URBAN DESIGN COMMISSION APPLICATION

UDC

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

FOR OFFICE USE ONLY:

Date Received _____ Initial Submittal

Paid _____ Revised Submittal

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

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

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

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

1. Project Information

Address (list all addresses on the project site): 3357-3375 E Washington Avenue / 922-930 N Fair Oaks

Title: _____

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

UDC meeting date requested July 30, 2025

New development | Alteration to an existing or previously-approved development

Informational | Initial Approval | Final Approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Modifications of Height, Area, and Setback

Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Project contact person _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Property owner (if not applicant) JOHN R. BRIGHAM TRUST MARY B BANOVETZ TRUST & E (3361-3375 E Washington Ave & 922-920 N Fair Oaks)

Street address _____ City/State/Zip _____

Telephone _____ Email _____

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1. Project Information

Address (list all addresses on the project site): 3357-3375 E Washington Avenue / 922-930 N Fair Oaks

Title: _____

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

UDC meeting date requested October 8, 2025

☐ New development ☐ Alteration to an existing or previously-approved development

☐ Informational ☐ Initial Approval ☑ Final Approval

3. Project Type

☑ Project in an Urban Design District

☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

☐ Planned Development (PD)

- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)

☐ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Modifications of Height, Area, and Setback

☐ Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Travis Fauchald Company Volker

Street address 464 S Hickory St, Ste C City/State/Zip Fond du Lac, WI 54935

Telephone 952-334-7294 Email t.fauchald@volker.co

Project contact person Kevin Burow Company Knothe & Bruce Architects

Street address 8401 Greenway Blvd., Ste. 900 City/State/Zip Middleton, WI 53562

Telephone 608-836-3690 Email kburow@knothebruce.com

Property owner (if not applicant) 3357-59 EAST WASHINGTON AVENUE LLC

Street address _____ City/State/Zip _____

Telephone _____ Email _____

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

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

5. Required Submittal Materials

☐ **Application Form**

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

☐ **Letter of Intent**

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

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

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

☐ **Electronic Submittal**

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

☐ **Notification to the District Alder**

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 5/13/25.

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 Travis Fauchald Relationship to property Developer

Authorizing signature of property owner Mary B Banovetz (Jun 13, 2025 08:11 CDT) Date Jun 13, 2025

JOHN R. BRIGHAM TRUST MARY B BANOVETZ TRUST & E

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

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

☐ Urban Design Districts: $350 *(per §33.24(6) MGO)*.

☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*

☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*

☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*

☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

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Name of applicant Travis Fauchald Relationship to property Developer

Authorizing signature of property owner _____ Date 6.12.25

3357-59 EAST WASHINGTON AVENUE LLC

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— Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)

— Planned Multi-Use Site or Residential Building Complex

September 2, 2025

Ms. Meagan Tuttle
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703

Re: Letter of Intent – UDC Submittal- Final

922 -930 N Fair Oaks Ave. & 3357 – 3375 E Washington Ave.
KBA Project # 2439

Ms. Meagan Tuttle:

The following is submitted together with the plans and application for the staff, Urban Design Commission and Plan Commission's consideration of approval.

Organizational Structure:

Developer:
Volker
464 S Hickory St, Ste C
Fond du Lac, WI 54935
(952) 334-7294
Contact: Travis Fauchald
t.fauchald@volker.co

Architect:
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
Kburow@knothebruce.com

Civil Engineer:
JSD, Inc.
507 W Verona Ave., Ste. 500
Verona, WI 53593
(608) 848-5060
Contact: Matt Haase
matt.haase@JSDInc.com

Landscape Design:
JSD, Inc.
507 W Verona Ave., Ste. 500
Verona, WI 53593
(608) 848-5060
Contact: Matt Ammel
matt.ammel@JSDInc.com

Introduction:

The proposed affordable-housing, mixed-use development consists of two new multi-family buildings on a combined parcel at the corner of East Washington Avenue and North Fair Oaks Ave. Building 1 will be a new 5- Story, 171 unit mixed-use building with approximately 3,300 sf of ground floor commercial space and underground parking for 114 automobiles. Building 2 will be a new 2-story, 6 unit townhome building with individual private garages. The 9 parcels to be combined and redeveloped include: 922 - 930 N Fair Oaks Avenue & 3357 – 3375 E Washington Avenue. Located within the Carpenter-Ridgeway Neighborhood, the site is currently occupied by four rental properties and six commercial buildings. This project will provide affordable housing units for the benefit of the neighborhood and City. It is located within Urban Design District No. 5.

This application requests approval for the following:

- Construction of a mixed-use building with over 60 dwelling units
- Rezoning of the two properties located at 3357 E Washington Ave. and 3375 E. Washington Ave from TR-V1 to CCT.

The seven additional parcels to be combined are all currently zoned CCT. These parcels include:

- 922 N Fair Oaks Ave.
- 926 N Fair Oaks Ave.
- 930 N Fair Oaks Ave.
- 3361 E. Washington Ave.
- 3365 E. Washington Ave.
- 3371 E. Washington Ave.
- 3375 E. Washington Ave.

Upon approval of the proposed rezoning and development proposal, a new CSM will be prepared and recorded, combining all 9 parcels into a single parcel.

Project Description:

The architectural design of Building 1 includes recessed balconies and a balanced arrangement of materials, enhancing the character of the evolving East Washington Avenue corridor. High quality, durable materials include: composite horizontal siding, composite panels, and brick masonry. Consistent levels of detailing extend around all faces of the building. The design features both vertical and horizontal articulation and includes brightly colored vertical accent elements that wrap around the building. A distinctive corner of the building is highlighted with a two-story glass commercial space, complemented by color-accented panels on the upper stories.

Walk-up residential units along both primary street facades provide a strong human-scale, pedestrian connection to the building neighborhood. The two ends of the building are stepped-down to be 4 stories to soften the ends of the building where facing the residential neighbors. Additionally, the corner retail area will feature a semi-private outdoor seating area, creating an inviting gathering space that is accessible to patrons of the retail space as well as pedestrians utilizing the nearby BRT.

Building 2 is a two story (6 unit) townhouse-style building, placed in the SW corner of the property as a transitional buffer for the adjacent neighboring properties. Exterior materials and colors will be consistent with the material palette on Building 1.

Both indoor and outdoor common spaces are provided for the enjoyment of the residents. Included amenities are: Indoor community room for gathering, exercise room, on-site management office, outdoor plaza with grilling and seating areas along with a play structure for children. The landscaping design has been carefully considered, for its variation in height and texture for the visual and environmental enjoyment of both the residents and the general public. A combination of fencing and landscape screening has been included to provide privacy to adjacent neighbors.

Parking is provided at the underground level of the apartment building, and the six townhome units have private single garages. Surface parking is provided for both resident and guest use. Surface parking and underground parking can be accessed from both E. Washington Ave. and N. Fair Oaks Ave. The site is adjacent to a public BRT transit stop, allowing for easy access to many areas of the City.

City and Neighborhood Input:

We have met with City staff on several occasions for this proposed development including preapplication and DAT meetings. A neighborhood meeting was held on January 23, 2025, and the input from that meeting has helped shape this proposed development. Adjustments to the project in response to neighborhood concerns include: Increased commercial space along the East Washington façade, walk-up units to engage the sidewalk on N. Fair Oaks, and additional vehicular access via East Washington Ave. to address traffic concerns.

Conformance with UDD No. 5 Requirements

This preliminary design addresses the following Urban Design District 5 criteria:

- The terrace along East Washington Avenue and Fair Oaks will be added or expanded to a minimum of 8' in depth to allow for street tree plantings to occur in coordination with City Forestry guidelines.
- Off-street parking is located at the rear of the building with a dedicated drop-off location for residents, limited surface parking for guests and residents, and underground garage parking for resident use. Surface parking will be complemented by tree islands with a privacy fence along the rear lot lines adjacent to neighboring properties.
- Building signage will be integrated into the architecture of the building. Site and wayfinding signage will be integrated into the landscape plan. All signage will conform to Madison General Sign Ordinances.
- The building design incorporates high-durability composite materials with a masonry-clad ground level. The balance of materials remains consistent around all sides of the building.
- Accent colors are included via a rhythm of vertical, angled window bay elements as well as brightly colored composite panel sections at the ends and center of the building faces, visually dividing the building façades into smaller sections.
- The building scale corresponds to the urban character of East Washington Ave, providing a strong presence on a busy intersection adjacent to the newly-constructed mixed-use project across the street. The massing steps down at the end of the Fair Oaks wing of the building to reduce its scale as it faces the residential neighborhood to the South.
- A pedestrian-oriented retail space is sited prominently on the corner of East Washington Ave and Fair Oaks Ave, providing an attractive, glass storefront space with outdoor seating for the use of patrons.
- Exterior lighting will be designed with full cut-off fixtures, complying with all Madison Ordinances. Building lighting will be anti-glare in nature, providing localized lighting for residents' balconies and outdoor recreation areas.
- Landscaping includes a variety of hardy, colorful species, providing visual interest, shading, and privacy screening.

Exterior lighting will be designed with full cut-off fixtures, complying with all Madison Ordinances. Building lighting will be anti-glare in nature, providing localized lighting for residents' balconies and outdoor

Conditional Use Approvals:

The proposed development requires a conditional use to allow for mixed-use building over 60 dwelling units. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for higher density residential use. We have met or exceeded all standards of the CC-T zoning.

UDC Final Design Updates per UDC comments from 08/13/25 meeting:

- Townhome building exterior design has been refined, particularly in the upper level window placement and relationship between the horizontal masonry cap and window trim. Additional windows have been added to the two ends of the building along with vertical material changes. A concept section of the townhome building has been added to the drawings per Commissioner request.
- The corner patio area now includes a seating wall with enhanced landscaping for a more protected experience for the retail patrons. It will also provide an attractive space for pedestrians and riders of the BRT to stop and rest at.
- The Building 2 masonry façade along both Fair Oaks and East Washington has been enhanced with additional detailing and banding at the unit entrances as well as window jambs. A shallow black-painted steel canopy element has been added to all walk-up entrances, providing additional emphasis on the individual entrances.
- The white color on the Building 2 façade has been changed to a black panel. This provides better cohesion on the façade as a whole as well as with the corner glass retail space.
- The vehicular drive, pedestrian sidewalks, and resident entry sequence has been updated on the back side of the building. The focus on the design updates was the reduction of paved surfaces (3,291 sf less than the previous plan), enhanced pedestrian movement and more functional recreation space. Additional plantings have been added throughout the property.
- Enhanced pedestrian / physical connection between the townhome building and the Building 2 via modified sidewalk connection/crosswalk locations and visual distinction between the asphalt drive and the concrete individual driveways.
- Additional plantings and trees are now provided around the townhouse building

Site Development Data:

Densities:	
Lot Area	104,438 S.F./ 2.40 acres
Dwelling Units	177 D.U.
Lot Area / D.U.	590 S.F./ D.U.
Density	73.8 units/acre
Lot Coverage	74,274 SF / 71 %

Building Heights:

Building 1 (Apartment):	5 Stories / 66'-0"
Building 2 (Townhome):	2 Stories / 25'-0"

Commercial Area:

Building 1 (Apartment):	3,286 SF
Building 2 (Townhome):	N/A

Dwelling Unit Mix:

Building 1(Apartment):		Building 2 (Townhome):	
One Bedroom	76	One Bedroom	0
Two Bedroom	68	Two Bedroom	0
Three Bedroom	27	Three Bedroom	06
Total	171 D.U.	Total	06 D.U.

Vehicle Parking:

Building 1(Apartment):		Building 2 (Townhome):	
Underground	114	Garage	6
Surface parking lot	34	Surface Parking	6
Total	149 vehicle stalls	Total	12 vehicle stalls

Site Total: 161 Stalls

Bicycle Parking:

Building 1(Apartment):			Building 2 (Townhome):	
Long Term- Garage	165		Long Term- Garage	6 + (3 in Bldg #1)
Long Term- Surface	17			
Short Term- Guest	19			
Short Term- Commercial	7		Short Term- Guest	1
Total	208	bike stalls	Total	10 bike stalls

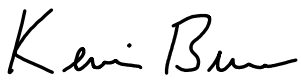
Site Total: 218 bike stalls

Project Schedule:

It is anticipated that construction will start in Early Fall 2026 and be completed in Fall 2027

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member



WDGE1 LED
Architectural Wall Sconce

Catalog Number

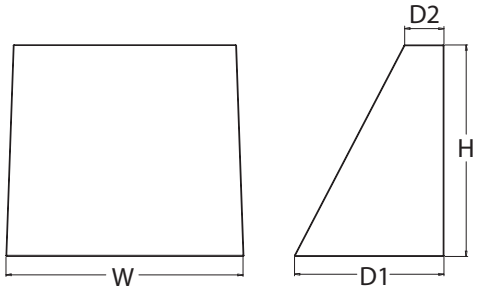
Notes Volker Fair Oaks

Type Lighting Fixture Type A

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

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

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

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P1	30K 3000K	90CRI	VW Visual comfort wide	347[2]	SRM Surface mounting bracket
	P2	35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3]
		40K 4000K				**Shipped separately**
		50K[1] 5000K				AWS 3/8inch Architectural wall spacer[4]
						PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[4]

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

1 50K not available in 90CRI.
2 347V not available with E4WH, DS, DSLE or PE.
3 Not qualified for DLC. Not available with E4WH.
4 For PBBW and AWS with CCE option, require an RFA.
5 E4WH not available with PE or DS.
6 PE not available with DS.
7 DS is not available with P0.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0
		VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P0	7W	0.060	0.035	0.030	0.026	--
	9W	--	--	--	--	0.026
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

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

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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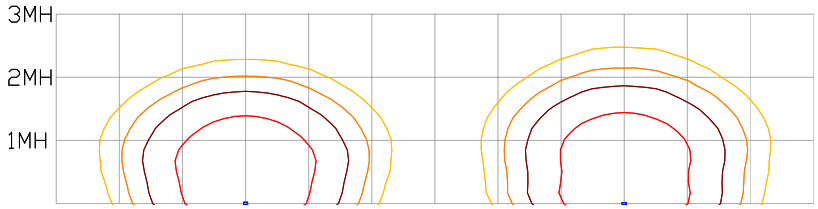
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

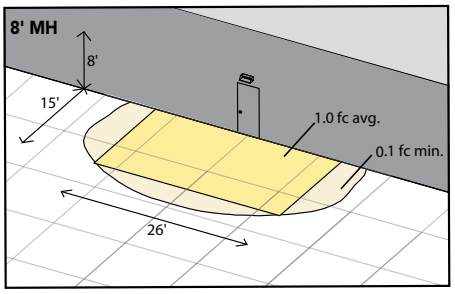
Emergency Battery Backup

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

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

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

Grid = 10ft x 10ft

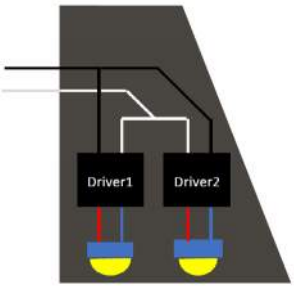


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

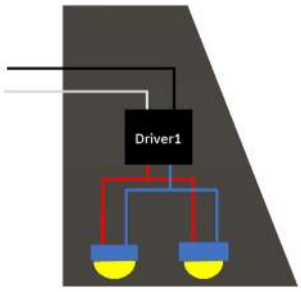
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

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



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Mounting, Options & Accessories



E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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WAC LIGHTING

Rockport

Outdoor Wall Sconce 3000K

Fixture Type:

Catalog Number:

Project: Volker Fair Oaks

Location: Lighting Fixture Type B

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W77211 11"	3000K	❍ BK Black	17W	1346	763

Example: **WS-W77211-BK**
For custom requests please contact customs@waclighting.com



DESCRIPTION

Industrial style meets nautical edginess. A look and design reliable for a pragmatic and aesthetic approach to the workplace or the home.

FEATURES

- Downlight illumination
- ACLED driverless technology
- 5 Year warranty

SPECIFICATIONS

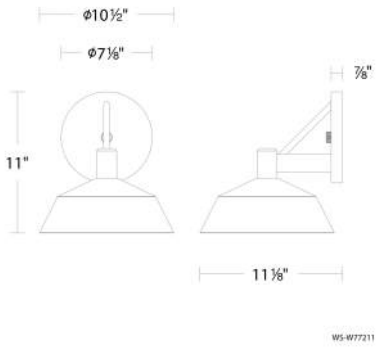
Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI	90
Dimming:	ELV: 100-10% , TRIAC: 100-10%
Rated Life:	54,000 Hours
Standards:	ETL, cETL, IP65, Title 24 JA8 Compliant, Wet Location Listed
Construction	Aluminum body, etched acrylic diffuser

FINISHES:



Black

LINE DRAWING:



LITHONIA LIGHTING®

Catalog Number	
Notes	Volker Fair Oaks
Type	Lighting Fixture Type C

FEATURES & SPECIFICATIONS

INTENDED USE — The 3" Wafer-Thin LED recessed downlight with remote driver box combines high quality light output and efficiency while eliminating the pot light housing for competitive affordability. This innovate wafer-slim Type IC design allows easy installation for new construction or remodel from below the ceiling without the requirement of a pot light housing for insulation. The LED module maintains at least 70% light output for 36,000 hours. These LED Wafer downlights are intended for closets, attics, hallways, bathrooms, kitchens, basements, soffits, entry ways, porches, garages, stairwells, corridors, nursing/retirement homes, condos, elevators, apartments, and any other small areas.

CONSTRUCTION — IC rated driver and fixture - approved for direct contact with insulation. Aluminum die cast outer frame. Durable, powder coat paint to prevent rust. Round fixture with integral edge-lit LED's. Plenum rated cable connector to connect from module to remote driver box. Isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (8) 14 gauge insulated conductors, or (6) 12 gauge insulated conductors; making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chain applications and contractor friendly.

INSTALLATION — Ideal for shallow ceiling plenum; no housing required. Steel spring clip for easy installation. 3" cut out template is provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 3 1/8 inches for this product. Suitable for installation in t-grid and drop ceiling applications. 6" plenum space required for installation of remote driver box.

OPTICS — Wafer-Thin downlight edge-lit LED technology uses light guided plate to distribute light. Polycarbonate lens provides even illumination throughout the space. Utilizes 2700K, 3000K, and 4000K color temperature LEDs.

ELECTRICAL — Connect directly to 120V power supply via provided UL recognized driver. Driver and Fixture Wet location approved and IC rated. High efficient driver with power factor > 0.9. Ambient operating temperature: -40°F (-40°C) to +104°F (+40°C). Dimming down to 10% (See page 2 for recommended dimmers). Standard input wattage is 8W ,68 lumens per watt. Actual wattage may differ by +/- 5% when operating at 120V +/- 10%. Replaces 50W incandescent.

LISTINGS — CSA certified to US and Canadian safety standards. ENERGY STAR® qualified. Wet location. Air Tight certified in accordance with ASTM E283-2004. NOM certified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

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

Wafer LED Recessed Downlight

WF3
3" LED Module

IC/Non-IC
New Construction/Remodel

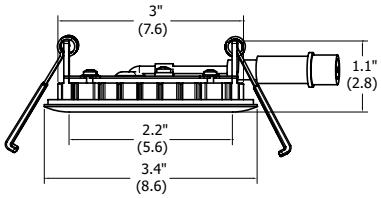


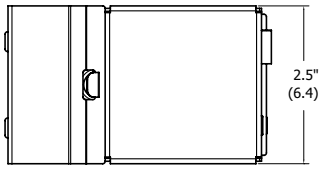


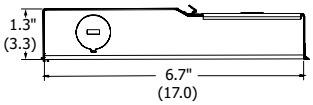
Matte black | Brushed nickel | Oil-rubbed bronze

Specifications

Aperture:	2.2 (5.6)
Ceiling opening:	3 (7.6)
Overlap trim:	3.4 (8.6)
Height:	1.1 (2.8)







All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).** **Example:** WF3 LED 30K MW

WF3	LED		
Series	**Lamp**	**CCT/CRI/W/Lumens[1]**	**Finish**
WF3 3" wafer-thin LED downlight	**LED** LED	**27K**[2] 2700K/80CRI/8W/540L	**MW** Matte white
		30K 3000K/80CRI/8W/550L	**MB** Matte black
		40K 4000K/80CRI/7.9W/590L	**BN** Brushed nickel
			ORB Oil-rubbed bronze

Accessories: *Order as separate catalog number.*

WF3 PAN R12	3" new construction pan, retail pack of 12
WFEXC6 U	6' FT4 cable
WFEXC10 U	10' FT4 cable
WFEXC20 U	20' FT4 cable



WF3_Pan



Extension Cable

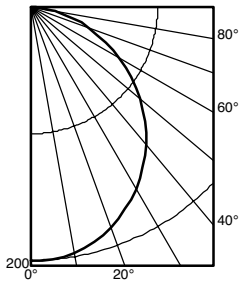
Notes
1 Total system delivered lumens.
2 Available in Matte White only.

