAN ACCESSIBLE PARKING STALL SIGN
- ⑦ TRENCH DRAIN - SEE PLUMBING DWGS.
- ⑧ HVAC CONDENSING UNIT - SEE MECHANICAL
- ⑨ DRAIN TILE SUMP BASIN - SEE PLUMBING DWGS
- ⑩ PUMP BASIN - SEE PLUMBING DWGS
- ⑪ CATCH BASIN - SEE PLUMBING DWGS
- ⑫ HVAC GARAGE INTAKE - SEE MECHANICAL
- ⑬ BOLLARD

Parking Count

Regular	- 31 stalls
Van Accessible	- 1 stall
Accessible	- 1 stall
Total Parking:	- 33 Stalls
Bike Stalls	
Residents - Parking Level - 36 floor / 12 wall	
Visitor - Exterior	- 5 floor
Total	- 53 Stalls

Required - 1 per unit; 25% wall mountable; Visitors 1 per 10 units

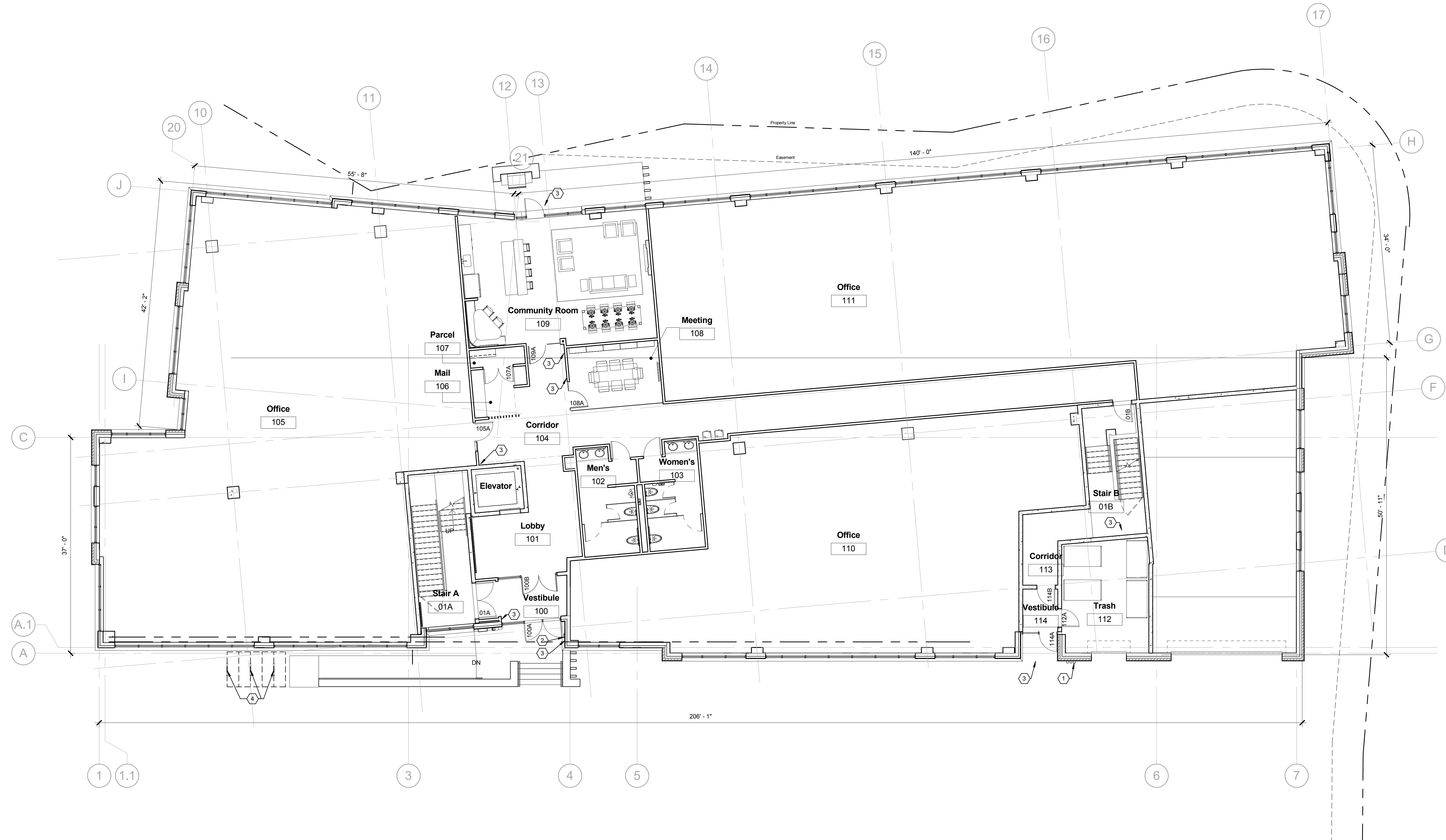
5102 Silver Tree Run
University Crossing - Building 5
Madison, Wisconsin