WF3 3" LED Wafer Module

PHOTOMETRICS

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

WF3 LED 27K, 2700 K LEDs, 8 watts, 545 lumens, 68.1 lm/w, test no. ISF 30891P2



	Ave	Lumens
0	201	
5	200	19
15	192	54
25	176	81
35	154	96
45	127	98
55	97	86
65	65	65
75	34	36
85	8	9
90	0	

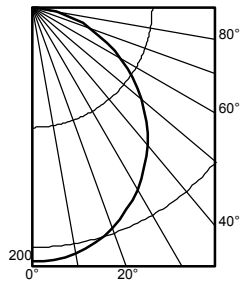
Zone	Lumens	% Lamp
0° - 30°	154.4	28.3
0° - 40°	250.9	46.0
0° - 60°	435.3	79.8
0° - 90°	545.2	100.0
90° - 180°	0.0	0.0
0° - 180°	545.2	*100.0

*Efficiency

pf		80%			20%	70%			50%	
pc										
pw		50%	30%	10%	50%	30%	10%	50%	30%	10%
0		119	119	119	116	116	116	111	111	111
1		104	100	96	102	98	95	98	94	92
2		91	84	79	89	83	78	86	80	76
3		80	72	65	78	71	65	75	69	64
4		71	62	56	70	61	55	67	60	54
5		63	54	48	62	54	48	60	53	47
6		57	48	42	56	48	42	54	47	41
7		52	43	37	51	43	37	50	42	37
8		47	39	33	47	39	33	45	38	33
9		43	35	30	43	35	30	42	35	30
10		40	32	27	40	32	27	39	32	27

Mounting Height	Inital FC Center Beam	50% beam - 63.3° Diameter	FC	10% beam - 108.2° Diameter	FC
8.0	6.6	6.8	3.3	15.2	0.7
10.0	3.6	9.2	1.8	20.7	0.4
12.0	2.2	11.7	1.1	26.2	0.2
14.0	1.5	14.2	0.8	31.8	0.2
16.0	1.1	16.6	0.6	37.3	0.1

WF3 LED 30K, 3000 K LEDs, 8 watts, 550 lumens, 68.8 lm/w, test no. ISF 30891



	Ave	Lumens
0	212	
5	212	20
15	203	57
25	186	86
35	163	102
45	134	104
55	102	91
65	69	68
75	36	38
85	8	10
90	0	

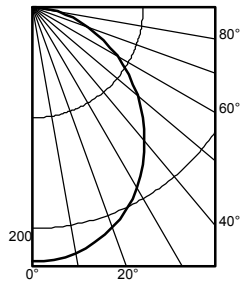
Zone	Lumens	% Lamp
0° - 30°	163.2	28.3
0° - 40°	265.1	46.0
0° - 60°	460.0	79.8
0° - 90°	576.1	100.0
90° - 180°	0.0	0.0
0° - 180°	576.1	*100.0

*Efficiency

pf		80%			20%	70%			50%	
pc										
pw		50%	30%	10%	50%	30%	10%	50%	30%	10%
0		119	119	119	116	116	116	111	111	111
1		104	100	96	102	98	95	98	94	92
2		91	84	79	89	83	78	86	80	76
3		80	72	65	78	71	65	75	69	64
4		71	62	56	70	61	55	67	60	54
5		63	54	48	62	54	48	60	53	47
6		57	48	42	56	48	42	54	47	41
7		52	43	37	51	43	37	50	42	37
8		47	39	33	47	39	33	45	38	33
9		43	35	30	43	35	30	42	35	30
10		40	32	27	40	32	27	39	32	27

Mounting Height	Inital FC Center Beam	50% beam - 63.3° Diameter	FC	10% beam - 108.2° Diameter	FC
8.0	7.0	6.8	3.5	15.2	0.7
10.0	3.8	9.2	1.9	20.7	0.4
12.0	2.3	11.7	1.2	26.2	0.2
14.0	1.6	14.2	0.8	31.8	0.2
16.0	1.2	16.6	0.6	37.3	0.1

WF3 LED 40K, 4000 K LEDs, 7.9 watts, 590 lumens, 74.7 lm/w, test no. ISF 31230



	Ave	Lumens
0	230	
5	229	22
15	219	62
25	202	93
35	174	109
45	141	109
55	106	95
65	70	70
75	38	40
85	9	11
90	1	

Zone	Lumens	% Lamp
0° - 30°	176.6	29.0
0° - 40°	285.2	46.8
0° - 60°	488.6	80.2
0° - 90°	609.5	100.0
90° - 120°	0.1	0.0
90° - 130°	0.1	0.0
90° - 150°	0.1	0.0
90° - 180°	0.1	0.0
0° - 180°	609.6	*100.0

*Efficiency

pf		80%			20%	70%			50%	
pc										
pw		50%	30%	10%	50%	30%	10%	50%	30%	10%
0		119	119	119	116	116	116	111	111	111
1		104	100	96	102	98	95	98	95	92
2		91	84	79	89	83	78	86	80	76
3		80	72	66	79	71	65	76	69	64
4		71	63	56	70	62	55	67	60	55
5		64	55	48	63	54	48	60	53	47
6		57	49	42	57	48	42	55	47	42
7		52	44	37	51	43	37	50	42	37
8		48	39	33	47	39	33	46	38	33
9		44	36	30	43	35	30	42	35	30
10		40	33	27	40	32	27	39	32	27

Mounting Height	Inital FC Center Beam	50% beam - 62.8° Diameter	FC	10% beam - 107.4° Diameter	FC
8.0	7.6	6.7	3.8	15.0	0.8
10.0	4.1	9.2	2.0	20.4	0.4
12.0	2.5	11.6	1.3	25.9	0.3
14.0	1.7	14.0	0.9	31.3	0.2
16.0	1.3	16.5	0.6	36.8	0.1

DIMMER COMPATIBILITY

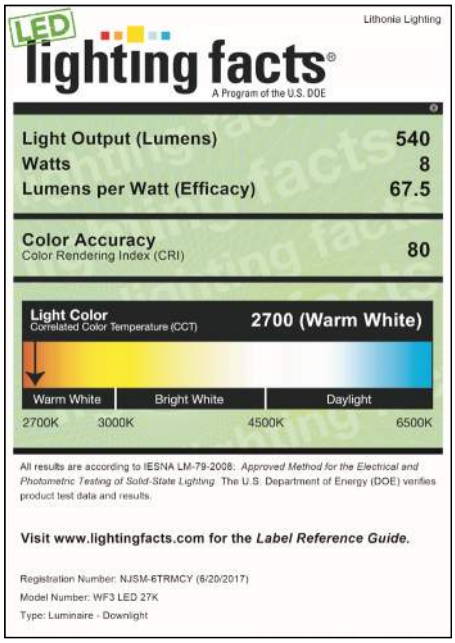
COMPATIBLE DIMMERS					
Leviton	**Lutron**			**Sensorswitch**	**Synergy/Leviton**
6633-PA	Maestro MACL-153M (TX)	Diva/Skylark DVRP-253PCTRP-253P	Panel Module HW/LP-RPM-4A-120	nSP5 PCD 2W	ISD 600 I 120/IPI06
IPL06-LED/INC mode	Maestro Wireless MRF2-6ELV	Skylark CTCL-150	Panel Module HW/LP-RPM-4U-120	nSP5 PCD ELV 120	ISD 400 ELV 120/IPE04
6615-P	Gen 3.0 DVCL-153P (T9)	Caseta Wireless PD-5NE	Grafik QS/Wallbox LQRJ-WPM-6P		
	Maestro MSCL-OP153M	Maestro MACL-LFQ	Grafik Eye 3000 Family HWI-WPM-6D-120		
	Caseta Wireless PD-6WCL	RadioRA2 RRD-6NA	HomeWorksQS / my Room LQSE-4A1-D/ MQSE-4A1-D/MQSE-3A1/MQSE-2A1-D,120V		
	Grafik T GT-5NEM / GTJ-5NEM	HomeWorks HQRD-6NA	Homeworks QS LQSE-4A-120-D		

*Requires Lutron Smart Bridge L-BDG2-WH for wireless applications (sold separately)

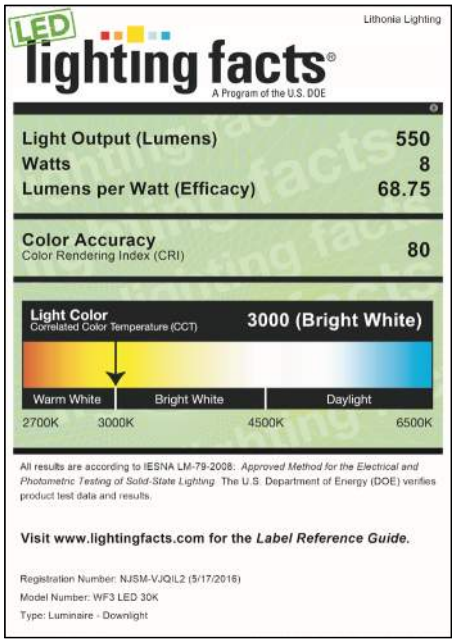
DOWNLIGHTING: One Lithonia Way, Conyers, GA 30012 Phone: 800-315-4935 Fax: 770-860-3129 www.lithonia.com
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Rev. 01/25/21

ENERGY DATA

3" ENERGY DATA - 2700K	
Lumens	540
Color temperature	2700K
CRI	80
Lumens/Watt	67.5
Min. starting temperature	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A standards
Input voltage	120V
Total Harmonic Distortion	13.5%
Min. power factor	0.97
Input frequency	50/60 Hz
Rated wattage	8W
Input power	8W
Input current	0.07A



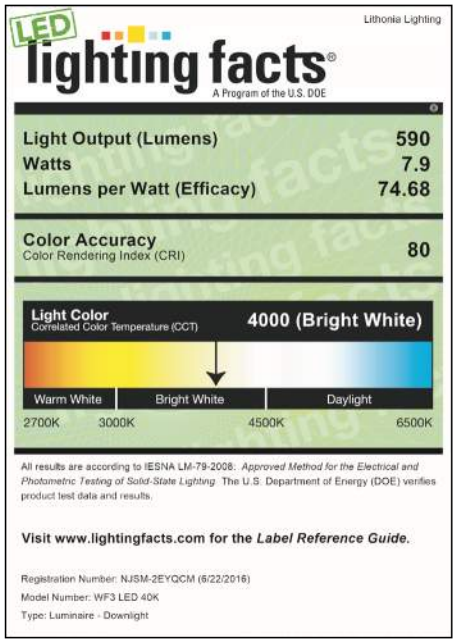
3" ENERGY DATA - 3000K	
Lumens	550
Color temperature	3000K
CRI	80
Lumens/Watt	68.75
Min. starting temperature	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A standards
Input voltage	120V
Total Harmonic Distortion	13.5%
Min. power factor	0.97
Input frequency	50/60 Hz
Rated wattage	8
Input power	8W
Input current	0.07A



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Rev. 01/25/21

ENERGY DATA

3" ENERGY DATA - 4000K	
Lumens	590
Color temperature	4000K
CRI	80
Lumens/Watt	74.68
Min. starting temperature	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A standards
Input voltage	120V
Total Harmonic Distortion	13.5%
Min. power factor	0.97
Input frequency	50/60 Hz
Rated wattage	7.9
Input power	7.9W
Input current	0.07A



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CLIFF 3418 / 3419

PROJECT PROJET

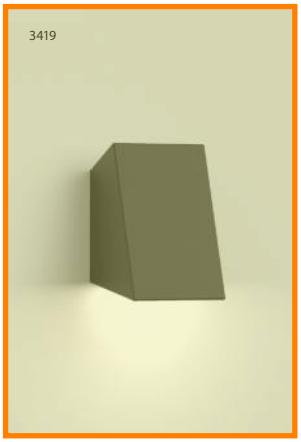
SPEC TYPE

NOTES

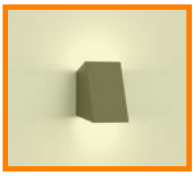
Volker Fair Oaks

Lighting Fixture Type D





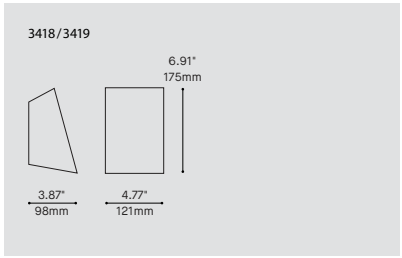
FINISH FINI



BLKE



WHE



ORDERING SPECIFICATION SPÉCIFICATION DE COMMANDE — CODE

MODEL MODÈLE

3418	CLIFF – DUAL DIRECTION
3419	CLIFF – SINGLE DIRECTION

LIGHT SOURCE SOURCE LUMINEUSE

3418	
LED.LO	LOW OUTPUT
LED	REGULAR OUTPUT
LED.HO	HIGH OUTPUT
3419	
LED	REGULAR OUTPUT
LED.HO	HIGH OUTPUT

COLOR TEMPERATURE TEMPÉRATURE DE COULEUR

30	3000K
35	3500K
40	4000K

COLOR RENDERING INDEX (CRI) INDICE DE RENDU DE COULEUR (IRC) — 90

90	90+ CRI

VOLTAGE VOLTAGE

120V	120 VOLT
277V	277 VOLT

DIMMING OPTION OPTION DE GRADATION

DV	0-10V DIMMING (120V-277V)
DP	PHASE DIMMING (120V ONLY)
	LED DIMMING DRIVER IS STANDARD IN THIS PRODUCT, PLEASE SPECIFY YOUR DIMMING TYPE

EMERGENCY BATTERY BATTERIE D'URGENCE

FOR INDOOR INSTALLATION ONLY. FOR 120V-227V ONLY. EM DRIVER BOX INCLUDED, INSTALLED REMOTELY.
SEE EM GUIDE FOR DETAILS.

EMB*	EMERGENCY BATTERY FOR REMOTE BOX
	* 3981EA ACCESSORY IS REQUIRED

HOUSING FINISH FINI BOITIER

BLKE	BLACK FINE TEXTURE
WHE	WHITE FINE TEXTURE

DIFFUSER FINISH FINI DIFFUSEUR — FRO

FRO	FROSTED

ACCESSORY ACCESSOIRE

3981EA	ELECTRICAL BOX FOR EMB EMERGENCY BATTERY

PRODUCT CHARACTERISTICS CARACTÉRISTIQUES DU PRODUIT

ADA BIM DIM EMB IES LED

DESIGN: A minimal yet rugged design; Cliff's charm is expressed through its simplicity and ingenuity. Its dual (3418) or single (3419) light output, can illuminate any space whether outdoor or indoor. (ADA compliant).

INSTALLATION: Minimalist wall mounted installation with no visible fasteners. Cliff can be installed in two different vertical positions.

LIGHT SOURCE: Custom designed LED module available in various light outputs. Offered with standard dimming options 0-10V (DV) or phase (DP).

HOUSING: Durable die cast aluminum housing allows for high resistance to various weather conditions. Offered in a black or white textured finish.

CERTIFIED: c-CSA-us. Rated IP65/UL Wet (water resistance).

CONCEPTION: Un design à la fois minimaliste et robuste; Cliff démontre son charme par sa simplicité et son ingéniosité. Son éclairage double (3418) ou simple (3419) peut illuminer tout espace, extérieure ou intérieur. (Conforme à l'ADA).

INSTALLATION: Installation murale minimale sans vis apparente. Cliff peut être installé dans deux différentes positions verticales.

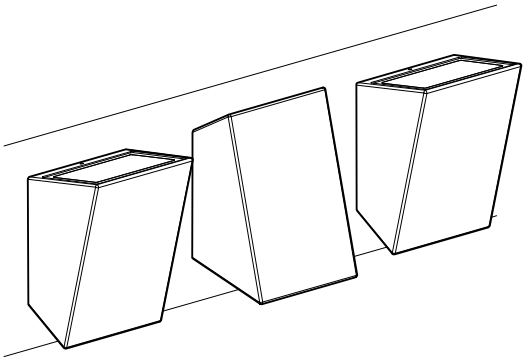
SOURCE LUMINEUSE: Module DEL unique offert avec plusieurs options d'intensité lumineuse. Disponible avec gradation standard de type 0-10V (DV) ou phase (DP).

BOITIER: Boitier durable en aluminium moulé permet une haute résistance aux conditions extérieures variées. Disponible en fini texturé noir ou blanc.

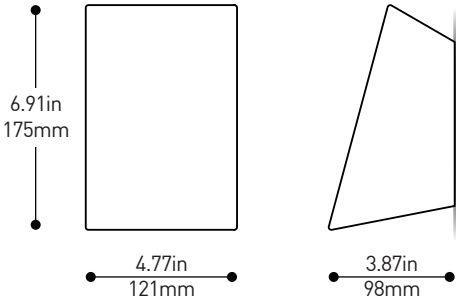
CERTIFIÉ: c-CSA-us. Évalué IP65/UL Wet (résistance à l'eau).

Eureka Lighting © 2021

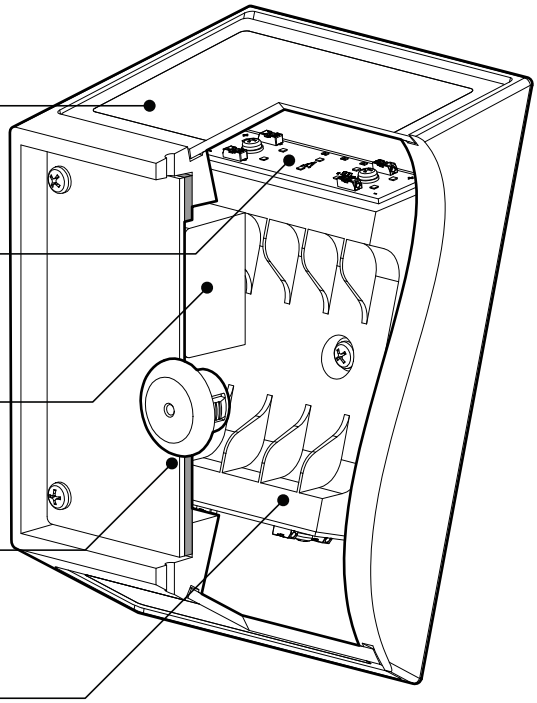
CLIFF 341X



SWITCH THINGS UP
Cliff can be fixed in various positions to create unique patterns



IP 65 UL WET



DURABLE DIFFUSER
A solid frosted tempered glass lens produces a diffused wide beam angle

CUSTOM LED MODULE
Custom LED module with a powerful output. Cliff is available with a dual (3418) or single (3419) light source

INTEGRATED DRIVER
Standard electronic driver integrated within the fixture with choice of 0-10V dimming or phase dimming

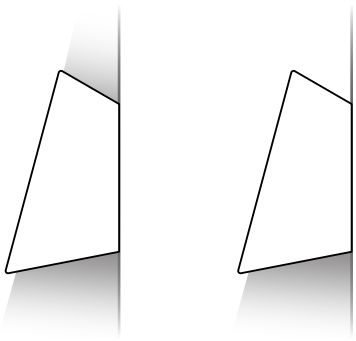
FACTORY-SEALED
With its clever sealing system, Cliff was designed to resist any water infiltration

THERMAL MANAGEMENT
A custom designed heat sink helps dissipate much of the heat emitted from the LED modules

ADA COMPLIANT
With less than 4" in depth, Cliff is ideal for environments where ADA compliance is required

3418
Dual direction

3419
Single direction

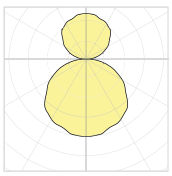


PRODUCT SPECIFICATION	3418	3419
PERFORMANCE		
SYSTEM WATTAGE (LO/REG/HO)	11.4W / 16.7W / 23.9W	8.5W / 12W
DELIVERED LUMENS (4000K)	904LM / 1253LM / 1688LM	778LM / 1048LM
OTHER INFORMATIONS		
LUMINAIRE'S WEIGHT	7LBS / 3KG	7LBS / 3KG
L70 (LUMEN MAINTENANCE)	> 60 000 HRS	> 60 000 HRS

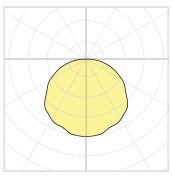
EFFICACY MULTIPLIERS

CRI	CCT	FACTOR
80+	4000K	1.00
80+	3500K	0.94
80+	3000K	0.94
80+	2700K	0.94
90+	4000K	N/A
90+	3500K	N/A
90+	3000K	N/A
90+	2700K	N/A

LIGHT DISTRIBUTION



3418



3419

5 years warranty

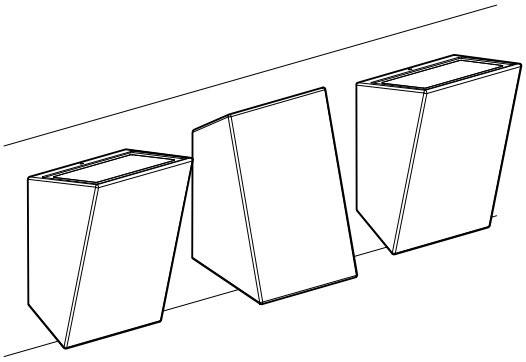
Visit our website for warranty terms and conditions.

EUREKA

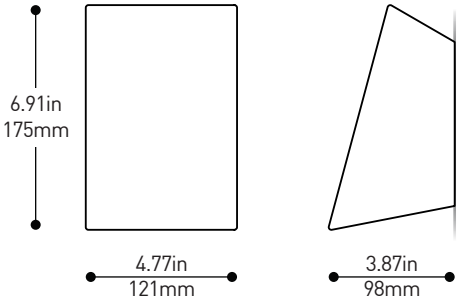
TECHNICAL DATA

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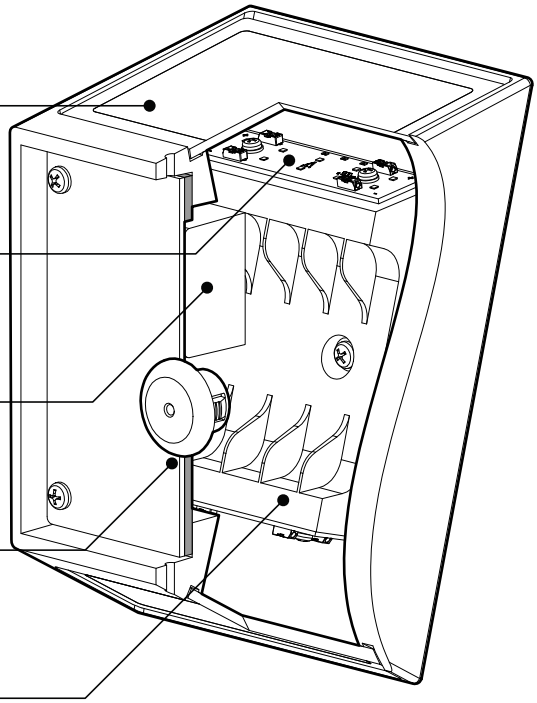
CLIFF 341X



CHANGER DE SENS
Cliff peut être installé dans différentes positions, permettant de créer des installations uniques



IP 65 **UL WET**



DIFFUSEUR DURABLE
Une lentille givrée en verre trempé produit un large faisceau lumineux diffus

MODULE LED UNIQUE
Puissant module DEL. Cliff est offert avec une source lumineuse double (3418) ou unique (3419)

ALIMENTATION INTÉGRÉ
Unité d'alimentation intégré à l'intérieur du luminaire avec choix de gradation 0-10V ou gradation phase

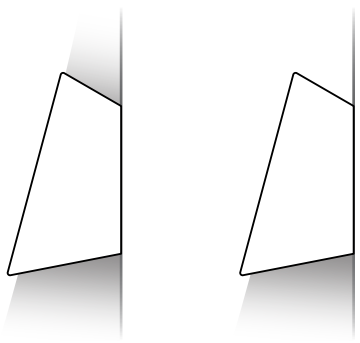
SCELLÉ EN USINE
Avec son système d'étanchéité ingénieux, Cliff a été conçu pour résister aux infiltrations d'eau

GESTION THERMIQUE
Un dissipateur thermique gère efficacement la chaleur émise par les modules DEL

CONFORME A L'ADA
Avec moins de 4" de profondeur, Cliff est idéal pour tous environments où la conformité à l'ADA est requise

3418
Direction double

3419
Direction unique

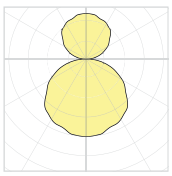


SPÉCIFICATION PRODUIT	3418	3419
PERFORMANCE		
PUISSANCE TOTALE (LO/REG/HO)	11.4W / 16.7W / 23.9W	8.5W / 12W
LUMENS RÉELS (4000K)	904LM / 1253LM / 1688LM	778LM / 1048LM
AUTRES INFORMATIONS		
POIDS PAR TÊTE	7LBS / 3KG	7LBS / 3KG
L70 (MAINTENANCE DE LA LUMIÈRE)	> 60 000 H	> 60 000 H

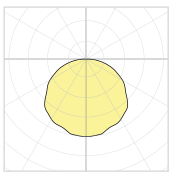
FACTEUR D'EFFICACITÉ

IRC	CCT	FACTEUR
80+	4000K	1.00
80+	3500K	0.94
80+	3000K	0.94
80+	2700K	0.94
90+	4000K	N/A
90+	3500K	N/A
90+	3000K	N/A
90+	2700K	N/A

DISTRIBUTION LUMINEUSE



3418



3419

Visitez notre site Web pour les termes et conditions.

EUREKA

DONNÉES TECHNIQUES

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WAC LIGHTING

Slant

11" Outdoor Wall Sconce 3000K

Fixture Type:

Catalog Number:

Project: Volker Fair Oaks

Location: Lighting Fixture Type E

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W14911 11"	3000K	❍ BK Black	7W	441	353

Example: **WS-W14911-BK**
For custom requests please contact customs@waclighting.com



DESCRIPTION

Cleverly designed, minimalistic lighting.

FEATURES

- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

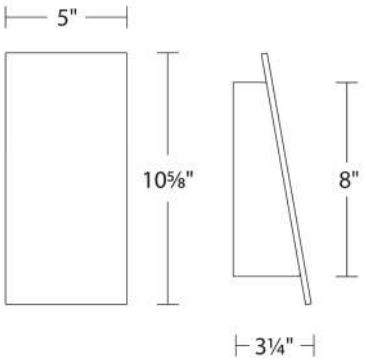
Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI	90
Dimming:	ELV: 100-10%
Rated Life:	50,000 Hours
Mounting:	Can be mounted on wall vertically or upside down
Standards:	ETL, cETL, IP65, Title 24 JA8 Compliant, ADA, Wet Location Listed
Construction	Aluminum body with glass lens

FINISHES:



Black

LINE DRAWING:





D-Series Size 0
LED Area Luminaire

Catalog Number

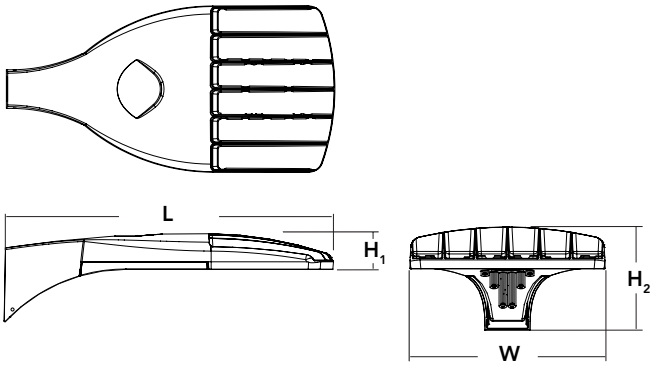
Notes Volker Fair Oaks

Type Lighting Fixture Types F through H

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

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height$_1$:	3" (7.62 cm)
Height$_2$:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT[3,4] 120[4] 208[4] 240[4] 277[4] 347[4,5] 480[4,5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options		Other options	Finish *(required)*
Shipped installed		**Shipped installed**	DDBXD Dark bronze
NLTAIR2 nLight AIR generation 2 enabled[8,9]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[14,15]	HS House-side shield[17]	DBLXD Black
PIRHN Network, high/low motion/ambient sensor[10]	PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[14,15]	SF Single fuse (120, 277, 347V)[4]	DNAXD Natural aluminum
PER NEMA twist-lock receptacle only (control ordered separate)[11]	PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[14,15]	DF Double fuse (208, 240, 480V)[4]	DWHXD White
PER5 Five-pin receptacle only (control ordered separate)[11,12]	PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[14,15]	L90 Left rotated optics[1]	DDBTXD Textured dark bronze
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate)[11,12]	FAO Field adjustable output[16]	R90 Right rotated optics[1]	DBLBXD Textured black
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[13]		DDL Diffused drop lens[17]	DNATXD Textured natural aluminum
		Shipped separately	DWHGXD Textured white
		BS Bird spikes[18]	
		EGS External glare shield[18]	

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Ordering Information

Accessories

Ordered and shipped separately.

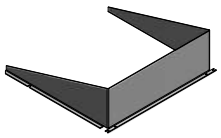
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [19]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [19]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [19]
DSHORT SBK U	Shorting cap [19]
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 [17]
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 [17]
DSX0HS 40C U	House-side shield for P5,P6 and P7 [17]
DSX0DDL U	Diffused drop lens (polycarbonate) [17]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) [20]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [6]

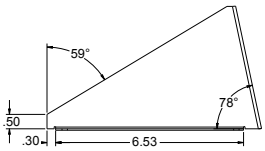
For more control options, visit DTL and ROAM online. Link to nLight Air 2

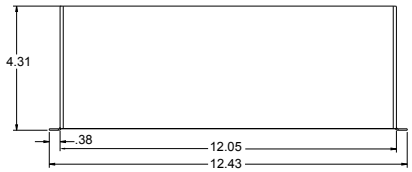
NOTES

1 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
2 Not available with HS or DDL.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
5 Not available with BL30, BL50 or PNMT options.
6 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
7 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
8 Must be ordered with PIRHN.
9 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
10 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
12 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
13 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V.
14 Reference Motion Sensor table on page 3.
15 Reference PER Table on page 3 to see functionality.
16 Not available with other dimming controls options.
17 Not available with BLC, LCCO and RCCO distribution.
18 Must be ordered with fixture for factory pre-drilling.
19 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
20 For retrofit use only.

EGS – External Glare Shield

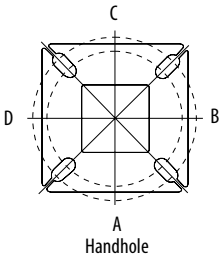


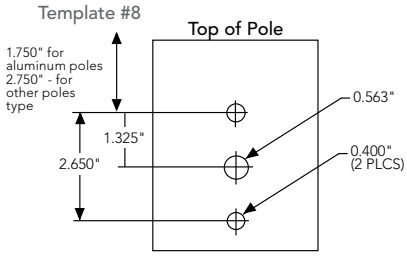




Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

							
Mounting Option	**Drilling Template**	**Single**	**2 @ 180**	**2 @ 90**	**3 @ 90**	**3 @ 120**	**4 @ 90**
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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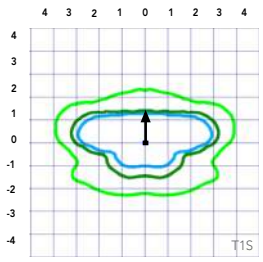
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

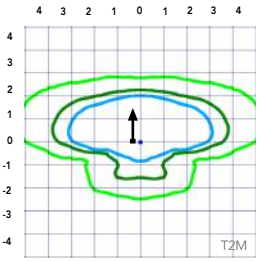
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND

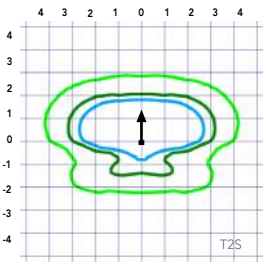
- 0.1 fc
- 0.5 fc
- 1.0 fc



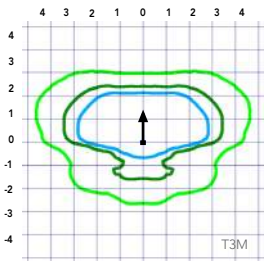
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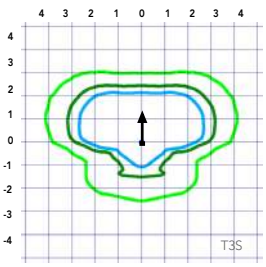
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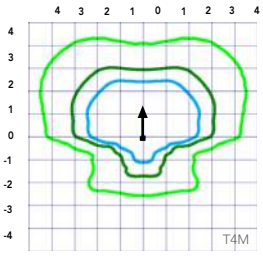
Test No. LTL23457P25 tested in accordance with IESNA LM-79-08.



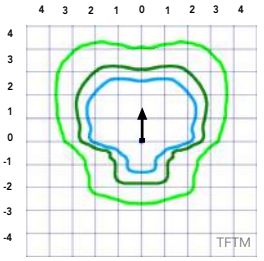
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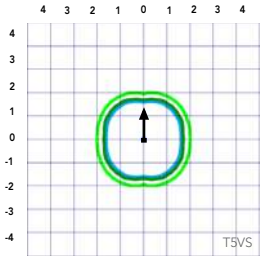
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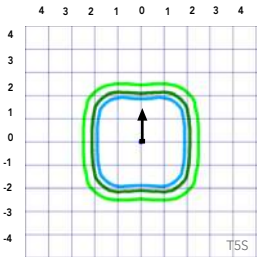
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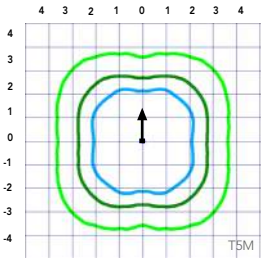
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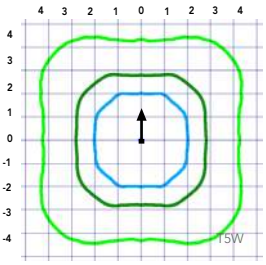
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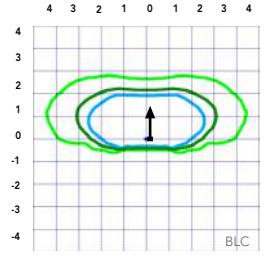
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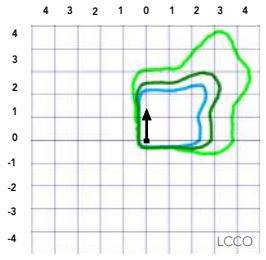
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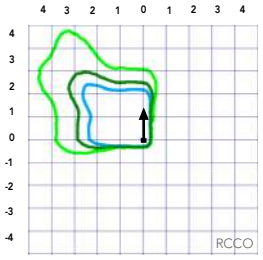
Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



Test No.



Test No.



Test No.

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Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use with separate Dusk to Dawn or timer.						

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nomenclature	Descripton	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the lumiaire; wired to the driver dimming leads.	Allows the lumiaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independantly for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
					5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
P11	30	700	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132
				T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78
P12	30	1050	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125
				T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125
				T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44
					5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44

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A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

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

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

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

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

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

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AURORALIGHT

PROJECT: Volker Fair Oaks

SKU #: Lighting Fixture Type K TYPE:

CENTINELA

PTA118104

The Centinela is a low-energy, high-performance LED path light. Its stylish, contemporary design and slim profile allow it to blend seamlessly into the surrounding landscape.

- Thermally Integrated® w/ Copper Core Technology®
- Cree LED™ XP-L®
- Field serviceable LED module
- Ideal for wide pathways & walkways



CONFIGURATOR:

	LED	FINISH
PTA118104		
( ) = Most common configuration	***(2703) 2700K 3W*** (3003) 3000K 3W	***(NAT) Natural Brass*** (BLP) Bronze Living Patina (BLPX) Extra Dark BLP (NI) Nickel PVD

AVAILABLE FINISHES:



NAT
Natural Brass/ Copper



BLP
Bronze Living Patina



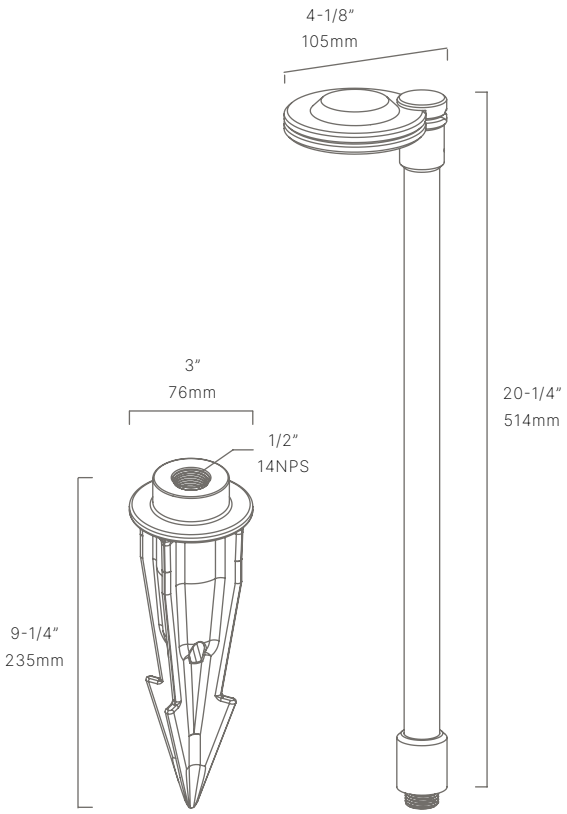
BLPX
Extra Dark Bronze Living Patina



NI
Nickel PVD

FIXTURE DIMENSIONS	L4-1/8" x H20-1/4"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	3W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	179lm (3000K)
DIMMABLE	Yes, Dim to <10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Yes, Included 1/2" NPS Adapter
GROUND STAKE	Yes, Included MGS001109
FINISH	Included Natural
MATERIAL	Brass & Copper
WIRE LENGTH	24"
LOCATION	Exterior Wet
CERTIFICATIONS	UL, IP66, IP67, Dark Sky

*For complete warranty terms, please visit: www.auroralight.com/warranty/



P. 760.931.2910

O. 2742 Loker Ave. W Carlsbad CA 92010

W. www.auroralight.com

MADE IN USA
WITH DOMESTIC & IMPORTED MATERIALS

c UL us LISTED

AURORALIGHT

PROJECT:

SKU #: TYPE:

ADD-ONS

MOUNTS

☐	MGS001510	Ground Stake w/ 2” Brass Cap
☐	MGS001612	Ground Stake w/ 3” Brass Cap
☐	MGS001712	Ground Stake w/ 3-1/4” Brass Cap
☐	MGS005109	9” Deluxe Spike
☐	MGS005212	12” Trident Spike
☐	MJB002303	3” Junction Box w/ PVC Stake
☐	MPM003104	Concrete Pedestal Mount
☐	MSM189102	2” Surface Mount
☐	MSM189203	3” Surface Mount

*For complete details, please visit auroralight.com/mounts/

MOUNTS



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W. www.auroralight.com

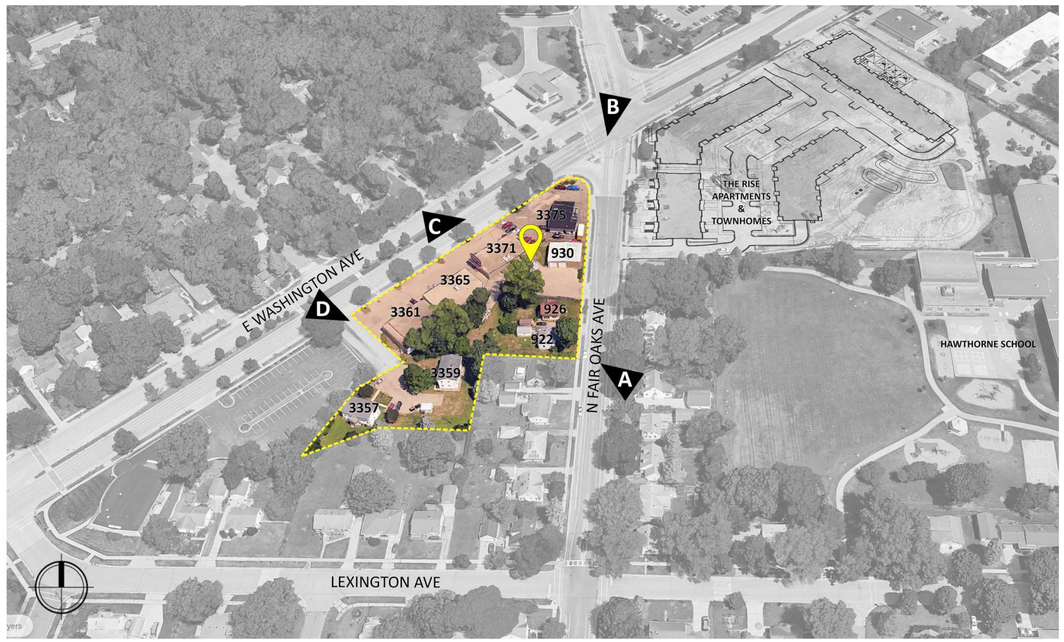
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c UL us LISTED



Locator Map

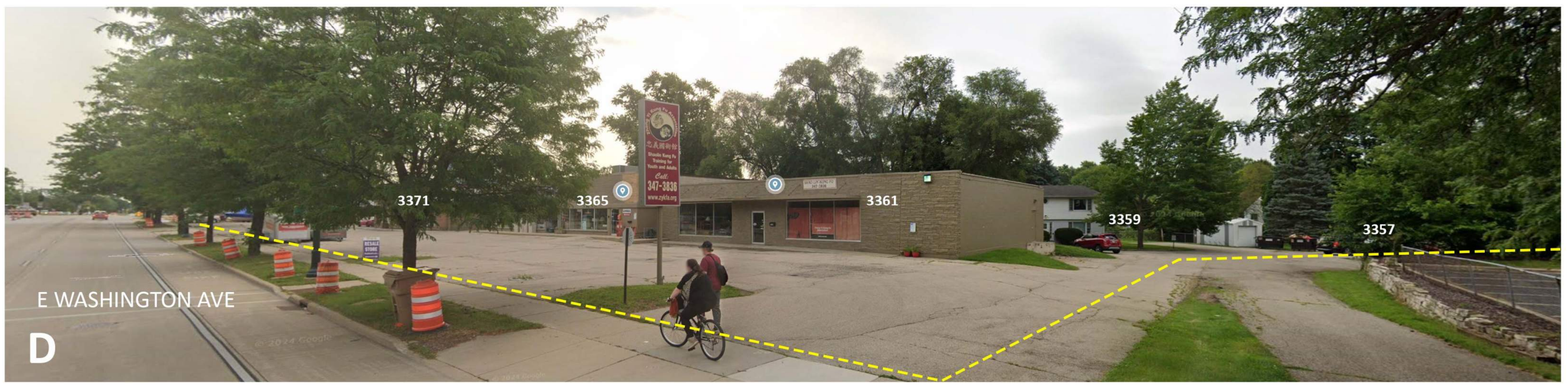
Multi-Family Development
3357-3375 E. Washington Ave. & 922-930 N. Fair Oaks Ave.











Context Photos

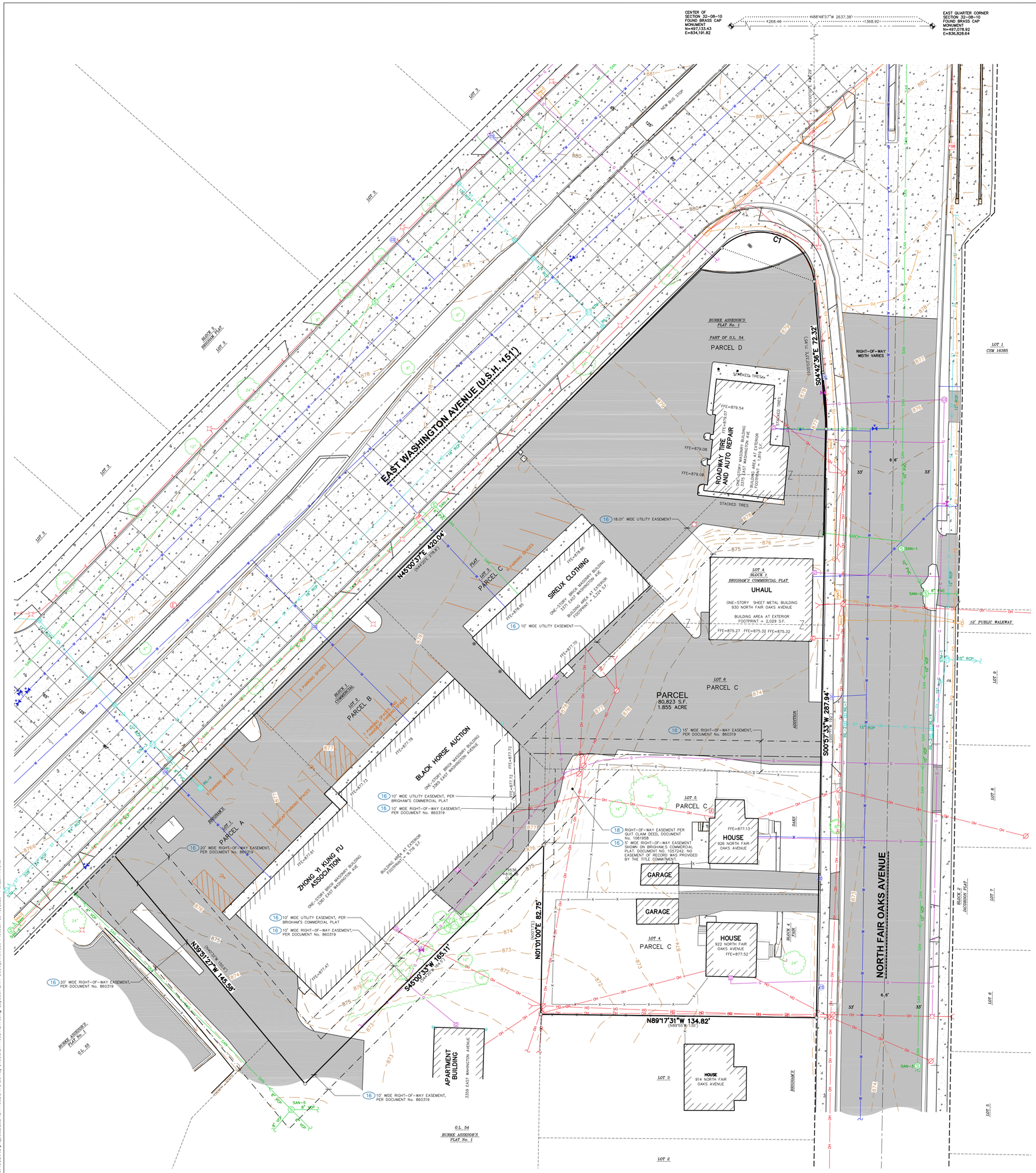
Multi-Family Development

3357-3375 E. Washington Ave. & 922-930 N. Fair Oaks Ave.

knothe bruce ARCHITECTS

ALTA/NSPS LAND TITLE SURVEY

PART OF LOTS 1, 2, 3, 4, BLOCK 1, BRIGHAM'S COMMERCIAL PLAT, RECORDED IN VOLUME 26, ON PAGE 10, AS DOCUMENT No. 1057242 AND ALL OF LOT 4, 5 & 6 BLOCK 4, BRIGHAM'S FAIR OAKS ADDITION, RECORDED IN VOLUME 10, ON PAGE 30, AS DOCUMENT NO. 1672840 LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 1¼" x 30" REBAR SET (4.30 LBS./LF)
- 3/4" x 24" REBAR SET (1.50 LBS./LF)
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATERMAIN OR GASMAIN VALVE
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- SQUARE CASTED INLET
- CURB INLET
- GAS REGULATOR/METER
- ELECTRIC MANHOLE
- ELECTRIC METER
- LIGHT POLE
- POWER POLE W/GUY
- VAULT
- TELEPHONE MANHOLE
- DECIDUOUS TREE
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- 875 INDEX CONTOUR
- 874 INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- WALL LINE
- CONCRETE PAVEMENT
- DISCONTINUED MAPPED PIPE LINE
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



VICINITY MAP AND BENCHMARK LOCATION MAP
NOT TO SCALE

NOTES

1. FIELD WORK PERFORMED DECEMBER 03, 2024 THRU JANUARY 20, 2025.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, RECORDED AS N88°48'57"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP MONUMENT MARKING THE CENTER CORNER OF SECTION 31, T08N, R10E, ELEVATION = 863.31'
4. CONTOUR INTERVAL IS ONE FOOT.
5. 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 NO. 20244807180, 20244807160, 20244807154, 20244807152, 20244807150, 20244807148, 20244807146, 20244807145, 20244807143, 20244807134, 20244807129 WITH A CLEAR DATE OF DECEMBER 03, 2024.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   - CITY OF MADISON
   - AMERICAN TRANSMISSION
   - CHARTER COMMUNICATIONS
   - MCI
   - AT&T DISTRIBUTION
   - MGE (ELECTRIC AND GAS)
   - CHARTER COMMUNICATIONS
   - SUPRANET COMMUNICATIONS, INC
   - WINDSTREAM
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. CITY LIGHTING DRAWN IN PER MAPPING, NOT FIELD MARKED BY DIGGERS HOTLINE.

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	873.92	N	865.87	10"	VCP
		E	866.01	8"	PVC
		SE	865.86	10"	VCP
SAN-2	873.06	NW	865.83	10"	VCP
		E	865.98	8"	PVC
		S	865.78	10"	VCP
SAN-3	873.76	N	–	10"	VCP
		S	–	–	–
SAN-4	877.72	SE	868.35	6"	VCP
		SW	868.48	8"	PVC
SAN-5	872.88	E	868.17	6"	VCP
		SW	868.17	6"	VCP
		SE	868.08	8"	VCP
		NW	868.06	8"	VCP
SAN-6	875.56	NE	866.66	8"	VCP
		SW	866.62	8"	VCP

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	873.69	SW	869.39	15"	RCP
		N	869.42	12"	RCP
		E	869.34	15"	RCP
STM-2	878.94	SE	874.39	12"	RCP
		NW	874.39	12"	RCP
		SW	874.29	18"	RCP
STM-3	876.28	NE	–	15"	RCP
		SE	872.30	12"	RCP
		NW	872.30	12"	RCP
		SW	872.23	24"	RCP
STM-4	874.80	–	–	–	–

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	872.52	–	–	–	–
INL-2	872.48	E	870.18	15"	RCP
INL-3	872.51	–	–	–	–
INL-4	872.50	W	869.37	15"	RCP
		NE	869.37	15"	RCP
INL-5	878.45	NW	875.12	12"	RCP
INL-6	876.54	NW	874.90	8"	PVC
INL-7	857.79	SE	854.58	8"	PVC
		NW	854.34	12"	RCP

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	884.25	BURY BOLY ON HYDRANT EAST OF FAIR OAKS INTERSECTION
BM-2	884.70	BURY BOLY ON HYDRANT IN FRONT OF 3394 EAS WASHINGTON AVE.
BM-3	879.02	BURY BOLY ON HYDRANT IN FRONT OF 3362 EAS WASHINGTON AVE.

*JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
*SEE VICINITY MAP FOR LOCATIONS

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	60.12'	26.59'	56.45	129°33'22"	48.11'	N70°03'28"W

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1240261,COMMITMENT DATE: NOVEMBER 11, 2024 AT 7:30 A.M.)

16 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BRIGHAM'S COMMERCIAL PLAT, AS RECORDED IN VOLUME 26, PAGE 10 ON SEPTEMBER 18, 1962 AS DOCUMENT NO. 1057242, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS PARCELS A, B, C, D AND G)
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

17 EASEMENT AND RESTRICTION AS SET FORTH IN AWARD OF DAMAGES RECORDED JUNE 23, 1953 IN VOLUME 259, PAGE 100 AS DOCUMENT NO. 855908. (AFFECTS PARCEL D)
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

18 RIGHT OF WAY AS DESCRIBED IN QUIT CLAIM DEED RECORDED NOVEMBER 26, 1962, IN VOLUME 750 OF DEEDS, PAGE 54, AS DOCUMENT NO. 1061958. (AFFECTS PARCEL F)
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

19 TEMPORARY LIMITED EASEMENT AS SET FORTH IN AWARD OF COMPENSATION RECORDED DECEMBER 03, 2004 AS DOCUMENT NO. 3997207. (AFFECTS PARCEL D)
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON, EXPIRED DECEMBER 06, 2004.

20 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED OCTOBER 02, 2008, BY AND BETWEEN _____ AS LESSOR AND ADAMS OUTDOOR ADVERTISING AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF SIGN SITE LEASE RECORDED MARCH 28, 2013 AS DOCUMENT NO. 4973737 OF OFFICIAL RECORDS. (AFFECTS PORTION OF PARCEL C)
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS A BLANKET EASEMENT IN NATURE, AND IS NOT PLOTTED HEREON.

21 LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OF FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, AND THEREFORE IS NOT PLOTTED HEREON.

22 RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, AND THEREFORE IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1240261-MAD, COMMITMENT DATE: NOVEMBER 11, 2024 AT 7:30 A.M.)

PARCEL A:

LOT 1, BLOCK 1, BRIGHAM'S COMMERCIAL PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT PART IN AWARD OF DAMAGES, RECORDED JUNE 24, 1971 IN VOLUME 260, PAGE 52 AS DOCUMENT NO. 1294541.

PARCEL B:

LOT TWO (2), BLOCK ONE (1), BRIGHAM'S COMMERCIAL PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THAT PART DESCRIBED IN AWARD OF DAMAGES RECORDED JUNE 24, 1971 IN VOLUME 260, PAGE 48 AS DOCUMENT NO. 1294540.

PARCEL C:

LOT 3, BLOCK 1, BRIGHAM'S COMMERCIAL PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT PART IN AWARD OF DAMAGES, RECORDED JUNE 24, 1971 IN VOLUME 260, PAGE 32 AS DOCUMENT NO. 1294537.

PARCEL D:

THE NORTHERLY 18 FEET OF LOT FOUR (4), BLOCK ONE (1), BRIGHAM'S COMMERCIAL PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. ALSO, PART OF OUTLOTS FIFTY THREE (53) AND FIFTY FOUR (54), BURKE ASSESSOR'S PLAT NO. 1, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF FAIR OAKS AVENUE WHICH IS 2,034 FEET NORTH AND 33 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SAID POINT BEING THE NORTHEAST CORNER OF LOT 6 OF BLOCK 4 OF BRIGHAM'S FAIR OAKS ADDITION; THENCE NORTH 0° 17' EAST, 304.7 FEET TO THE SOUTHEAST LINE OF EAST WASHINGTON AVENUE; THENCE SOUTH 45° 29' WEST, 58.0 FEET ALONG SAID SOUTHEAST LINE; THENCE SOUTH 44° 28' WEST, 191.1 FEET ALONG SAID SOUTHEAST LINE; THENCE SOUTH 45° 32' EAST, 152.2 FEET TO SAID LOT 6; THENCE NORTH 44° 32' EAST, 69.2 FEET; THENCE SOUTH 89° 53' EAST, 87.2 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE POINT OF EGNNING, EXCEPT THOSE PARTS DESCRIBED IN TWO AWARD OF DAMAGES, RECORDED JUNE 23, 1953, AS DOCUMENT NO. 855908, AND RECORDED JUNE 24, 1971, AS DOCUMENT NO. 1294539. ALSO EXCEPT THAT PART DESCRIBED IN AWARD OF COMPENSATION RECORDED DECEMBER 3, 2004, AS DOCUMENT NO. 3997207. ALSO EXCEPT THOSE LANDS CONTAINED IN BRIGHAM'S COMMERCIAL PLAT.

PARCEL E:

LOT 4, BLOCK 4, BRIGHAM'S FAIR OAKS ADDITION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL F:

LOT FIVE (5), BLOCK FOUR (4), BRIGHAM'S FAIR OAKS ADDITION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL G:

LOT SIX (6), BLOCK 4 OF BRIGHAM'S FAIR OAKS ADDITION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. ALSO, LOT FOUR (4), BLOCK ONE (1), BRIGHAM'S COMMERCIAL PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THE NORTHERLY 18 FEET THEREOF.

FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 3361, 3365, 3371, 3375 AND 3387 EAST WASHINGTON AVENUE AND 922, 926, AND 930 NORTH FAIR OAKS AVENUE

TAX KEY NUMBER: 251/0810-324-1108-5, 251/0810-324-1109-3, 251/0810-324-1110-0, 251/0810-324-1111-8, 251/0810-324-1115-0, 251/0810-324-1114-2, AND 251/0810-324-1113-4

SURVEYOR'S CERTIFICATE

TO:
i) FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES,
ii) VOLKER DEVELOPMENT, INC., A WSCIONSIN CORPORATION.

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.

_____ _____
TODD J. BUHR, S-2614 DATE
PROFESSIONAL LAND SURVEYOR
Email: todd.buhr@jsdinc.com
Website: www.jsdinc.com

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

north
SCALE IN FEET
20' 0 20'

MODIFICATIONS:

#	Date:	Description:
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Prepared By: ZHG 02/03/25

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
1 OF 1

PROJECT NO: 24-14692

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT, INC.

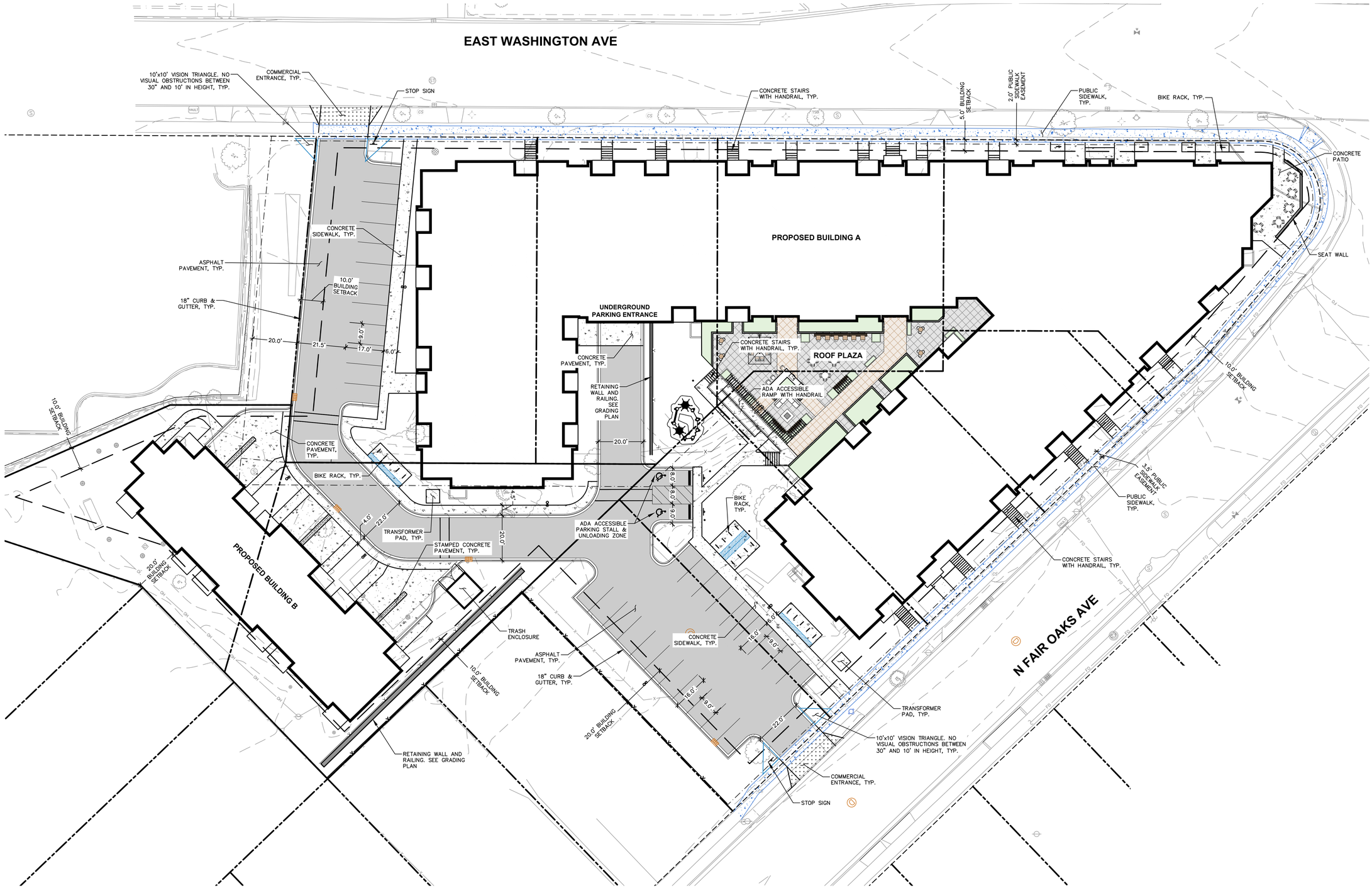
CLIENT ADDRESS:
464 SOUTH HICKORY STREET, SUITE C, FOND DU LAC, WI. 54935

PROJECT:
EAST WASHINGTON AVENUE AND NORTH FAIR OAKS AVENUE

PROJECT LOCATION:
3361-3375 EAST WASHINGTON AVE. AND 922-930 NORTH FAIR OAKS AVE. MADISON, WI. 53704

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\2026\24-14692\DWG\Survey Sheets\24146902 ALTA.dwg Layout: ALTA User: jdm.krebs Plotted: Feb 19, 2025 - 11:12am XrefS:



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 BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)

north

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

File: \\JSDINC\projects\2024\24-14692\DWG\Civil Sheets\24-14692 ConDocs.dwg Layout: C300-SITE User: courtney.cox Plotted: Sep 02, 2025 - 9:12am Xref's:

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2	09.02.25	LAND USE RE-SUBMITTAL
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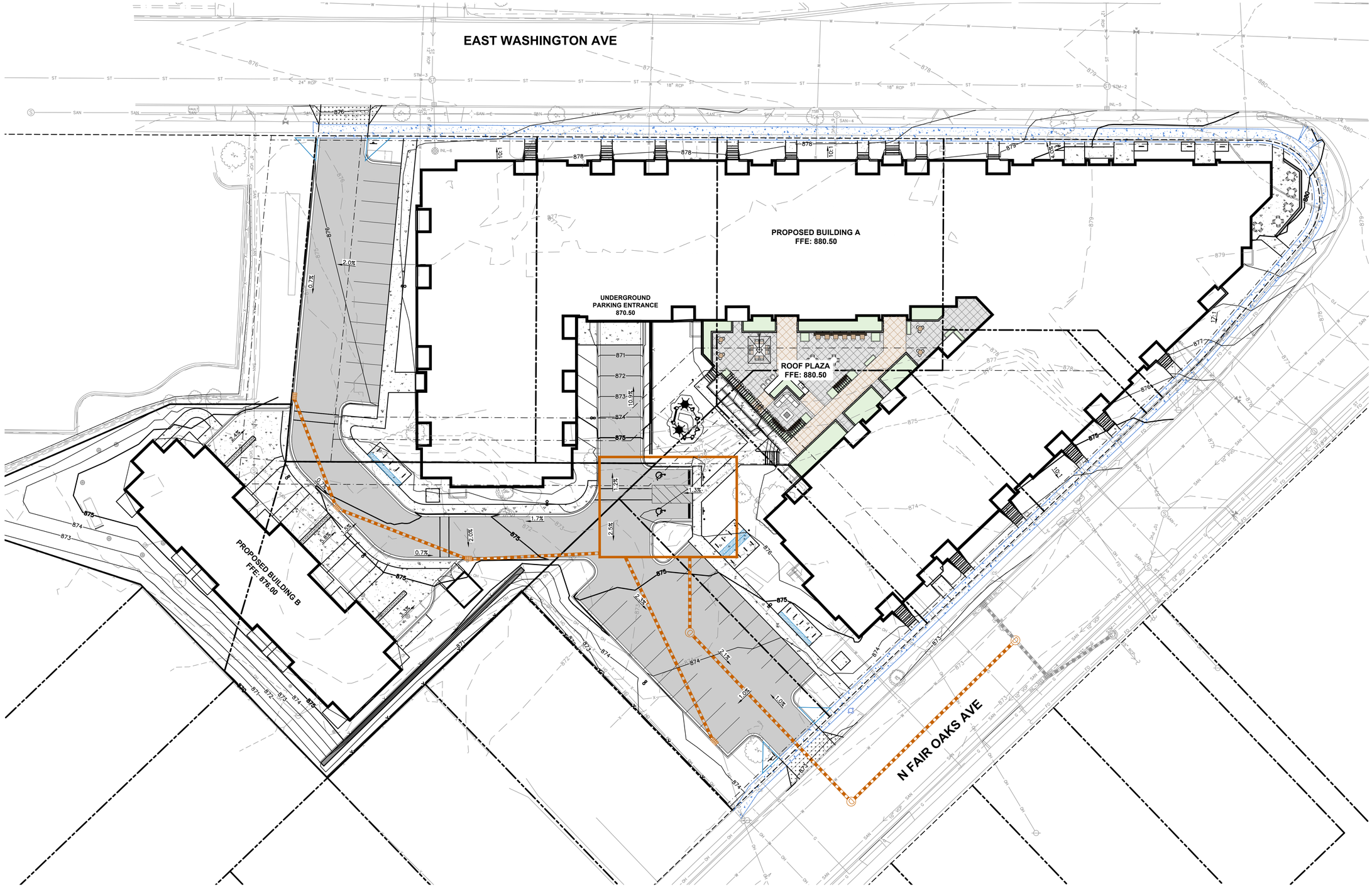
Designed By:	CAC
Reviewed By:	CWD
Approved By:	CWD

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C300

JSD PROJECT NO: 24-14692

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ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)

north

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

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jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2	09.02.25	LAND USE RE-SUBMITTAL
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Designed By:	CAC
Reviewed By:	CWD
Approved By:	CWD

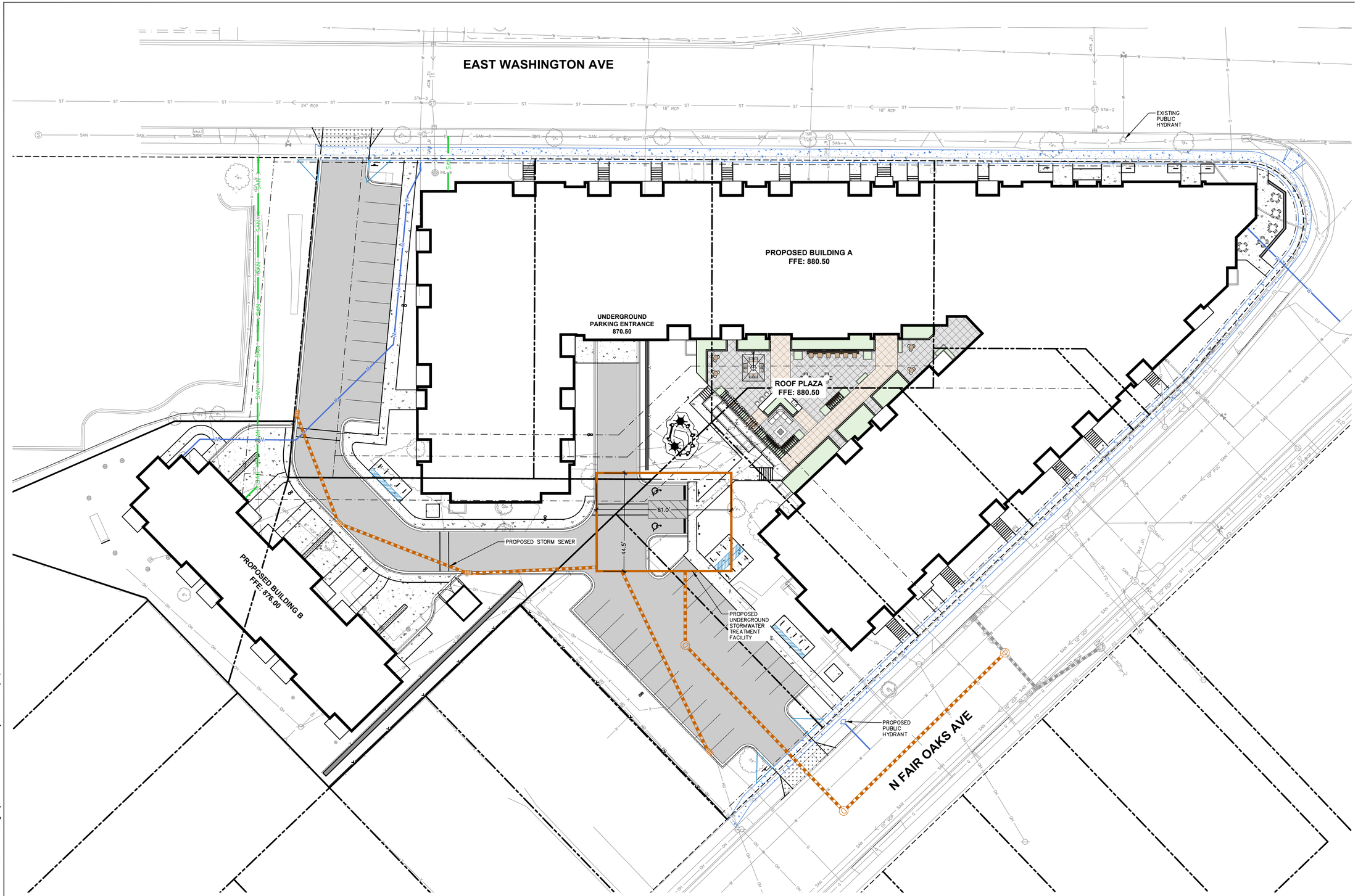
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GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C400

JSD PROJECT NO: 24-14692

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ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)

north

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

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jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2	09.02.25	LAND USE RE-SUBMITTAL
3		
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Designed By: CAC
Reviewed By: CWD
Approved By: CWD

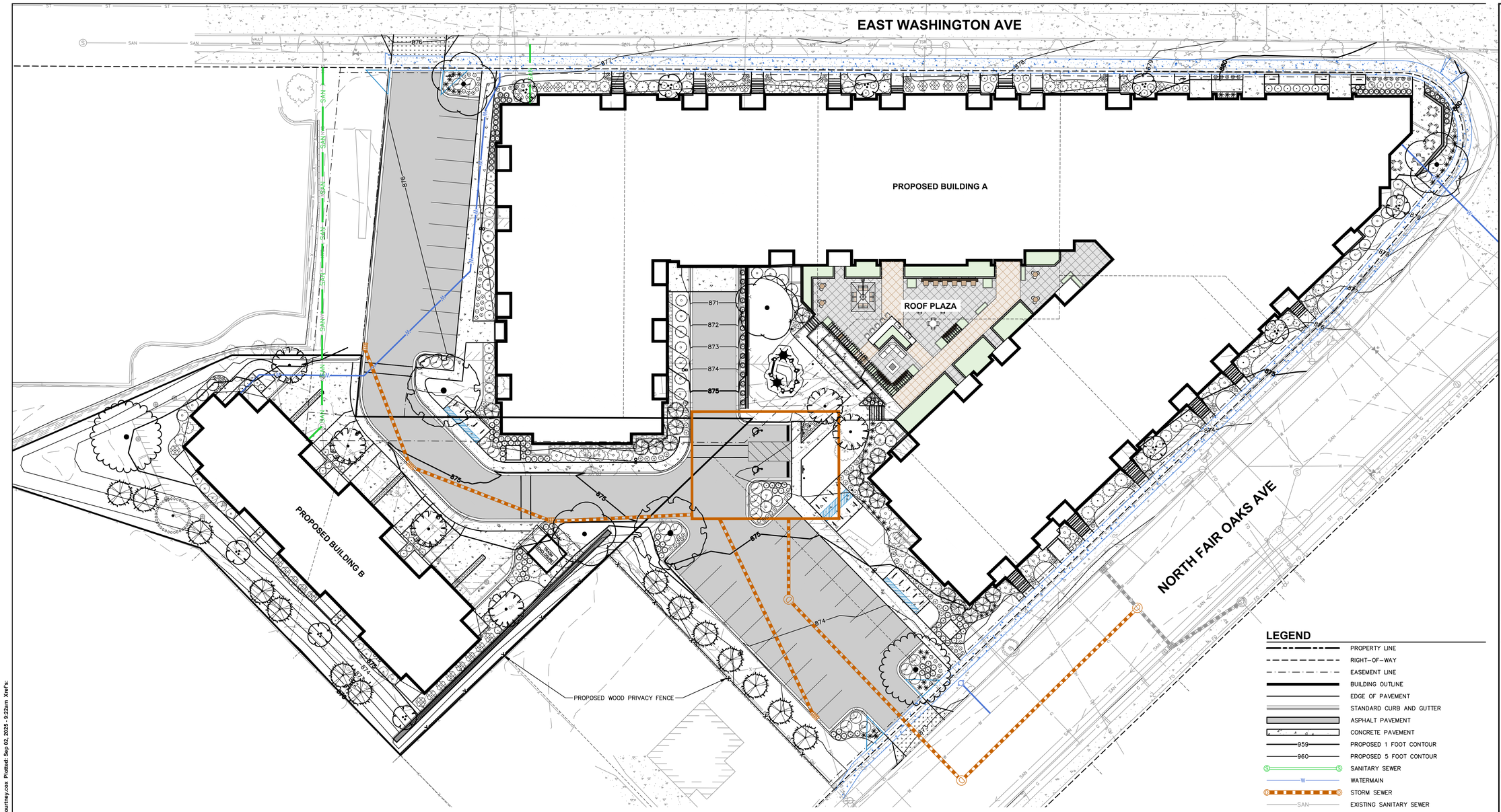
SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C500

JSD PROJECT NO: 24-14692

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File: \\JSDINC\projects\2024\24-14692\DWG\Civil Sheets\24-14692 ConDocs.dwg Layout: C500-UTILITY User: courtneyj.cox Plotted: Sep 02, 2025 - 9:16am Xref's:



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	*Picea glauca* 'White Spruce'
ORNAMENTAL TREES		
	AMEJ	*Amelanchier laevis 'JFS–Arb' Spring Flurry® Allegheny Serviceberry*
	AMGRR	*Amelanchier x grandiflora 'Robin Hill' Robin Hill Apple Serviceberry*
OVERSTORY DECIDUOUS TREES		
	CEOCP	*Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry*
	GIBI	*Ginkgo biloba 'Autumn Gold' TM Autumn Gold Maidenhair Tree*
	PEAC	*Platanus x acerifolia 'Morton Circle' TM Exclamation London Plane Tree*
UPRIGHT EVERGREEN SHRUB		
	JUNM	*Juniperus chinensis 'Mountbatten' Mountbatten Juniper*
	JIVIC	*Juniperus virginiana 'Canaertii' Canaerti Eastern Redcedar*
DECIDUOUS SHRUBS		
	ARME	*Aronia melanocarpa 'Morton' TM Iroquis Beauty Black Chokeberry*
	CLAL	*Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra*
	CORB	*Cornus sericea 'Bergeson's Compact' Bergeson's Red Twig Dogwood*
	ITES	*Itea virginica 'Sprich' Little Henry® Sweetspire*
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee' Amber Jubilee Ninebark*
	POTF	*Potentilla fruticosa 'Goldfinger' Goldfinger Bush Cinquefoil*
	VIJU	*Viburnum x juddii Judd Viburnum*
EVERGREEN SHRUBS		
	BUGV	*Buxus x 'Green Velvet' Green Velvet Boxwood*
	JUCHK	*Juniperus chinensis 'Kallays Compacta' Kally Pfitzer Compact Juniper*
	JUCH	*Juniperus chinensis 'Sea Green' Sea Green Juniper*
	TAMET	*Taxus x media 'Tauntonii' Taunton's Anglo–Japanese Yew*
PERENNIALS & GRASSES		
	ALSU	*Allium x 'Summer Beauty' Summer Beauty Allium*
	AMSB	*Amsonia tabernaemontana 'Blue Ice' Blue Ice Eastern Bluestar*
	CALO	*Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass*
	COVE	*Coreopsis verticillata 'Zagreb' Zagreb Tickseed*
	HEBT	*Heuchera x 'Berry Timeless' Berry Timeless Coral Bells*
	PAVI	*Panicum virgatum 'Shenandoah' Shenandoah Switch Grass*
	SPHE	*Sporobolus heterolepis Prairie Dropseed*

CONTRACTOR NOTES

1. ALL LANDSCAPE EDGING SHALL BE ALUMINUM EDGING, UNLESS OTHERWISE DEPICTED.
2. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
3. ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.
4. REFER TO CITY ISSUED IMPROVEMENT PLANS FOR STREET TREE PLAN. CONTRACTOR SHALL CONTACT CITY FORESTRY (608)266–4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPE CONTRACTOR.
5. ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. ####, PROJECT NO. #####). IMPROVEMENTS PROPOSED WITHIN THE RIGHT–OF–WAY ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.
6. 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 BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- SAN EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- RETAINING WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- LANDSCAPE EDGING
- ROOFTOP PLAZA PLANTINGS

north

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE

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MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2	09.02.25	LAND USE RE-SUBMITTAL
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Designed By: MRA
Reviewed By: KJY
Approved By: KJY

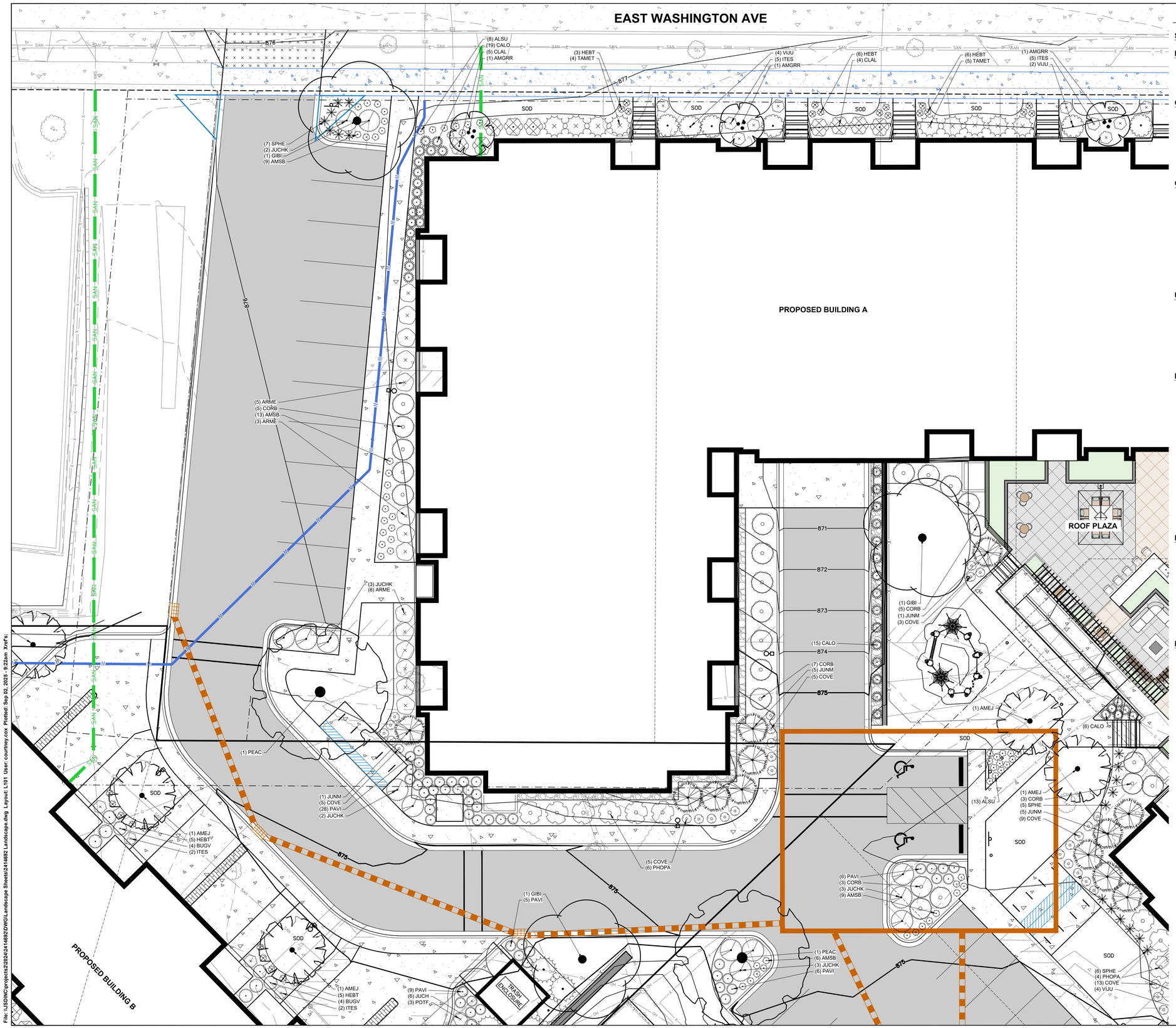
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

JSD PROJECT NO: 24-14692

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File: \\JSDINC\projects\2024\24-14692\DWG\Landscape Sheets\24-14692 Landscape.dwg Layout: L100 User: courtney.cox Plotted: Sep 02, 2025 - 9:22am Xref's:



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	*Picea glauca* White Spruce
ORNAMENTAL TREES		
	AMEJ	*Amelanchier laevis 'JFS–Arb'* Spring Flurry® Allegheny Serviceberry
	AMGRR	*Amelanchier x grandiflora 'Robin Hill'* Robin Hill Apple Serviceberry
OVERSTORY DECIDUOUS TREES		
	CEOCP	*Celtis occidentalis 'Prairie Pride'* Prairie Pride Hackberry
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* Autumn Gold Maidenhair Tree
	PEAC	*Platanus x acerifolia 'Morton Circle' TM* Exclamation London Plane Tree
UPRIGHT EVERGREEN SHRUB		
	JUNM	*Juniperus chinensis 'Mountbatten'* Mountbatten Juniper
	JIVIC	*Juniperus virginiana 'Canaertii'* Canaerti Eastern Redcedar
DECIDUOUS SHRUBS		
	ARME	*Aronia melanocarpa 'Morton' TM* Iroquis Beauty Black Chokeberry
	CLAL	*Clethra alnifolia 'Ruby Spice'* Ruby Spice Clethra
	CORB	*Cornus sericea 'Bergeson's Compact'* Bergeson's Red Twig Dogwood
	ITES	*Itea virginica 'Sprich'* Little Henry® Sweetspire
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* Amber Jubilee Ninebark
	POTF	*Potentilla fruticosa 'Goldfinger'* Goldfinger Bush Cinquefoil
	VIJU	*Viburnum x juddii* Judd Viburnum
EVERGREEN SHRUBS		
	BUGV	*Buxus x 'Green Velvet'* Green Velvet Boxwood
	JUCHK	*Juniperus chinensis 'Kallays Compacta'* Kally Pfitzer Compact Juniper
	JUCH	*Juniperus chinensis 'Sea Green'* Sea Green Juniper
	TAMET	*Taxus x media 'Tauntonii'* Taunton's Anglo–Japanese Yew
PERENNIALS & GRASSES		
	ALSU	*Allium x 'Summer Beauty'* Summer Beauty Allium
	AMSB	*Amsonia tabernaemontana 'Blue Ice'* Blue Ice Eastern Bluestar
	CALO	*Calamagrostis x acutiflora 'Overdam'* Overdam Feather Reed Grass
	COVE	*Coreopsis verticillata 'Zagreb'* Zagreb Tickseed
	HEBT	*Heuchera x 'Berry Timeless'* Berry Timeless Coral Bells
	PAVI	*Panicum virgatum 'Shenandoah'* Shenandoah Switch Grass
	SPHE	*Sporobolus heterolepis* Prairie Dropseed

north

SCALE IN FEET

10' 0 10'

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P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2	09.02.25	LAND USE RE-SUBMITTAL
3		
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Designed By:	MRA
Reviewed By:	KJY
Approved By:	KJY

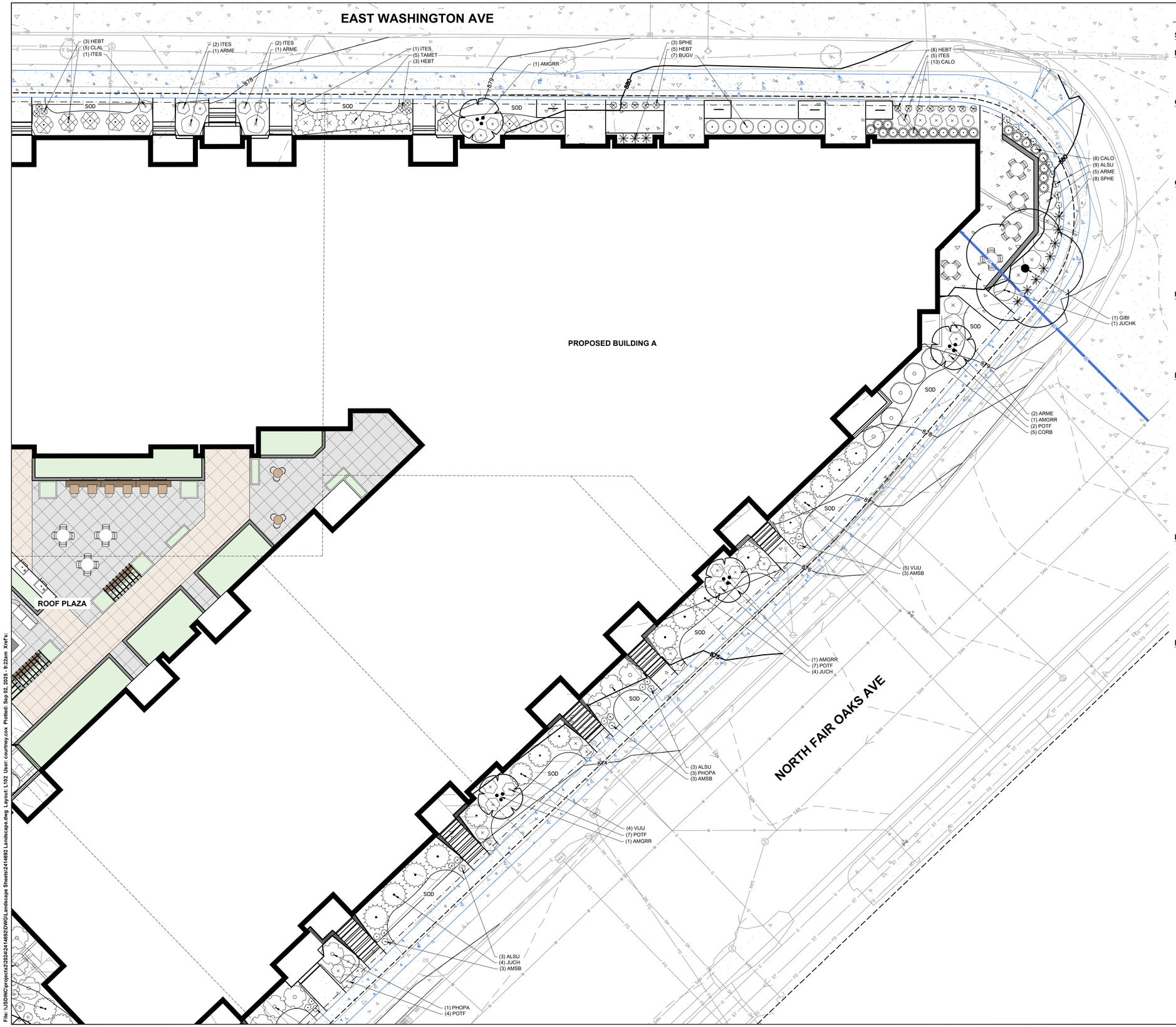
SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L101

JSD PROJECT NO: 24-14692

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File: \\JSDINC\projects\2302\24\24146902\DWG\Landscape Sheets\24146902 Landscape.dwg Layout: L101 User: courtney.cox Plotted: Sep 02, 2025 - 9:22am Xref's:



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	*Picea glauca* White Spruce
ORNAMENTAL TREES		
	AMEJ	*Amelanchier laevis 'JFS–Arb'* Spring Flurry® Allegheny Serviceberry
	AMGRR	*Amelanchier x grandiflora 'Robin Hill'* Robin Hill Apple Serviceberry
OVERSTORY DECIDUOUS TREES		
	CEOCP	*Celtis occidentalis 'Prairie Pride'* Prairie Pride Hackberry
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* Autumn Gold Maidenhair Tree
	PEAC	*Platanus x acerifolia 'Morton Circle' TM* Exclamation London Plane Tree
UPRIGHT EVERGREEN SHRUB		
	JUNM	*Juniperus chinensis 'Mountbatten'* Mountbatten Juniper
	JIVIC	*Juniperus virginiana 'Canaertii'* Canaerti Eastern Redcedar
DECIDUOUS SHRUBS		
	ARME	*Aronia melanocarpa 'Morton' TM* Iroquis Beauty Black Chokeberry
	CLAL	*Clethra alnifolia 'Ruby Spice'* Ruby Spice Clethra
	CORB	*Cornus sericea 'Bergeson's Compact'* Bergeson's Red Twig Dogwood
	ITES	*Itea virginica 'Sprich'* Little Henry® Sweetspire
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* Amber Jubilee Ninebark
	POTF	*Potentilla fruticosa 'Goldfinger'* Goldfinger Bush Cinquefoil
	VIJU	*Viburnum x juddii* Judd Viburnum
EVERGREEN SHRUBS		
	BUGV	*Buxus x 'Green Velvet'* Green Velvet Boxwood
	JUCHK	*Juniperus chinensis 'Kallays Compacta'* Kally Pfitzer Compact Juniper
	JUCH	*Juniperus chinensis 'Sea Green'* Sea Green Juniper
	TAMET	*Taxus x media 'Tauntonii'* Taunton's Anglo–Japanese Yew
PERENNIALS & GRASSES		
	ALSU	*Allium x 'Summer Beauty'* Summer Beauty Allium
	AMSB	*Amsonia tabernaemontana 'Blue Ice'* Blue Ice Eastern Bluestar
	CALO	*Calamagrostis x acutiflora 'Overdam'* Overdam Feather Reed Grass
	COVE	*Coreopsis verticillata 'Zagreb'* Zagreb Tickseed
	HEBT	*Heuchera x 'Berry Timeless'* Berry Timeless Coral Bells
	PAVI	*Panicum virgatum 'Shenandoah'* Shenandoah Switch Grass
	SPHE	*Sporobolus heterolepis* Prairie Dropseed

north

SCALE IN FEET

10' 0 10'

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P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2	09.02.25	LAND USE RE-SUBMITTAL
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Designed By:	MRA
Reviewed By:	KJY
Approved By:	KJY

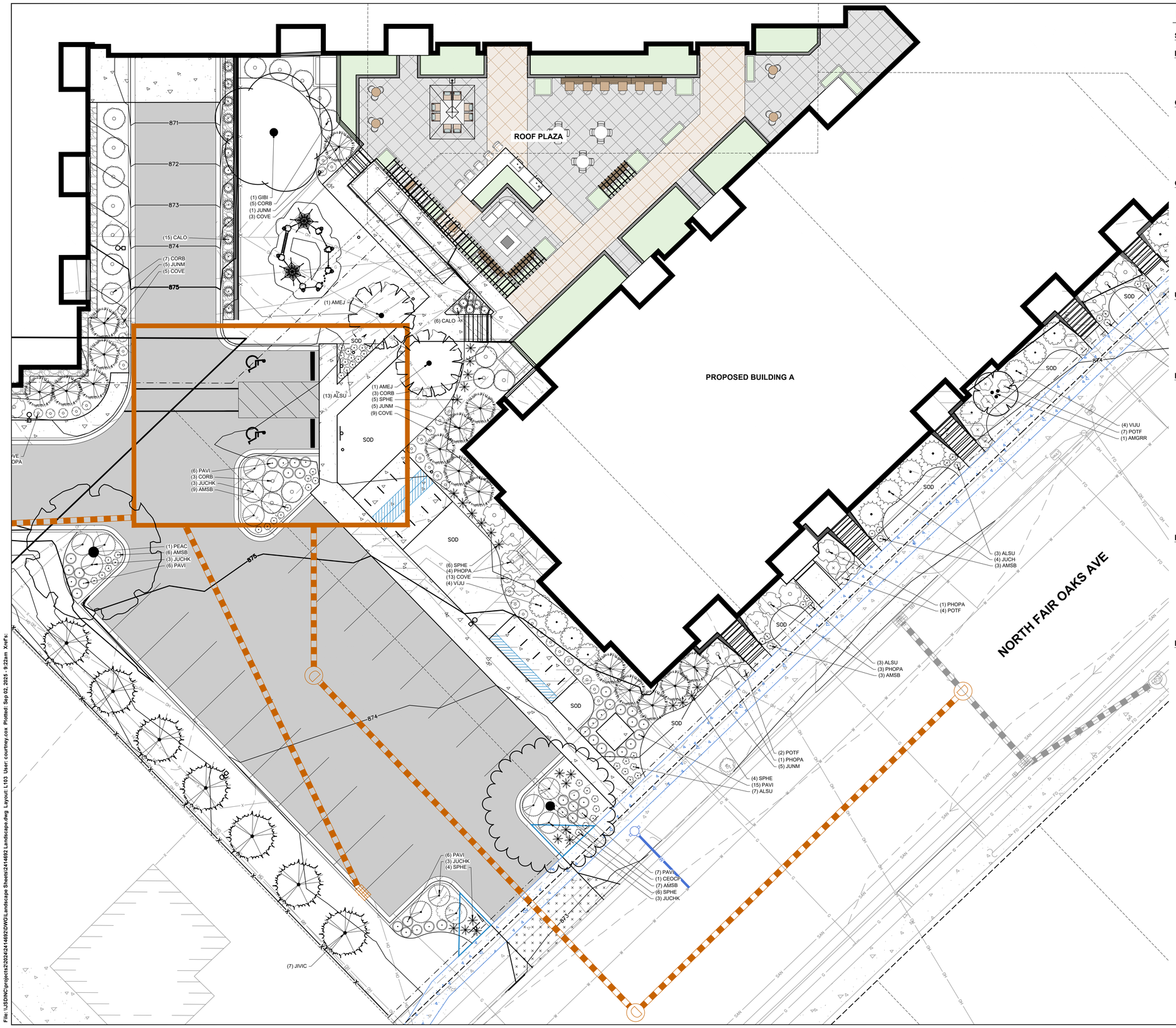
SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L102

JSD PROJECT NO: 24-14692

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File: I:\JSDINC\projects\2024\24-14692\DWG\Landscape Sheets\24-14692 Landscape.dwg Layout: L102 User: courtney.cox Plotted: Sep 02, 2025 - 9:22am Xref's:



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	*Picea glauca* White Spruce
ORNAMENTAL TREES		
	AMEJ	*Amelanchier laevis 'JFS–Arb'* Spring Flurry® Allegheny Serviceberry
	AMGRR	*Amelanchier x grandiflora 'Robin Hill'* Robin Hill Apple Serviceberry
OVERSTORY DECIDUOUS TREES		
	CEOCP	*Celtis occidentalis 'Prairie Pride'* Prairie Pride Hackberry
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* Autumn Gold Maidenhair Tree
	PEAC	*Platanus x acerifolia 'Morton Circle' TM* Exclamation London Plane Tree
UPRIGHT EVERGREEN SHRUB		
	JUNM	*Juniperus chinensis 'Mountbatten'* Mountbatten Juniper
	JIVIC	*Juniperus virginiana 'Canaertii'* Canaerti Eastern Redcedar
DECIDUOUS SHRUBS		
	ARME	*Aronia melanocarpa 'Morton' TM* Iroquis Beauty Black Chokeberry
	CLAL	*Clethra alnifolia 'Ruby Spice'* Ruby Spice Clethra
	CORB	*Cornus sericea 'Bergeson's Compact'* Bergeson's Red Twig Dogwood
	ITES	*Itea virginica 'Sprich'* Little Henry® Sweetspire
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* Amber Jubilee Ninebark
	POTF	*Potentilla fruticosa 'Goldfinger'* Goldfinger Bush Cinquefoil
	VIJU	*Viburnum x juddii* Judd Viburnum
EVERGREEN SHRUBS		
	BUGV	*Buxus x 'Green Velvet'* Green Velvet Boxwood
	JUCHK	*Juniperus chinensis 'Kallays Compacta'* Kally Pfitzer Compact Juniper
	JUCH	*Juniperus chinensis 'Sea Green'* Sea Green Juniper
	TAMET	*Taxus x media 'Tauntonii'* Taunton's Anglo–Japanese Yew
PERENNIALS & GRASSES		
	ALSU	*Allium x 'Summer Beauty'* Summer Beauty Allium
	AMSB	*Amsonia tabernaemontana 'Blue Ice'* Blue Ice Eastern Bluestar
	CALO	*Calamagrostis x acutiflora 'Overdam'* Overdam Feather Reed Grass
	COVE	*Coreopsis verticillata 'Zagreb'* Zagreb Tickseed
	HEBT	*Heuchera x 'Berry Timeless'* Berry Timeless Coral Bells
	PAVI	*Panicum virgatum 'Shenandoah'* Shenandoah Switch Grass
	SPHE	*Sporobolus heterolepis* Prairie Dropseed

north

SCALE IN FEET

10' 0 10'

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P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2	09.02.25	LAND USE RE-SUBMITTAL
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Designed By:	MRA
Reviewed By:	KJY
Approved By:	KJY