2011.06.05

Date	Issuance/Revisions	Symbol
2017.06.20	Land Use Application	

PARKING FLOOR PLAN

A100



1 FIRST FLOOR PLAN
1/8" = 1'-0"

- Notes:
- SEE A601 FOR PARTITION TYPES
 - ALL CORRIDOR PARTITIONS ARE TYPE D6/ UNO
 - ALL UNIT DEMISING WALLS ARE TYPE D7 UNO
 - SEE ENLARGED PLANS FOR UNIT PARTITION TYPES
 - DIMENSIONS TAKEN AT EXTERIOR, NON-MASONRY VENEER WALLS ARE TAKEN FROM OUTSIDE FACE OF STUD
- KEY NOTES
- FIRE DEPARTMENT CONNECTION
 - FULLY RECESSED KNOX BOX
 - ACCESS CONTROL CARD READER
 - GROUND MOUNTED VISITOR BIKE STALL 2'X6'
 - HVAC CONDENSING UNIT - SEE MECHANICAL
 - HVAC GARAGE INTAKE - SEE MECHANICAL
 - 4'-0" X 6'-0" LANDING
 - 4'-5" X 6'-0" LANDING
 - BOLLARD - SEE 10/S410

5102 Silver Tree Run
University Crossing - Building 5
Madison, Wisconsin

2011.06.05

Date	Issuance/Revisions	Symbol
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FIRST FLOOR PLAN

Notes:



1 SECOND THRU FOURTH FLOOR PLAN
A102 1/8" = 1'-0"

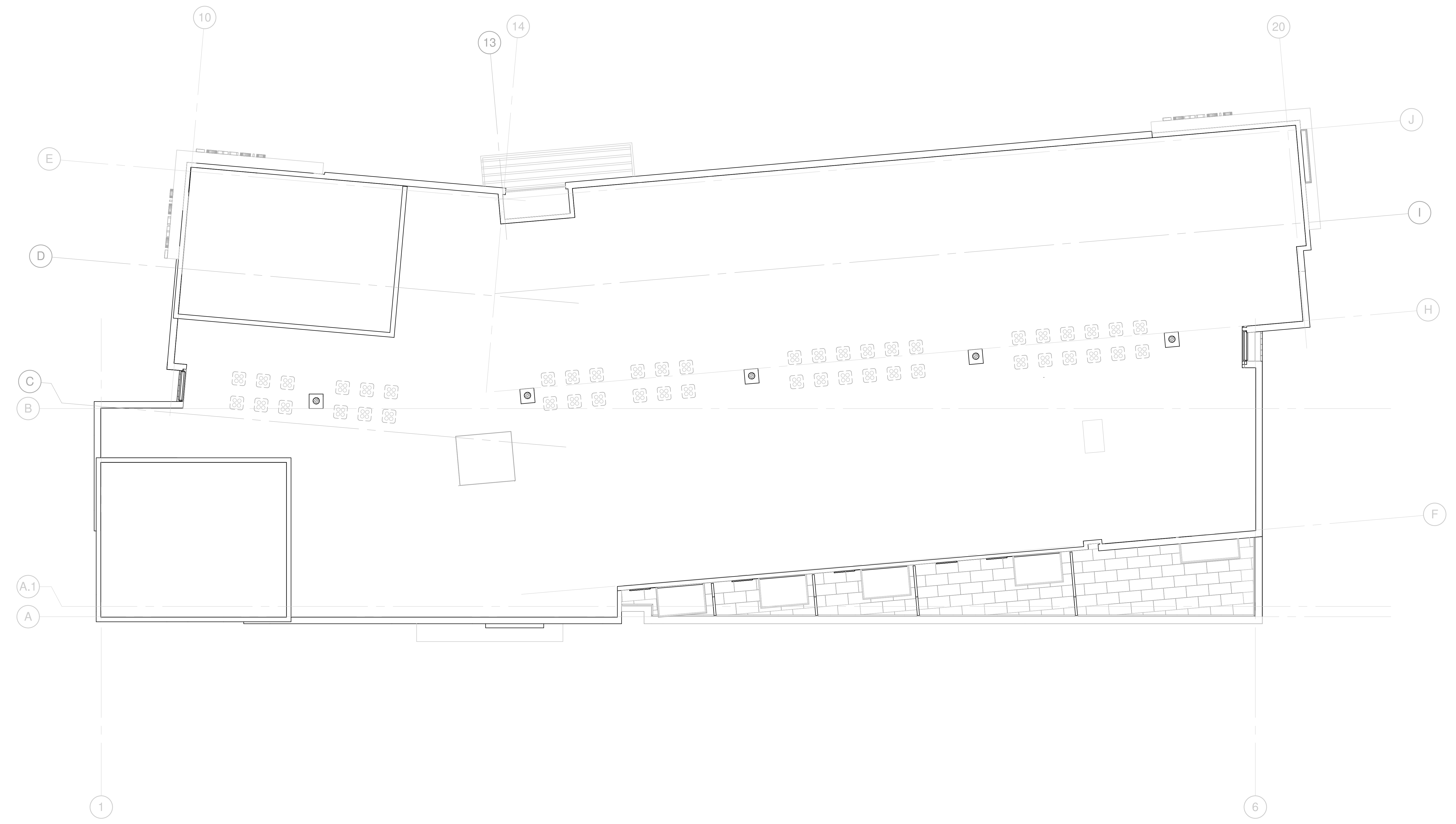
5102 Silver Tree Run
University Crossing - Building 5
Madison, Wisconsin

2011.06.05

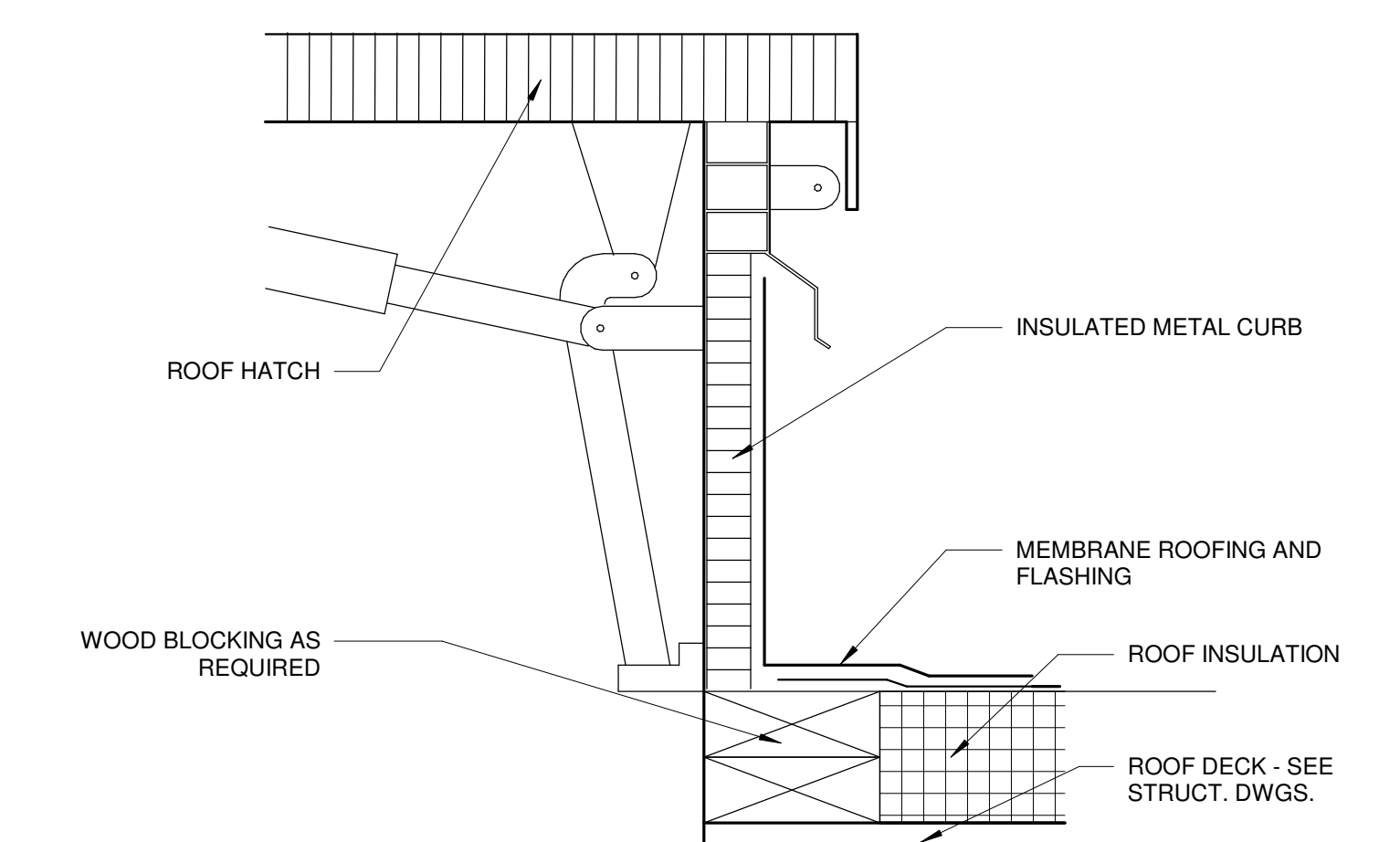
Date	Issuance/Revisions	Symbol
2017.08.20	Land Use Application	

**SECOND THRU
FOURTH FLOOR
PLAN**

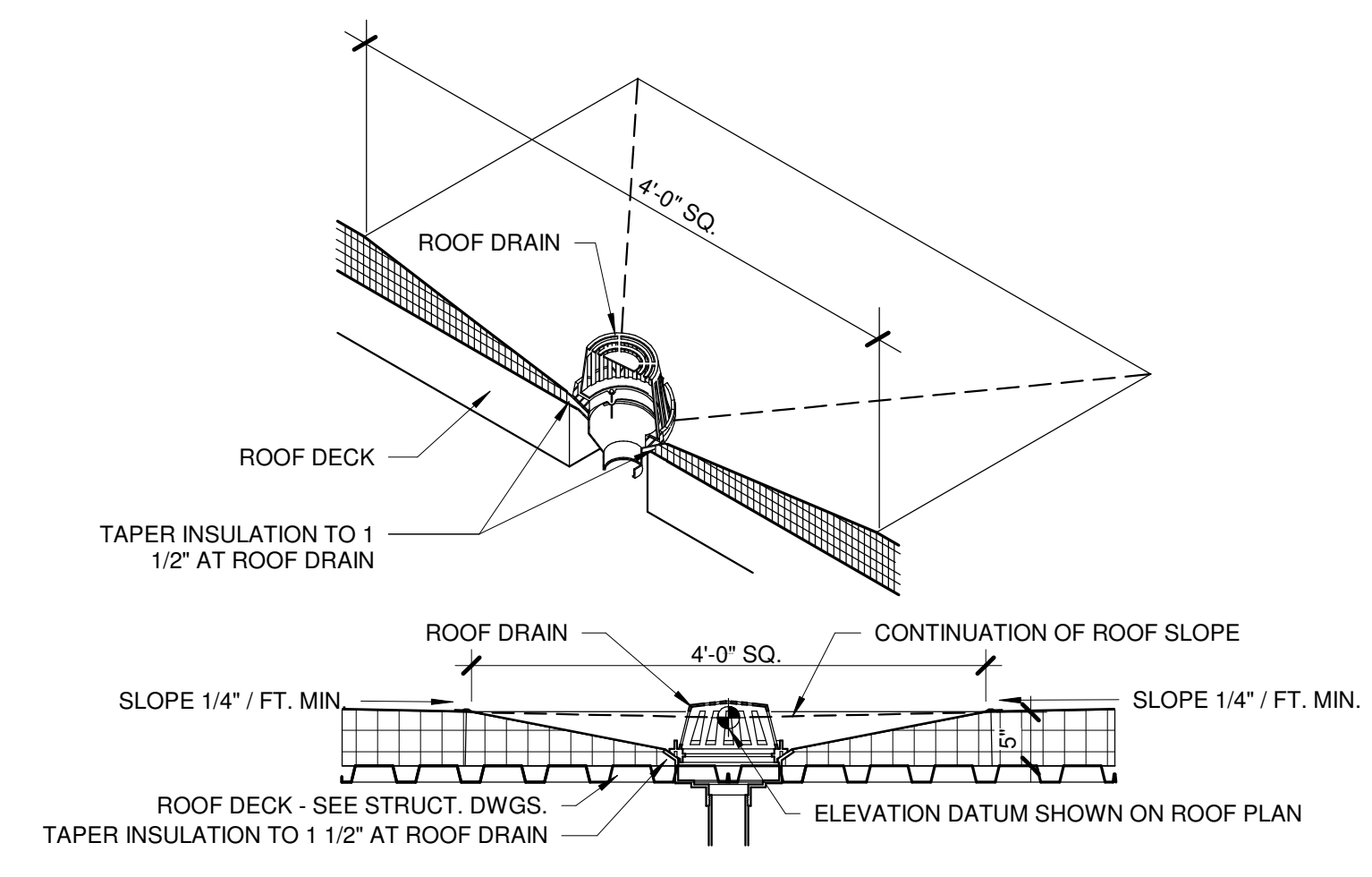
Notes:



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



3 ROOF EDGE SPILL-OUT SCUPPER DETAIL
1 1/2" = 1'-0"



5102 Silver Tree Run
University Crossing - Building 5
Madison, Wisconsin

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ROOF PLAN

10/13/2017 2:52:24 PM

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Notes:

ELEVATION KEY NOTES

- 1 FLAT SEAM METAL WALL PANEL - MEDIUM BRONZE ANODIZED
- 2 BRICK VENEER- YANKEE HILL BRICK MOJAVE SMOOTH
- 3 FIBER CEMENT WALL PANEL TYPE 1
MANFTR: JAMES HARDIE
TYPE: HARDIE PLANK LAP SIDING SMOOTH COLOR: LIGHT MIST
ALTERNATE - MANFTR: CEMENT BOARD FABRICATORS
TYPE: SILBONIT EXTERIOR CLADDING BOARD
COLOR: STONE NATURAL
- 4 ANDERSEN 100 SERIES WINDOWS - DARK BRONZE
- 5 ALUMINUM STOREFRONT GLAZING SYSTEM - DARK BRONZE ANODIZED
- 6 CORTEN STEEL
- 7 METAL LOUVER SYSTEM - DARK BRONZE
- 8 GALVANIZED STEEL GUARDRAIL / HANDRAIL SYSTEM
- 9 GALVANIZED STEEL DECK FRAME
- 10 CANOPY - GALVANIZED STEEL WITH WOOD SOFFIT
- 11 GALVANIZED AWNING
- 12 COMPOSITE METAL PANEL
- 13 PRECAST CONCRETE SILL
- 14 FIRE DEPARTMENT CONNECTION
- 15 PROPOSED SIGNAGE LOCATION
- 16 ALUMINUM FRAMED WINDOW WALL SYSTEM

5102 Silver Tree Run
University Crossing - Building 5
Madison, Wisconsin

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**BUILDING
ELEVATIONS**

Notes:



2 SW PERSPECTIVE



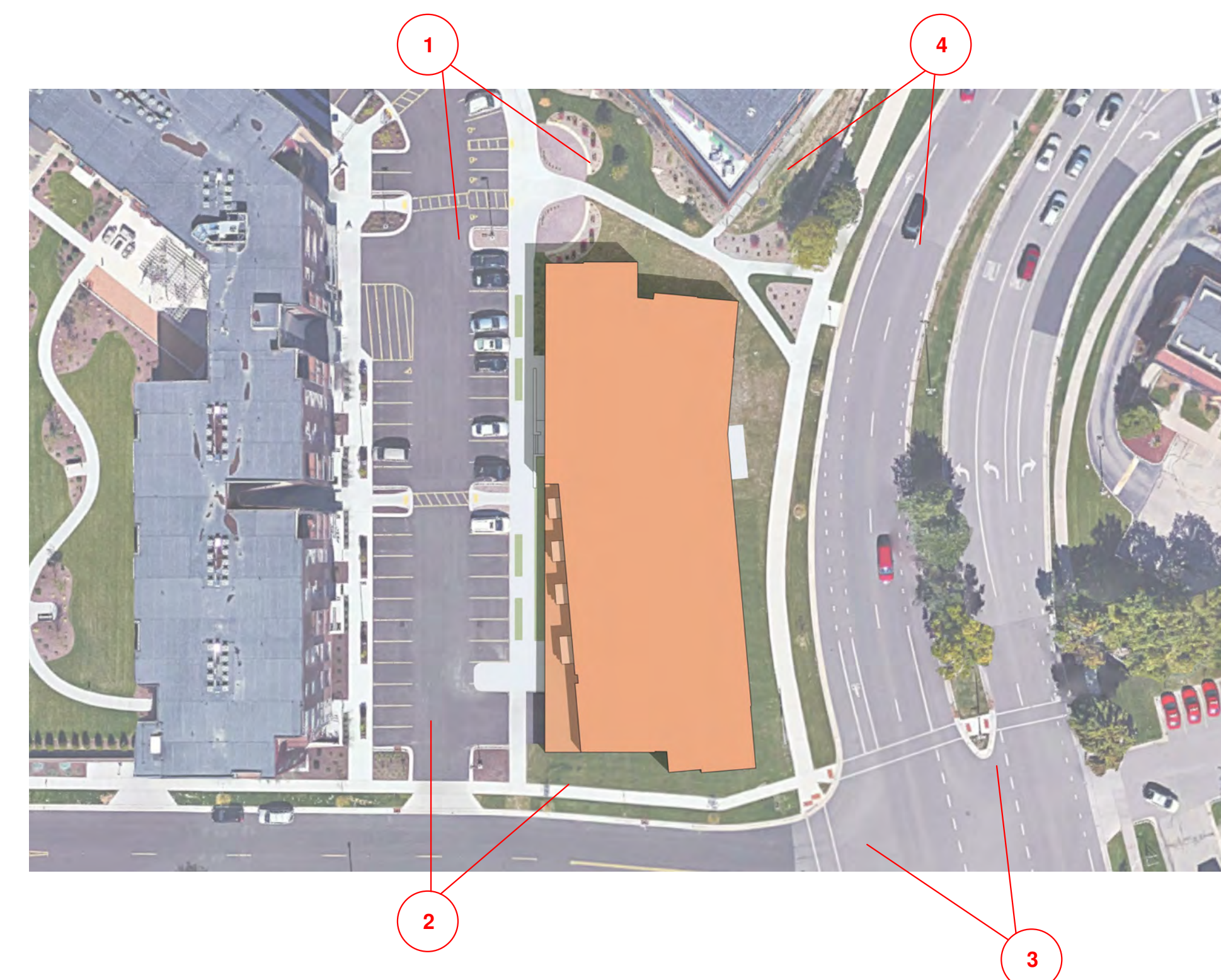
1 NW PERSPECTIVE



3 SE PERSPECTIVE



4 NE PERSPECTIVE



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2011.06.05

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2017.08.20	Land Use Application	

Date	Issuance/Revisions	Symbol

**BUILDING
PERSPECTIVES**