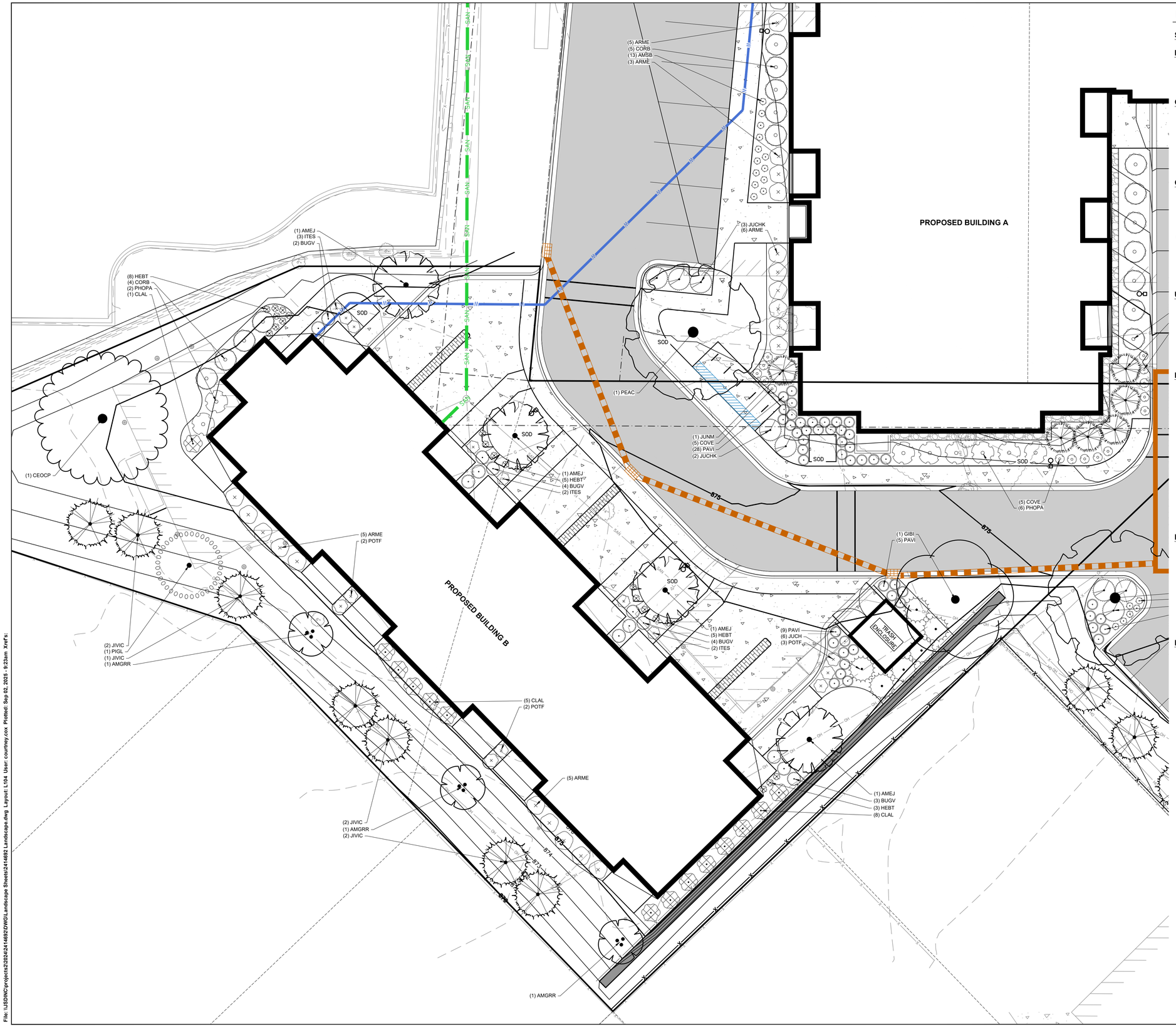
SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L103

JSD PROJECT NO: 24-14692

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File: \\JSDINC\projects\2024\24-14692\DWG\Landscape Sheets\24-14692 Landscape.dwg Layout: L103 User: courtney.cox Plotted: Sep 02, 2025 - 9:22am Xref's:



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	*Picea glauca* White Spruce
ORNAMENTAL TREES		
	AMEJ	*Amelanchier laevis 'JFS–Arb'* Spring Flurry® Allegheny Serviceberry
	AMGRR	*Amelanchier x grandiflora 'Robin Hill'* Robin Hill Apple Serviceberry
OVERSTORY DECIDUOUS TREES		
	CEOCP	*Celtis occidentalis 'Prairie Pride'* Prairie Pride Hackberry
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* Autumn Gold Maidenhair Tree
	PEAC	*Platanus x acerifolia 'Morton Circle' TM* Exclamation London Plane Tree
UPRIGHT EVERGREEN SHRUB		
	JUNM	*Juniperus chinensis 'Mountbatten'* Mountbatten Juniper
	JIVIC	*Juniperus virginiana 'Canaertii'* Canaerti Eastern Redcedar
DECIDUOUS SHRUBS		
	ARME	*Aronia melanocarpa 'Morton' TM* Iroquis Beauty Black Chokeberry
	CLAL	*Clethra alnifolia 'Ruby Spice'* Ruby Spice Clethra
	CORB	*Cornus sericea 'Bergeson's Compact'* Bergeson's Red Twig Dogwood
	ITES	*Itea virginica 'Sprich'* Little Henry® Sweetspire
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* Amber Jubilee Ninebark
	POTF	*Potentilla fruticosa 'Goldfinger'* Goldfinger Bush Cinquefoil
	VIJU	*Viburnum x juddii* Judd Viburnum
EVERGREEN SHRUBS		
	BUGV	*Buxus x 'Green Velvet'* Green Velvet Boxwood
	JUCHK	*Juniperus chinensis 'Kallays Compacta'* Kally Pfitzer Compact Juniper
	JUCH	*Juniperus chinensis 'Sea Green'* Sea Green Juniper
	TAMET	*Taxus x media 'Tauntonii'* Taunton's Anglo–Japanese Yew
PERENNIALS & GRASSES		
	ALSU	*Allium x 'Summer Beauty'* Summer Beauty Allium
	AMSB	*Amsonia tabernaemontana 'Blue Ice'* Blue Ice Eastern Bluestar
	CALO	*Calamagrostis x acutiflora 'Overdam'* Overdam Feather Reed Grass
	COVE	*Coreopsis verticillata 'Zagreb'* Zagreb Tickseed
	HEBT	*Heuchera x 'Berry Timeless'* Berry Timeless Coral Bells
	PAVI	*Panicum virgatum 'Shenandoah'* Shenandoah Switch Grass
	SPHE	*Sporobolus heterolepis* Prairie Dropseed

north

SCALE IN FEET

10' 0 10'

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CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
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Designed By:	**MRA**
Reviewed By:	**KJY**
Approved By:	**KJY**

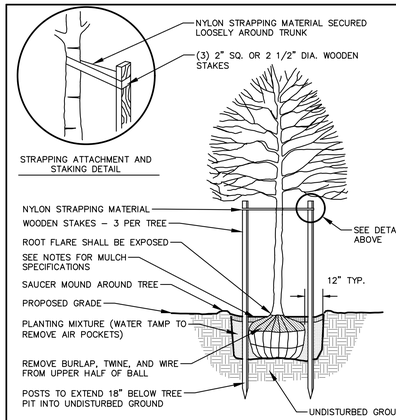
SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L104

JSD PROJECT NO: **24-14692**

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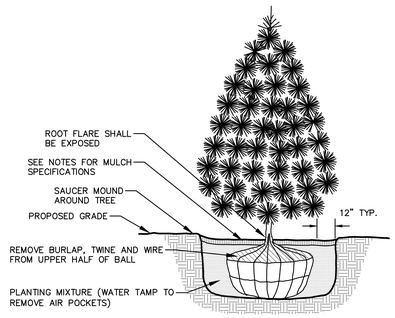


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01–04–2019

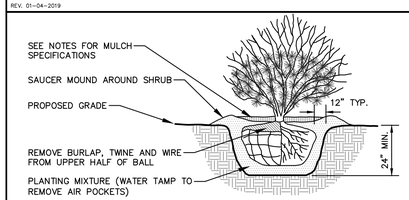


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01–03–2019

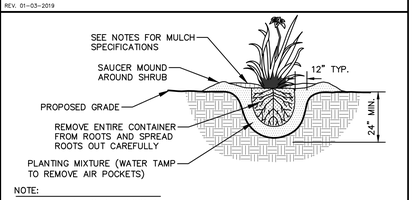


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01–03–2019

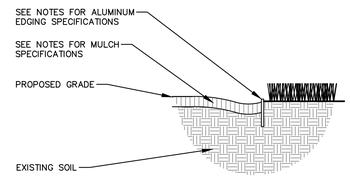


NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01–03–2019



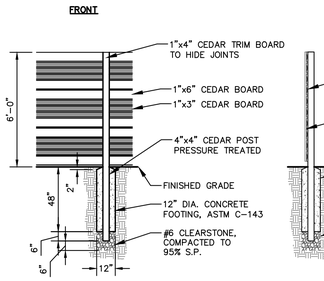
ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01–03–2019

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.



NOTES:
- ALL DIMENSIONS NOMINAL UNLESS OTHERWISE NOTED.
- ALL WOOD KILN DRIED MC15/KD, S4S.
- USE STRING LINE FOR EVEN AND LEVEL SCREW PLACEMENT.
- NO STAMPING, PRINTING OR TAGS SHALL BE VISIBLE ON INSTALLED WOOD.
- STAIN COLOR TO BE VERIFIED BY OWNER/ARCHITECT
- FENCING SHALL BE INSTALLED LEVEL AND STEPPED ACCORDING TO GRADE, AS NEEDED

WOOD PRIVACY FENCE

N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
	PIGL	*Picea glauca* 'White Spruce'	B & B	6' Ht. (min)	1
ORNAMENTAL TREES					
	AMEJ	*Amelanchier laevis 'JFS–Arb' Spring Flurry® Allegheny Serviceberry*	B & B	2" Cal	6
	AMGRR	*Amelanchier x grandiflora 'Robin Hill' Robin Hill Apple Serviceberry*	B & B	6' Ht. (min)	10
OVERSTORY DECIDUOUS TREES					
	CEOCP	*Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry*	B & B	2.5" Cal	2
	GIBI	*Ginkgo biloba 'Autumn Gold' TM Autumn Gold Maidenhair Tree*	B & B	2.5" Cal	4
	PEAC	*Platanus x acerifolia 'Morton Circle' TM Exclamation London Plane Tree*	B & B	2.5" Cal	2
UPRIGHT EVERGREEN SHRUB					
	JUNM	*Juniperus chinensis 'Mountbatten' Mountbatten Juniper*	B & B	6' Ht. (min)	17
	JIVIC	*Juniperus virginiana 'Canaertii' Canaerti Eastern Redcedar*	B & B	6' Ht. (min)	14
DECIDUOUS SHRUBS					
	ARME	*Aronia melanocarpa 'Morton' TM Iroquis Beauty Black Chokeberry*	#3	12" Ht. (min)	33
	CLAL	*Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra*	#3	18" Ht. (min)	30
	CORB	*Cornus sericea 'Bergeson's Compact' Bergeson's Red Twig Dogwood*	#5	Min. 36"	32
	ITES	*Itea virginica 'Sprich' Little Henry® Sweetspire*	#3	Min. 24"	35
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee' Amber Jubilee Ninebark*	#5	24" Ht. (min)	20
	POTF	*Potentilla fruticosa 'Goldfinger' Goldfinger Bush Cinquefoil*	#3	24" Dia. (min)	29
	VIJU	*Viburnum x juddii Judd Viburnum*	B & B	36" Ht. (min)	19
EVERGREEN SHRUBS					
	BUGV	*Buxus x 'Green Velvet' Green Velvet Boxwood*	B & B	18" Ht. (min)	20
	JUCHK	*Juniperus chinensis 'Kallays Compacta' Kally Pfitzer Compact Juniper*	#5	18" Dia. (min)	20
	JUCH	*Juniperus chinensis 'Sea Green' Sea Green Juniper*	#5	24" Ht. (min)	14
	TAMET	*Taxus x media 'Tauntonii' Taunton's Anglo–Japanese Yew*	#5	24" Ht. (min)	14
PERENNIALS & GRASSES					
	ALSU	*Allium x 'Summer Beauty' Summer Beauty Allium*	#1	Min. 8"–18"	46
	AMSB	*Amsonia tabernaemontana 'Blue Ice' Blue Ice Eastern Bluestar*	#1	Min 8"–18"	56
	CALO	*Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass*	#1	Min 8"–18"	61
	COVE	*Coreopsis verticillata 'Zagreb' Zagreb Tickseed*	#1	Min 8"–18"	40
	HEBT	*Heuchera x 'Berry Timeless' Berry Timeless Coral Bells*	#1	Min 8"–18"	55
	PAVI	*Panicum virgatum 'Shenandoah' Shenandoah Switch Grass*	#1	Min. 8"–18"	82
	SPHE	*Sporobolus heterolepis Prairie Dropseed*	#1	Min. 8"–18"	43

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. 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.
3. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
5. 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
6. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. 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 SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES UNLESS OTHERWISE DEPICTED. 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: PLANTING AREAS DEPICTED BY THE LEGEND SHALL RECEIVE 1.5" GRANITE MIST DECORATIVE STONE MULCH PER MIDWEST DECORATIVE STONE (OR APPROVED EQUAL) SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES (www.midwestdecorativestone.com). 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 – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SEEDING & SODDING NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE
2. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

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: 30,513

Total landscape points required: 509

TABULATION OF LANDSCAPE CREDITS AND POINTS

*LANDSCAPE POINTS DO NOT INCLUDE ROOFTOP PLAZA PLANTINGS. TBD

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING: QUANTITY	CREDITS / EXISTING LANDSCAPING: POINTS ACHIEVED	NEW / PROPOSED LANDSCAPING: QUANTITY	NEW / PROPOSED LANDSCAPING: POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	8	280
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	1	35
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	16	240
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	31	310
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	198	594
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	68	272
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	383	766
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
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 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
		SUBTOTAL		0		2,497
		TOTAL NUMBER OF POINTS PROVIDED		2,497		

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2	09.02.25	LAND USE RE-SUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

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

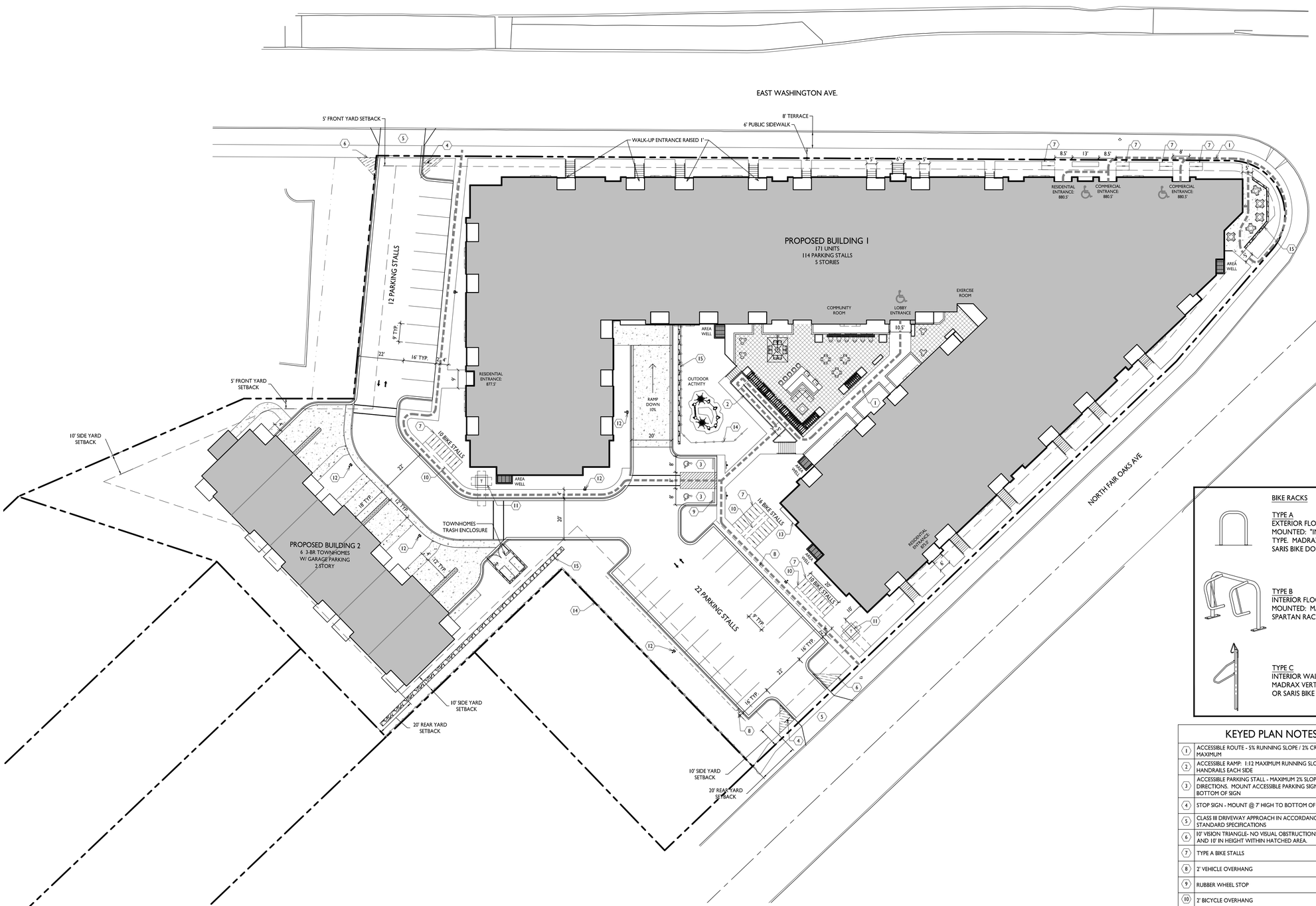
SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L200

JSD PROJECT NO: 24-14692

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File: \\SDINC\projects\2020\24114692\DWG\Landscape Sheets\24114692 Landscape.dwg Layout: L200 User: matt.ammel Plotted: Aug 29, 2025 - 6:03pm Xref's: 24-14692 University 3000



1 CA101 ARCHITECTURAL SITE PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

SITE DEVELOPMENT DATA:

ZONING	CC-T Commercial Corridor - Transitional
DENSITIES:	
LOT AREA	104,438 S.F. / 2.40 ACRES
DWELLING UNITS	
APT. BUILDING	171 UNITS
TOWNHOMES	6 UNITS
TOTAL	177 UNITS
LOT AREA / D.U.	590 S.F. / D.U.
DENSITY	73.8 UNITS / ACRE
LOT COVERAGE	74,274 S.F. (71%)
BUILDING HEIGHT	5 STORIES / 66'-0"
COMMERCIAL AREA	3,286 S.F.
GROSS BUILDING AREA (INCLUDES GARAGE)	
BUILDING 1	250,859 S.F.
BUILDING 2	11,104 S.F.
TOTAL	261,963 S.F.
DWELLING UNIT MIX:	
BUILDING 1	
ONE BEDROOM	76
TWO BEDROOM	68
THREE BEDROOM	27
TOTAL	171 D.U.
BUILDING 2	
THREE BEDROOM	6 D.U.
TOTAL	177 D.U.
VEHICLE PARKING STALLS:	
GARAGE - APTS.	114 (INCL. 3 ADA)
GARAGE - TOWNHOMES	6
SURFACE	40 (INCL. 2 ADA)
TOTAL	160 VEHICLE STALLS
10% EV READY (17)	
BICYCLE PARKING:	
GARAGE - LONG-TERM	174
SURFACE - LONG-TERM	17
SURFACE - SHORT-TERM	20
SURFACE - COMMERCIAL	7
TOTAL	218 BICYCLE STALLS

BIKE RACKS

TYPE A
EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK

TYPE C
INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

KEYED PLAN NOTES

1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM
2	ACCESSIBLE RAMP: 1:12 MAXIMUM RUNNING SLOPE. PROVIDE HANDRAILS EACH SIDE
3	ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 60" HIGH TO BOTTOM OF SIGN
4	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
5	CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
6	10' VISION TRIANGLE- NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
7	TYPE A BIKE STALLS
8	2' VEHICLE OVERHANG
9	RUBBER WHEEL STOP
10	2' BICYCLE OVERHANG
11	TRANSFORMER ON CONCRETE PAD
12	LIGHT POLE - SEE SHEET CA102 FOR FIXTURE SCHEDULE
13	GAS METERS
14	FENCE
15	RETAINING WALL - SEE CIVIL PLANS FOR HEIGHTS

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH 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.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. 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.

5. 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: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. 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.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

8. 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.

9. 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.

10. 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.

11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

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ISSUED
Concept Plans - May 8, 2025
UDC Final & LU Submittal - June 16, 2025
UDC Final Updated Submittal - September 2, 2025

PROJECT TITLE
Mixed-Use Redevelopment

3361-3375 E Washington Ave.
& 926-930 Fair Oaks Ave
Madison, Wisconsin

SHEET TITLE
Architectural Site Plan

SHEET NUMBER
CA101

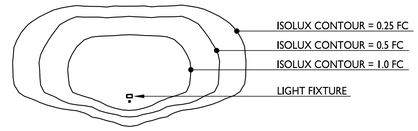
PROJECT NO. 2439

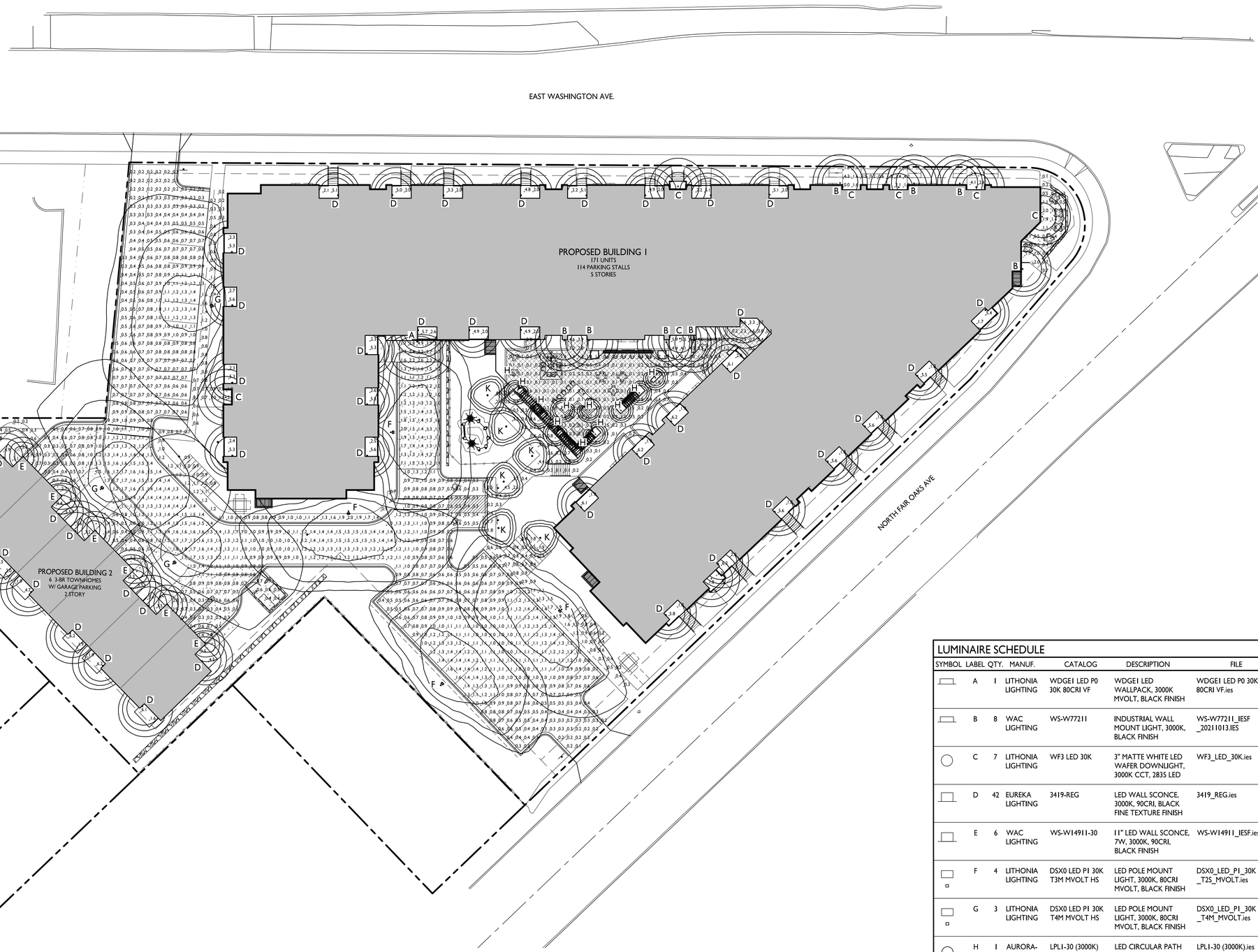
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LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Surface Parking & Drive Aisle	+	0.9 fc	2.9 fc	0.2 fc	14.5:1	4.5:1
Underground Driveway Entrance	+	1.5 fc	4.9 fc	1.0 fc	4.9:1	1.5:1
Roof Deck Plaza	+	0.6 fc	3.4 fc	0.1 fc	34.0:1	6.0:1

EXAMPLE LIGHT FIXTURE DISTRIBUTION





1 CA102 SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	1	LITHONIA LIGHTING	WDGE1 LED P0 30K 80CRI VF	WDGE1 LED WALLPACK, 3000K MVOLT, BLACK FINISH	WDGE1 LED P0 30K 80CRI VF.ies	10'-0" ABOVE GRADE ON BUILDING
	B	8	WAC LIGHTING	WS-W77211	INDUSTRIAL WALL MOUNT LIGHT, 3000K, BLACK FINISH	WS-W77211_IESF _20211013.IES	8'-0" ABOVE GRADE ON BUILDING
	C	7	LITHONIA LIGHTING	WF3 LED 30K	3" MATTE WHITE LED WAFER DOWNLIGHT, 3000K CCT, 2835 LED	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
	D	42	EUREKA LIGHTING	3419-REG	LED WALL SCONCE, 3000K, 90CRI, BLACK FINE TEXTURE FINISH	3419_REG.ies	7'-0" ABOVE GRADE ON BUILDING
	E	6	WAC LIGHTING	WS-W14911-30	11" LED WALL SCONCE, 7W, 3000K, 90CRI, BLACK FINISH	WS-W14911_IESF.ies	7'-0" ABOVE GRADE ON BUILDING
	F	4	LITHONIA LIGHTING	DSX0 LED P1 30K T3M MVOLT HS	LED POLE MOUNT LIGHT, 3000K, 80CRI MVOLT, BLACK FINISH	DSX0_LED_P1_30K _T2S_MVOLT.ies	16'-0" POLE ON 2'-0" CONC. BASE
	G	3	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	LED POLE MOUNT LIGHT, 3000K, 80CRI MVOLT, BLACK FINISH	DSX0_LED_P1_30K _T4M_MVOLT.ies	16'-0" POLE ON 2'-0" CONC. BASE
	H	1	AURORA-LIGHT INC.	LPL1-30 (3000K)	LED CIRCULAR PATH LIGHT, 3000K, 80CRI, BLPX FINISH	LPL1-30 (3000K).ies	2'-6" ABOVE GRADE IN PLANTER/SOIL
	K	12	KUZCO LIGHTING	EB82229-BK-UNV - GLEN	LED 29" BOLLARD, 3000, 80CRI, BLACK FINISH	EB82229-BK-UNV - GLEN.ies	29" BOLLARD ON FLUSH CONC. BASE

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ISSUED
UDC Final & LU Submittal - June 16, 2025
UDC Final Updated Submittal - September 2, 2025

PROJECT TITLE
Mixed-Use Redevelopment

3361-3375 E Washington Ave.
& 926-930 Fair Oaks Ave
Madison, Wisconsin

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
CA102

PROJECT NO. 2439

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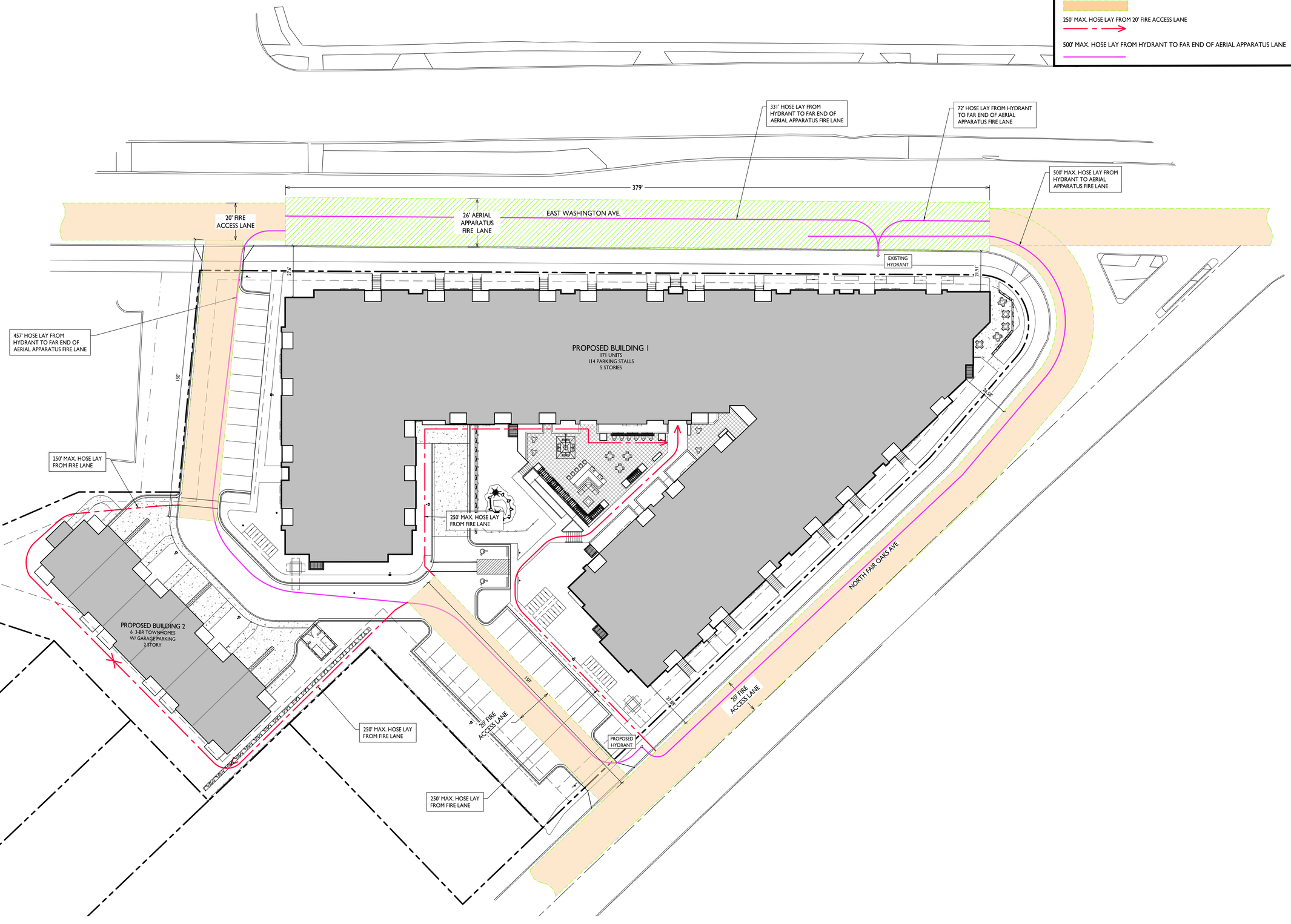
FIRE ACCESS DATA

	APT. BUILDING
BUILDING PERIMETER	1,354 LINEAR FEET
26' WIDE AERIAL APPARATUS FIRE LANE	339 LR. FT. REQUIRED (25%) 379 LR. FT. PROVIDED

20' WIDE FIRE ACCESS LANE

250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE

500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE



1 CA103 FIRE DEPARTMENT ACCESS PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

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ISSUED

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UDC Final Updated Submittal - September 2, 2025

PROJECT TITLE

Mixed-Use Redevelopment

3361-3375 E Washington Ave.
& 926-930 Fair Oaks Ave
Madison, Wisconsin

SHEET TITLE

Fire Department Access Plan

SHEET NUMBER

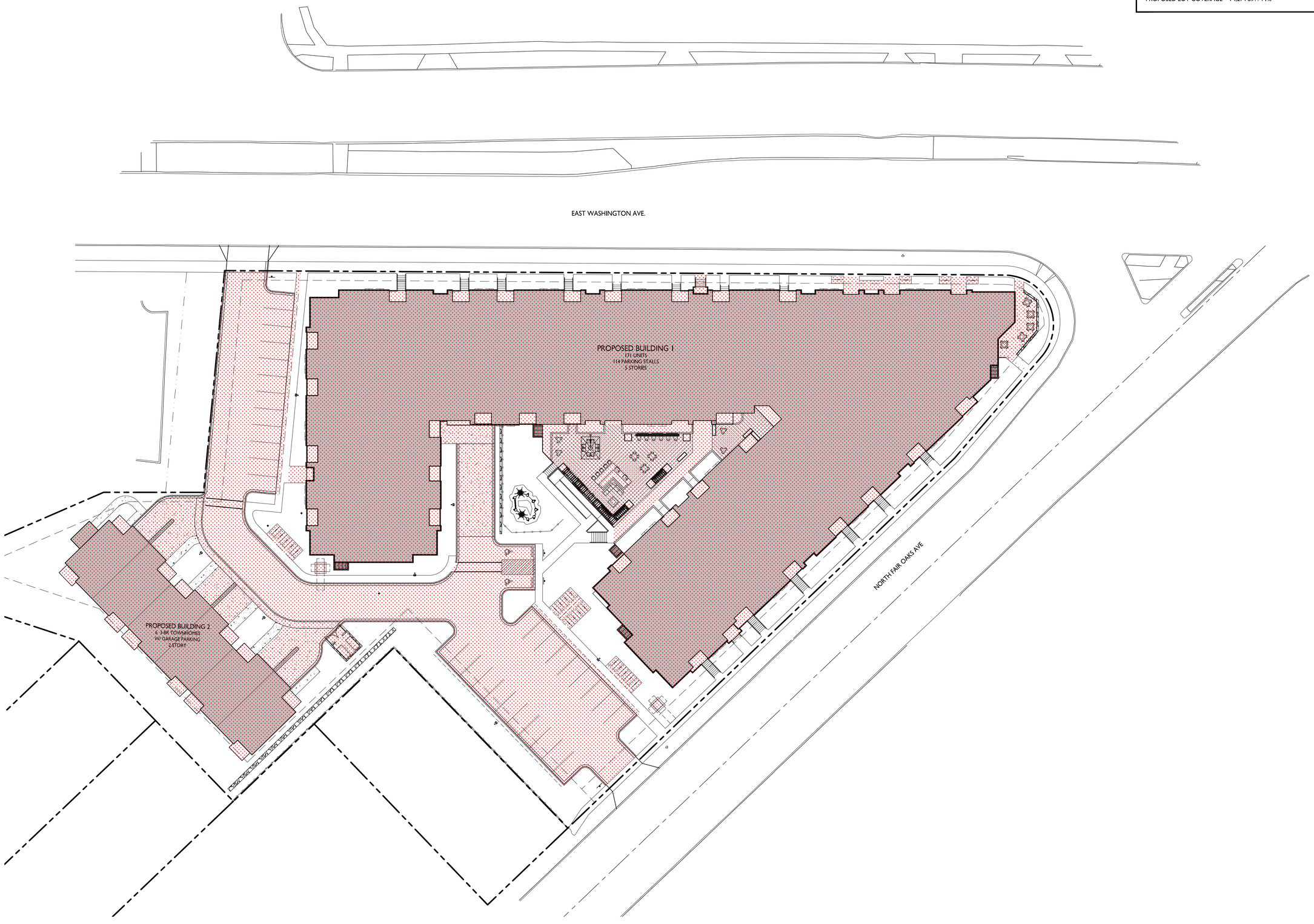
CA103

PROJECT NO. 2439

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LOT COVERAGE

ZONING	CC-T
MAXIMUM LOT COVERAGE	68,704 S.F. / 85%
LOT AREA	104,438 S.F.
PROPOSED LOT COVERAGE	74,274 S.F. / 71%



1 CA104 LOT COVERAGE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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UDC Final Updated Submittal - September 2, 2025

PROJECT TITLE
Mixed-Use Redevelopment

3361-3375 E Washington Ave.
& 926-930 Fair Oaks Ave
Madison, Wisconsin

SHEET TITLE
Lot Coverage

SHEET NUMBER
CA104

PROJECT NO. 2439

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1 AC100.1 00 - BASEMENT PLAN
3/32" = 1'-0"

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KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16
UDC Final Updated Submittal - 2025.09.02

LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leisure
- Circulation
- Commercial
- Parking
- Storage
- Utility

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Basement Floor Plan - Bldg 1

SHEET NUMBER
AC100.1

PROJECT NUMBER
2439

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1 AC101.1 01 - FIRST FLOOR PLAN
3/32" = 1'-0"

LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leisure
- Circulation
- Commercial
- Parking
- Storage
- Utility

0' 4' 8' 16' 24'
3/32" = 1'-0"

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UDC Final Updated Submittal - 2025.09.02

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
First Floor Plan - Bldg 1

SHEET NUMBER
AC101.1

PROJECT NUMBER
2439

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1 AC102.1 02 - SECOND FLOOR PLAN
3/32" = 1'-0"

LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leisure
- Circulation
- Commercial
- Parking
- Storage
- Utility

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

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PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Second Floor Plan - Bldg 1

SHEET NUMBER
AC102.1

PROJECT NUMBER
2439

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1 / AC103.1 03 - THIRD FLOOR PLAN
3/32" = 1'-0"

LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leisure
- Circulation
- Commercial
- Parking
- Storage
- Utility

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

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Middleton, WI 53562

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UDC Final Updated Submittal - 2025.09.02

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Third Floor Plan - Bldg 1

SHEET NUMBER
AC103.1

PROJECT NUMBER
2439

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1 AC104.1 04 - FOURTH FLOOR PLAN
3/32" = 1'-0"

LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leisure
- Circulation
- Commercial
- Parking
- Storage
- Utility

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

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UDC Final & LU Submittal - 2025.06.16
UDC Final Updated Submittal - 2025.09.02

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Fourth Floor Plan - Bldg 1

SHEET NUMBER
AC104.1

PROJECT NUMBER
2439

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1 / AC105.1 05 - FIFTH FLOOR PLAN
3/32" = 1'-0"

LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leisure
- Circulation
- Commercial
- Parking
- Storage
- Utility

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

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KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16
UDC Final Updated Submittal - 2025.09.02

PROJECT TITLE
Mixed-Use Redevelopment

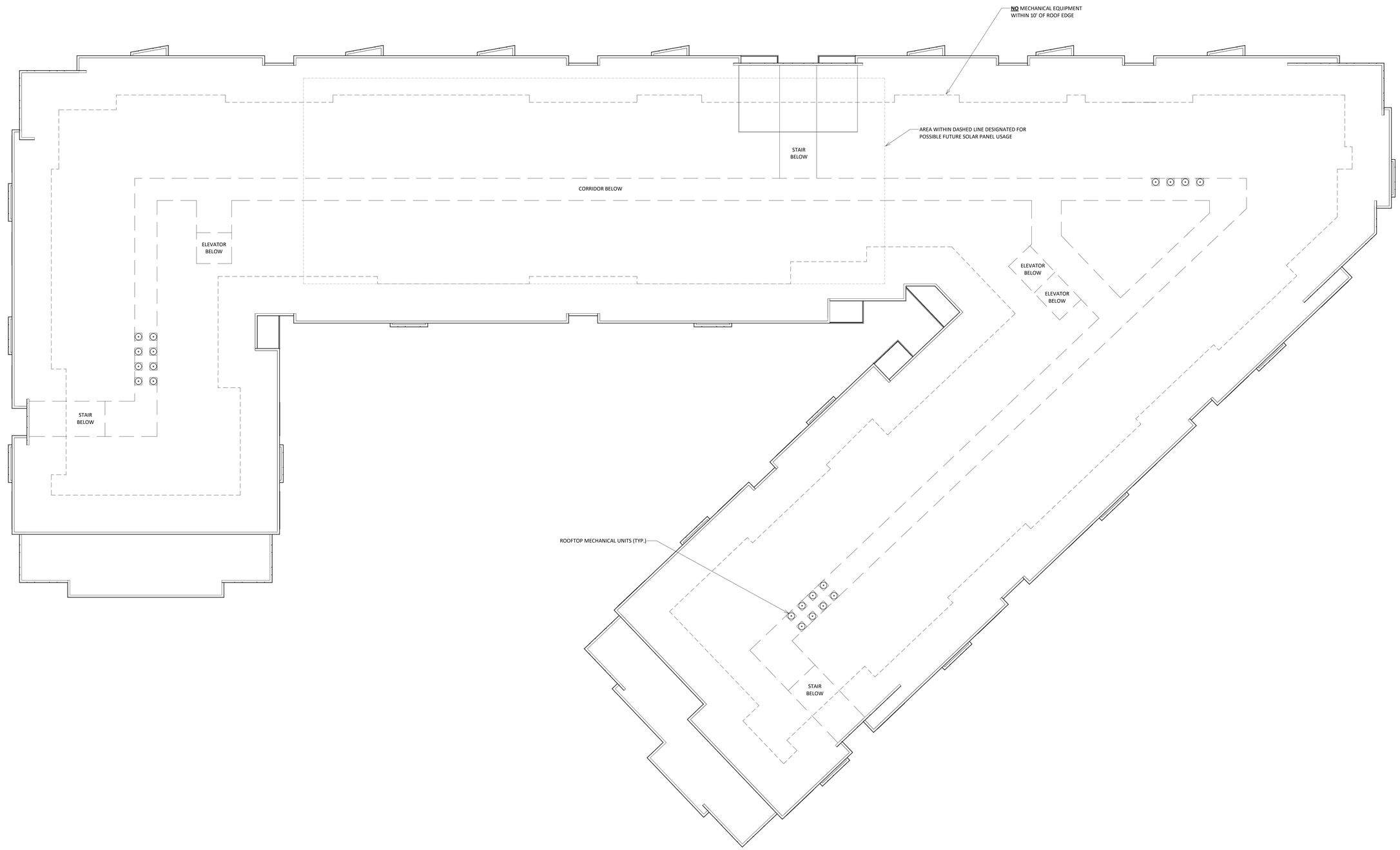
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Fifth Floor Plan - Bldg 1

SHEET NUMBER
AC105.1

PROJECT NUMBER
2439

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1 / AC106.1 06 - ROOF PLAN
3/32" = 1'-0"

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KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
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UDC Final Updated Submittal - 2025.09.02

PROJECT TITLE
Mixed-Use Redevelopment

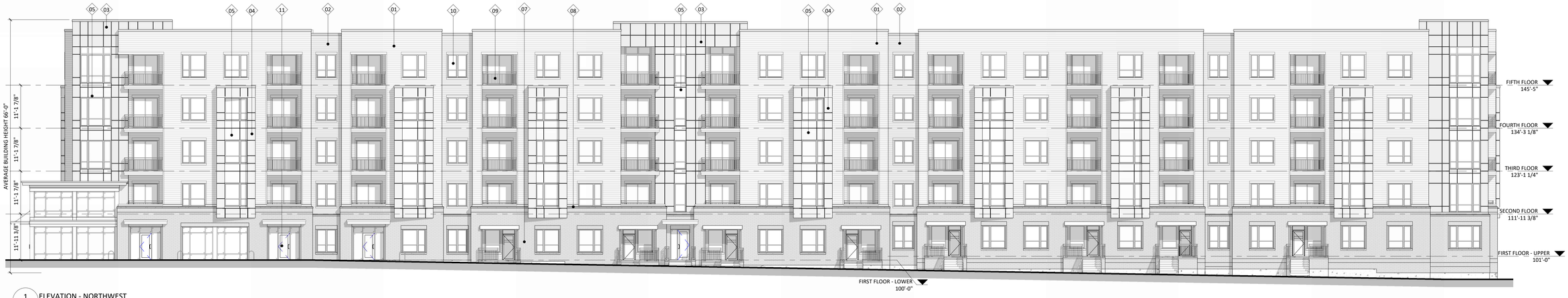
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Roof Plan - Bldg 1

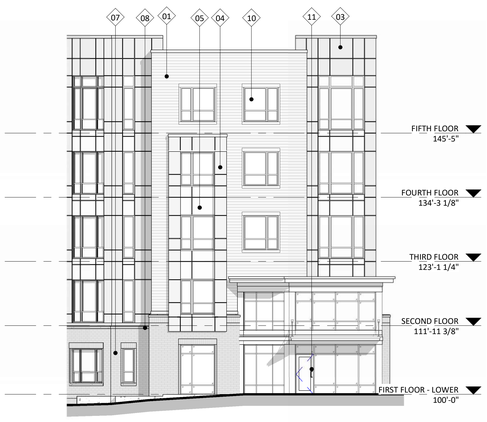
SHEET NUMBER
AC106.1

PROJECT NUMBER
2439

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1 AC201.1 ELEVATION - NORTHWEST
3/32" = 1'-0"



2 AC201.1 ELEVATION - NORTHEAST
3/32" = 1'-0"



3 AC201.1 ELEVATION - EAST
3/32" = 1'-0"



4 AC201.1 ELEVATION - SOUTHWEST
3/32" = 1'-0"

0' 4' 8' 16' 24'
3/32" = 1 `- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	AGED PEWTER
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	TBD	SW6629 JALAPENO
04	COMPOSITE PANEL	TBD	SW6670 GOLD CREST
05	COMPOSITE PANEL	TBD	BLACK
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. MATERIAL
07	BRICK VENEER	SUMMIT BRICK	EBONY
08	CAST STONE	ROCKCAST	SMOKEHOUSE
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	KAWNEER	BLACK

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KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16
UDC Final Updated Submittal - 2025.09.02

PROJECT TITLE
Mixed-Use Redevelopment

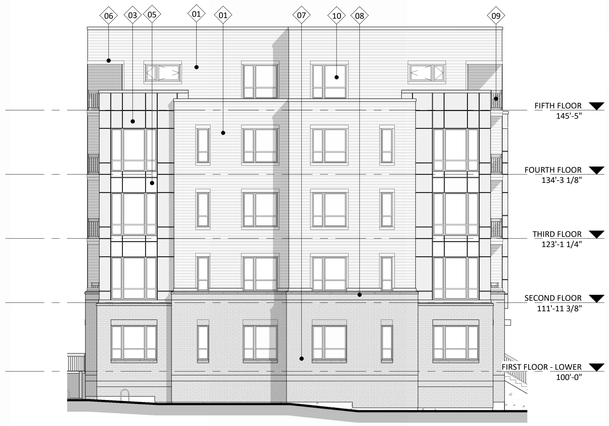
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Exterior Elevations

SHEET NUMBER
AC201.1

PROJECT NUMBER
2439

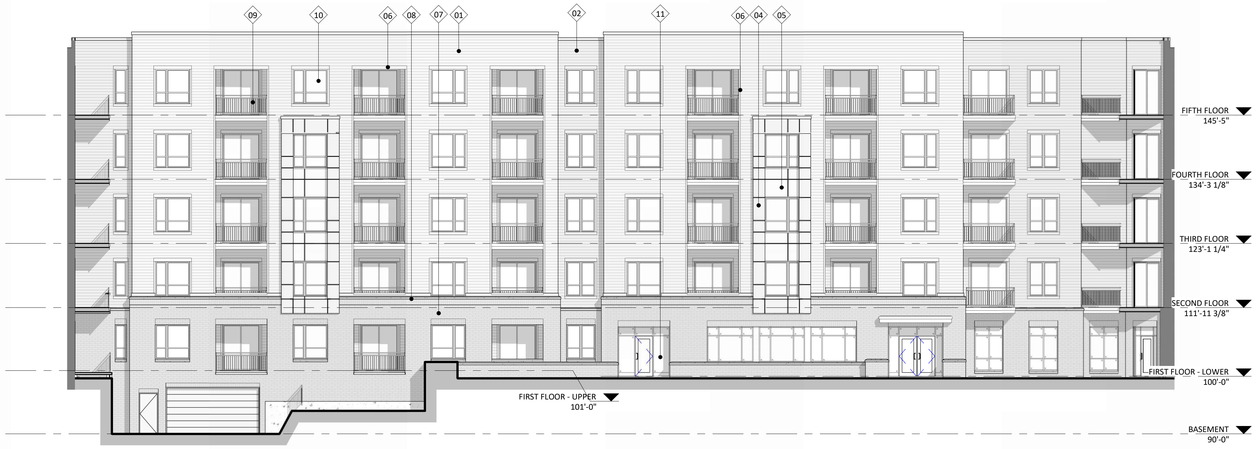
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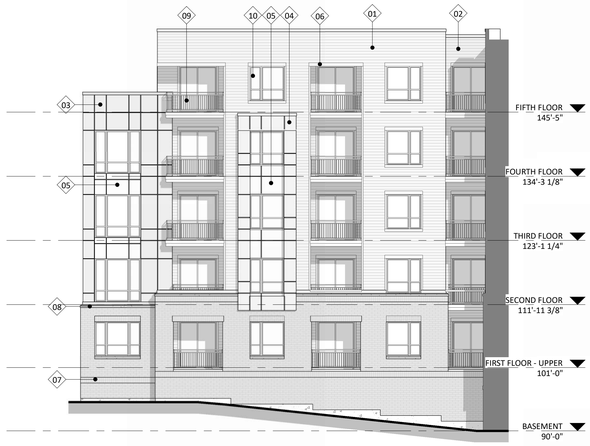
1 AC202.1 ELEVATION - SOUTH
3/32" = 1'-0"



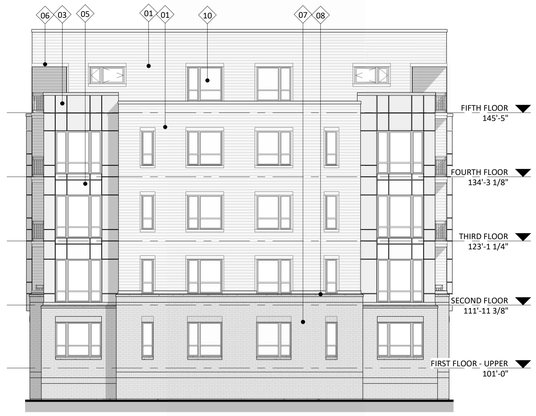
2 AC202.1 ELEVATION - INTERIOR EAST
3/32" = 1'-0"



3 AC202.1 ELEVATION - INTERIOR NORTHWEST
3/32" = 1'-0"



4 AC202.1 ELEVATION - INTERIOR SOUTHWEST
3/32" = 1'-0"



5 AC202.1 ELEVATION - SOUTHEAST
3/32" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	AGED PEWTER
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	TBD	SW6629 JALAPENO
04	COMPOSITE PANEL	TBD	SW6670 GOLD CREST
05	COMPOSITE PANEL	TBD	BLACK
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. MATERIAL
07	BRICK VENEER	SUMMIT BRICK	EBONY
08	CAST STONE	ROCKCAST	SMOKEHOUSE
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	KAWNEER	BLACK

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KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16
UDC Final Updated Submittal - 2025.09.02

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Exterior Elevations

SHEET NUMBER
AC202.1

PROJECT NUMBER
2439

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1 AC203.1 COLORED ELEVATION - NORTHWEST
3/32" = 1'-0"



2 AC203.1 COLORED ELEVATION - NORTHEAST
3/32" = 1'-0"



3 AC203.1 COLORED ELEVATION - EAST
3/32" = 1'-0"



4 AC203.1 COLORED ELEVATION - SOUTHWEST
3/32" = 1'-0"

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	AGED PEWTER
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	TBD	SW6629 JALAPENO
04	COMPOSITE PANEL	TBD	SW6670 GOLD CREST
05	COMPOSITE PANEL	TBD	BLACK
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. MATERIAL
07	BRICK VENEER	SUMMIT BRICK	EBONY
08	CAST STONE	ROCKCAST	SMOKEHOUSE
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	KAWNEER	BLACK

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Middleton, WI 53562

KEY PLAN

ISSUED FOR
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UDC Final & LU Submittal - 2025.06.16
UDC Final Updated Submittal - 2025.09.02

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
AC203.1

PROJECT NUMBER
2439

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1 AC204.1 COLORED ELEVATION - SOUTH
3/32" = 1'-0"



2 AC204.1 COLORED ELEVATION - INTERIOR EAST
3/32" = 1'-0"



3 AC204.1 COLORED ELEVATION - INTERIOR NORTHWEST
3/32" = 1'-0"



4 AC204.1 COLORED ELEVATION - INTERIOR SOUTHWEST
3/32" = 1'-0"



5 AC204.1 COLORED ELEVATION - SOUTHEAST
3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	AGED PEWTER
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	TBD	SW6629 JALAPENO
04	COMPOSITE PANEL	TBD	SW6670 GOLD CREST
05	COMPOSITE PANEL	TBD	BLACK
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. MATERIAL
07	BRICK VENEER	SUMMIT BRICK	EBONY
08	CAST STONE	ROCKCAST	SMOKEHOUSE
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	KAWNEER	BLACK

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16
UDC Final Updated Submittal - 2025.09.02

PROJECT TITLE
Mixed-Use Redevelopment

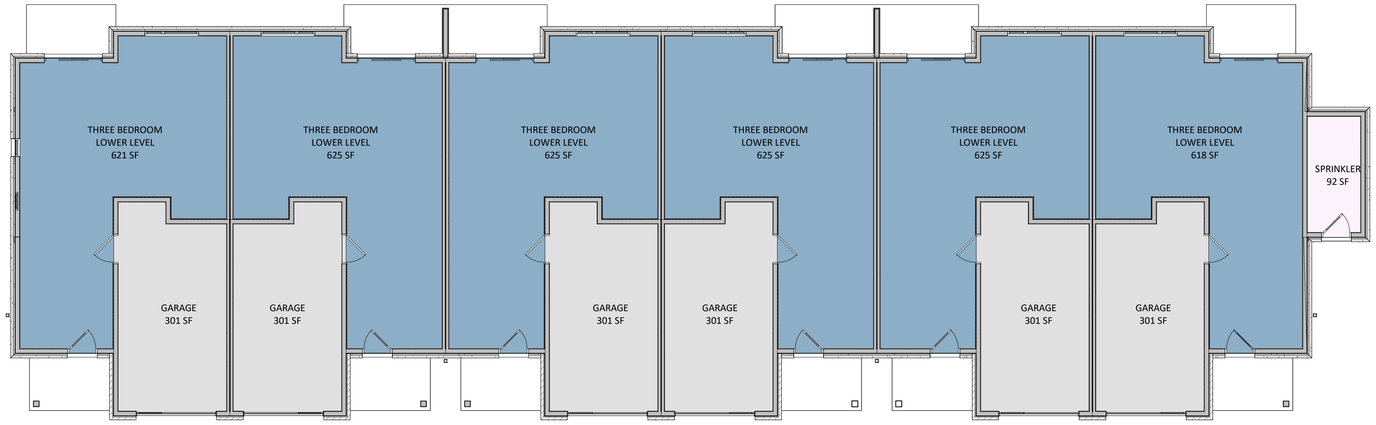
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
AC204.1

PROJECT NUMBER
2439

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1 AC101.2 FIRST FLOOR PLAN
1/8" = 1'-0"

LEGEND

- 3 Bed
- Parking
- Utility

0' 4' 8' 16'
1/8" = 1 '- 0"

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Middleton, WI 53562

KEY PLAN

ISSUED
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16
UDC Final Updated Submittal - 2025.09.02

PROJECT TITLE
Mixed-Use Redevelopment

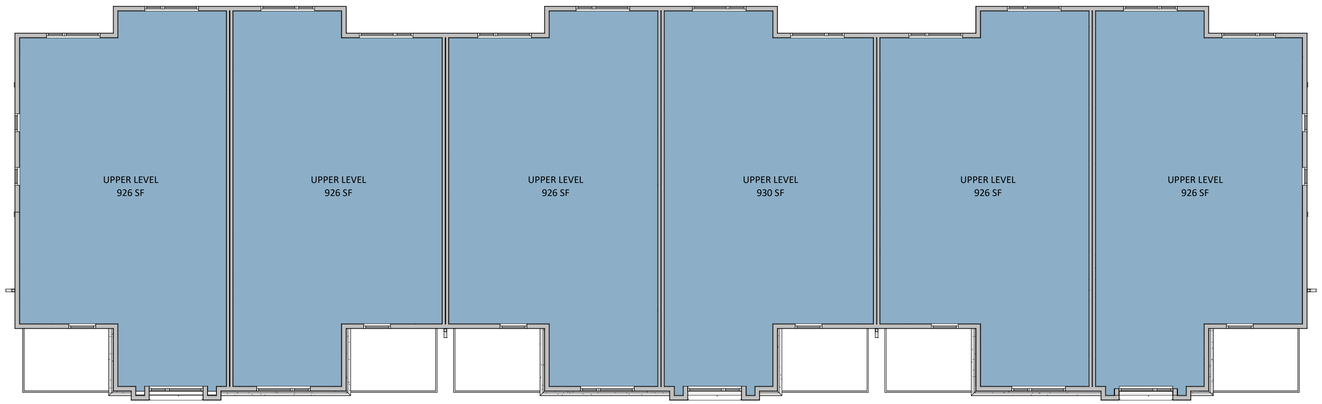
E. Washington Ave. & N Fair Oaks Ave., Madison, WI

SHEET TITLE
First Floor Plan Townhouse

SHEET NUMBER
AC101.2

PROJECT NUMBER
2439

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1 AC102.2 SECOND FLOOR PLAN
1/8" = 1'-0"

LEGEND

- 3 Bed
- Parking
- Utility

0' 2' 4' 8'
1/4" = 1 '- 0"

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Middleton, WI 53562

KEY PLAN

ISSUED
UDC Informational Submittal - 2025.02.17
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UDC Final Updated Submittal - 2025.09.02

PROJECT TITLE
Mixed-Use Redevelopment

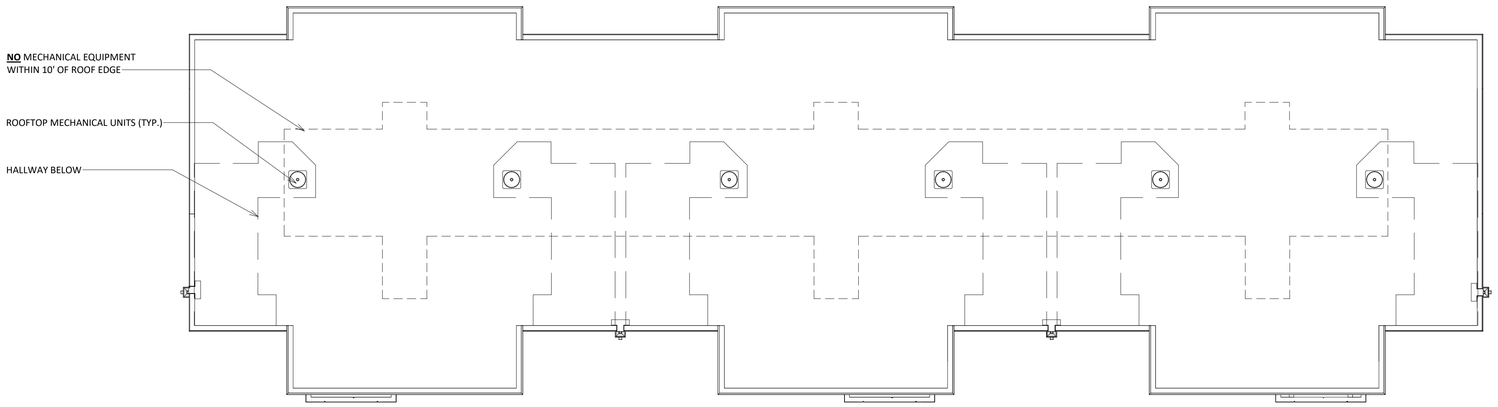
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SHEET TITLE
Second Floor Plan Townhouse

SHEET NUMBER
AC102.2

PROJECT NUMBER
2439

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1 AC103.2 ROOF PLAN
1/8" = 1'-0"

0' 2' 4' 8'
1/4" = 1 '- 0"

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KEY PLAN

ISSUED
UDC Informational Submittal - 2025.02.17
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UDC Final Updated Submittal - 2025.09.02

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N Fair Oaks Ave., Madison, WI

SHEET TITLE
Roof Plan Townhouse

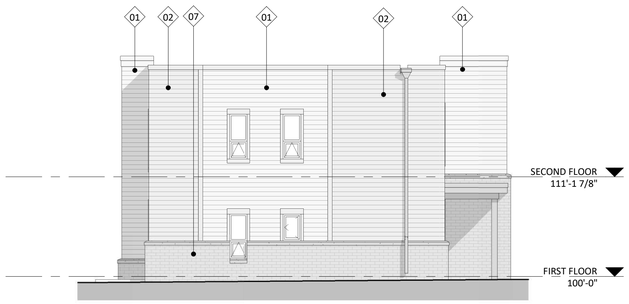
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AC103.2

PROJECT NUMBER
2439

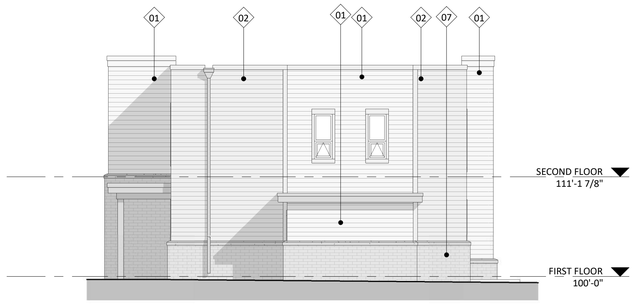
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1 AC201.2 NORTH ELEVATION
1/8" = 1'-0"



2 AC201.2 EAST ELEVATION
1/8" = 1'-0"



3 AC201.2 WEST ELEVATION
1/8" = 1'-0"



4 AC201.2 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	TBD	SW6629 JALAPENO
04	COMPOSITE LAP SIDING 6"	JAMES HARDIE	DARK CHARCOAL
05	UNIT ENTRY DOOR	TBD	BLACK
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. MATERIAL
07	BRICK VENEER	SUMMIT BRICK	EBONY
08	CAST STONE	ROCKCAST	SMOKEHOUSE
09	COMPOSITE WRAPPED COLUMNS & CANOPY TRIM	JAMES HARDIE	DARK CHARCOAL
10	COMPOSITE WINDOW	ANDERSON	BLACK
11	SPRINKLER ROOM DOOR	TBD	MATCH WITH ADJ. SIDING
12	GARAGE DOOR	TBD	DARK CHARCOAL

0' 4' 8' 16'
1/8" = 1 '- 0"

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Middleton, WI 53562

KEY PLAN

ISSUED
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16
UDC Final Updated Submittal - 2025.09.02

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N Fair Oaks Ave., Madison, WI

SHEET TITLE
Exterior Elevations Townhouse

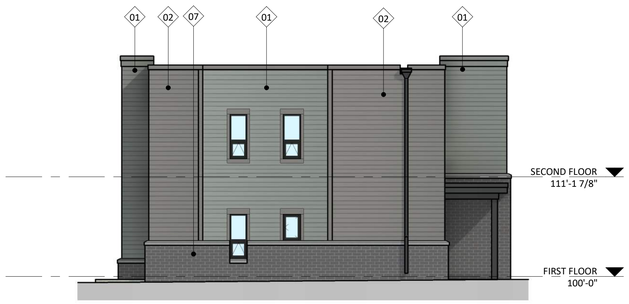
SHEET NUMBER
AC201.2

PROJECT NUMBER
2439

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1 AC202.2 NORTH ELEVATION
1/8" = 1'-0"



2 AC202.2 EAST ELEVATION
1/8" = 1'-0"



3 AC202.2 WEST ELEVATION
1/8" = 1'-0"



4 AC202.2 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	TBD	SW6629 JALAPENO
04	COMPOSITE LAP SIDING 6"	JAMES HARDIE	DARK CHARCOAL
05	UNIT ENTRY DOOR	TBD	BLACK
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. MATERIAL
07	BRICK VENEER	SUMMIT BRICK	EBONY
08	CAST STONE	ROCKCAST	SMOKEHOUSE
09	COMPOSITE WRAPPED COLUMNS & CANOPY TRIM	JAMES HARDIE	DARK CHARCOAL
10	COMPOSITE WINDOW	ANDERSON	BLACK
11	SPRINKLER ROOM DOOR	TBD	MATCH WITH ADJ. SIDING
12	GARAGE DOOR	TBD	DARK CHARCOAL



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KEY PLAN

ISSUED
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16
UDC Final Updated Submittal - 2025.09.02

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N Fair Oaks Ave., Madison, WI

SHEET TITLE
Exterior Elevations - Color Townhouse

SHEET NUMBER
AC202.2

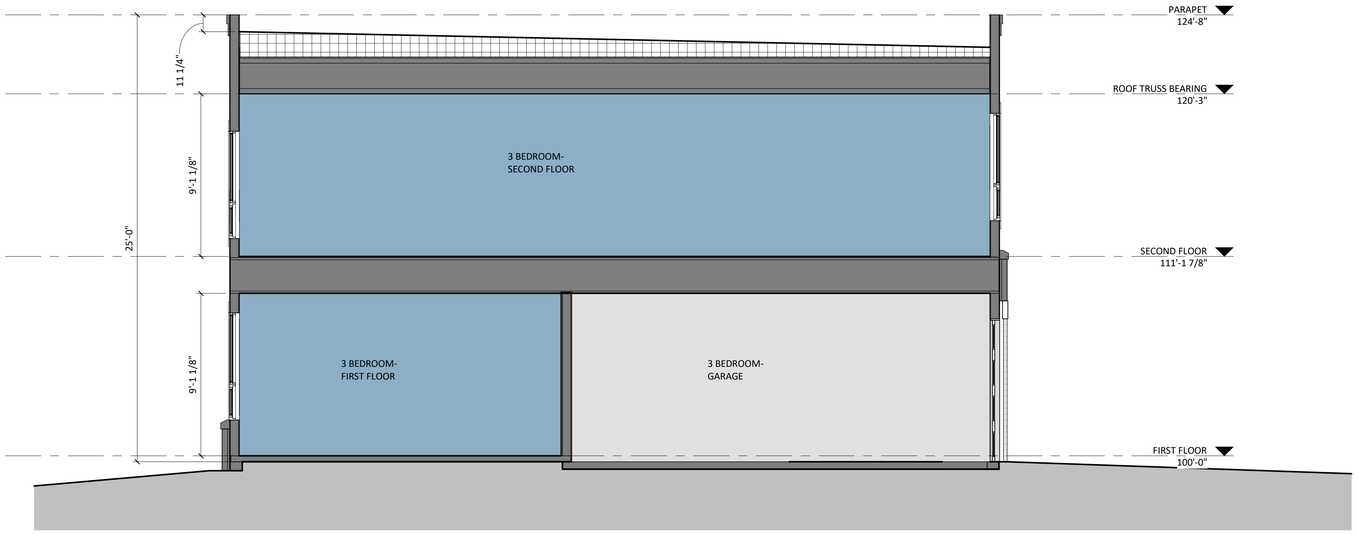
PROJECT NUMBER
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KEY PLAN

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UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16
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1 AC301.2 BLDG 2 CONCEPT SECTION
1/4" = 1'-0"

PROJECT TITLE
Mixed-Use Redevelopment

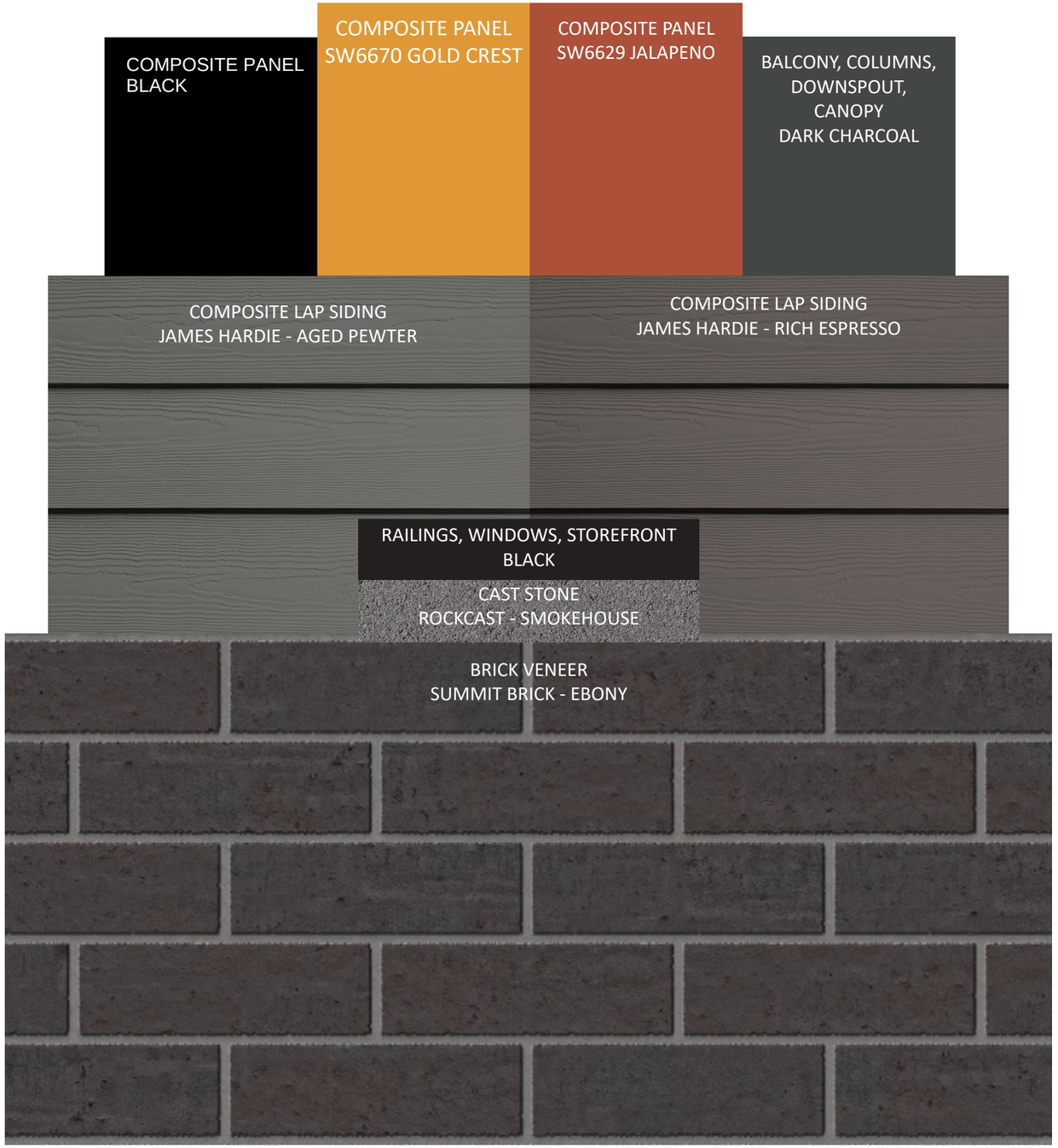
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SHEET TITLE
Townhouse Concept Section

SHEET NUMBER
AC301.2

PROJECT NUMBER
2439

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KEY PLAN

ISSUED
UDC Final & LU Submittal - 2025.06.16
UDC Final Updated Submittal - 2025.09.02

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N Fair Oaks Ave., Madison, WI

SHEET TITLE
Material Board

SHEET NUMBER
AC900

PROJECT NUMBER
2439

Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI



Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI



Concept Image

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E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

Concept Image

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E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

Concept Image

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E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI
UDC FINAL SUBMITTAL | 2025.09.02 | 2439

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Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI