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 1/16/26 4:58 p.m.
Paid _____

Initial Submittal
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): 2150 Commercial Ave

Title: Central at The Forge

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

UDC meeting date requested February 18, 2026

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

Informational
✓ Initial Approval
✓ Final Approval

3. Project Type

✓ Project in an Urban Design District

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

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

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

✓ Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Modifications of Height, Area, and Setback

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

Other

Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Rachel Kriech
Company The Annex Group
Street address 8680 Edison Plaza Drive
City/State/Zip Fishers, IN 46038
Telephone 3177751853
Email rkriech@theannexgrp.com

Project contact person Jennifer Camp
Company JLA Architects
Street address 800 W. Broadway, Suite 200
City/State/Zip Monona, WI 53713
Telephone 608-241-9500
Email jcamp@jla-ap.com

Property owner (if not applicant) OM Land, LLC - attn: Alex Reich
Street address 172 S. Broadway
City/State/Zip South Plains, NY 10605
Telephone 914-821-5173
Email alexreich@reichbrothers.com

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

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

5. Required Submittal Materials

✓ **Application Form**

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

✓ **Letter of Intent**

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

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

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

✓ **Electronic Submittal**

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

✓ **Notification to the District Alder**

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn and Jenny Kirchgatter on 06-17-25.

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 Rachel Kriech Relationship to property Developer

Authorizing signature of property owner _____ Date 01-05-26

7. Application Filing Fees

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

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

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

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

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

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

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

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

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

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

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

— Planned Multi-Use Site or Residential Building Complex

January 16, 2026

Ms. Jessica Vaughn
City of Madison
Department of Planning & Community & Economic Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd, Suite 017
Madison, WI 53703

Re: Letter of Intent for UDC Submittal
Central at The Forge Affordable Housing
JLA Project #W24-0805

Dear Ms Vaughn,

The following is submitted together with the UDC Initial/Final Application and associated plans for review by the Urban Design Commission.

Project Organizational Structure:

Owner: The Annex Group
8680 Edison Plaza Drive
Fishers, IN 46038
317-775-1853
Contact: Rachel Kriech
rkriech@theannexgrp.com

Architect: JLA Architects & Planners
800 W. Broadway, Suite 200
Monona, WI 53713
608-210-1232
Contact: Jennifer Camp
jcamp@jla-pa.com

Project Overview:

The Annex Group is proposing a multi-family/commercial mixed-use project to be located at the corner of Packers, Commercial and Oscar Avenues where the Oscar Mayer parking lot is currently located. The project as proposed would have 241 total units with approximately 6,000 sf of retail space. The intent is to promote the use of carbon free transportation (bicycles) as much as possible as well as encourage the use of public transit. In addition, we intend on offering numerous electric car charging stations within the project with the ability to expand over time as we see demand increase. The project as proposed is a five-story building wrapped around a five-story parking garage. Specific building areas and other pertinent information are provided in the attached drawings.

Site & Zoning:

The project is located at 2150 Commercial Avenue. It is located in the12th Aldermanic District within the confines of the Sherman Neighborhood. The site is currently zoned RMX, resides in the City of Madison Urban Design District # 4 and within the Oscar Mayer Special Area Plan. Multi-family and retail are permitted uses within these zoning types. This site is zoned for up to 8 stories with no restrictions on length and is currently an existing asphalt parking lot.

How the development will address the district criteria:

- Parking will be hidden behind the main façade of the building along Packers Ave. The one exposed elevation of the parking structure along Oscar Ave will have architectural features to add interest.
- Exterior materials will be durable, low-maintenance, and visually harmonious with other buildings in the area.
- Large facades will have breaks using different materials, balconies and recesses to create visual interest.
- All facades are of importance and will be carefully designed.
- Lighting will be part of the architectural design to illuminate building facades, pedestrian walkways and parking areas.
- Landscaping will be provided for both visual appeal and practical benefits, including view framing, visual screening along roadways and between differing land uses, and architectural enhancement.

Additional key zoning requirements:

- Electric Vehicle Charging Station Requirements - Chapter 28.141(8)e
- Bike Parking Requirements - Chapter 28.141(11)
- Bird Safety Glass Requirements - Chapter 29.129
- Signage – Chapter 31

Neighborhood Input:
The project is in the Sherman Neighborhood. A neighborhood meeting was held on January 16, 2025, with positive feedback.

Action Items from Previous UDC Meeting:
Below are the comments made at the previous meeting on December 3, 2025 with explanations on how we explored and/or addressed them.

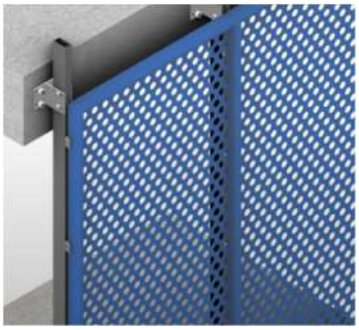
1. The applicant shall revise the landscape plan to reflect an increase in perennial plantings and shrubs throughout the development. Consideration should especially be given to incorporating additional plantings at the southwest corner of the building where the commercial spaces are located to further activate that space.
    a. *The Landscape Plan has been updated to incorporate more perennial plantings and shrubs throughout the development.*
    b. *The building was moved north approximately 7'-0" to allow more activation at this southern intersection of Commercial, Packers and Oscar Ave to align with the Oscar Mayer Special Area Plan. Plantings and an elevated interactive public space have been incorporated into the surrounding experience.*

2. The building design should be revised to provide further design and detailing to distinguish the commercial from the residential at the building ends.
    a. *The commercial spaces have a continuous canopy providing an open welcoming environment. The vertical solid walls were removed from the canopy to encourage openness and more gathering spaces at the commercial ends.*
    b. *The brick on the commercial facades stack to the 3rd floor windowsills. This also occurs at the leasing entry to the building and at the active amenity space along Oscar Ave. These same locations on corners of the building also have a cornice that's 5'-0" taller than other parapets of the building.*

3. The applicant shall provide additional design details related to the landscape, amenities and programming in the open spaces/courtyard.
    a. *The landscaping has been increased in these areas. See 3D renderings for additional programming in the open spaces.*

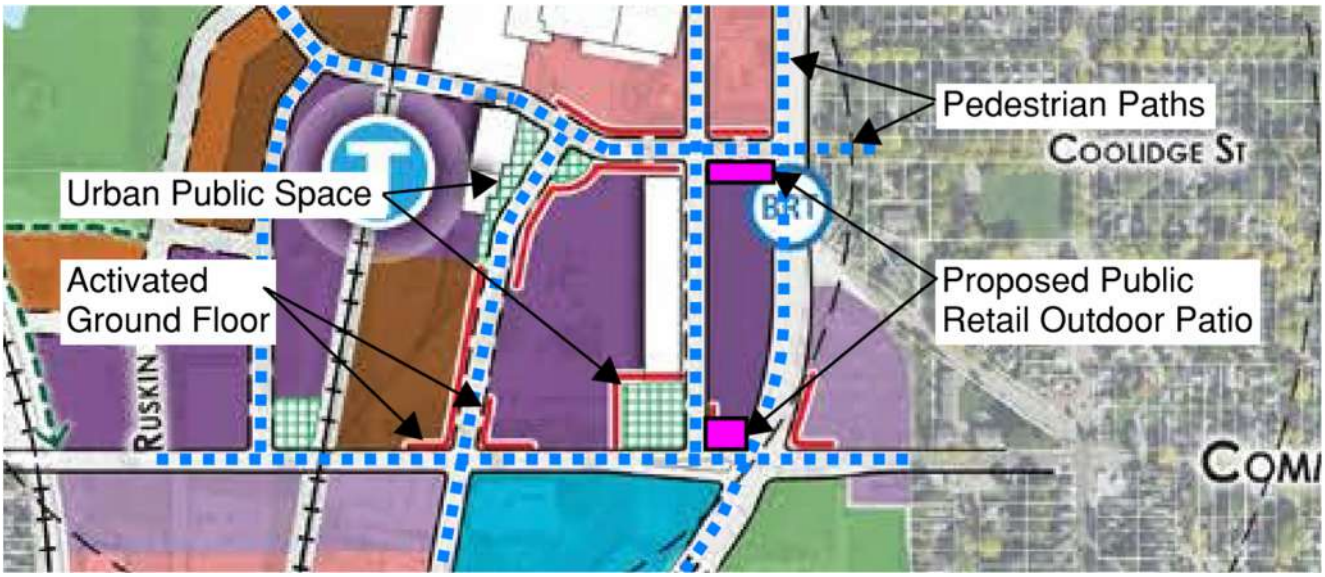
4. The parking garage design shall be revised to minimize blank wall expanses.
    a. *A 3D rendering of the parking garage has been included in the submittal package which shows a few murals to help break up the large blank walls. These murals are placeholders as our local artist will be designing them later. These will be painted directly on the concrete and finished with an applied sealant to prolong the life and look of the art piece.*

5. The applicant shall provide additional details related to the proposed vertical metal panel on the garage structure, including but not limited to the material, how it is attached to the building, and integrated in the design.
    a. *The decorative perforated metal panels will be mounted over metal framing secured to the concrete walls, similar to this image.*



6. The applicant shall provide additional details related to how the fiber cement panel materials are applied to the building, including whether they are large sheets or smaller panels, texture, articulation, joints, transitions to other materials, etc.
    a. *All of the fiber cement installed on this project will be panels with a maximum size of 4'x10'. Most of them will have a smooth finish, however the woodtone will have a cedarmill finish. The joints will be typical metal reveals in locations as shown in the renderings. See image on the Material Board for example of finished product.*

7. The Commission encourages the applicant to continue to explore an at-grade pedestrian connection or other ways to provide further separation/distinction between the buildings and to break down the overall perceived mass and scale.
    a. *The at-grade pedestrian connection through our private site was looked at in great depth. As we studied the site and the Oscar Mayer Special Area Plan (OMSAP) we felt that the areas needing the most pedestrian friendly experiences were at the intersection of Oscar, Commercial and Packers Ave. on the south side of the site as well as the intersection of Packers, Coolidge and Oscar Ave. on the north side of the site. Packers is such a busy 6 lane highway that if we encouraged pedestrian traffic through the middle of our site, it would also encourage jaywalking across Packers Ave at locations other than those two prominent intersections.*
    b. *The diagram below illustrates the pedestrian circulation around our site including urban public spaces, activated ground-floor uses and our proposed outdoor gathering areas. At this time, there is no singular destination intended to draw pedestrians through the site.*



    c. *Residents can enter the building in the middle of the site on the east side and pass through to the west side. Allowing the public to pass through a narrow opening between buildings wouldn't be safe. This dark hidden path could encourage homeless people or criminals to loiter.*
    d. *A narrow opening between two five story buildings wouldn't allow for a very well-established garden due to limited sun exposure.*
    e. *This five-story structure of varying heights has been separated into three different buildings visually by using different colored materials, recessing certain areas, and providing courtyards and walk-up units.*
    f. *This WHEDA project isn't financially feasible if there needs to be multiple buildings.*

8. The applicant shall provide additional information related to the proposed mechanical HVAC louvers and related design details.
    a. *Any mechanical louvers will match the color of the surrounding building material.*
    b. *Parking garage is partially open to the elements, therefore there won't be as many large louvers on this building that would typically be seen in an apartment building parking garage.*

9. The applicant shall provide additional information related to site lighting.
    a. *Renderings show additional lighting elements.*
    b. *Submittal package has updated photometric plan and fixture cutsheets.*
    c. *Elevation along Oscar Ave will have some additional up and down lighting to accent the murals.*

Oscar Mayer Special Area Plan (OMSAP):
These are examples of how we are redeveloping this area to align with the OMSAP.

- Redevelopment Objective #2 – Maintain Housing Affordability and Minimize Displacement:
    - Explore and adopt policies, programs and overall, a comprehensive framework to ensure a variety of housing types, values and particularly affordable housing, serve all family structures and meet the demand of future employees while consciously avoiding racial, cultural and elderly displacement in surrounding neighborhoods.

- Redevelopment Objective #9 – Form an identifiable and Authentic Mixed-Use District:
    - Build a walkable high-density district that is seamlessly integrated into the surrounding neighborhoods and serves as a focal point of economic activity for the Northside.

- Advances the following Comprehensive Plan (2018) strategies that also align with the OMSAP:
    - Concentrate the highest intensity development along transit corridors, downtown and at Activity Centers.
    - Expand and improve the city's pedestrian and bicycle networks to enable safe and convenient active transportation.
    - Create vibrant and inviting places through creative architecture and urban design.

- Big Picture Concept #4 – Transform Commercial Ave into a Walkable District
    - Commercial Ave has redeveloped into a walkable district that functions as the main hub for culture, employment, training and daily services, that shaped the areas identity and is linked to other commercial-oriented nodes as a walkable neighborhood network.

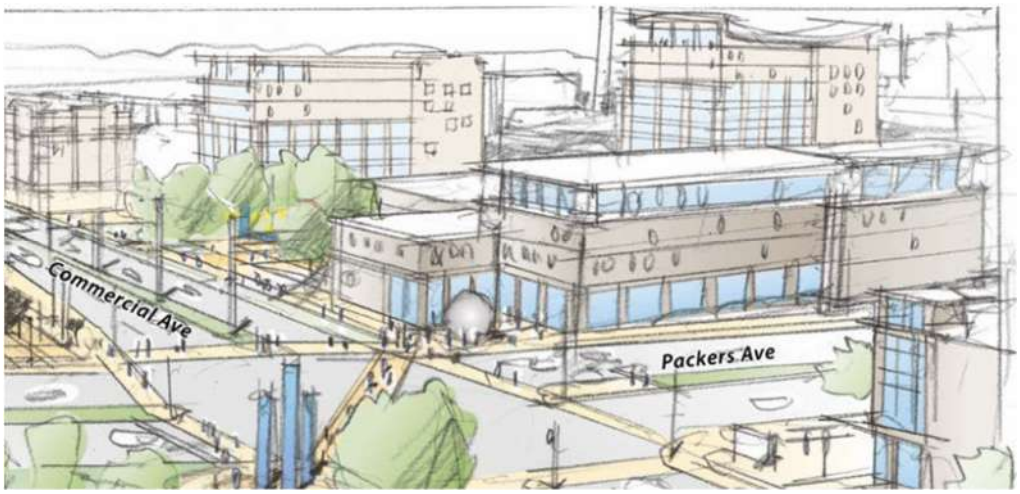
- Big Picture Concept #5 – Add Street Connection from North Sherman to Packers
    - A new east-west roadway connection has integrated the massive 72-acre former Oscar Mayer and Harmeyer properties, improving access to the most active areas.

- Big Picture Concept #6 – Build a Transit Oriented Development Centered on a Multimodal Hub
    - A regional multimodal transit hub integrates with bus, bikes and future intercity and local rail is the center point to a transit-oriented neighborhood and employment center. The TOD is characterized as a compact, walkable, mixed-use development with higher development intensity in close proximity to high-capacity transit.

- Big Picture Concept #8 – Enhance City Entry Corridor & Acess
    - Packers Avenue is a major transportation and community gateway to the city from the airport and the north. Additional signalized intersections or other intersection improvements, enhanced streetscaping, street tress and wayfinding signage transformed the corridor into a quality gateway that carries significant traffic and is safe for residents and employees to cross.

- Land Use Recommendations Goal 3 – Create a walkable, urban street along Commercial Ave from N. Sherman Ave to Packers Ave.
    - Incorporate community open spaces and gathering areas along the north side of Commercial Ave as part of the transit-oriented development.

- Development Concept Illustration – Commercial Ave and Packers Intersection (see image on next page)
    - The concept shows a more attractive pedestrian oriented corridor with street facing buildings and high-visibility bike and pedestrian connections that together link Demetral Park, future mixed-use, Madison College and transit. This will become an identifiable place and shape the identity of the area.



- Transportation Recommendations Goal 2 – Improve connectivity to/from and within the planning area and incorporate Complete Streets principles in roadway designs.
    - Connect Roth and Coolidge Streets across the Oscar Mayer site and create a three-way signalized intersection at Packers Ave that allows for only bicycle and pedestrian access and not allow access to vehicle entrance into Eken Park east of Packers Ave.

- Urban Design Recommendations – (F) Commercial Ave Corridor
    - 2 – Create a signature multi-use urban gathering place that fronts Commercial Ave and activates building 20, supports daily activities and events.
    - 5 – Ensure all development fronting the Packers/Commercial intersection addresses the corner with active entries, architectural features, urban space and ample pedestrian amenities to redefine the intersection identity and improve pedestrian safety.



- Urban Design Recommendations – (G) Packers Ave Corridor
    - 4 – Enhance pedestrian and bike crosswalks by strengthening pavement markings, improving pedestrian and bike signals, adding some refuge area at mid-crossing.

- Neighborhood & Housing Recommendations – Goal 1: Create a neighborhood that offers housing opportunities for all.
    - 1 – Encourage the development of "missing-middle housing" including townhomes, duplexes, fourplexes, apartments and live-work units that can be both owner-or renter-occupied.
    - 2 – Encourage high-density housing or larger multifamily buildings in proximity to existing or planned transit and adjacent amenities.
    - 4 – Encourage a mix of affordable and market rate housing that meets the needs of a wide variety of citizens at different stages of life and at different price points.

- Effective Government & Initial Implementation Action Steps
    - Cooperation with WHEDA will be necessary to create the equitable employment center and residential mixed-income place envisioned in the Plan. WHEDA administers the Housing Tax Credit for the State and has tools that help small – and medium – sized businesses. Housing Tax Credits should be encouraged to be used by developers to create affordable units for low – and moderate – income households in the planning area.

This redevelopment closely aligns with the Oscar Mayer Special Area Plan by advancing a transit-oriented district that supports housing affordability and strengthens neighborhood connectivity. The project establishes a high-density mixed-use environment and reimagines Commercial Avenue and Packers Avenue as pedestrian-friendly corridors and prominent city gateways through enhanced east–west connectivity across Packers Avenue at both Commercial Avenue and Coolidge Street. The development prioritizes improved bicycle and pedestrian safety and active street-facing uses.

Preliminary Project Schedule:

June 2025: Pre-Application UDC Meeting
August 2025: UDC Informational Meeting
November 2025: UDC and CSM submittals
December 2025: UDC Meeting – Initial and Final Approval
December 2025: Plan Commission Meeting (CSM only)
January 2026: Common Council Meeting (CSM only)
February 2026: UDC Meeting – Initial and Final Approval
June 2026: Start Demo/Construction
June 2028: Certificate of Occupancy

Thank you for your time in reviewing our proposal.

Sincerely,

Jennifer Camp, AIA
jcamp@jla-ap.com
608-210-1232

Exhibit A: Site Context



LOOKING NORTH AT THE SITE FROM THE CORNER OF OSCAR AND COMMERCIAL AVE



LOOKING SOUTH DOWN OSCAR AVE WITH THE SITE ON THE LEFT



ON PACKERS AVE LOOKING SOUTHWEST AT THE SITE AND
THE NEIGHBORING BUILDING ACROSS THE STREET



ON PACKERS AVE LOOKING NORTHWEST AT THE
NEIGHBORING BUILDING ACROSS THE STREET



LOOKING SOUTH DOWN PACKERS AVE WITH
THE SITE LOCATED ON THE RIGHT

Jennifer Camp

From: Rachel Kriech <rkriech@theannexgrp.com>
Sent: Friday, January 16, 2026 1:40 PM
To: district12@cityofmadison.com
Cc: Jennifer Camp; David Wesner; Jackie Servin
Subject: RE: Central at The Forge - Notice of UDC Submission

CAUTION: External email.

Good afternoon Alder Matthews,

I wanted to send a quick update. Our UDC package will now be on agenda for the February 18, 2026, hearing.

In addition to this, we did receive approval via consent agenda this week with Common Council for our Certified Survey Map. We are continuing to press our design plans forward and we are looking forward to continued progress with our entitlements.

Thank you!
Rachel Kriech
Director of Development

8680 Edison Plaza Drive
Fishers, IN 46038
www.theannexgrp.com
Direct: 317-775-1853
Email: rkriech@theannexgrp.com

From: Rachel Kriech
Sent: Monday, January 5, 2026 1:27 PM
To: 'district12@cityofmadison.com' <district12@cityofmadison.com>
Cc: Jennifer Camp <jcamp@jla-ap.com>; David Wesner <David@theannexgrp.com>; Jackie Servin <jservin@theannexgrp.com>
Subject: Central at The Forge - Notice of UDC Submission

Good afternoon Alder Matthews,

I hope you are doing well. We had the opportunity to speak back on December 2nd regarding the proposed development, Central at the Forge. I wanted to send you a quick note to alert you to our resubmittal to the UDC for our development. As a refresher, this is located at 2150 Commercial Ave. We are proposing a mixed use, affordable housing development and have obtained tax credit award from WHEDA. We recently presented this to the Urban Design Commission back on December 3rd. With comments received, we have fine-tuned our application package to address concerns and provide additional details that we feel will be well received.

We will be submitting our updated UDC package today, and we anticipate being on the agenda for February 4, 2026.

Please let me know if you have any questions at all regarding this proposed development. We are looking forward to working with you and the rest of the City's staff to provide much needed affordable housing in the Oscar Mayer Special Area Plan.

Thanks!

Rachel Kriech
Director of Development

8680 Edison Plaza Drive
Fishers, IN 46038
www.theannexgrp.com
Direct: 317-775-1853
Email: rkriech@theannexgrp.com

CENTRAL AT THE FORGE

2150 COMMERCIAL AVE
MADISON, WI 53704



UDC SUBMITTAL

1/16/2026

JLA ARCHITECTS

JLA PROJECT NUMBER: W24-0805

1/14/2026 9:05:31 AM

ABBREVIATIONS

A
A/C AIR CONDITION
A/E ARCHITECT/ENGINEER
ACT ACOUSTICAL CEILING TILE
ADDL ADDITIONAL
ADDM ADDENDUM
AFC ABOVE FINISHED COUNTER
AFF ABOVE FINISHED FLOOR
AFG ABOVE FINISHED GRADE
AFS ABOVE FINISHED SLAB
ALT ALTERNATE
ALUM ALUMINUM
APPVD APPROVED
APT APARTMENT
ASC ABOVE SUSPENDED CEILING

B
BB BASEBOARD
BB BULLETIN BOARD
BLDG BUILDING
BL BLINDS (WINDOW)
BLT BORROWED LIGHT
BLW BELOW
BP BASE PLATE
BOT BOTTOM OF
BOS BOTTOM OF STEEL
BRG BEARING

C
CB CATCH BASIN
CB CONSTRUCTION BULLETIN
CF/CI CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CF/OI CONTRACTOR FURNISHED OWNER INSTALLED
CF/VI CONTRACTOR FURNISHED VENDOR INSTALLED
CG CORNER GUARD
CH BD CHALKBOARD
CIP CAST IN PLACE
CJ CONTROL JOINT
CJ CONSTRUCTION JOINT
CLG CEILING
CLR CLEAR
CM CONSTRUCTION MANAGEMENT
CMU CONCRETE MASONRY UNIT
CO CLEANOUT
COL COLUMN
CONC CONCRETE
CORR CORRIDOR
CONT CONTINUOUS
CPT CARPET
CSWK CASEWORK
CT CERAMIC TILE
CTB CERAMIC TILE BASE

D
DEMO DEMOLITION
DEPT DEPARTMENT
DF DRINKING FOUNTAIN
DFS DOOR AND FRAME SCHEDULE
DH DOUBLE HUNG
DIA DIAMETER
DR DOOR
DR FR DOOR FRAME
DTL DETAIL
DW DISHWASHER
DWG DRAWING

E
E EAST
EIFS EXTERIOR INSULATION AND FINISH SYSTEM
EL ELEVATION
ELEC ELECTRIC, ELECTRICAL
ELEV ELEVATOR
EP EPOXY
EPB EPOXY BASE
EPS EXPANDED POLYSTYRENE BOARD
EQ EQUAL
EXIST EXISTING
EXP EXPAND, EXPANSION
EXT EXTERIOR

F
F FILLER
FA FIRE ALARM
FAB FABRIC
FAX FASCIMILE
FC FILE CABINET
FD FLOOR DRAIN
FEC FIRE EXTINGUISHER CABINET
FG FOOT GRILLE
FHC FIRE HOSE CABINET
FIN FINISHED
FLR FLOOR
FM FACTORY MUTUAL
FM FLOOR MAT
FP FIRE PROTECTION
FP FIRE PROOF
FPL FIRE PLACE
FRP FIBER REINFORCED PANEL
FT FEET
FTG FOOTING
FWP FABRIC WRAPPED PANEL

G
GA GAUGE
GALV GALVANIZED
GB GRAB BAR
GC GENERAL CONTRACTOR
GL GLASS
GLT GLASS TILE

G (CONTINUED)
GLU LAM GLUE LAMINATED WOOD
GR GRADE, GRADING
GRAN GRANITE
GT GROUT
GWT GLAZED WALL TILE
GYP BD GYPSUM BOARD
GWD GYPSUM WALL BOARD

H
HB HOSE BIB
HC HOLLOW CORE
HCP HANDICAPPED
HM HOLLOW METAL
HORIZ HORIZONTAL
HSKPG HOUSEKEEPING
HT HEIGHT
HVAC HEATING VENTILATING & AIR CONDITIONING
HW HOT WATER
HWF HARDWOOD FLOOR
HWY HIGHWAY

I
ID INSIDE DIAMETER
INSUL INSULATION
INT INTERIOR

J
JS JANITOR SINK

K

L
LAM LAMINATE
LAV LAVATORY
LL LIVE LOAD
LW LIVE/WORK UNITS

M
MAX MAXIMUM
MC MODULAR CARPET TILE
MECH MECHANICAL
MFR MANUFACTURER
MIN MINIMUM
MIN MINUTE
MISC MISCELLANEOUS
MO MASONRY OPENING
MS MOP SINK
MRB MARBLE BASE
MRF MARBLE FLOOR
MTL METAL

N
N NORTH
NA NOT APPLICABLE
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NS NO SCALE
NTS NOT TO SCALE

O
OC ON CENTER
OD OUTSIDE DIAMETER
OF/CI OWNER FURNISHED CONTRACTOR INSTALLED
OF/OI OWNER FURNISHED OWNER INSTALLED
OF/VI OWNER FURNISHED VENDOR INSTALLED
OH DR OVERHEAD DOOR
OPH OPPOSITE HAND
OPNG OPENING

P
PLAM PLASTIC LAMINATE
PLYWD PLYWOOD
PREFAB PREFABRICATED
PREFIN PREFINISHED
PSI POUNDS PER SQUARE INCH
PT PAINT, PAINTED
PTN PARTITION

Q
QT QUARRY TILE
QTB QUARRY TILE BASE

R
RB RESILIENT BASE
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
REBAR REINFORCING STEEL BARS
RF RESILIENT FLOORING
RFS ROOM FINISH SCHEDULE
RO ROUGH OPENING

S
S SOUTH
SAN SANITARY
SC SEALED CONCRETE
SC SOLID CORE
SF SQUARE FOOT SQUARE FEET
SH SHADES
SPECS SPECIFICATIONS
SIM SIMILAR
SS STAINLESS STEEL
SST SOLID SURFACE
ST STAIN
ST STAIR
STN STONE

S (CONTINUED)
STNB STONE BASE
STRUCT STRUCTURE, STRUCTURAL
SV SHEET VINYL

T
T&M TIME AND MATERIALS
TEMP TEMPERATURE
TEMP TEMPORARY
TER TERAZZO
TERB TERAZZO BASE
TFF TOP OF FINISH FLOOR
TK BD TACKBOARD
TO TOP OF
TOE TOP OF SEAM
TOC TOP OF CONCRETE
TOJ TOP OF JOIST
TOPO TOPOGRAPHY
TOS TOP OF SLAB
TOS TOP OF STEEL
TV TELEVISION
TYP TYPICAL

U
UNO UNLESS NOTED OTHERWISE
UON UNLESS OTHERWISE NOTED

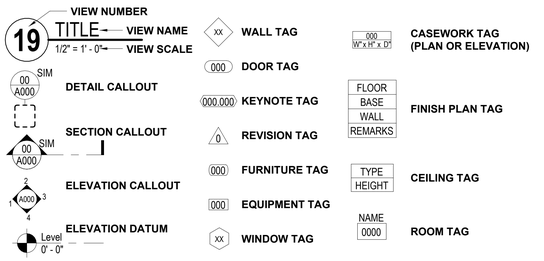
V
VCT VINYL COMPOSITE TILE
VF/CI VENDOR FURNISHED CONTRACTOR INSTALLED
VF/OI VENDOR FURNISHED OWNER INSTALLED
VF/VI VENDOR FURNISHED VENDOR INSTALLED
VNR VENEER
VIF VERIFY IN FIELD
VWC VINYL WALL COVERING

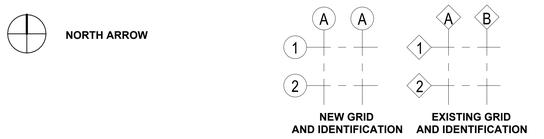
W
W WEST
W/ WITH
W/O WITHOUT
WC WATER CLOSET
WC WALL COVERING
WDB WOOD BASE
WDV WOOD VENEER
WH WATER HEATER
WP WALL PROTECTION
WP WORKPOINT

X
XPS EXTRUDED POLYSTYRENE BOARD INSULATION

Y Z

SYMBOL LEGEND

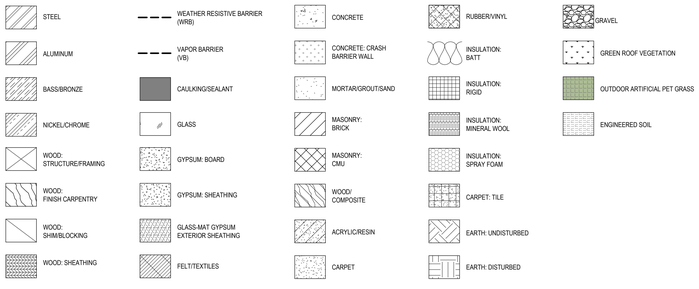




VICINITY MAP



MATERIAL LEGEND



PROJECT ADDRESS

CENTRAL AT THE FORGE
2150 COMMERCIAL AVE
MADISON, WI 53704

OWNER INFORMATION

THE ANNEX GROUP
8680 EDISON PLAZA DRIVE
FISHERS, IN 46038
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MAIN: 317-775-1853

PROJECT TEAM

GENERAL CONTRACTOR

TBD

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305 PLANKINTON AVENUE, SUITE 101
MILWAUKEE, WISCONSIN 53203
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EMAIL: MJR@SPIREENGINEER.COM
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SET ISSUE

UDC SUBMITTAL
1/16/2026

SHEET INDEX

SHEET INDEX

SHEET DISCIPLINE AND NUMBER	DESCRIPTION	REVISIONS Mark	Date
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G001	INDEX SHEET		
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CIVIL			
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C200	OVERALL DEMOLITION PLAN		
C201	NORTH DEMOLITION PLAN		
C202	SOUTH DEMOLITION PLAN		
C300	OVERALL SITE PLAN		
C301	NORTH SITE PLAN		
C302	SOUTH SITE PLAN		
C303	SITE DETAIL - SOUTH AND NORTH ENTRANCES		
C400	OVERALL UTILITY PLAN		
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L102	SOUTH LANDSCAPE PLAN		
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A102	SECOND FLOOR PLAN - OVERALL		
A103	THIRD FLOOR PLANS - OVERALL		
A104	FOURTH FLOOR PLAN - OVERALL		
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A110	ROOF PLAN - OVERALL		
A200BW	EXTERIOR ELEVATIONS (BLACK/WHITE)		
A201	EXTERIOR ELEVATIONS (COLORED)		
A950	3D EXTERIOR RENDERING		
A951	3D EXTERIOR RENDERING		
A952	3D EXTERIOR RENDERING		
A953	3D EXTERIOR RENDERING		
A954	3D EXTERIOR RENDERING		
A955	3D EXTERIOR RENDERING		
A956	3D EXTERIOR RENDERING		
A957	3D EXTERIOR RENDERING		
A958	3D EXTERIOR RENDERING		
A959	3D EXTERIOR RENDERING		
A960	3D EXTERIOR RENDERING		
A961	MATERIAL BOARD		

JLA ARCHITECTS
JLA-AP.COM

JLA PROJECT NUMBER: W24-0805

CENTRAL AT THE FORGE

UDC SUBMITTAL

PROGRESS DOCUMENTS
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DATE OF ISSUANCE 1/16/2026

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
INDEX SHEET

SHEET NUMBER
G001

1/15/2026, 5:24:17 PM

CENTRAL AT THE FORGE

PROJECT PROGRAM

December 30, 2025

BUILDING DATA:

UNIT NAME	UNIT TYPE	AREA	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		FIFTH FLOOR		QTY TOTALS	AREA SUB-TOTALS	%
			Qty	Aggregate Area	Qty	Aggregate Area	Qty	Aggregate Area	Qty	Aggregate Area	Qty	Aggregate Area			
PLAN B1	1 BEDROOM	846 S.F	18	8,398 S.F	18	9,044 S.F	14	9,044 S.F	14	9,044 S.F	14	9,044 S.F	69	44,574 S.F	28.6%
PLAN B1M	1 BEDROOM	846 S.F	4	2,584 S.F	4	2,584 S.F	4	2,584 S.F	4	2,584 S.F	4	2,584 S.F	20	12,920 S.F	8.3%
PLAN B2	1 BEDROOM	606 S.F					2	1,212 S.F	2	1,212 S.F	2	1,212 S.F	6	3,636 S.F	2.5%
PLAN LW1 (LIVE/WORK)	1 BEDROOM	1,214 S.F	2	2,428 S.F			-		-		-		2	2,428 S.F	0.8%
-	-	-					-		-		-		-	-	-
PLAN D1	2 BEDROOM	874 S.F	18	15,732 S.F	18	15,732 S.F	18	15,732 S.F	18	15,732 S.F	18	15,732 S.F	90	78,660 S.F	57.3%
PLAN D2	2 BEDROOM	885 S.F	1	885 S.F	1	885 S.F	1	885 S.F	1	885 S.F	1	885 S.F	5	4,425 S.F	2.1%
-	-	-					-		-		-		-	-	-
-	-	-					-		-		-		-	-	-
-	-	-					-		-		-		-	-	-
PLAN F1	3 BEDROOM	1,109 S.F	2	2,218 S.F	3	3,327 S.F	3	3,327 S.F	3	3,327 S.F	3	3,327 S.F	14	15,526 S.F	6.8%
PLAN F2	3 BEDROOM	1,206 S.F	1	1,206 S.F	2	2,412 S.F	2	2,412 S.F	2	2,412 S.F	2	2,412 S.F	9	10,854 S.F	3.7%
PLAN F2M	3 BEDROOM	1,206 S.F		1,206 S.F	2	2,412 S.F	3	3,618 S.F	3	3,618 S.F	3	3,618 S.F	12	14,472 S.F	5.9%
PLAN F5	3 BEDROOM	1,179 S.F	1	1,179 S.F	1	1,179 S.F	1	1,179 S.F	1	1,179 S.F	1	1,179 S.F	5	5,895 S.F	2.1%
PLAN F3	3 BEDROOM	1,209 S.F			1	1,209 S.F	1	1,209 S.F	1	1,209 S.F	1	1,209 S.F	4	4,836 S.F	1.7%
PLAN F4	3 BEDROOM	1,095 S.F			1	1,095 S.F	1	1,095 S.F	1	1,095 S.F	1	1,095 S.F	4	4,380 S.F	1.7%
PLAN LW2 (LIVE/WORK)	3 BEDROOM	2,400 S.F	1	2,400 S.F			-		-		-		1	2,400 S.F	0.4%
-	-	-					-		-		-		-	-	-

BUILDING SUMMARY DATA	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		FIFTH FLOOR		Total Bldg Qty	TOTAL AREAS	%	UNIT A.S.F.	TOTAL BR COUNT
	Total Qty	Total Area	Total Qty	Total Area	Total Qty	Total Area	Total Qty	Total Area	Total Qty	Total Area					
UNIT TOTALS:	44	38,238 S.F	47	39,879 S.F	50	42,297 S.F	50	42,297 S.F	50	42,297 S.F	241	205,006 S.F	100.0%	851 S.F	#REF!

(FS) FINISHED LEASABLE SPACE DATA: (NON-RESIDENTIAL FLOORS)			NON-RESIDENTIAL (NR) COMMERCIAL / RETAIL SPACES												
RETAIL SPACE 01	RETAIL SPACE	2,444 S.F		2,444 S.F									1	2,444 S.F	100.0%
-	-	-											-	-	
-	-	-											-	-	
-	-	-											-		
-	-	-											-		
(FS) TOTALS: (LEASABLE)			1	2,444 S.F	-	-	-	-	-	-	-	-	1	2,444 S.F	100.0%
BUILDING COMMON/ CIRCULATION SPACES:				(9,695 S.F)		(10,496 S.F)		(8,078 S.F)		(8,078 S.F)		(8,078 S.F)		(44,425 S.F)	
BUILDING TOTALS: (FINISHED SPACES)		Area:		50,375 S.F		50,375 S.F		50,375 S.F		50,375 S.F		50,375 S.F		251,875 S.F	
		Efficiency:		80.8%		79.2%		84.0%		84.0%		84.0%		82.4%	

RETAIL SPACE	
Total Qty:	1
Total Percentage	100.0%
Total Area:	2,444
Average Space Area:	2,444 S.F

1 BEDROOM	
Total Qty:	97
Total Percentage	40.2%
Total Area:	83,588 S.F
Average Unit Size:	855 S.F

2 BEDROOM	
Total Qty:	95
Total Percentage	39.4%
Total Area:	83,085 S.F
Average Unit Size:	875 S.F

3 BEDROOM	
Total Qty:	49
Total Percentage	20.4%
Total Area:	58,363 S.F
Average Unit Size:	1,191 S.F

NOTE: Building efficiencies do not include parking areas / associated unfinished areas.

BUILDING CONSTRUCTION (INCLUDES PARKING)			
PARKING LEVELS	PARKING AREAS	FINISHED AREA	TOTAL BLDG AREA (BLDg AREA PLUS PARKING)
5th FLOOR	23,105 S.F	50375	73,480 S.F
4th FLOOR	23,105 S.F	50375	73,480 S.F
3rd FLOOR	23,105 S.F	50375	73,480 S.F
2nd FLOOR	23,105 S.F	50375	73,480 S.F
1st FLOOR	23,105 S.F	50375	73,480 S.F
TOTALS:	115,525 S.F	251,875 S.F	367,400 S.F

VEHICLE PARKING LEVELS	QUANTITY OF VEHICLE PARKING SPACES			
	COVERED PUBLIC	COVERED RESIDENTIAL	SURFACE PARKING	TOTAL PARKING
5th FLOOR	0	56	0	56
4th FLOOR	0	58	0	58
3rd FLOOR	0	58	0	58
2nd FLOOR	0	58	0	58
1st FLOOR	0	39	0	39
TOTALS:	0	269	0	269

NOTE: Final Unit Counts, Types, Mix, and Sizes are subject to change.

CENTRAL AT THE FORGE - BIKE PARKING (REQUIRED)				
Required Bicycle Parking (Per Unit Type)	RATIO	QTY	Description	(REQUIRED) Bicycle Parking Totals
STUDIO	1.00	0	per Unit	0
1 BEDROOM	1.00	97	per Unit	97
1 BEDROOM PLUS	1.00	0	per Unit	0
2 BEDROOM	1.00	95	per Unit	95
3 BEDROOM	1.50	49	per Unit	73
	Total Units:	241	Bike Pkg Sub-Total:	265
LONG TERM AND SHORT TERM PARKING % ALLOWED				
Residential - Long Term Parking Required	0.90	265	per Total Req Res. Pkg	239
Residential - Short Term Parking Allowed	0.10	265	per Total Req Res. Pkg	26
			Bike Pkg Sub-Total:	265
BIKE PARKING STALL TYPE % ALLOWED				
Residential - Floor	0.75	265	per Total Req Res. Pkg	199
Residential - Wall	0.25	265	per Total Req Res. Pkg	66
			Bike Pkg Sub-Total:	265
ADDED GUEST AND COMMERCIAL BIKE PARKING (REQUIRED)				
Residential Guest (SITE)(Unsecured) - Floor Mounted	0.10	241	per Total Units	24
RETAIL SPACE 01 - 1st Floor	1.00	2,444	per 2,000 S.F.	1
			TOTALS:	290

CENTRAL AT THE FORGE - PROJECT DESIGNED BIKE PARKING (PROVIDED)				
Required Bicycle Parking (Per Unit Type)	PROVIDED BICYCLE PARKING			
	Floor Mount	SITE - Flr Mount (Unsecured)	Wall Mount	GRAND TOTALS:
5th FLOOR - BIKE PARKING PROVIDED	13	0	14	27
4th FLOOR - BIKE PARKING PROVIDED	21	0	4	25
3rd FLOOR - BIKE PARKING PROVIDED	21	0	4	25
2nd FLOOR - BIKE PARKING PROVIDED	21	0	4	25
1st FLOOR - BIKE PARKING PROVIDED	153	32	4	189
TOTALS:	229	32	30	291

JLA ARCHITECTS

MADISON | MILWAUKEE | DENVER

JLA-AP.COM

JLA PROJECT NUMBER: W24-0805

CENTRAL AT THE FORGE

UDC SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE 1/16/2026

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING DATA

SHEET NUMBER

G002

1/14/2026 10:19:20 AM



1 RENDERED SITE PLAN
6" = 1'-0"

JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W24-0805

CENTRAL AT THE FORGE

UDC SUBMITTAL

PROGRESS DOCUMENTS

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

ASP-100

1/14/2026 9:55:39 AM

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NOTES:

1. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline tickets numbers 20250103444, 20250103446, and 20250505028582. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others.
2. Sewer and water structures were surveyed, unless otherwise noted. Sewer pipes are shown per the City of Madison utilities website.
3. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
4. Surveyor has made not investigation or independent search for easement of record, encumbrances, restrictive covenants, or ownership title evidence.

GRAPHIC SCALE, FEET
0 20 40 80

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING DECIDUOUS TREE
- EXISTING ADA DETECTABLE WARNING FIELD
- (10) NUMBER OF PARKING STALLS

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- NO ACCESS

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" ø IRON PIPE
- FOUND 3/4" ø IRON ROD
- FOUND CHISELED "X"
- FOUND P.K. NAIL
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./F.T.
- SET CHISELED "X"
- SET P.K. NAIL
- ( ) RECORDED AS INFORMATION

OSCAR AVENUE
PACKERS AVENUE
COMMERCIAL AVENUE

N89°17'17"W 12.23'
N89°40'14"W 16.00'
N00°19'46"E 232.90'
N89°45'05"W 92.79'
N89°45'05"W 67.99'
N00°19'45"E 904.60'
S00°19'46"W 110.50' (S00°15'W)
S89°34'22"E 60.96'
S89°34'22"E 112.06' (EAST)
S00°19'46"W 518.47'
L=520.39', R=1382.39'
=021°34'07"
Cd=S11°06'48"W 517.32'

LOT 3 CERTIFIED SURVEY MAP NO. 15507
LOT 4 CERTIFIED SURVEY MAP NO. 15507
LOT 2 CERTIFIED SURVEY MAP NO. 15507
LOT 3 CERTIFIED SURVEY MAP NO. 6197
MADISON SQUARE RILEY PLAT BLOCK 348
MADISON SQUARE RILEY PLAT BLOCK 347
MADISON SQUARE RILEY PLAT BLOCK 350
OM LAND LLC
910 MAYER LLC
SIMMONS & SIMMONS LLC
VACATED PACKERS AVENUE & PUBLIC UTILITY EASEMENT DOC NO 1191912
VACATED MAYER/PACKERS AVENUE & PUBLIC UTILITY EASEMENT DOC NO 1191911
VACATED COOLIDGE STREET DOC NO 1343896
20' WIDE PUBLIC UTILITY EASEMENT DOC NO 1343896
PUBLIC UTILITY EASEMENT DOC NO 2107956
VACATED N. EIGHT STREET
VACATED LIVONIA STREET
WOODLAND BLOCK 1
WOODLAND BLOCK 2
WOODLAND BLOCK 3

BENCHMARK #1 ROD ELEVATION=853.60
BENCHMARK #2 NAIL ELEVATION=853.65
BENCHMARK #3 NAIL ELEVATION=853.36
BENCHMARK #100 ELEVATION=857.07

HATCHING DENOTES NO ACCESS DOC NO 1377037 (SOUTH RIGHT-OF-WAY OF VACATED MAYER AVE TO CL OF COMMERCIAL AVE)
HATCHING DENOTES NO ACCESS DOC NO 1191911 (VACATED MAYER AVE)
HATCHING DENOTES NO ACCESS DOC NO 1773076 (LOT 17)
HATCHING DENOTES NO ACCESS DOC NO 1773079 (LOT 3)
HATCHING DENOTES NO ACCESS DOC NO 1343896 (VACATED COOLIDGE ST)
HATCHING DENOTES NO ACCESS DOC NO 1147478 (LOT 17)

NOT FOR CONSTRUCTION

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REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

Existing Conditions
The Central at The Forge
City of Madison
Dane County, Wisconsin

DATE 01-16-2026
DRAFTER RSTE
CHECKED JUL
PROJECT NO. 240832

C100

14 Jan 2026 - 1:25p M:\The Annex Group\240832 - 2150 Commercial Ave\CADD\240832_ExCon.dwg by: bbar

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GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. ____, PROJECT #_____.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

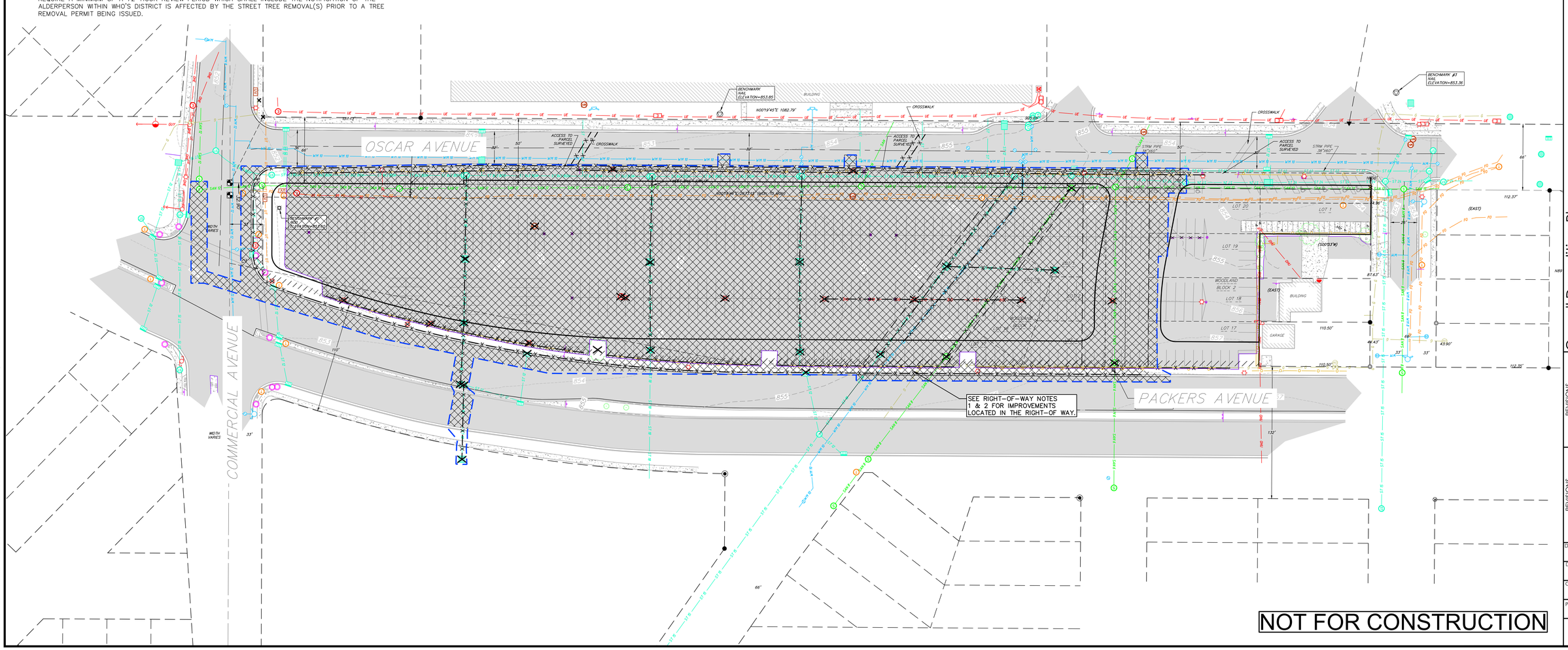
CITY FORESTRY NOTES:

1. ALL PROPOSED STREET TREE REMOVALS SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

   CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 – PART 1 STANDARDS FOR PRUNING

GRAPHIC SCALE, FEET
0 20 40 80

DEMOLITION PLAN LEGEND
- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL



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Overall Demolition Plan

The Central at The Forge
City of Madison
Dane County, Wisconsin

REVISIONS NO.	DATE	REMARKS

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DATE 01-16-2026
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PROJECT NO. 240832

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OSCAR AVENUE

PACKERS AVENUE

PROPERTY LINE (TYP.)

REMOVE SIGN (TYP.)

REMOVE PAVEMENT (TYP.)

SEE RIGHT-OF-WAY NOTES 1 & 2 FOR IMPROVEMENTS LOCATED IN THE RIGHT-OF WAY.

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GRAPHIC SCALE, FEET

0 10 20 40

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North Demolition Plan

The Central at The Forge
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
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01-16-2026

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PROJECT NO.
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OSCAR AVENUE

COMMERCIAL AVENUE

PACKERS AVENUE

REMOVE TREE

REMOVE LIGHT POLE

SEE RIGHT-OF-WAY NOTES 1 & 2 FOR IMPROVEMENTS LOCATED IN THE RIGHT-OF WAY.

REMOVE AND REPLACE CURB & GUTTER

REMOVE AND REPLACE CONCRETE SIDEWALK

REMOVE ASPHALT (TYP.)

REMOVE & REPLACE STREET LIGHT (TYP.)

BENCHMARK #1
RIVET
ELEVATION=853.60

N

W E

S

GRAPHIC SCALE, FEET

0 10 20 40

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South Demolition Plan

The Central at The Forge
City of Madison
Dane County, Wisconsin

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NO.	DATE	REMARKS

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NO.	DATE	REMARKS

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SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY OF MADISON ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. ____, PROJECT #_____.
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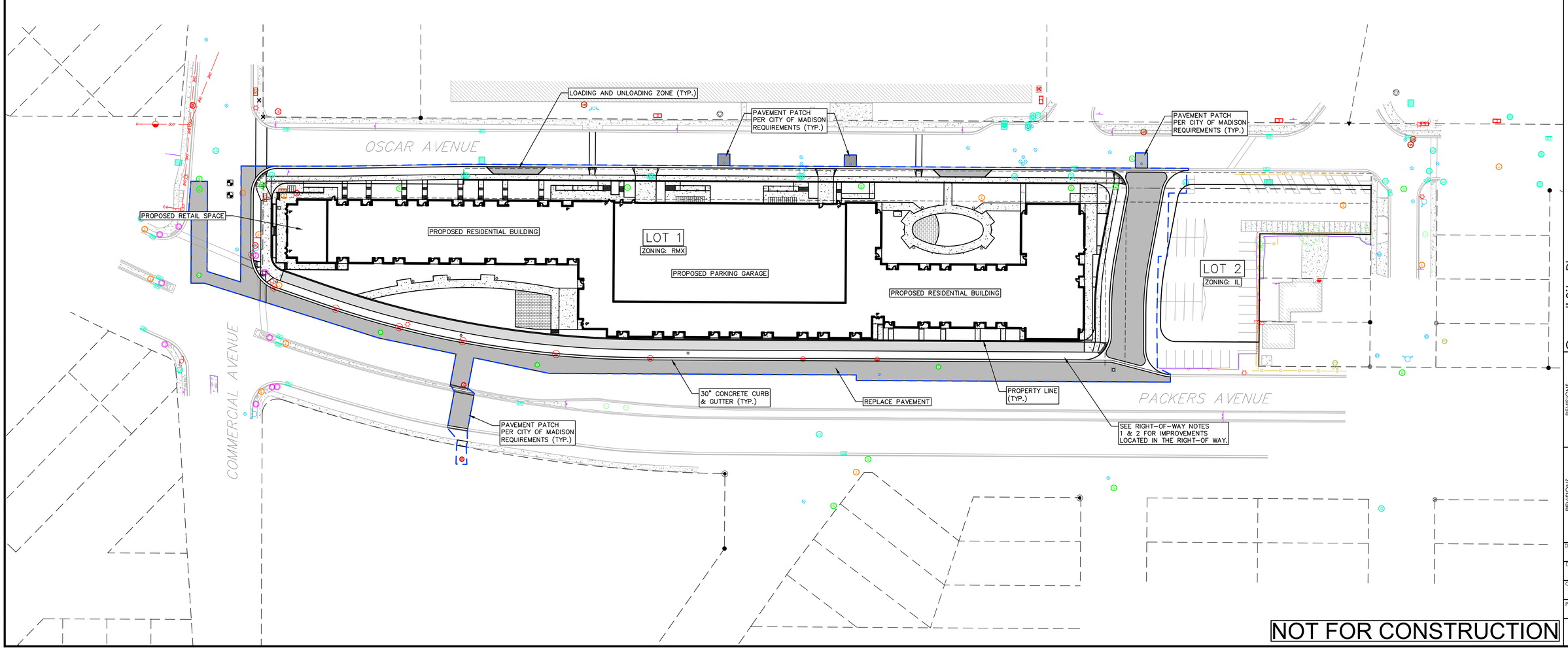
CITY FORESTRY NOTES:

1. ALL PROPOSED STREET TREE REMOVALS SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED..
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 – PART 1 STANDARDS FOR PRUNING.
7. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

GRAPHIC SCALE, FEET
0 20 40 80

SITE PLAN LEGEND
- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS
TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL



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Overall Site Plan
The Central at The Forge
City of Madison
Dane County, Wisconsin

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NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

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GRAPHIC SCALE, FEET

0 10 20 40

R25'

66' ROW

36'

30" CURB & GUTTER (TYP.)

R20'

8.5'

5'

R25'

19.6'

15'

1.0'

PROPOSED RESIDENTIAL BUILDING

SEE RIGHT-OF-WAY NOTES 1 & 2 FOR IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY.

OSCAR AVENUE

19.6'

5" CONCRETE SIDEWALK

LOADING AND UNLOADING ZONE

59'

44'

R10'

R63'

8'

DRIVEWAY CURB THROUGH LOADING ZONE

CROSSWALK PAVEMENT MARKINGS (TYP.)

R10'

PROPERTY LINE (TYP.)

30" CURB & GUTTER (TYP.)

TRANSFORMER PAD

19.6'

ADA RAMP

4 STEPS WITH HANDRAIL

7" CONCRETE PAVEMENT

21'

18'

15'

7" CONCRETE APRON AND SIDEWALK

5 STEPS WITH HANDRAIL

45'

ADA RAMP WITH RAILING

PROPOSED PARKING GARAGE

14 BIKE STALLS

5" SIDEWALK (TYP.)

8'

10'

5'

21.5'

10.5'

1.1'

16'

PACKERS AVENUE

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North Site Plan

The Central at The Forge
City of Madison
Dane County, Wisconsin

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14 BIKE STALLS
ADA RAMP WITH RAILING
6 STEPS WITH HANDRAIL
7" CONCRETE PAVEMENT
7" CONCRETE APRON AND SIDEWALK
6 STEPS WITH HANDRAIL
CROSSWALK PAVEMENT MARKINGS (TYP.)
ADA RAMP WITH RAILING
2 STEPS
5 STEPS WITH HANDRAIL
DRIVEWAY CURB THROUGH LOADING ZONE
LOADING AND UNLOADING ZONE
PROPERTY LINE (TYP.)
3 STEPS (TYP.)
5 STEPS WITH HANDRAIL (TYP.)
5" SIDEWALK
30" CURB & GUTTER (TYP.)
3 STEPS (TYP.)
5 STEPS WITH HANDRAIL (TYP.)
ADA RAMP WITH RAILING
4 BIKE STALLS
CROSSWALK PAVEMENT MARKINGS (TYP.)
4 STEPS WITH HANDRAIL
4 STEPS WITH HANDRAIL
PROPOSED PARKING GARAGE
PROPOSED RESIDENTIAL BUILDING
PROPOSED RETAIL SPACE
SEE RIGHT-OF-WAY NOTES 1 & 2 FOR IMPROVEMENTS LOCATED IN THE RIGHT-OF WAY.
4 STEPS WITH HANDRAIL
4 STEPS WITH HANDRAIL
CROSSWALK PAVEMENT MARKINGS (TYP.)
OSCAR AVENUE
PACKERS AVENUE
COMMERCIAL AVENUE
35'
10'
9.0000'
27'
24'
32'
5'
59'
44'
5'
5'
10'
10.7'
8'
35.5'
36.7'
8.0'
7.1'
18.5'
41.2'
.6'
18'
14.3'
10'
15.7'
8'
10.7'
10'
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GRAPHIC SCALE, FEET
0 10 20 40

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South Site Plan
The Central at The Forge
City of Madison
Dane County, Wisconsin

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NO.	DATE	REMARKS	

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PROPOSED ROAD

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GRAPHIC SCALE, FEET
0 2.5 5 10

5" CONCRETE SIDEWALK (TYP.)

30" CURB & GUTTER (TYP.)

5'
5'
11.3'
10'
17'
10'
10.4'
10'
12'
9'
5'
3.8'
8.6'
4'
8'
3.8'
10.1'
8'
3'
8'
10'
2'
10'
5'

OSCAR AVENUE

6' 5' 6'
8'
8'
4 BIKE STALLS
6'
6'
10'
8'
4'
4'
4.9'
1.5'
6'
6'
10'
8'
5'
5'
10'
8'

5" CONCRETE SIDEWALK (TYP.)
30" CURB & GUTTER (TYP.)
4 STEPS WITH HANDRAIL
4 STEPS WITH HANDRAIL
4 STEPS WITH HANDRAIL
4 STEPS WITH HANDRAIL
30" CURB & GUTTER (TYP.)

PACKERS AVENUE

8.0000'

COMMERCIAL AVENUE

NOT FOR CONSTRUCTION

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Site Detail - South and North Entrances
The Central at The Forge
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

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UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.30(11)(H) AND SPS 382.40(8)(k).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
21. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
24. INSTALL 1 SHEET OF 4'xB'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. 9700, PROJECT #16014.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.



GRAPHIC SCALE, FEET

0 20 40 80

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

OSCAR AVENUE

PROPOSED STORM LATERAL

PROPOSED BUILDING

PROPOSED WATER LATERAL

PROPOSED SANITARY LATERAL

PROPOSED SANITARY LATERAL

PROPOSED BUILDING

PROPOSED SANITARY LATERAL

PROPOSED WATER LATERAL

PROPOSED STORM LATERAL

PROPOSED SANITARY SEWER (TYP.)

PROPOSED STORM SEWER (TYP.)

PACKERS AVENUE

PACKERS AVENUE

COMMERCIAL AVENUE

PROPOSED WATER MAIN (TYP.)

SEE RIGHT-OF-WAY NOTES 1 & 2 FOR IMPROVEMENTS LOCATED IN THE RIGHT-OF WAY.

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Overall Utility Plan

The Central at The Forge
City of Madison
Dane County, Wisconsin

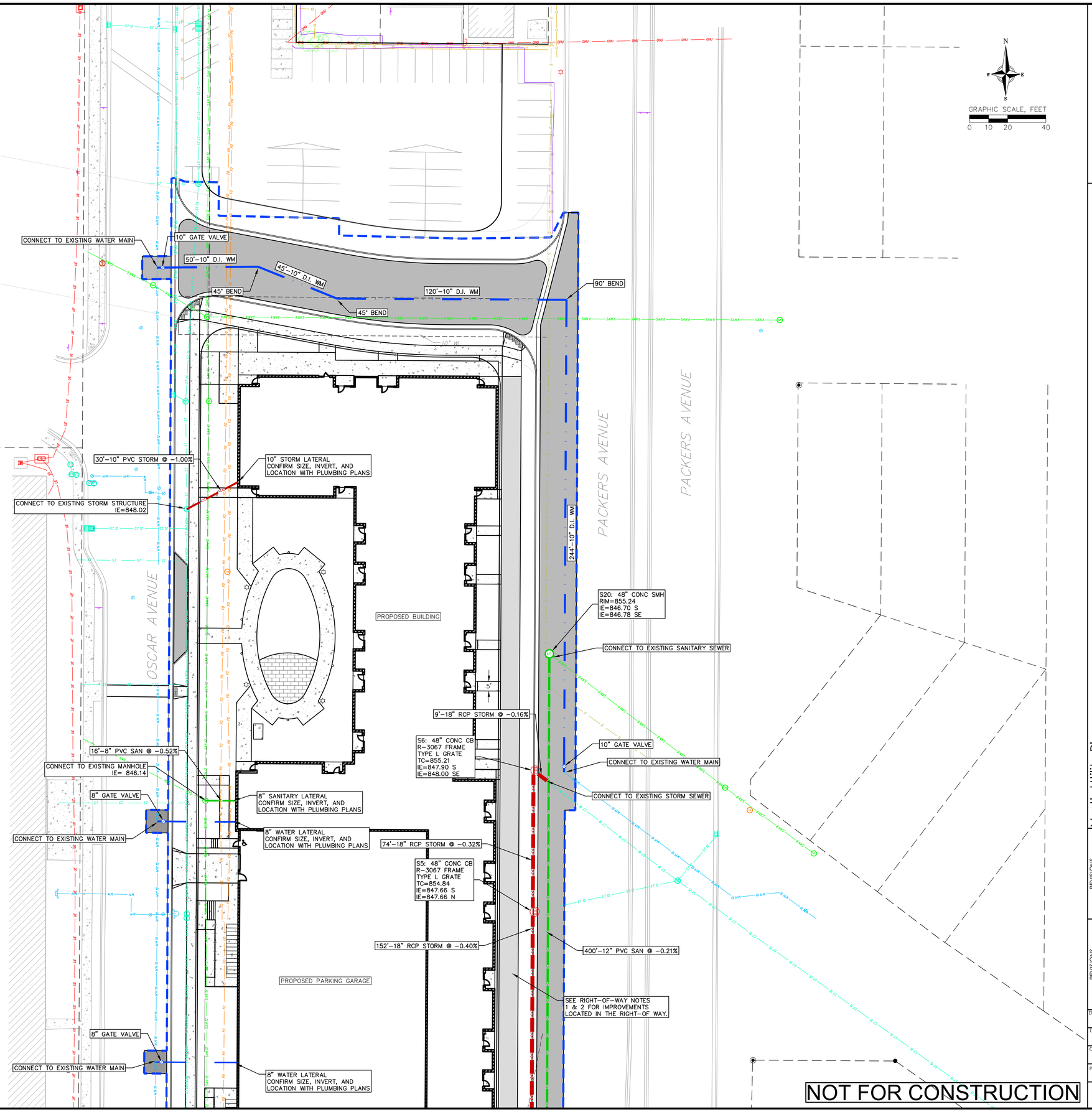
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DATE 01-16-2026
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North Utility Plan
The Central at The Forge
City of Madison
Dane County, Wisconsin

REVISIONS		
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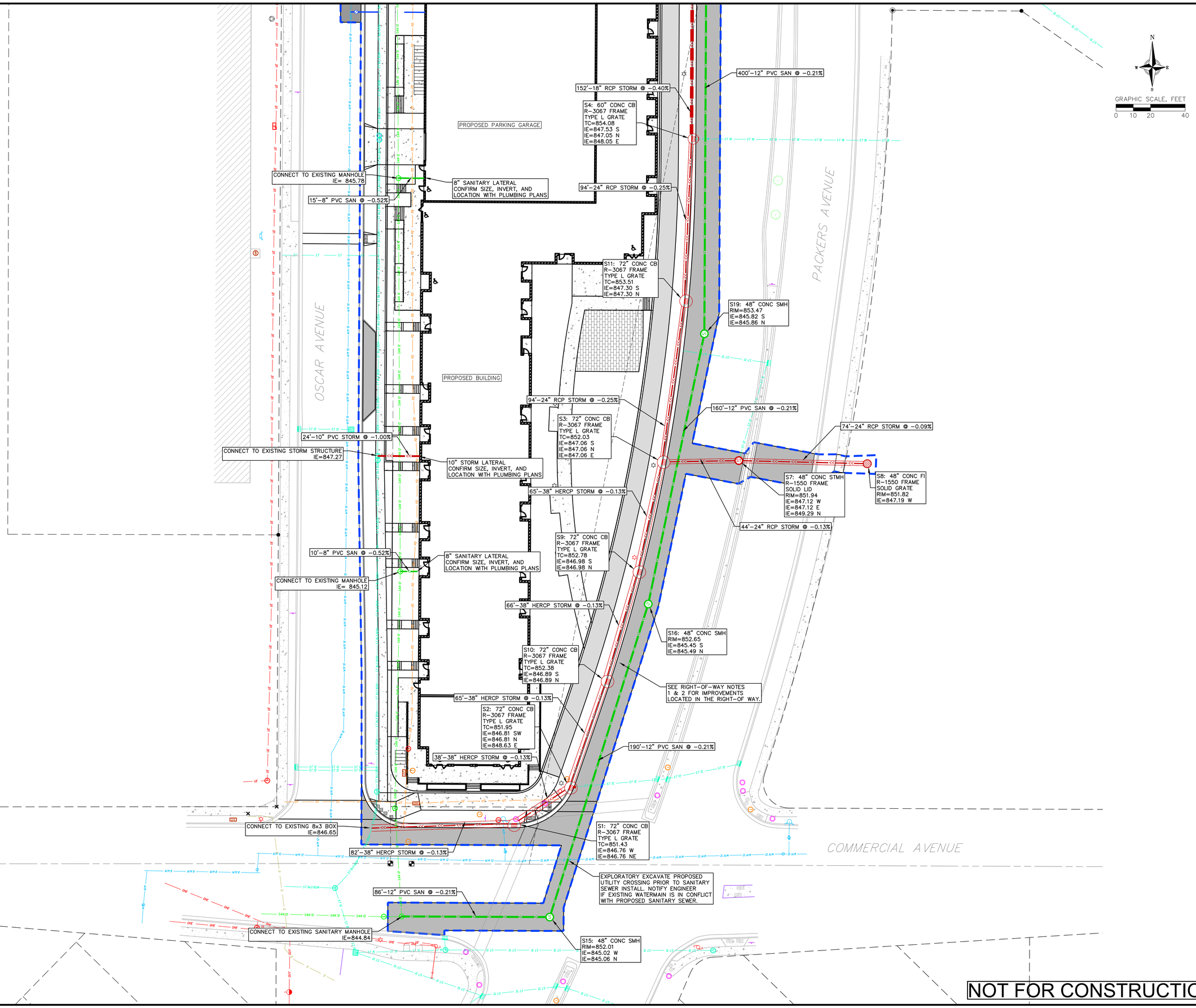
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PROJECT NO. 240832

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South Utility Plan

The Central at The Forge
City of Madison
Dane County, Wisconsin

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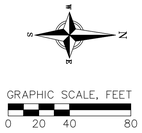
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GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

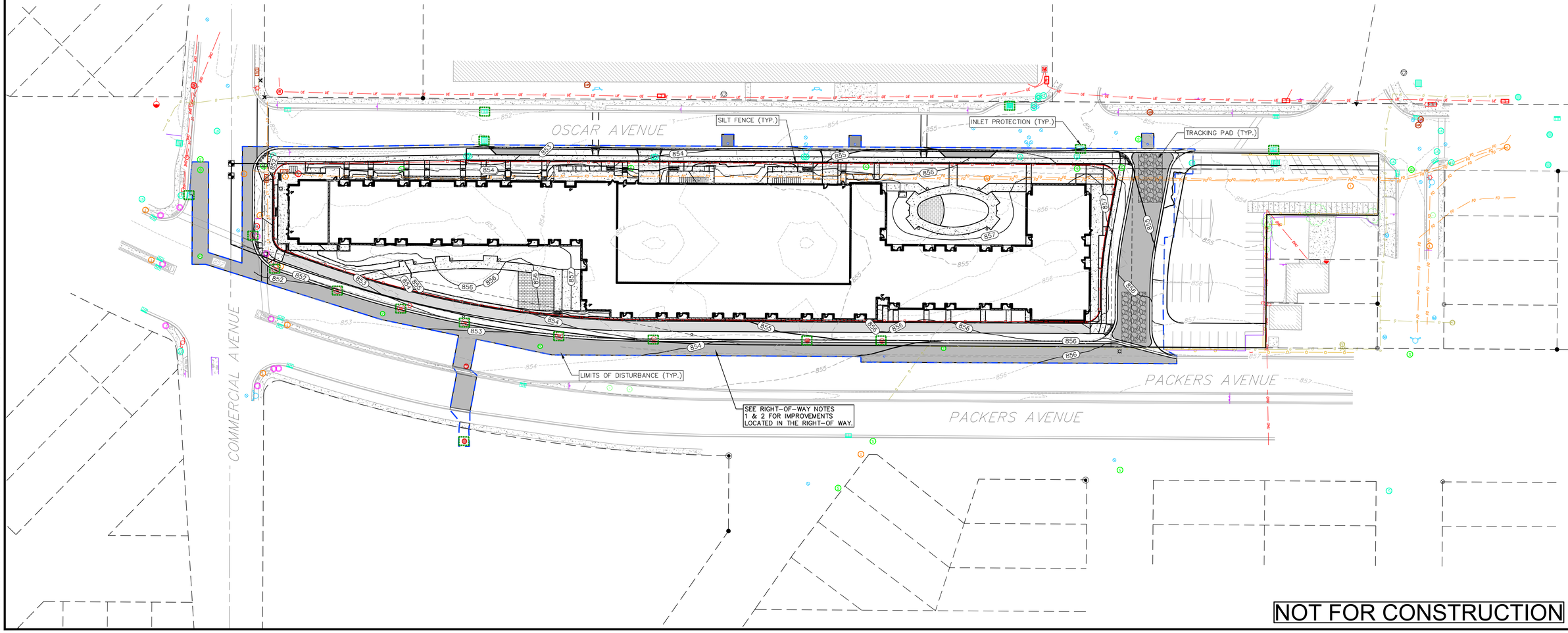
RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. _____, PROJECT #_____.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.



GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 PROPOSED MAJOR CONTOURS
- 818 PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP



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Overall Erosion Control & Grading Plan

The Central at The Forge
City of Madison
Dane County, Wisconsin

REVISIONS NO.	DATE	REMARKS

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North Grading Plan

The Central at The Forge
City of Madison
Dane County, Wisconsin

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GRAPHIC SCALE: FEET
0 10 20 40

PACKERS AVENUE

OSCAR AVENUE

SEE RIGHT-OF-WAY NOTES 1 & 2 FOR IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY.

SEE SHEET C503 FOR DETAIL GRADING

RAMP

RAMP WITH HANDRAIL

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OSCAR AVENUE

PACKERS AVENUE

COMMERCIAL AVENUE

RAMP WITH HANDRAIL

RAMP WITH HANDRAIL

RAMP WITH HANDRAIL

SEE SHEET C503
FOR DETAIL GRADING

SEE RIGHT-OF-WAY NOTES
1 & 2 FOR IMPROVEMENTS
LOCATED IN THE RIGHT-OF WAY.

GRAPHIC SCALE, FEET
0 10 20 40

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South Grading Plan

The Central at The Forge
City of Madison
Dane County, Wisconsin

REVISIONS		
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PROPOSED ROAD

N
W E
S

GRAPHIC SCALE, FEET
0 2.5 5 10

854.96 FL
855.62 TC
855.12 FL
854.88 FL
854.81 FL
855.17 SW
855.10 SW
855.56 SW
856.19 SW
856.39 SW
856.23 TC
855.73 FL
854.73 FL
855.15 SW
855.22 SW
855.63 SW
856.26 SW
856.46 SW
855.11 TC
854.61 FL
857.00 SW
856.82 TC
856.32 FL
856.93 TC
856.43 FL
856.31 FL
857.02 SW
857.03 SW
857.03 SW
857.05 SW
857.05 SW
856.65 SW
856.19 FL
857.11 SW
857.11 SW
857.11 SW
855.58 SW
856.41 SW
856.91 SW
857.02 SW
857.16 SW
857.26 SW
857.12 SW
857.12 SW
856.71 SW
856.50 SW
857.34 SW
857.24 SW
857.24 SW
857.18 SW
857.08
856.56 SW
857.40
857.50
857.40
857.40
857.40
857.50
857.50 FF
857.50 FF
857.50 FF
857.50 FF
856.93 SW
857.08 SW
855.76 SW
857.00 SW
857.50
857.50 FF
857.40
856.80 SW
857.30 SW

5.0%
3.4%
3.4%
3.1%
1.6%
3.2%
5.2%
2.0%
3.3%
5.1%
11.0%
6.7%
3.2%

OSCAR AVENUE

PACKERS AVENUE

COMMERCIAL AVENUE

852.72 SW
852.83 SW
852.90 SW
854.50
854.50
854.50 FF
854.50 FF
854.50 FF
854.50 FF
854.38 SW
854.50
854.50
854.28 SW
854.34 TS
854.41 SW
854.50
852.38 SW
852.45 SW
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852.23 SW
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852.26 TC
851.76 FL
852.25 SW
852.29 SW
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852.24 BS
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851.58 FL
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851.94 SW
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851.28 FL
851.58 SW
851.73 TC
851.23 FL
851.43 TC
850.93 FL
851.64 SW
851.12 FL
851.52 FL
851.04 FL
851.52 SW

1.8%
2.0%
2.0%
1.0%
1.5%
5.4%
7.9%

SEE RIGHT-OF-WAY NOTES
1 & 2 FOR IMPROVEMENTS
LOCATED IN THE RIGHT-OF-WAY.

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Grading Detail - South and North Entrances

The Central at The Forge
City of Madison
Dane County, Wisconsin

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NO.	DATE	REMARKS	

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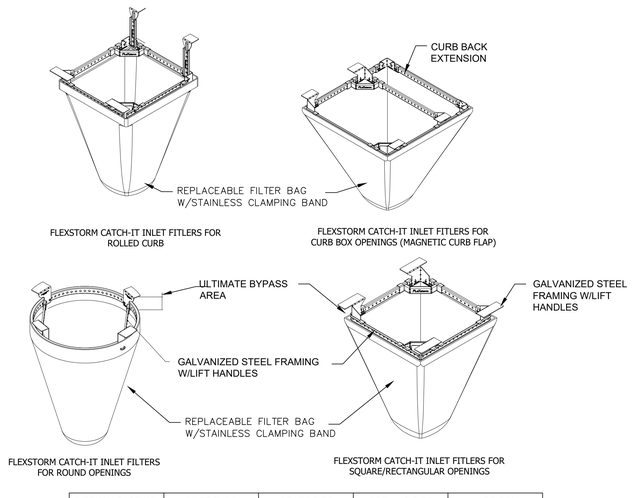
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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE **CITY OF MADISON** EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR **CITY**. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7–CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25–FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN–WORKED FOR A PERIOD OF MORE THAN 7–CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE–WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE–WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP–RAP SIZING. IN NO CASE WILL RIP–RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE **CITY** HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL–PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
17. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
18. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
19. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
20. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER **MANUFACTURER/THIS SHEET**. SOIL STABILIZERS SHALL BE RE–APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
21. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
22. INSTALL MINIMUM 6'–7' WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL. **(NOTE: CHECK WITH MUNICIPALITY AND PROJECT MANAGER IF THIS IS REQUIRED.)**
23. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
24. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
25. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
26. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
27. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
28. THE **CITY**, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

1 / 1 FRAMED INLET PROTECTION
NOT TO SCALE

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL–DETENTION BASINS
3. ROUGH GRADE DETENTION BASINS
4. SEED DETENTION BASINS
5. STRIP TOPSOIL–STREETS & LOTS
6. ROUGH GRADE STREETS & LOTS
7. SEED LOT AREAS AND INSTALL DRIVE–OVER VELOCITY CHECKS
8. CONSTRUCT UNDERGROUND UTILITIES
9. INSTALL INLET PROTECTION
10. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE–OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
11. RESTORE TERRACES
12. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

   AFTER SEPTEMBER 15.

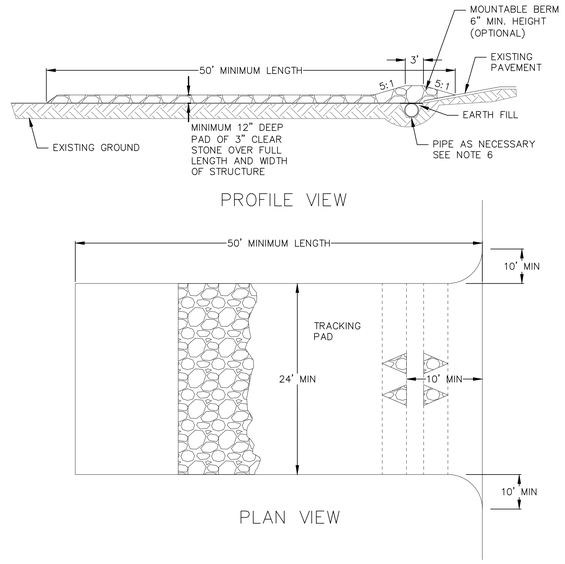
PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

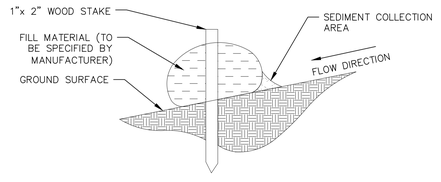
MULCHING RATES:

TEMPORARY AND PERMANENT:
USE ½" TO 1–½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

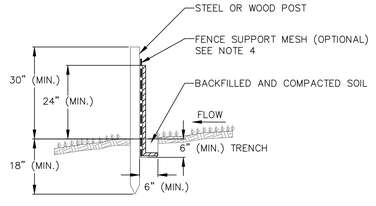


1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH – MINIMUM OF 50'
3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE–HR GEOTEXTILE FABRIC.
5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1 / 1 TRACKING PAD
NOT TO SCALE



1 / 1 SILT SOCK
NOT TO SCALE



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14–GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

1 / 1 SILT FENCE
NOT TO SCALE

NOT FOR CONSTRUCTION

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Construction Details
The Central at The Forge
City of Madison
Dane County, Wisconsin

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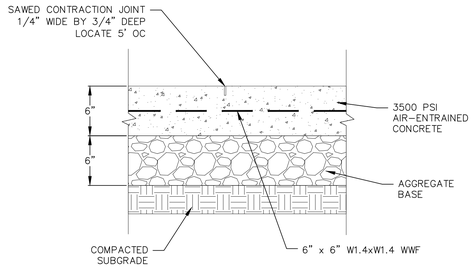
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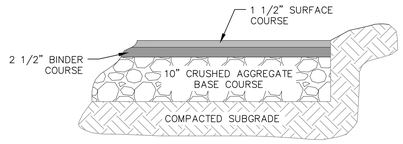
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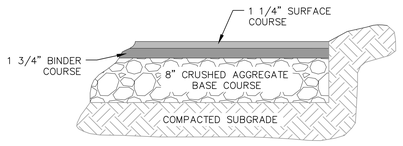
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1/1 CONCRETE PAD
NOT TO SCALE

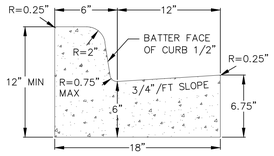


BITUMINOUS PAVEMENT DRIVES

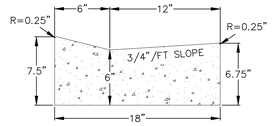


BITUMINOUS PAVEMENT
PARKING LOT

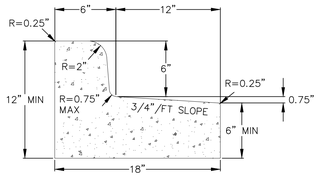
1/1 SITE PAVEMENT
NOT TO SCALE



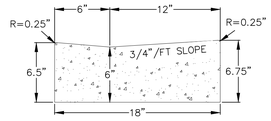
CURB AND GUTTER
CROSS SECTION



DRIVEWAY GUTTER
CROSS SECTION

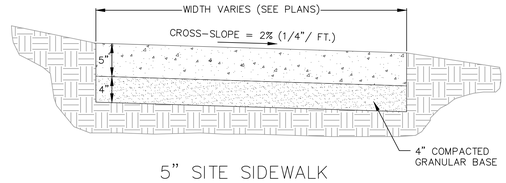


CURB AND GUTTER
REJECT SECTION

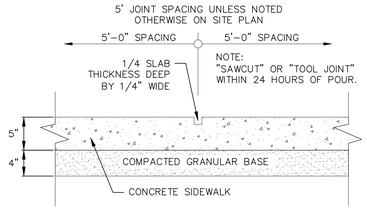


HANDICAP RAMP
GUTTER CROSS SECTION

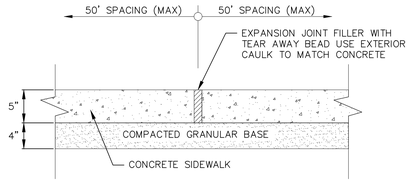
1/1 18" CONCRETE CURB AND GUTTER
NOT TO SCALE



5" SITE SIDEWALK



SIDEWALK CONTROL JOINT

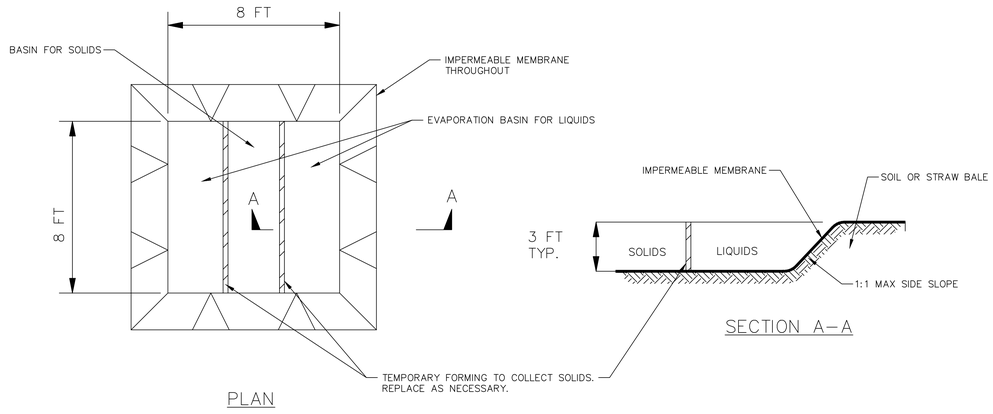


SIDEWALK EXPANSION JOINT

1/1 5" SIDEWALK
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



4/C5.4 TEMPORARY CONCRETE WASHOUT
NOT TO SCALE

NOT FOR CONSTRUCTION

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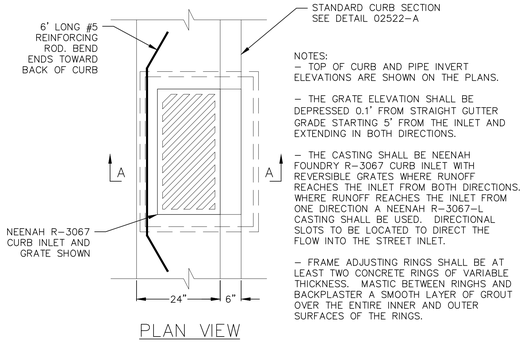
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PROJECT NO. 240832

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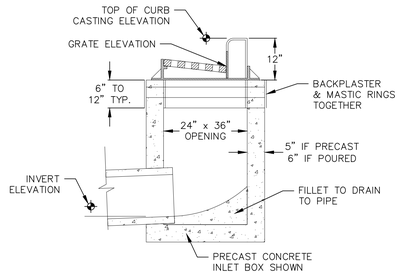
PLAN VIEW

NOTES:
- TOP OF CURB AND PIPE INVERT ELEVATIONS ARE SHOWN ON THE PLANS.

- THE GRATE ELEVATION SHALL BE DEPRESSED 0.1' FROM STRAIGHT GUTTER GRADE STARTING 5' FROM THE INLET AND EXTENDING IN BOTH DIRECTIONS.

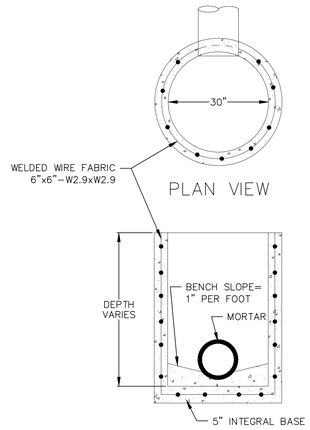
- THE CASTING SHALL BE NEENAH FOUNDRY R-3067 CURB INLET WITH REVERSIBLE GRATES WHERE RUNOFF REACHES THE INLET FROM BOTH DIRECTIONS. WHERE RUNOFF REACHES THE INLET FROM ONE DIRECTION A NEENAH R-3067-L CASTING SHALL BE USED. DIRECTIONAL SLOTS TO BE LOCATED TO DIRECT THE FLOW INTO THE STREET INLET.

- FRAME ADJUSTING RINGS SHALL BE AT LEAST TWO CONCRETE RINGS OF VARIABLE THICKNESS. MASTIC BETWEEN RINGHS AND BACKPLASTER A SMOOTH LAYER OF GROUT OVER THE ENTIRE INNER AND OUTER SURFACES OF THE RINGS.



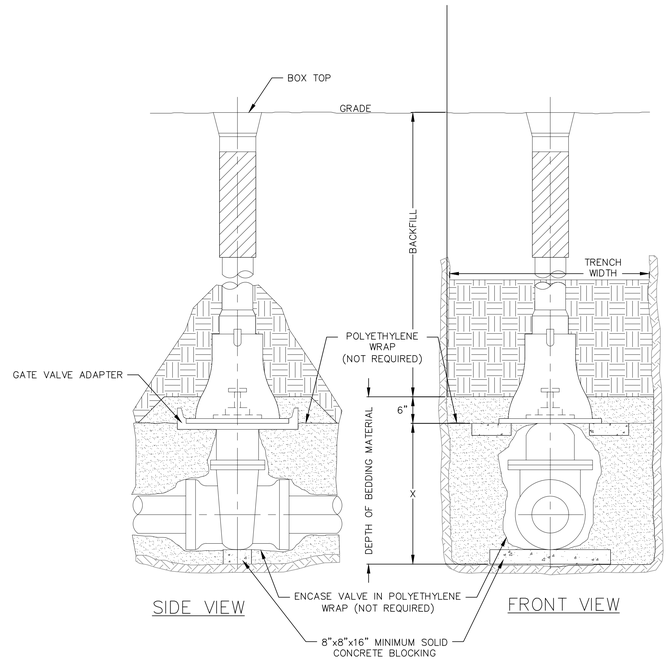
SECTION A-A

1/1 RECTANGULAR STREET INLET
NOT TO SCALE



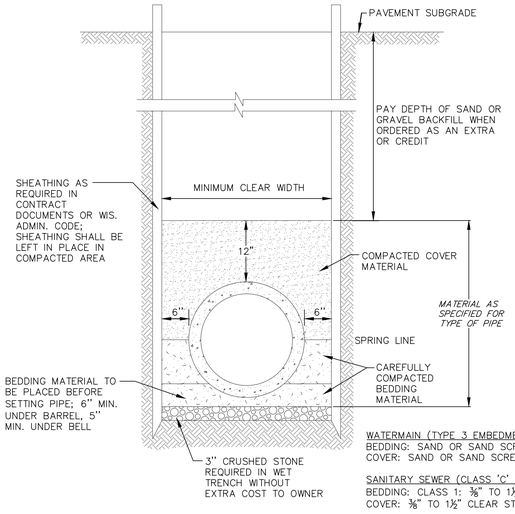
CROSS SECTION

1/1 FIELD INLET (30" DIA. BASIN)
NOT TO SCALE



PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

1/1 STANDARD GATE VALVE BOX SETTING
NOT TO SCALE

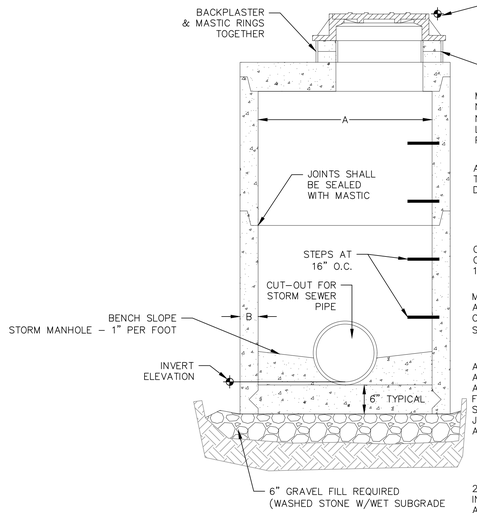


WATERMAIN (TYPE 3 EMBEDMENT):
BEDDING: SAND OR SAND SCREENINGS
COVER: SAND OR SAND SCREENINGS

SANITARY SEWER (CLASS 'C' BEDDING):
BEDDING: CLASS 1: ⅜" TO 1½" CLEAR STONE
COVER: ⅜" TO 1½" CLEAR STONE

STORM SEWER (CLASS 'B' BEDDING):
BEDDING: CLASS 1: ⅜" TO 1½" CLEAR STONE
COVER: NATIVE OR GRANULAR BACKFILL AS REQ'D

1/1 STANDARD TRENCH SECTION
NOT TO SCALE



MANHOLE CASTING SHALL BE HEAVY DUTY, NEENAH FOUNDRY CO. CATALOG LISTING NO. R-1550, WITH TYPE "B" NON-ROCKING LID, GASKET SEAL AND CONCEALED PICKHOLES

ADJUST FRAME TO GRADE WITH AT LEAST TWO PRECAST CONCRETE RINGS OF DIFFERENT THICKNESSES.

CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, 6.5 BAG MIX WITH 1~2% AIR ENTRAINMENT.

MANHOLE STEPS SHALL CONFORM TO ASTM-C478 & SHALL BE NEENAH FOUNDRY CO. R-1981-N OR APPROVED EQUAL. STEPS SHALL BE SPACED 16" ON CENTER.

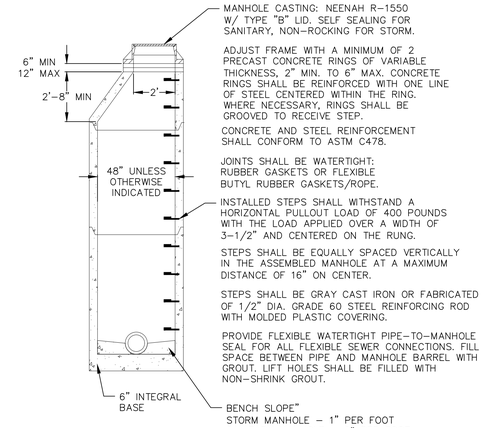
A MINIMUM OF 3" TO A MAXIMUM OF 9" OF ADJUSTING RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO THE FINISHED GRADE. ALL RINGS SHALL BE SEALED TOGETHER USING MASTIC AND ALL JOINTS SHALL BE BACK PLASTERED INSIDE AND OUT WITH CEMENT MORTAR.

2x3 OPENING IS REQUIRED FOR STORM INLET MANHOLES WITH CASTING AND RINGS AS SPECIFIED IN DETAIL 02721-A.

STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

1/1 STORM SEWER MANHOLE
NOT TO SCALE



MANHOLE CASTING: NEENAH R-1550 W/ TYPE "B" LID. SELF SEALING FOR SANITARY, NON-ROCKING FOR STORM.

ADJUST FRAME WITH A MINIMUM OF 2 PRECAST CONCRETE RINGS OF VARIABLE THICKNESS, 2" MIN. TO 6" MAX. CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO ASTM C478.

JOINTS SHALL BE WATERTIGHT: RUBBER GASKETS OR FLEXIBLE BUTYL RUBBER GASKETS/ROPE.

INSTALLED STEPS SHALL WITHSTAND A HORIZONTAL PULLOUT LOAD OF 400 POUNDS WITH THE LOAD APPLIED OVER A WIDTH OF 3-1/2" AND CENTERED ON THE RUNG.

STEPS SHALL BE EQUALLY SPACED VERTICALLY IN THE ASSEMBLED MANHOLE AT A MAXIMUM DISTANCE OF 16" ON CENTER.

STEPS SHALL BE GRAY CAST IRON OR FABRICATED OF 1/2" DIA. GRADE 60 STEEL REINFORCING ROD WITH MOLDED PLASTIC COVERING.

PROVIDE FLEXIBLE WATERTIGHT PIPE-TO-MANHOLE SEAL FOR ALL FLEXIBLE SEWER CONNECTIONS. FILL SPACE BETWEEN PIPE AND MANHOLE BARREL WITH GROUT. LIFT HOLES SHALL BE FILLED WITH NON-SHRINK GROUT.

BENCH SLOPE"
STORM MANHOLE - 1" PER FOOT
SANITARY MANHOLE - 2" PER FOOT

1/1 PRECAST CONCRETE MANHOLE
NOT TO SCALE

NOT FOR CONSTRUCTION

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Construction Details
The Central at The Forge
City of Madison
Dane County, Wisconsin

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PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
DECIDUOUS TREES					
CH	Celtis occidentalis 'JFS-KSU1' / Prairie Sentinel® Hackberry	B & B	2.5"Cal		8
OV	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal		2
QM	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal		2
QP2	Quercus palustris 'Pringreen' / Green Pillar® Pin Oak	B & B	2.5"Cal		4
EVERGREEN TREES					
JV-3	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	B & B	6` ht.		9
UNDERSTORY TREES					
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	4` ht.	Multi-Stem	5
CP	Carpinus caroliniana / American Hornbeam	B & B	7` ht.		4
CE	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	4` ht.		3
CT	Cornus alternifolia / Pagoda Dogwood	Cont.	4` ht.		2
CI	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	1.5"Cal		3
HV	Hamamelis virginiana / Common Witch Hazel	B & B	5` ht.		2
DECIDUOUS SHRUBS					
Ap	Amorpha canescens / Leadplant	Cont.	1 Gal.		12
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.		39
Am-2	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.		33
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		43
Cb	Cephalanthus occidentalis 'Bailoptics' / Fiber Optics® Buttonbush	Cont.	7 Gal.		16
Cs2	Cephalanthus occidentalis 'SMCOSS' / Sugar Shack® Buttonbush	Cont.	3 Gal.		14
Ca-2	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.		16
Ld	Diervilla lonicera / Honeysuckle	Cont.	3 Gal.		57
Hk	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.		11
Po-2	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark	Cont.	3 Gal.		9
Vd-2	Viburnum dentatum 'KLMseventeen' / Little Joe™ Arrowwood Viburnum	Cont.	5 Gal.		13
Vp	Viburnum prunifolium / Blackhaw Viburnum	B & B	4` ht.		5
EVERGREEN SHRUBS					
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		46
Ix-2	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	Cont.	3 Gal.		27
Ix-3	Ilex glabra 'SMNIGAB17' / Gem Box® Inkberry Holly	Cont.	3 Gal.		9
Jc	Juniperus communis depressa / Common Juniper	Cont.	2 Gal.		3
PERENNIALS					
Al2	Allium cernuum / Nodding Onion	Cont.	1 Gal.		7
Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.		16
Br	Bouteloua curtipendula / Side Oats Grama	Cont.	1 Gal.		6
Vr	Callirhoe involucrata / Purple Poppymallow	Cont.	1 Gal.		17
Xa	Carex albicans / White-tinged Sedge	Cont.	4 In		49
Xt	Carex bromoides / Brome-like Sedge	Cont.	4 In		52
Cw	Carex rosea / Rosy Sedge	Cont.	4 In		22
Cs	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.		15
Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.		17
Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	1 Gal.		41
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.		4
Gr	Geum triflorum / Prairie Smoke	Cont.	1 Gal.		54
Ly	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.		27
Ls	Liatris spicata / Blazing Star	Cont.	1 Gal.		12
Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.		99
Rb	Rudbeckia fulgida / Coneflower	Cont.	1 Gal.		35
Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	4 In		10
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.		158
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		194

CONCEPT PLANT SCHEDULE

NATIVE PLANTING #1 — 2,629 sf
PER PLUG - SEE NOTES AND DETAIL

Asclepias tuberosa / Butterfly Milkweed	164
Carex brevior / Oval Sedge	492
Coreopsis lanceolata / Lanceleaf Tickseed	55
Coreopsis palmata / Stiff Tickseed	109
Dalea purpurea / Purple Prairie Clover	109
Echinacea pallida / Pale Purple Coneflower	164
Eragrostis spectabilis / Purple Lovegrass	437
Koeleria macrantha / Prairie Junegrass	273
Liatris aspera / Rough Blazing Star	164
Pycnanthemum virginianum / Mountain Mint	55
Sporobolus heterolepis / Prairie Dropseed	711

NATIVE PLANTING #2 — 2,839 sf
PER PLUG - SEE NOTES AND DETAIL

Allium cernuum / Nodding Onion	118
Bouteloua curtipendula / Side Oats Grama	413
Carex bicknellii / Prairie Sedge	413
Eryngium yuccifolium / Rattlesnake Master	118
Liatris pycnostachya / Prairie Gayfeather	236
Lupinus perennis / Wild Lupine	118
Monarda fistulosa / Bergamot	59
Phlox pilosa / Downy Phlox	236
Rudbeckia hirta / Black-eyed Susan	177
Schizachyrium scoparium / Little Bluestem	531
Sporobolus heterolepis / Prairie Dropseed	531

GROUNDCOVER #1 — 4,865 sf
PER PLUG - SEE NOTES AND DETAIL

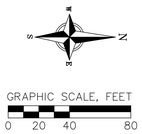
Carex bromoides / Brome-like Sedge	1,457
Carex pensylvanica / Pennsylvania Sedge	3,640
Geranium maculatum / Spotted Geranium	436
Heuchera richardsonii / Prairie Alumroot	293
Hydrophyllum virginianum / Virginia Waterleaf	74
Mertensia virginica / Virginia Bluebells	293
Polemonium reptans / Greek Valerian	583
Trillium grandiflorum / Large White Trillium	436
Viola sororia / Woolly Blue Violet	74

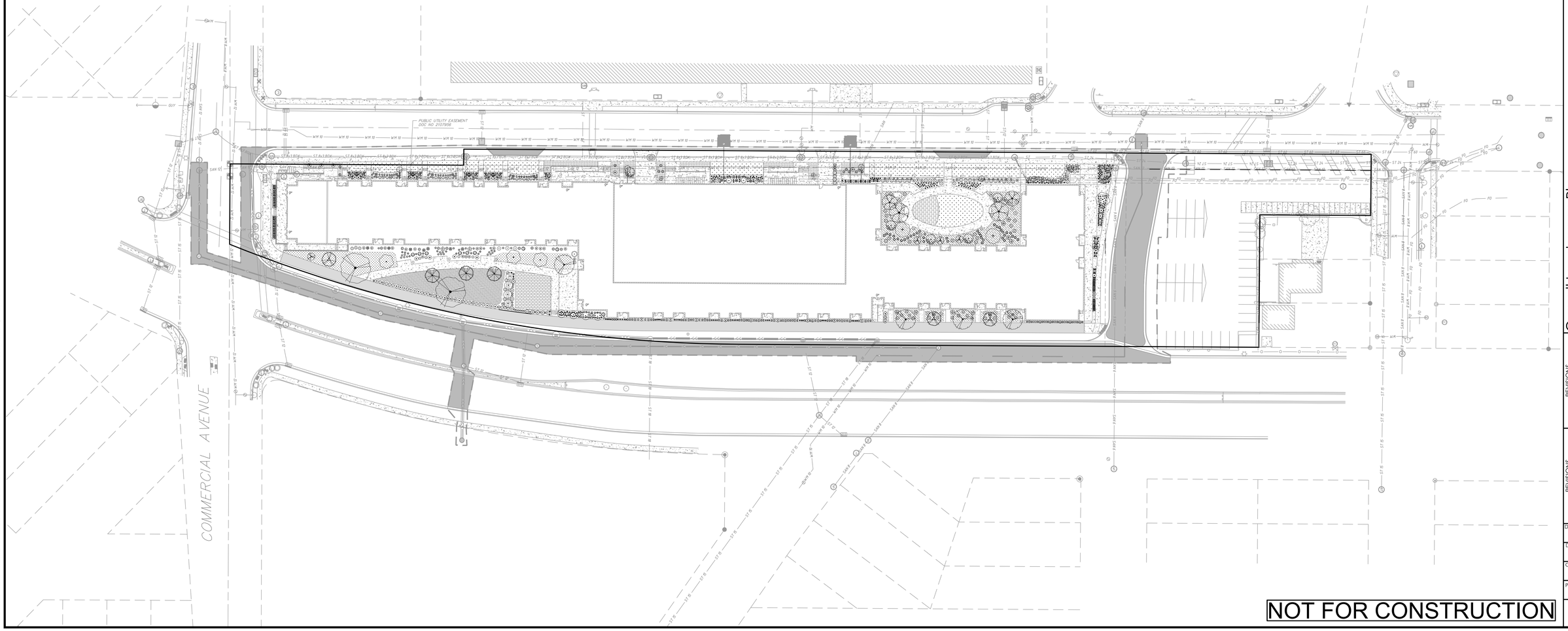
GROUNDCOVER #2 — 1,979 sf
PER PLUG - SEE NOTES AND DETAIL

Allium cernuum / Nodding Onion	238
Antennaria plantaginifolia / Pussytoes	177
Carex albicans / White-tinged Sedge	711
Carex brevior / Oval Sedge	473
Coreopsis palmata / Stiff Tickseed	238
Dalea purpurea / Purple Prairie Clover	238
Rudbeckia hirta / Black-eyed Susan	177
Sporobolus heterolepis / Prairie Dropseed	711

TURF — 6,346 sf
LACROSSE SEED CO. - MADISON PARKS

City of Madison Landscape Worksheet							
Address:	2150 Commercial Ave		**Date:**	12/23/2025			
Total Square Footage of Developed Area:		(Site Area)	- 120370.4	(Building Footprint at Grade)	= 76896	43474.4	sf
Total Landscape Points Required (<5 ac):		43,474	/ 300 =	145	x 5 = 725	**725**	
Lansdcape Points Requried >5 ac:			/ 100 =	0	x 1 = -		
			Credits/ Existing Landscaping		**New/ Proposed Landscaping**		
Plant Type/ Element	**Min. Size at Installation**	**Points**	**Quantity**	**Points Achieved**	**Quantity**	**Points Achieved**	
Overstory deciduous tree	2.5" cal	35		0	16	560	
Tall Evergreen Tree	5-6 feet tall	35		0		0	
Ornamental tree	1.5" cal	15		0	19	285	
Upright evergreen shrub	3-4 feet tall	10		0		0	
Shrub, deciduous	#3 gallon	3		0	270	810	
Shrub, evergreen	#3 gallon	4		0	82	328	
Ornamental grasses/perennials	#1 gallon	2		0		0	
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0	
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0	
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0	
Sub Totals				0		1983	
				Total Points Provided:	**1983**		





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Overall Landscape Plan

The Central at The Forge
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

DATE 01-16-2026
DRAFTER EGOR
CHECKED JUL
PROJECT NO. 240832

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North Landscape Plan

The Central at The Forge
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 01-16-2026
DRAFTER EGDR
CHECKED JLL
PROJECT NO. 240832

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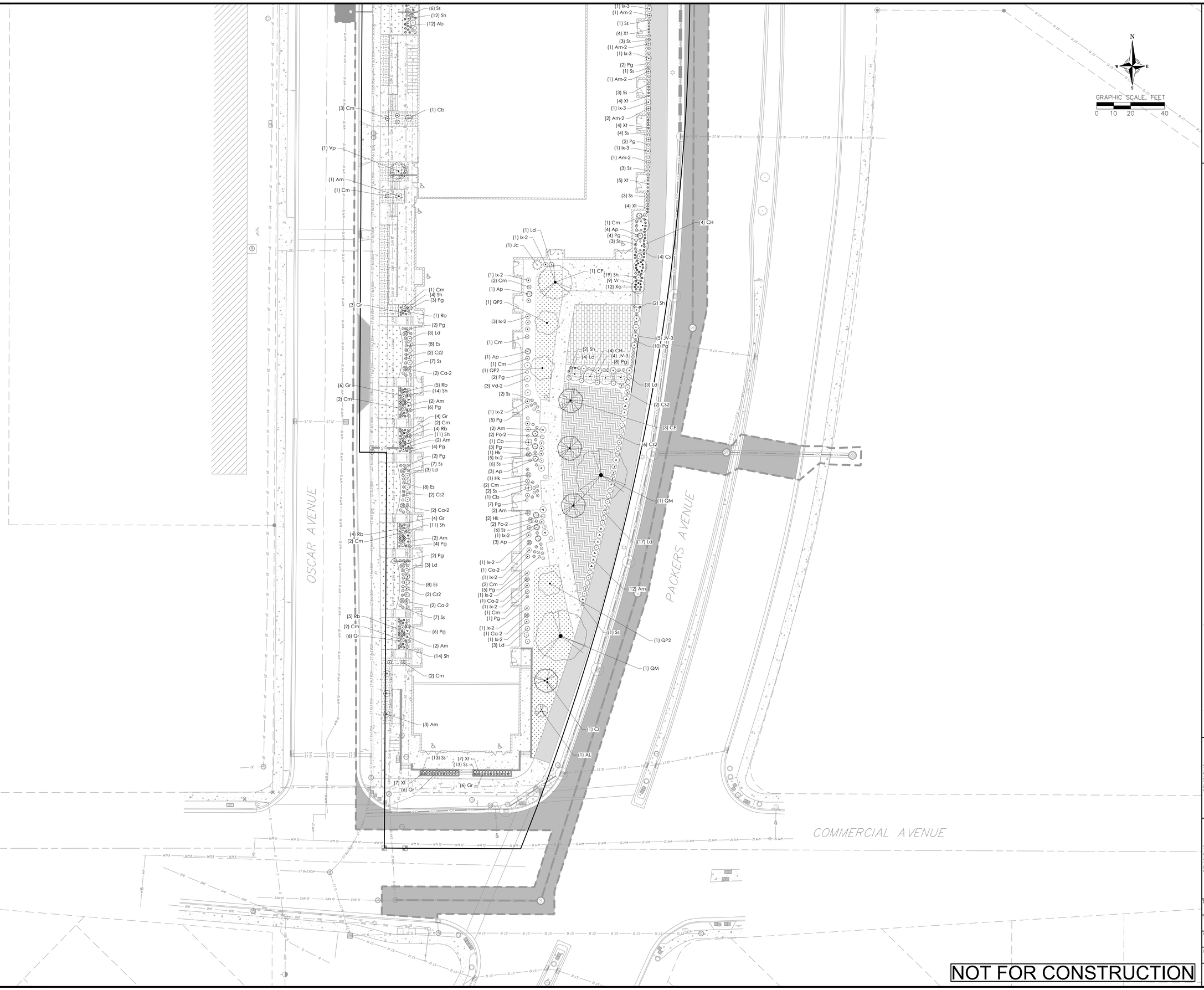
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REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

South Landscape Plan

The Central at The Forge
City of Madison
Dane County, Wisconsin

DATE 01-16-2026
DRAFTER EGOR
CHECKED JLL
PROJECT NO. 240832

NOT FOR CONSTRUCTION

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PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

SEEDING AND PLUG PLANTING NOTES:

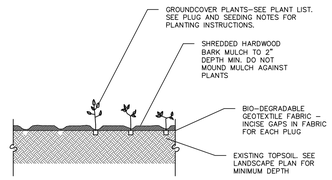
1. ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"–6".) PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
2. INSTALL GROUNDCOVERS AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 10" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA, CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS, PATTERN ACCORDING. WHERE PLANTINGS ABUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS. APPLY BIODEGRADABLE NON–WOVEN GEOTEXTILE WEED BARRIER FABRIC TO SOIL SURFACE PRIOR TO PLANTING, INCISE GAPS IN FABRIC FOR EACH PLUG. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE–EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS, REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD PER MANUFACTURER'S RECOMMENDATIONS. APPLY 2" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING. SUGGESTED MAINTENANCE INCLUDES MULCH, WEED REMOVAL, AND PRE–EMERGENT HERBICIDE TREATMENTS FOR THE FIRST 5 YEARS. ANNUAL MAINTENANCE IS SUGGESTED TO INCLUDE A CUT BACK TREATMENT DURING THE EARLY SPRING SEASON PRIOR TO PLANT EMERGENCE.
3. INSTALL NATIVE PLANTING AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA, CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL NATIVE PLANTING AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN NATIVE PLANTING AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS, PATTERN ACCORDING. WHERE PLANTINGS ABUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS. APPLY BIODEGRADABLE NON–WOVEN GEOTEXTILE WEED BARRIER FABRIC TO SOIL SURFACE PRIOR TO PLANTING, INCISE GAPS IN FABRIC FOR EACH PLUG. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE–EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS, REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD PER MANUFACTURER'S RECOMMENDATIONS. APPLY 2" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING. SUGGESTED MAINTENANCE INCLUDES MULCH, WEED REMOVAL, AND PRE–EMERGENT HERBICIDE TREATMENTS FOR THE FIRST 5 YEARS. ANNUAL MAINTENANCE IS SUGGESTED TO INCLUDE A CUT BACK TREATMENT DURING THE EARLY SPRING SEASON PRIOR TO PLANT EMERGENCE.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
4. LANDSCAPE BEDS AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE $\frac{3}{16}$"X4" OR EQUAL, COLOR BLACK ANODIZED.
4. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6' DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

NOTES:

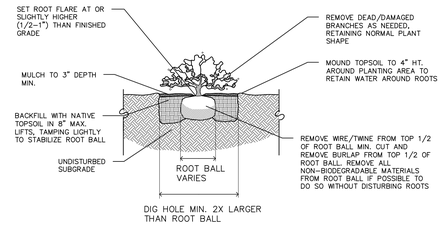
1. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING.
2. WHERE PLANTINGS ABUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS'
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1/1 GROUNDCOVER / NATIVE PLANTING DETAIL
NOT TO SCALE

NOTES:

1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. APPLY MYCORRHIZAL INNOCULANT TO SOIL PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1/1 SHRUB PLANTING DETAIL
NOT TO SCALE

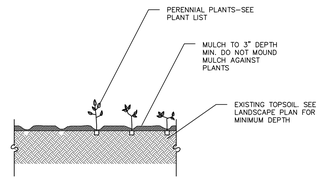
NOTES:

1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO–DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

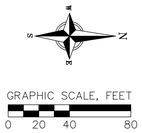
1/1 B&B TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1/1 PERENNIAL PLANTING DETAIL
NOT TO SCALE



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Landscape Notes
The Central at The Forge
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 01–16–2026
DRAFTER EGOR
CHECKED JLIL
PROJECT NO. 240832

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UNIT SCHEDULE - FIRST FLOOR

UNIT NO.	UNIT TYPE	AREA
103	PLAN D1	874 SF
104	PLAN B1	646 SF
105	PLAN B1	646 SF
106	PLAN B1	646 SF
107	PLAN D1	874 SF
108	PLAN D1	874 SF
109	PLAN B1	646 SF
110	PLAN B1	646 SF
111	PLAN D1	874 SF
112	PLAN D1	874 SF
113	PLAN B1	646 SF
114	PLAN B1	646 SF
115	PLAN F1	1109 SF
116	PLAN F1	1109 SF
117	PLAN D1	874 SF
119	PLAN B1M	646 SF
121	PLAN B1	646 SF
125	PLAN D1	874 SF
127	PLAN B1	646 SF
129	PLAN D1	874 SF
131	PLAN B1	642 SF
133	PLAN D1.1	857 SF

UNIT SCHEDULE - FIRST FLOOR

UNIT NO.	UNIT TYPE	AREA
137	PLAN B1	641 SF
139	PLAN D1	874 SF
141	PLAN D1	874 SF
143	PLAN D1	874 SF
147	PLAN B1M	646 SF
148	PLAN D2	884 SF
149	PLAN D1	874 SF
150	PLAN D1	874 SF
151	PLAN B1M	646 SF
152	PLAN B1	646 SF
153	PLAN D1	874 SF
154	PLAN D1	874 SF
155	PLAN B1M	646 SF
156	PLAN B1	646 SF
157	PLAN F5	1179 SF
164	PLAN D1	874 SF
165	PLAN F2	1206 SF
166	PLAN F2M	1206 SF
2233	PLAN LW1 - 1 BED	607 SF
2235	PLAN LW1 - 1 BED	607 SF
2237	PLAN LW2 - 3 BED	1200 SF

Grand total: 43

SHEET INDEX - ENLARGED UNIT TYPES

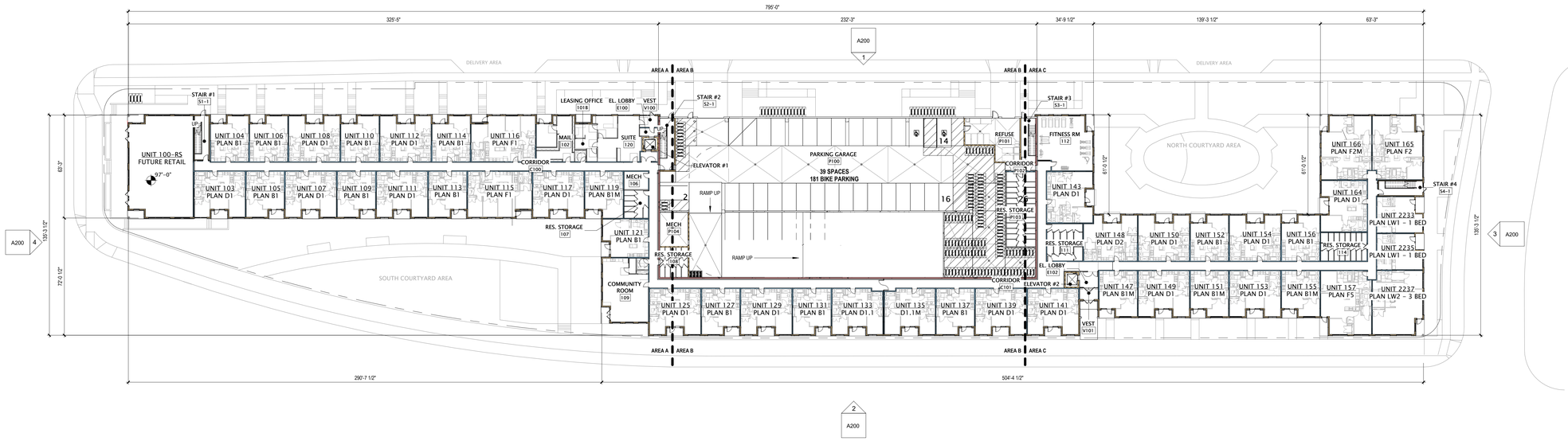
PLAN TYPE	SHEET NO.
ENLARGED PLAN - L/W - 1 BED (FIRST FLOOR)	A413
ENLARGED PLAN - L/W - 1 BED (SECOND FLOOR)	A413
ENLARGED PLAN - L/W - 3 BED (FIRST FLOOR)	A413
ENLARGED PLAN - L/W - 3 BED (SECOND FLOOR)	A413
ENLARGED PLAN - UNIT B1	A410
ENLARGED PLAN - UNIT B2	A410
ENLARGED PLAN - UNIT D1	A410
ENLARGED PLAN - UNIT D1.1	A410
ENLARGED PLAN - UNIT D2	A411
ENLARGED PLAN - UNIT F1	A411
ENLARGED PLAN - UNIT F2	A411
ENLARGED PLAN - UNIT F3	A411
ENLARGED PLAN - UNIT F4	A412
ENLARGED PLAN - UNIT F5	A412

KEYNOTE SCHEDULE

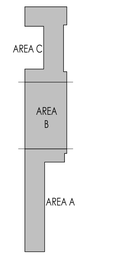
MARK	NOTE

OVERALL FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
3. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
4. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.
5. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
6. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
7. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.
8. VERIFY ALL TUB, SHOWER, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURERS.
9. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE G300 SERIES SHEETS.
10. ANY EXPOSED STEEL THAT SUPPORTS LOAD-BEARING WALLS OR FLOORS SHALL BE PROTECTED BY MEANS OF SPRAY-FIREPROOFING. GENERAL CONTRACTOR TO COORDINATE WITH FINAL DESIGN AND INSTALLATION OF PRECAST CONCRETE STRUCTURAL MEMBERS.
11. PROVIDE MOISTURE-RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
12. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
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14. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDE SPLASHES.
15. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.



1 FIRST FLOOR PLAN - OVERALL
1" = 30'-0"



KEY PLAN

PROGRESS DOCUMENTS

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JLA PROJECT NUMBER: W24-0805

CENTRAL AT THE FORGE

UDC SUBMITTAL

DATE OF ISSUANCE 1/16/2026

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN - OVERALL

SHEET NUMBER

A101

1/15/2026 5:24:21 PM

UNIT SCHEDULE - SECOND FLOOR		
UNIT NO.	**UNIT TYPE**	**AREA**
201	PLAN F2M	1206 SF
202	PLAN F2	1206 SF
203	PLAN D1	874 SF
204	PLAN B1	646 SF
205	PLAN B1	646 SF
206	PLAN B1	646 SF
207	PLAN D1	874 SF
208	PLAN D1	874 SF
209	PLAN B1	646 SF
210	PLAN B1	646 SF
211	PLAN D1	874 SF
212	PLAN D1	874 SF
213	PLAN B1	646 SF
214	PLAN B1	646 SF
215	PLAN F1	1109 SF
216	PLAN F1	1109 SF
217	PLAN D1	874 SF
218	PLAN B1	646 SF
219	PLAN B1M	646 SF
220	PLAN F3	1209 SF
221	PLAN B1	645 SF
223	PLAN F1	1109 SF
225	PLAN D1	874 SF
227	PLAN B1	646 SF

UNIT SCHEDULE - SECOND FLOOR		
UNIT NO.	**UNIT TYPE**	**AREA**
229	PLAN D1	874 SF
231	PLAN B1	642 SF
233	PLAN D1.1	857 SF
237	PLAN B1	641 SF
239	PLAN D1	874 SF
241	PLAN D1	874 SF
243	PLAN D1	874 SF
245	PLAN F4	1098 SF
247	PLAN B1M	646 SF
248	PLAN D2	884 SF
249	PLAN D1	874 SF
250	PLAN D1	874 SF
251	PLAN B1M	646 SF
252	PLAN B1	646 SF
253	PLAN D1	874 SF
254	PLAN D1	874 SF
255	PLAN B1M	646 SF
256	PLAN B1	646 SF
257	PLAN F5	1179 SF
264	PLAN D1	874 SF
265	PLAN F2	1206 SF
266	PLAN F2M	1206 SF

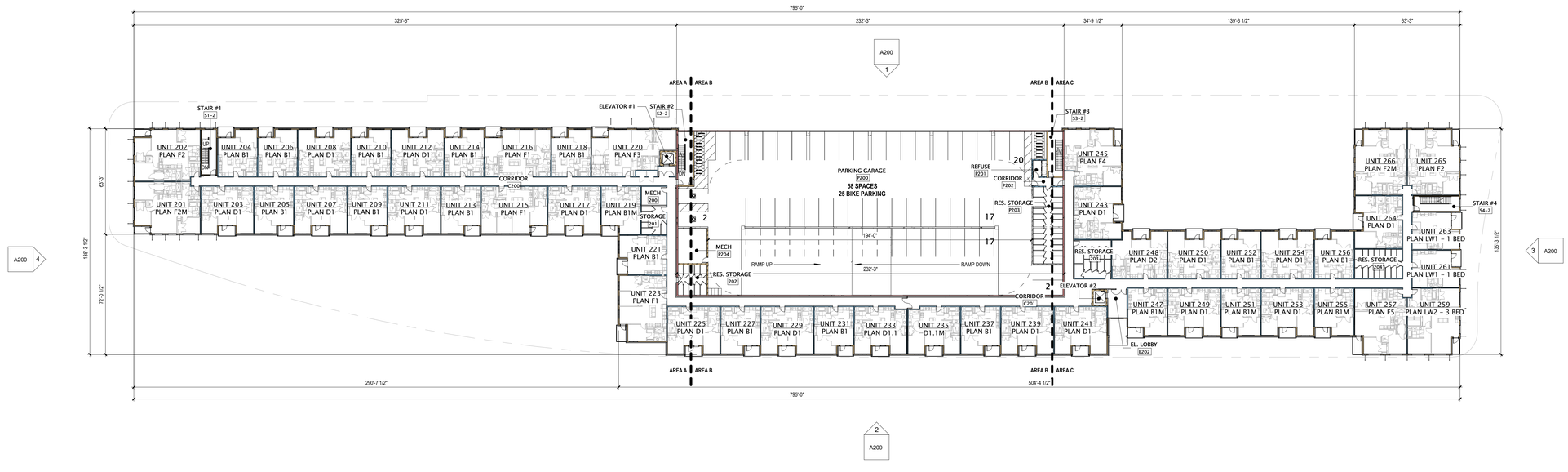
Grand total: 46

SHEET INDEX - ENLARGED UNIT TYPES	
PLAN TYPE	**SHEET NO.**
ENLARGED PLAN - L/W - 1 BED (FIRST FLOOR)	A413
ENLARGED PLAN - L/W - 1 BED (SECOND FLOOR)	A413
ENLARGED PLAN - L/W - 3 BED (FIRST FLOOR)	A413
ENLARGED PLAN - L/W - 3 BED (SECOND FLOOR)	A413
ENLARGED PLAN - UNIT B1	A410
ENLARGED PLAN - UNIT B2	A410
ENLARGED PLAN - UNIT D1	A410
ENLARGED PLAN - UNIT D1.1	A410
ENLARGED PLAN - UNIT D2	A411
ENLARGED PLAN - UNIT F1	A411
ENLARGED PLAN - UNIT F2	A411
ENLARGED PLAN - UNIT F3	A411
ENLARGED PLAN - UNIT F4	A412
ENLARGED PLAN - UNIT F5	A412

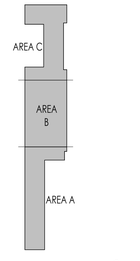
KEYNOTE SCHEDULE	
MARK	NOTE

OVERALL FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
3. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
4. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.
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6. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
7. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.
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1 SECOND FLOOR PLAN - OVERALL
1" = 30'-0"



KEY PLAN

PROGRESS DOCUMENTS

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The seal & signature by the Architect of Record for this sheet is affixed to Sheet G001, which identifies this sheet as part of the sealed & signed document set in the set's index list

DATE OF ISSUANCE 1/16/2026

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN - OVERALL

SHEET NUMBER

A102

JLA PROJECT NUMBER: W24-0805

CENTRAL AT THE FORGE

UDC SUBMITTAL

1/15/2026 5:24:24 PM

UNIT SCHEDULE - THIRD FLOOR

UNIT NO.	UNIT TYPE	AREA
301	PLAN F2M	1206 SF
302	PLAN F2	1206 SF
303	PLAN D1	874 SF
304	PLAN B1	646 SF
305	PLAN B1	646 SF
306	PLAN B1	646 SF
307	PLAN D1	874 SF
308	PLAN D1	874 SF
309	PLAN B1	646 SF
310	PLAN B1	646 SF
311	PLAN D1	874 SF
312	PLAN D1	874 SF
313	PLAN B1	646 SF
314	PLAN B1	646 SF
315	PLAN F1	1109 SF
316	PLAN F1	1109 SF
317	PLAN D1	874 SF
318	PLAN B1	646 SF
319	PLAN B1M	646 SF
320	PLAN F3	1209 SF
321	PLAN B1	646 SF
323	PLAN F1	1109 SF
325	PLAN D1	874 SF
327	PLAN B1	646 SF
329	PLAN D1	874 SF

UNIT SCHEDULE - THIRD FLOOR

UNIT NO.	UNIT TYPE	AREA
331	PLAN B1	642 SF
333	PLAN D1.1	857 SF
337	PLAN B1	641 SF
339	PLAN D1	874 SF
341	PLAN D1	874 SF
343	PLAN D1	874 SF
345	PLAN F4	1088 SF
347	PLAN B1M	646 SF
348	PLAN D2	884 SF
349	PLAN D1	874 SF
350	PLAN D1	874 SF
351	PLAN B1M	646 SF
352	PLAN B1	646 SF
353	PLAN D1	874 SF
354	PLAN D1	874 SF
356	PLAN B1	646 SF
357	PLAN F5	1179 SF
359	PLAN F2M	1206 SF
361	PLAN B2	606 SF
363	PLAN B2	607 SF
364	PLAN D1	874 SF
365	PLAN F2	1206 SF
366	PLAN F2M	1206 SF
455	PLAN B1M	646 SF

Grand total: 49

SHEET INDEX - ENLARGED UNIT TYPES

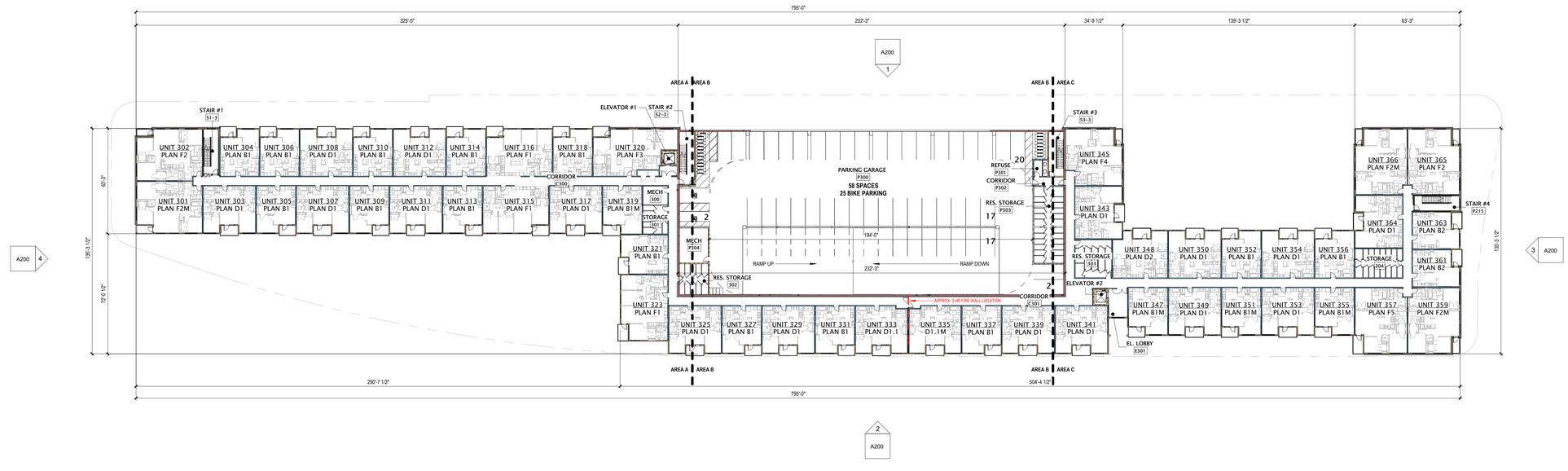
PLAN TYPE	SHEET NO.
ENLARGED PLAN - L/W - 1 BED (FIRST FLOOR)	A413
ENLARGED PLAN - L/W - 1 BED (SECOND FLOOR)	A413
ENLARGED PLAN - L/W - 3 BED (FIRST FLOOR)	A413
ENLARGED PLAN - L/W - 3 BED (SECOND FLOOR)	A413
ENLARGED PLAN - UNIT B1	A410
ENLARGED PLAN - UNIT B2	A410
ENLARGED PLAN - UNIT D1	A410
ENLARGED PLAN - UNIT D1.1	A410
ENLARGED PLAN - UNIT D2	A411
ENLARGED PLAN - UNIT F1	A411
ENLARGED PLAN - UNIT F2	A411
ENLARGED PLAN - UNIT F3	A411
ENLARGED PLAN - UNIT F4	A412
ENLARGED PLAN - UNIT F5	A412

KEYNOTE SCHEDULE

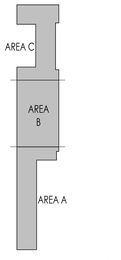
MARK	NOTE

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1 THIRD FLOOR PLAN - OVERALL
1" = 30'-0"



KEY PLAN

PROGRESS DOCUMENTS

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JLA PROJECT NUMBER: W24-0805

CENTRAL AT THE FORGE

UDC SUBMITTAL

DATE OF ISSUANCE 1/16/2026

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLANS - OVERALL

SHEET NUMBER

A103

1/15/2026 5:24:26 PM

UNIT SCHEDULE - FOURTH FLOOR

UNIT NO.	UNIT TYPE	AREA
401	PLAN F2M	1206 SF
402	PLAN F2	1206 SF
403	PLAN D1	874 SF
404	PLAN B1	646 SF
405	PLAN B1	646 SF
406	PLAN B1	646 SF
407	PLAN D1	874 SF
408	PLAN D1	874 SF
409	PLAN B1	646 SF
410	PLAN B1	646 SF
411	PLAN D1	874 SF
412	PLAN D1	874 SF
413	PLAN B1	646 SF
414	PLAN B1	646 SF
415	PLAN F1	1109 SF
416	PLAN F1	1109 SF
417	PLAN D1	874 SF
418	PLAN B1	646 SF
419	PLAN B1M	646 SF
420	PLAN F3	1209 SF
421	PLAN B1	646 SF
423	PLAN F1	1109 SF
425	PLAN D1	874 SF
427	PLAN B1	646 SF
429	PLAN D1	874 SF

UNIT SCHEDULE - FOURTH FLOOR

UNIT NO.	UNIT TYPE	AREA
431	PLAN B1	641 SF
433	PLAN D1.1	857 SF
437	PLAN B1	641 SF
439	PLAN D1	874 SF
441	PLAN D1	874 SF
443	PLAN D1	874 SF
445	PLAN F4	1098 SF
447	PLAN B1M	646 SF
448	PLAN D2	884 SF
449	PLAN D1	874 SF
450	PLAN D1	874 SF
451	PLAN B1M	646 SF
452	PLAN B1	646 SF
453	PLAN D1	874 SF
454	PLAN D1	874 SF
456	PLAN B1	646 SF
457	PLAN F5	1179 SF
459	PLAN F2M	1206 SF
460	PLAN B1M	646 SF
461	PLAN B2	607 SF
463	PLAN B2	607 SF
464	PLAN D1	874 SF
465	PLAN F2	1206 SF
466	PLAN F2M	1206 SF

Grand total: 49

SHEET INDEX - ENLARGED UNIT TYPES

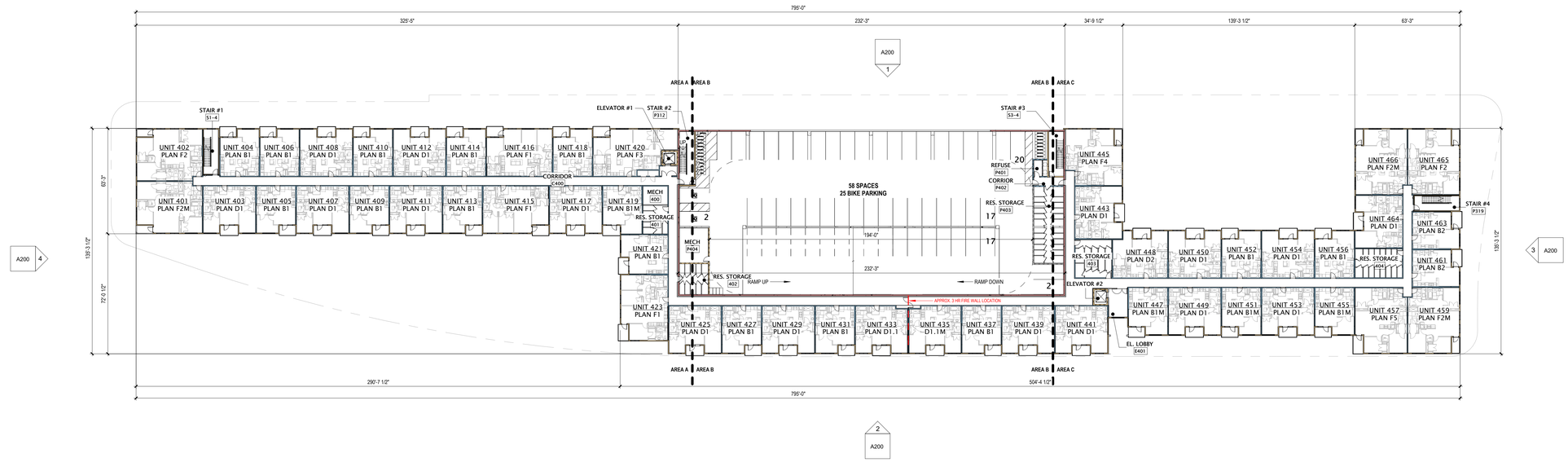
PLAN TYPE	SHEET NO.
ENLARGED PLAN - L/W - 1 BED (FIRST FLOOR)	A413
ENLARGED PLAN - L/W - 1 BED (SECOND FLOOR)	A413
ENLARGED PLAN - L/W - 3 BED (FIRST FLOOR)	A413
ENLARGED PLAN - L/W - 3 BED (SECOND FLOOR)	A413
ENLARGED PLAN - UNIT B1	A410
ENLARGED PLAN - UNIT B2	A410
ENLARGED PLAN - UNIT D1	A410
ENLARGED PLAN - UNIT D1.1	A410
ENLARGED PLAN - UNIT D2	A411
ENLARGED PLAN - UNIT F1	A411
ENLARGED PLAN - UNIT F2	A411
ENLARGED PLAN - UNIT F3	A411
ENLARGED PLAN - UNIT F4	A412
ENLARGED PLAN - UNIT F5	A412

KEYNOTE SCHEDULE

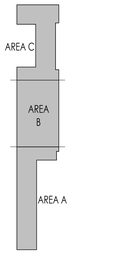
MARK	NOTE

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1 FOURTH FLOOR PLAN - OVERALL
1" = 30'-0"



KEY PLAN

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JLA PROJECT NUMBER: W24-0805

CENTRAL AT THE FORGE

UDC SUBMITTAL

DATE OF ISSUANCE 1/16/2026

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN - OVERALL

SHEET NUMBER

A104

1/15/2026 5:24:29 PM

UNIT SCHEDULE - FIFTH FLOOR

Number	Name	Area
469	PLAN B1M	646 SF
501	PLAN F2M	1206 SF
502	PLAN F2	1206 SF
503	PLAN D1	874 SF
504	PLAN B1	646 SF
505	PLAN B1	646 SF
506	PLAN B1	646 SF
507	PLAN D1	874 SF
508	PLAN D1	874 SF
509	PLAN B1	646 SF
510	PLAN B1	646 SF
511	PLAN D1	874 SF
512	PLAN D1	874 SF
513	PLAN B1	646 SF
514	PLAN B1	646 SF
515	PLAN F1	1109 SF
516	PLAN F1	1109 SF
517	PLAN D1	874 SF
518	PLAN B1	646 SF
519	PLAN B1M	646 SF
520	PLAN F3	1209 SF
521	PLAN B1	646 SF
523	PLAN F1	1109 SF
525	PLAN D1	874 SF
527	PLAN B1	646 SF

UNIT SCHEDULE - FIFTH FLOOR

Number	Name	Area
529	PLAN D1	874 SF
531	PLAN B1	641 SF
533	PLAN D1.1	857 SF
537	PLAN B1	641 SF
539	PLAN D1	874 SF
541	PLAN D1	874 SF
543	PLAN D1	874 SF
545	PLAN F4	1098 SF
547	PLAN B1M	646 SF
548	PLAN D2	884 SF
549	PLAN D1	874 SF
550	PLAN D1	874 SF
551	PLAN B1M	646 SF
552	PLAN B1	646 SF
553	PLAN D1	874 SF
554	PLAN D1	874 SF
556	PLAN B1	646 SF
557	PLAN F5	1179 SF
559	PLAN F2M	1206 SF
561	PLAN B2	607 SF
563	PLAN B2	607 SF
564	PLAN D1	874 SF
565	PLAN F2	1206 SF
566	PLAN F2M	1206 SF

Grand total: 49

SHEET INDEX - ENLARGED UNIT TYPES

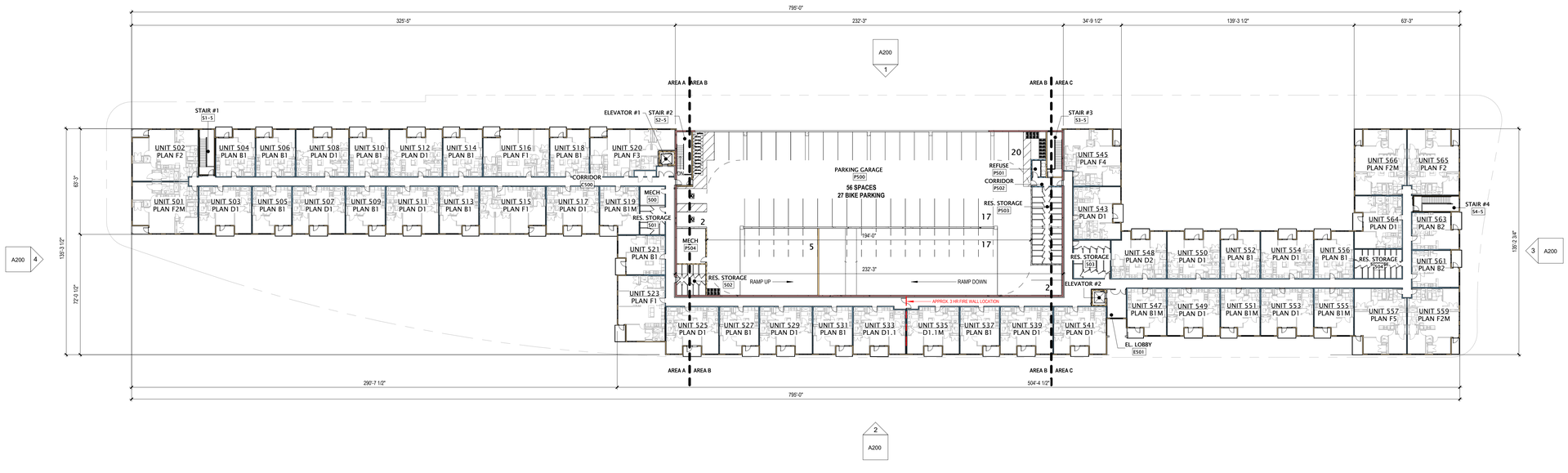
PLAN TYPE	SHEET NO.
ENLARGED PLAN - L/W - 1 BED (FIRST FLOOR)	A413
ENLARGED PLAN - L/W - 1 BED (SECOND FLOOR)	A413
ENLARGED PLAN - L/W - 3 BED (FIRST FLOOR)	A413
ENLARGED PLAN - L/W - 3 BED (SECOND FLOOR)	A413
ENLARGED PLAN - UNIT B1	A410
ENLARGED PLAN - UNIT B2	A410
ENLARGED PLAN - UNIT D1	A410
ENLARGED PLAN - UNIT D1.1	A410
ENLARGED PLAN - UNIT D2	A411
ENLARGED PLAN - UNIT F1	A411
ENLARGED PLAN - UNIT F2	A411
ENLARGED PLAN - UNIT F3	A411
ENLARGED PLAN - UNIT F4	A412
ENLARGED PLAN - UNIT F5	A412

KEYNOTE SCHEDULE

MARK	NOTE

OVERALL FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
3. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
4. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.
5. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
6. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
7. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.
8. VERIFY ALL TUB, SHOWER, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURERS.
9. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE G300 SERIES SHEETS.
10. ANY EXPOSED STEEL THAT SUPPORTS LOAD-BEARING WALLS OR FLOORS SHALL BE PROTECTED BY MEANS OF SPRAY-FIREPROOFING. GENERAL CONTRACTOR TO COORDINATE WITH FINAL DESIGN AND INSTALLATION OF PRECAST CONCRETE STRUCTURAL MEMBERS.
11. PROVIDE MOISTURE-RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
12. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
13. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
14. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDE SPLASHES.
15. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.



1 FIFTH FLOOR PLAN - OVERALL
1" = 30'-0"

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Mark	Description	Date

SHEET TITLE

FIFTH FLOOR PLAN - OVERALL

SHEET NUMBER

A105

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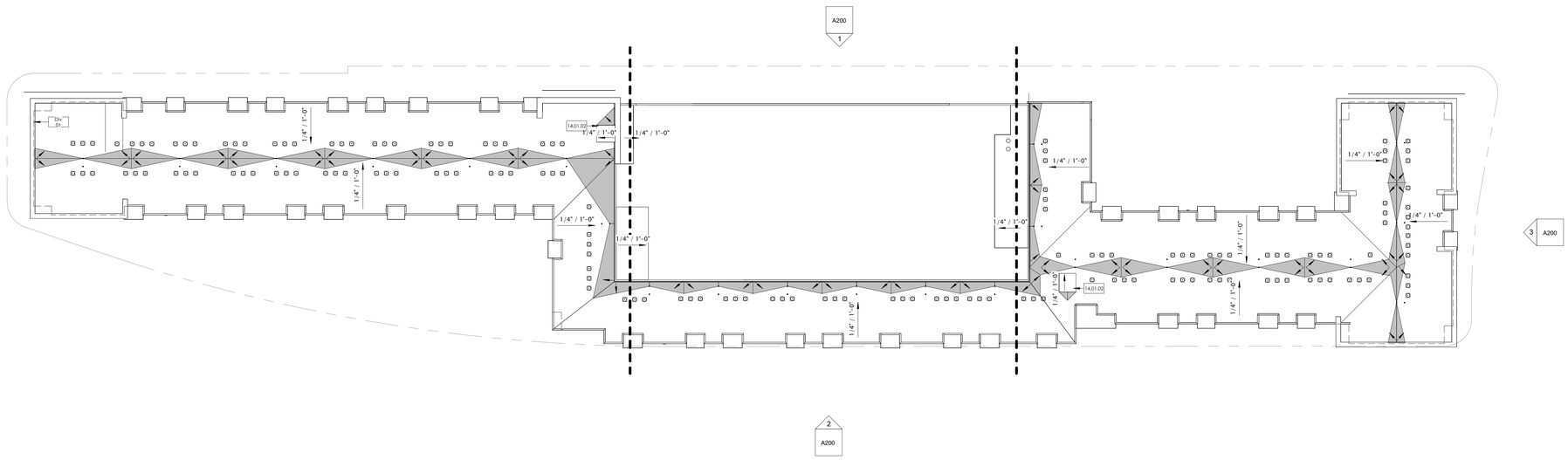
KEYNOTE SCHEDULE	
MARK	NOTE
14.01.02	ELEVATOR ROOF OVERRUN - SEE SECTIONS FOR MORE INFORMATION
Div 01	GENERAL REQUIREMENTS

ROOF PLAN KEY

	TAPERED INSULATION, 1/4 INCH PER 1 FOOT PITCH MINIMUM (IN ADDITION TO MINIMUM BASE LAYER OF INSULATION)
	DIRECTION OF STRUCTURE SLOPE OR TAPERED INSULATION SLOPE
X.X"	HEIGHT OF TAPERED INSULATION (IN ADDITION TO MINIMUM BASE LAYER OF INSULATION)
RD	PRIMARY ROOF DRAIN
OD	OVERFLOW ROOF DRAIN

ROOF NOTES

1. ROOF SHALL BE ROOF ASSEMBLY - WR1-X, UNLESS NOTED OTHERWISE. TOP CHORDS OF TRUSSES SHALL BE PITCHED AT 1/4" PER FOOT (MINIMUM) TO PROVIDE ROOF DRAINAGE. SEE A501 FOR FOR ROOF ASSEMBLY DESCRIPTIONS.
2. PROVIDE TAPERED INSULATION BOARD WHERE NECESSARY OVER ROOF ASSEMBLY TO MAINTAIN A 1/4" PER FOOT MINIMUM PITCH TO ROOF DRAINS. PROVIDE A 3/16" PER FOOT MINIMUM PITCH FOR TAPERED INSULATION SADDLES AND/ OR CRICKETS WHERE NECESSARY.
3. ROOF DRAINS ARE SHOWN FOR INTENT ONLY. DESIGN/BUILD PLUMBING CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS TO DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF ROOF DRAINS AND OVERFLOW DRAINS. COORDINATE ALL ROOF DRAINS WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE.
4. AT ALL FIRE WALLS, PROVIDE NON-COMBUSTIBLE ROOF SHEATHING EXTENDING TO A DISTANCE OF 48" (MINIMUM) FROM BOTH SIDES OF FIRE WALL.
5. PROVIDE WATERTIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURER'S STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.
6. VERIFY ANY ROOFTOP EQUIPMENT AND PENETRATIONS WITH OWNER'S DESIGN / BUILD MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.
7. DESIGN / BUILD CONTRACTORS PROVIDING ROOF PENETRATIONS MUST PROVIDE TEMPORARY WEATHERTIGHT COVERS FOR OPENING UNTIL PLACEMENT OF FINISHED WORK OR COVERING.
8. OVERHANGS (IF ANY) SHALL BE AS SHOWN ON ROOF PLAN.
9. PROVIDE CONTINUOUS ATTIC DRAFTSTOPPING AT LOCATIONS INDICATED ON ROOF PLAN. EXTEND DRAFTSTOPPING FULLY INTO SOFFITS AND PENETRATIONS. SEAL ALL JOINTS WITH CAULK AND/ OR TAPE AS NEEDED TO PROVIDE SMOKETIGHT SEAL.
10. ALL DRYERS SHALL BE VENTED WITH U.L. CLASSIFIED DRYER BOX & VENT. PROVIDE POWER BOOSTER FAN/ VENT IF VENT RUN EXCEEDS 25'-0".
11. PLUMBING DESIGN-BUILD CONTRACTOR TO COORDINATE THE LOCATION OF ROOF FROST PROOF HOSE BIB WITH OWNER. COORDINATE LOCATION WITH TRUSS LAYOUT AND UNIT LAYOUT BELOW.
12. PROVIDE PREFINISHED SHEET METAL COPINGS AND/ OR GRAVEL STOPS PER PLANS. REFER TO EXTERIOR ELEVATIONS MATERIAL SCHEDULE FOR SPECIFIED METAL COLORS.
13. PROVIDE PREFINISHED SHEET METAL DOWNSPOUTS WHERE INDICATED. REFER TO EXTERIOR ELEVATIONS MATERIAL SCHEDULE FOR SPECIFIED METAL COLORS. DESIGN/BUILD PLUMBING CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS AND DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF DOWNSPOUTS AND SHALL COORDINATE WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE.
14. *ROOF DRAINS AND/ OR DOWNSPOUTS SHOWN FOR INTENT ONLY. ROOFING AND PLUMBING CONTRACTORS SHALL DETERMINE AND COORDINATE FINAL ROOF DRAIN/ DOWNSPOUT SIZES AND LOCATIONS BASED ON DRAINAGE CALCULATIONS PROVIDED BY PLUMBING SUB-CONTRACTOR.



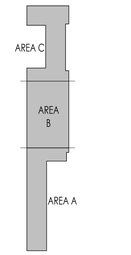
1 ROOF PLAN - OVERALL
1" = 30'-0"

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Mark	Description	Date

SHEET TITLE

ROOF PLAN - OVERALL

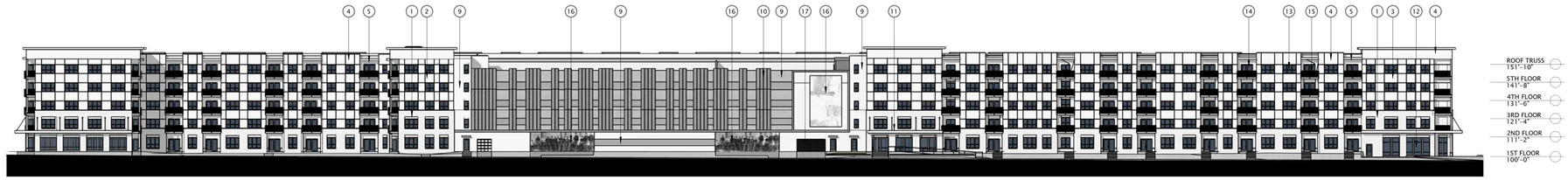
SHEET NUMBER

A110

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EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	MASONRY - 1 (BRICK)	TBD	YANKEE HILL BRICK	SEE PLANS	CHARCOAL VELOUR	COLORED MORTAR TO MATCH BRICK
2	FIBER -CEMENT PANEL-1	JAMES HARDIE	SMOOTH PANEL	SEE PLANS	NIGHT GRAY	
3	FIBER -CEMENT PANEL-2	JAMES HARDIE	SMOOTH PANEL	SEE PLANS	AGED PEWTER	
4	FIBER -CEMENT PANEL-3	JAMES HARDIE	SMOOTH PANEL	SEE PLANS	ARCTIC WHITE	
5	FIBER -CEMENT PANEL-4	JAMES HARDIE	TEXTURED PANEL	SEE PLANS	RUSTIC ROSEWOOD	
6	MASONRY - 2 (BRICK)	TBD	BOWERSTONE BRICK	SEE PLANS	PIONEER BLEND	COLORED MORTAR TO MATCH BRICK
7	FIBER -CEMENT PANEL-5	JAMES HARDIE	SMOOTH PANEL	SEE PLANS	TIMBER BARK	
8	FIBER -CEMENT PANEL-6	JAMES HARDIE	SMOOTH PANEL	SEE PLANS	MONTEREY TAUPE	
9	PRECAST CONCRETE PANEL	N/A	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	PAINTED FINISH	
10	PERFORATED METAL PANELS	TBD	PAINTED METAL PANELS	SEE PLANS	VARIES	
11	FRAMED CANOPY			SEE PLANS		
12	ALUMINUM STOREFRONT	TBD	N/A	SEE STOREFRONT ELEVATIONS	DARK BRONZE	
13	VINYL WINDOW	TBD	SEE ELEVATIONS & WINDOW SCHEDULE	SEE WINDOW SCHEDULE	WHITE OR DARK BRONZE, SEE ELEVATIONS FOR DETERMINING COLORS PER FACADE TYPE	
14	VINYL PATIO DOORS	TBD	SEE DOOR/WINDOW SCHEDULE	1x4	WHITE	
15	ALUMINUM RAILING	TBD	PREFABRICATED RAILING	SEE PLANS	DARK BRONZE	
16	PAINTED MURAL (BY OTHERS)			TBD		
17	OVERHEAD GARAGE DOOR	TBD	POWDER COATED	SEE DOOR SCHEDULE	TBD	



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



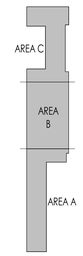
SOUTH ELEVATION

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Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS (BLACK/WHITE)

SHEET NUMBER

A200BW

1/15/2026 6:44:19 PM

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	MASONRY - 1 (BRICK)	TBD	YANKEE HILL BRICK	SEE PLANS	CHARCOAL VELOUR	COLORED MORTAR TO MATCH BRICK
2	FIBER -CEMENT PANEL-1	JAMES HARDIE	SMOOTH PANEL	SEE PLANS	NIGHT GRAY	
3	FIBER -CEMENT PANEL-2	JAMES HARDIE	SMOOTH PANEL	SEE PLANS	AGED PEWTER	
4	FIBER -CEMENT PANEL-3	JAMES HARDIE	SMOOTH PANEL	SEE PLANS	ARCTIC WHITE	
5	FIBER -CEMENT PANEL-4	JAMES HARDIE	TEXTURED PANEL	SEE PLANS	RUSTIC ROSEWOOD	
6	MASONRY - 2 (BRICK)	TBD	BOWERSTONE BRICK	SEE PLANS	PIONEER BLEND	COLORED MORTAR TO MATCH BRICK
7	FIBER -CEMENT PANEL-5	JAMES HARDIE	SMOOTH PANEL	SEE PLANS	TIMBER BARK	
8	FIBER -CEMENT PANEL-6	JAMES HARDIE	SMOOTH PANEL	SEE PLANS	MONTEREY TAUPE	
9	PRECAST CONCRETE PANEL	N/A	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	PAINTED FINISH	
10	PERFORATED METAL PANELS	TBD	PAINTED METAL PANELS	SEE PLANS	VARIES	
11	FRAMED CANOPY			SEE PLANS		
12	ALUMINUM STOREFRONT	TBD	N/A	SEE STOREFRONT ELEVATIONS	DARK BRONZE	
13	VINYL WINDOW	TBD	SEE ELEVATIONS & WINDOW SCHEDULE	SEE WINDOW SCHEDULE	WHITE OR DARK BRONZE, SEE ELEVATIONS FOR DETERMINING COLORS PER FACADE TYPE	
14	VINYL PATIO DOORS	TBD	SEE DOOR/WINDOW SCHEDULE	1x4	WHITE	
15	ALUMINUM RAILING	TBD	PREFABRICATED RAILING	SEE PLANS	DARK BRONZE	
16	PAINTED MURAL (BY OTHERS)			TBD		
17	OVERHEAD GARAGE DOOR	TBD	POWDER COATED	SEE DOOR SCHEDULE	TBD	



WEST ELEVATION



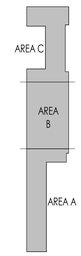
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



KEY PLAN

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS (COLORED)

SHEET NUMBER

A201

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1/15/2026 6:44:29 PM



1 VIEW AT NORTHEAST

SCALE: 12" = 1'-0"

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

3D EXTERIOR RENDERING

SHEET NUMBER

A950

1/14/2026 9:56:38 AM



1 **VIEW AT NORTHEAST AT DUSK**

SCALE: 12" = 1'-0"

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Mark	Description	Date

SHEET TITLE

3D EXTERIOR RENDERING

SHEET NUMBER

A951

1/14/2026 9:56:39 AM



1 **VIEW AT NORTHEAST LIVE-WORK UNIT**

SCALE: 12" = 1'-0"

1/14/2026 9:56:40 AM

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SHEET TITLE

3D EXTERIOR RENDERING

SHEET NUMBER

A952



1 **VIEW AT NORTHWEST**

SCALE: 12" = 1'-0"

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

3D EXTERIOR RENDERING

SHEET NUMBER

A953

1/14/2026 9:56:47 AM



1 **VIEW AT SOUTHWEST**

SCALE: 12" = 1'-0"

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Mark	Description	Date

SHEET TITLE

3D EXTERIOR RENDERING

SHEET NUMBER

A954

1/14/2026 9:54:42 AM



1 **VIEW AT SOUTHWEST AT DUSK**

SCALE: 12" = 1'-0"

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SHEET TITLE

3D EXTERIOR RENDERING

SHEET NUMBER

A955

1/14/2026 9:56:43 AM



1 VIEW AT SOUTHEAST

SCALE: 12" = 1'-0"

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Mark	Description	Date

SHEET TITLE

3D EXTERIOR RENDERING

SHEET NUMBER

A956

1/14/2026 9:26:44 AM



1 **VIEW AT SOUTHEAST RETAIL**

SCALE: 12" = 1'-0"

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Mark	Description	Date

SHEET TITLE

3D EXTERIOR RENDERING

SHEET NUMBER

A957

1/14/2026 9:36:45 AM



1 VIEW AT PARKING STRUCTURE

SCALE: 12" = 1'-0"

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Mark	Description	Date

SHEET TITLE

3D EXTERIOR RENDERING

SHEET NUMBER

A958

1/14/2026 9:56:46 AM



1 VIEW AT WEST ENTRY

SCALE: 12" = 1'-0"

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DATE OF ISSUANCE 1/16/2026

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Mark	Description	Date

SHEET TITLE

3D EXTERIOR RENDERING

SHEET NUMBER

A959

1/14/2026 9:56:47 AM



1 **VIEW AT WALK-UP UNITS**

SCALE: 12" = 1'-0"

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Mark	Description	Date

SHEET TITLE

3D EXTERIOR RENDERING

SHEET NUMBER

A960

1/14/2026 9:56:48 AM



FIBER-CEMENT PANEL
NIGHT GRAY (SMOOTH)



FIBER-CEMENT PANEL
AGED PEWTER (SMOOTH)

FIBER-CEMENT PANEL
ARCTIC WHITE (SMOOTH)



FIBER-CEMENT PANEL
RUSTIC ROSEWOOD (TEXTURED)



FIBER-CEMENT PANEL
TIMBER BARK (SMOOTH)



FIBER-CEMENT SIDING
MONTEREY TAUPE (SMOOTH)



MASONRY-1 (CHARCOAL BRICKS)



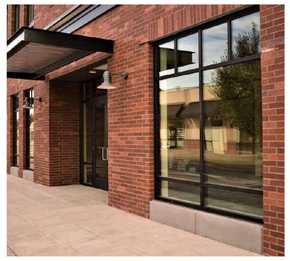
MASONRY-2 (RED BRICKS)



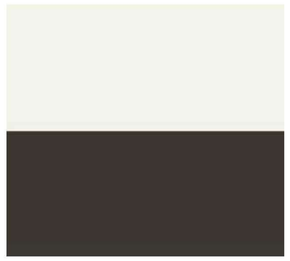
PRECAST WINDOW SILL
(LIMESTONE COLOR)



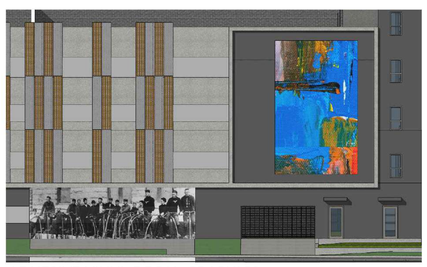
ALUMINUM JOINTS @
FIBER-CEMENT PANELS
(COLOR TO MATCH PANEL COLOR)



ALUMINUM STOREFRONT
WINDOW & DOOR (DARK BRONZE)



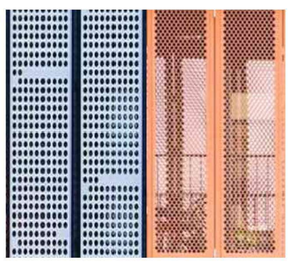
VINYL WINDOW/DOOR FRAME
(STONE WHITE & DARK BRONZE)



ADHESIVE VINYL DECAL GRAPHICS,
PERFORATED METAL PANELS &
PRECAST CONCRETE PANELS @ PARKING STRUCTURE



PRECAST CONCRETE PANEL (SMOOTH)
(BUFF COLOR & PAINTED DARK GRAY)



PERFORATED METAL PANEL
(LIGHT GRAY & LIGHT ORANGE)

(METAL FRAMES BETWEEN PRECAST
CONCRETE & METAL PANELS WILL
BE INSTALLED)



ALUMINUM GUARDRAIL ASSEMBLY
(POWDER-COATED BLACK)



OVERHEAD GARAGE DOOR
(POWDER-COATED)

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DATE OF ISSUANCE 1/16/2026

REVISION SCHEDULE

Mark	Description	Date

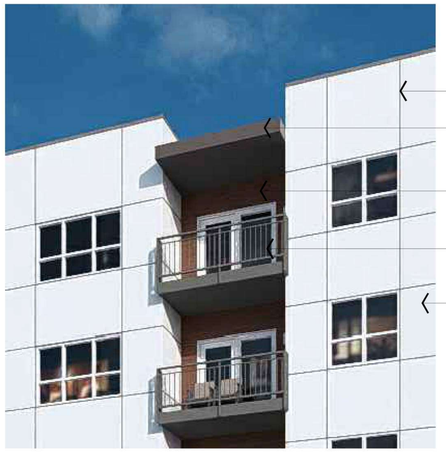
SHEET TITLE

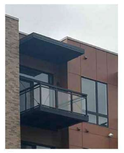
MATERIAL BOARD

SHEET NUMBER

A961

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1 SUNSHADE ABOVE CANOPY



2 ALUM. PANEL JOINTS

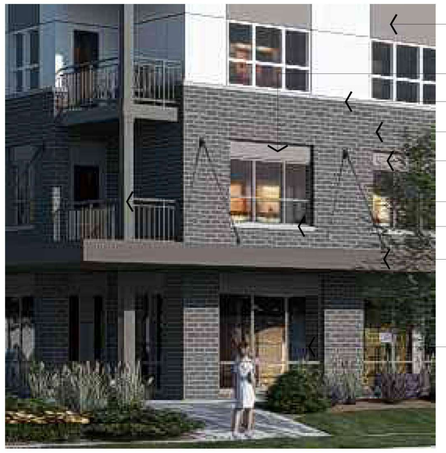


3 BALCONY (BLACK)

4 COMPOSITE PANEL ARCTIC WHITE (SMOOTH)



5 COMPOSITE PANEL RUSTIC ROSEWOOD (TEXTURED)





6 CANOPY, STEEL ROD, DOWNLIGHT





7 BRICK VENEER CAST STONE CAP COMPOSITE PANEL

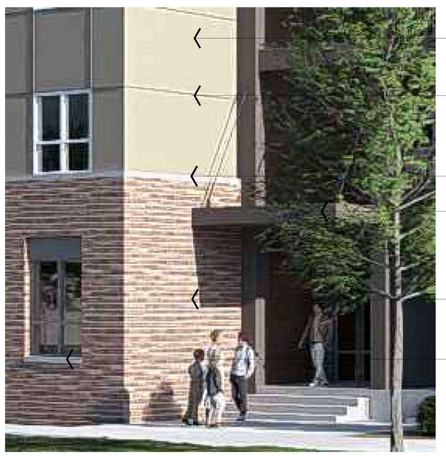


8 MASONRY-1 (CHARCOAL)





9 COMPOSITE PANEL NIGHT GRAY / AGED PEWTER (SMOOTH)



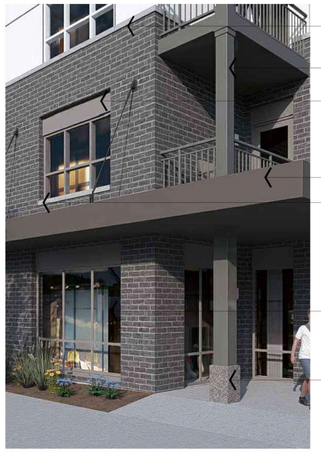


10 MASONRY-2 (RED)



11 COMPOSITE PANEL MONTEREY TAUPE (SMOOTH)









12 OVERHEAD GARAGE DOOR (POWDER-COATED)



13 PRECAST CONCRETE PANEL (BUFF COLOR & PAINTED DARK GRAY)



14 STOREFRONT WINDOW & DOOR (DARK BRONZE)

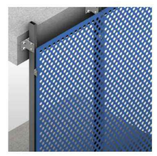


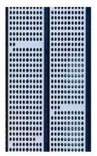
15 PRECAST WINDOW SILL (LIMESTONE)

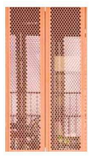


16 DETAILS @ BALCONY COLUMNS









17 CONNECTION DETAILS @ PRECAST PANELS & PERFORATED METAL PANELS

18 PERFORATED METAL PANEL



19 WALL MURAL

JLA ARCHITECTS

MADISON | MILWAUKEE | DENVER

JLA-AP.COM

JLA PROJECT NUMBER: W24-0805

CENTRAL AT THE FORGE

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 1/16/2026

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

MATERIAL BOARD

SHEET NUMBER

A961

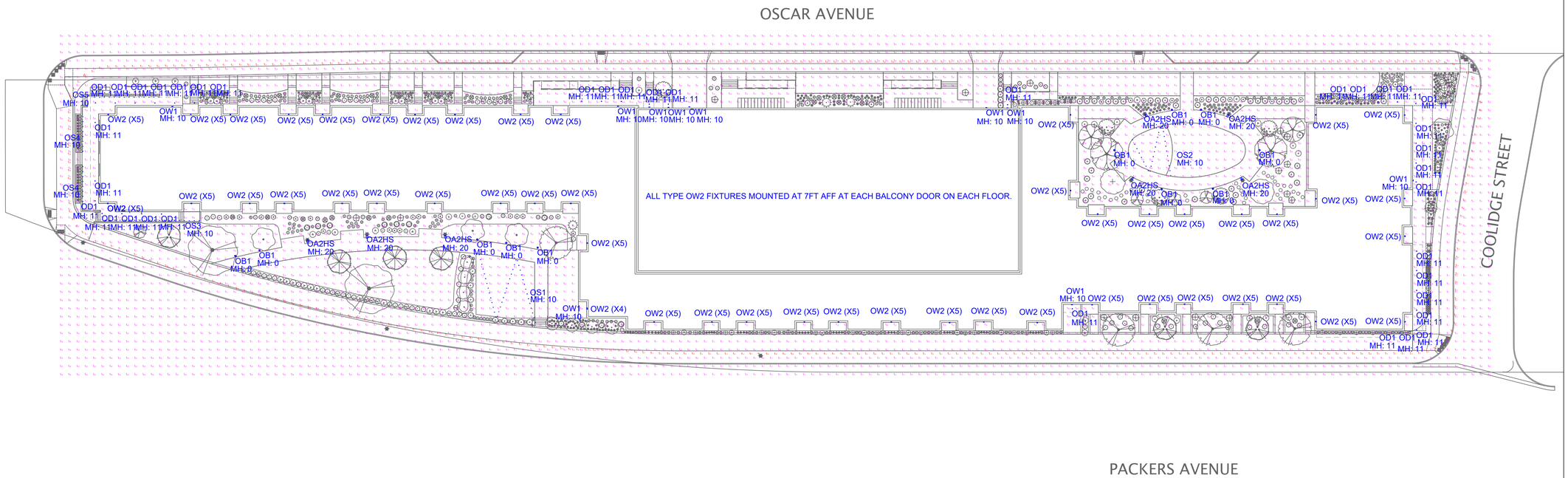
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NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
10FT OFF PROPERTY LINE	Illuminance	Fc	0.09	0.2	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.91	18.0	0.0	N.A.	N.A.
EAST COURTYARD	Illuminance	Fc	1.59	17.6	0.0	N.A.	N.A.
WEST COURTYARD	Illuminance	Fc	2.37	14.3	0.1	23.70	143.00

Luminaire Schedule								
Qty	**Label**	**Arrangement**	**LLF**	**MFR**	**Description**	**Lum. Watts**	**Total Watts**	**Lum. Lumens**
7	OA2HS	Single	0.950	LITHONIA	RSX1 LED P1 XXK R2 HS 20FT POLE	51.34	359.38	5384
11	OB1	Single	0.950	LITHONIA	KBR8 LED 12C 350 XXK ASY MVOLT	16	176	1209
37	OD1	Single	0.950	VANTAGE	V4OFCR U 07 XXK	8.88	328.56	685
1	OS1	GROUP	0.001	ALUZ	A5-ZOZO-STN-36IN-XXK-GSF-WET-120FT	N.A.	29.93	N.A.
1	OS2	GROUP	0.001	ALUZ	A5-ZOZO-STN-36IN-XXK-GSF-WET-100FT	N.A.	22.63	N.A.
1	OS3	GROUP	0.001	ALUZ	A5-ZOZO-STN-36IN-XXK-GSF-WET-60FT	N.A.	14.6	N.A.
2	OS4	GROUP	0.001	ALUZ	A5-ZOZO-STN-36IN-XXK-GSF-WET-25FT	N.A.	11.68	N.A.
1	OS5	GROUP	0.001	ALUZ	A5-ZOZO-STN-36IN-XXK-GSF-WET-40FT	N.A.	10.22	N.A.
10	OW1	Single	0.950	LITHONIA	WPX1 LED P2 XXK MVOLT	24.42	244.2	2913
246	OW2	Single	0.950	WAC	WS-W25106-XXK-BK	10.792	2654.832	130



ENTERPRISE Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : BB

DATE : JAN 2, 2025

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

CENTRAL AT THE FORGE

MADISON, WI

SITE LIGHTING LAYOUT

Enterprise Lighting Ltd
Manufacturers' Representative

Enterprise Lighting, LTD.
2007 Pewaukee Rd.
Waukesha WI 53188
Phone: (262) 953-2700

Date: Oct 31, 2025

Job Name
Central at the Forge
ELL25-142749
Madison WI

Bid Date
Oct 24, 2025

Submittal Date
Oct 27, 2025

Enterprise Lighting Ltd
Manufacturers' Representative

Transmittal

Enterprise Lighting, LTD.
2007 Pewaukee Rd.
Waukesha WI 53188
Phone: (262) 953-2700
From: Bonnie Bartlein

Project **Central at the Forge**
Quote# ELL25-142749
Location Madison WI
Contact:

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- ☒ Drawings
- ☐ Prints
- ☐ Plans
- ☐ Specifications
- ☐ Information
- ☐ Submittals

Other:

THESE ARE TRANSMITTED FOR:

- ☐ Prior Approval
- ☒ Approval
- ☐ Approval as Submitted
- ☐ Approval as Noted
- ☐ Resubmittal for Approval
- ☐ Corrections
- ☐ Your Use
- ☐ Review and Comment
- ☐ Record

Bids due on:
Other:

Type	MFG	Part
OA2HS	Lithonia Exterior	RSX1 LED P1 XXK R2 MVOLT SPA HS STD FINISH
OA2HS	Utility Metals- aka Fabricated Metals	SSS4-11-20-DM19AS-STD FINISH
OB1	Lithonia Exterior	KBR8 LED 12C 350 XXK ASY MVOLT STD FINISH
OD1	Vantage Luminaires	V4OFCRU-07-XXK-F4060-REFLECTOR-SDM
OS1	ALUZ aka CA Accent Lighting Inc CA	A5-ZOZO-STN-36IN-XXK-GSF-WET-120FT
OS2	ALUZ aka CA Accent Lighting Inc CA	A5-ZOZO-STN-36IN-XXK-GSF-WET-100FT
OW1	Lithonia Exterior	WPX1 LED P2 XXK MVOLT STD FINISH
OW2	WAC Lighting	WS-W25106-XX-BK

Submitted by Enterprise Lighting, LTD.

Enterprise Ligh
Manufacturers' Repres

Job Name:
Central at the Forge

Catalog Number:
RSX1 LED P1 XXK R2 MVOLT SPA HS STD FINISH
Notes:

Type:
OA2HS
ELL25-142749



RSX1 LED
Area Luminaire

Catalog Number

Notes

Type

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

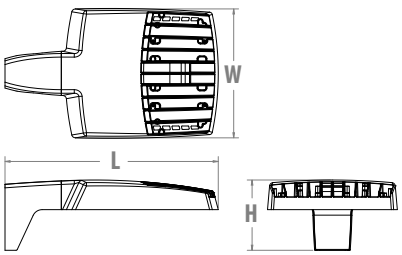
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



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

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED		XXK = Specify			
Series	**Performance Package**	**Color Temperature**	**Distribution**	**Voltage**	**Mounting**
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [2]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [3]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [4]	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	**(use specific voltage for options as noted)**	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6]
			R4S Type 4 Short	120 [5] 277 [5]	WBA Wall bracket [1]
			R5 Type 5 Wide [1]	208 [5] 347 [5]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short [1]	240 [5] 480 [5]	AASP Adjustable tilt arm square pole mounting [6]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [6]
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [6]
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

STD FINISH = Specify

Options

Shipped Installed

HS	House-side shield [7]
PE	Photocontrol, button style [8,9]
PER7	Seven-wire twist-lock receptacle only (no controls) [9,10,11]
SF	Single fuse (120, 277, 347) [5]
DF	Double fuse (208, 240, 480) [5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [9]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [9,12,13,14]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
CCE	Coastal Construction [15]

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield [7]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [16]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Ordering Information

Accessories
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares hield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [17]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [17]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [17]
DSHORT SBK U	Shorting cap [17]

NOTES
1. Type 5 distribution is not available with WBA.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. It may be ordered as an accessory.
8. Requires MVOLT or 347V.
9. Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10. Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12. Must be ordered with PIRHN.
13. Requires MVOLT or HVOLT.
14. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
15. CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
16. Must be ordered with fixture for factory pre-drilling.
17. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

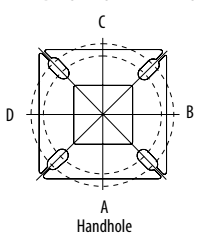


External 360 Full Visor

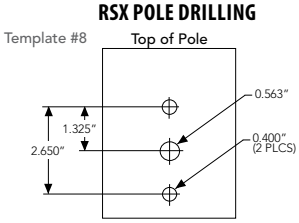
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

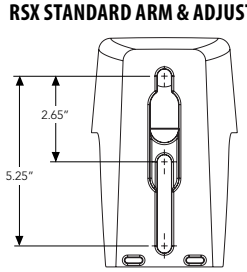
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

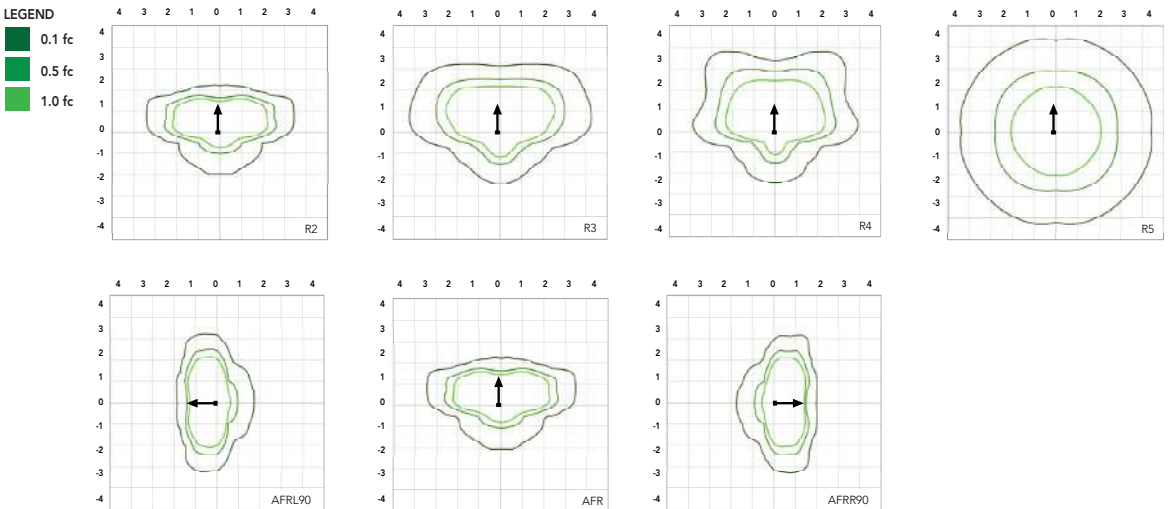
Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Performance Data

Lumen Output

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

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

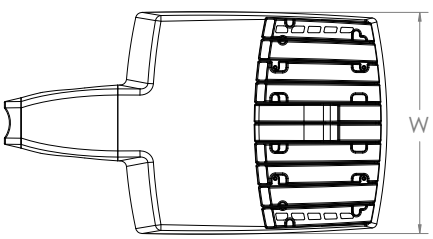
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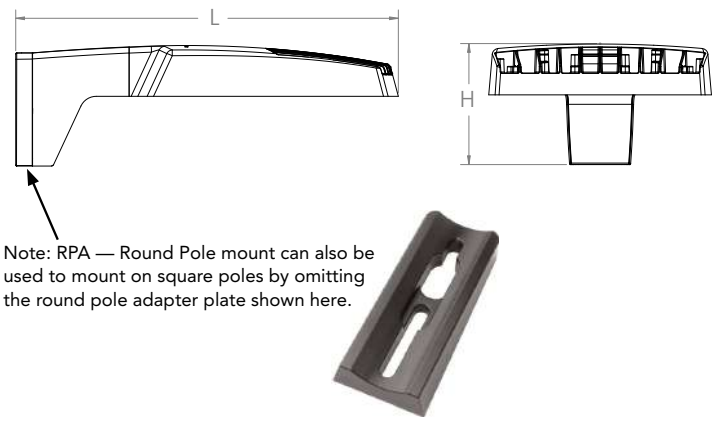
Dimensions & Weights

Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)

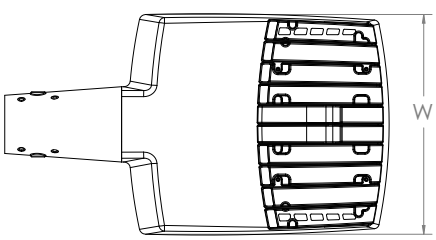


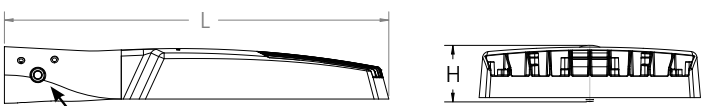


Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Length: 22.8″ (57.9 cm)
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
7.2″ (18.4 cm) Arm

RSX1 with Mast Arm Adapter (MA)

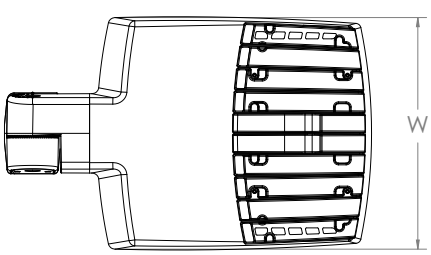


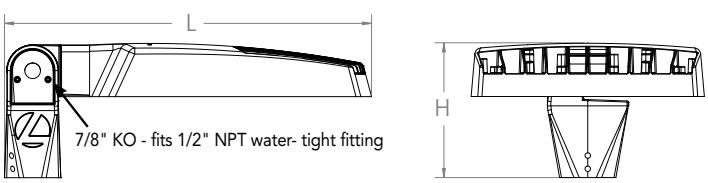


7/16" locking thru bolt/nut provided

Length: 23.2″ (59.1 cm)
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
3.5″ (8.9 cm) Arm

RSX1 with Adjustable Slipfitter (IS)





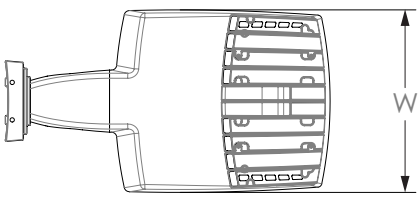
7/8" KO - fits 1/2" NPT water- tight fitting

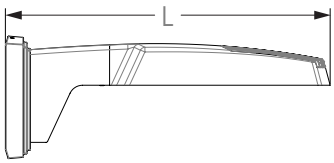
Length: 20.7″ (52.7 cm)
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
7.6″ (19.3 cm) Arm

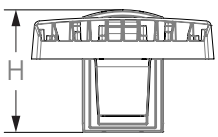
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Dimensions

RSX1 with Wall Bracket (WBA)

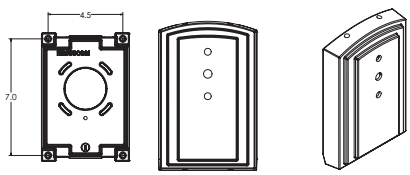




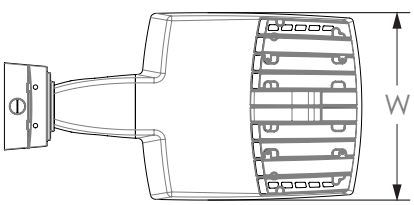


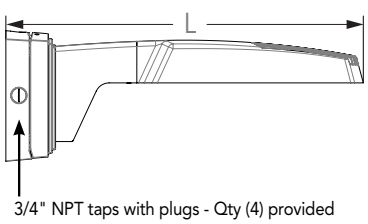
Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

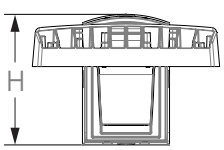


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



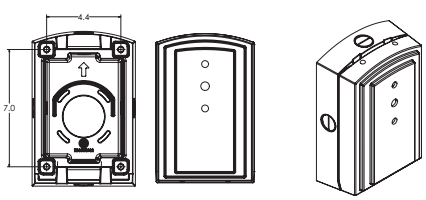


3/4" NPT taps with plugs - Qty (4) provided



Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

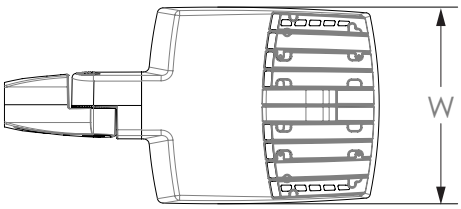
Surface Conduit Box (SCB) Mounting Detail

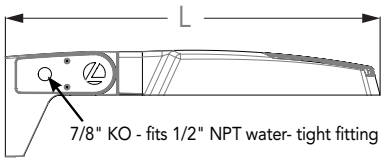


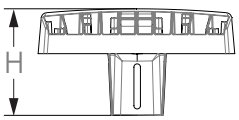
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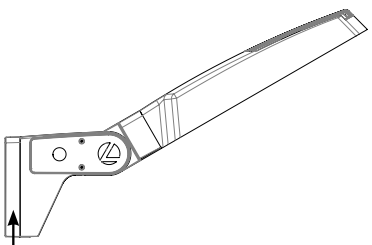
Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)









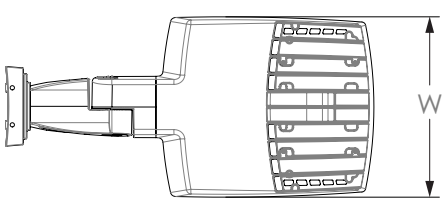
Length: 25.3″ (65.3 cm) **AASP**
26.3″ (66.8 cm) **AARP**
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
7.2″ (18.2 cm) Arm

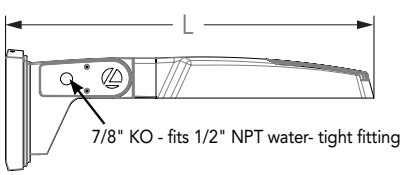
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

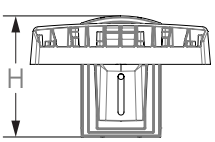


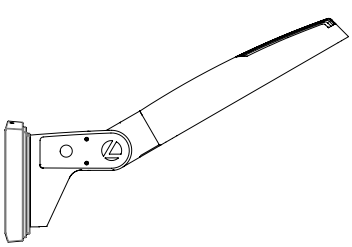
Notes
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



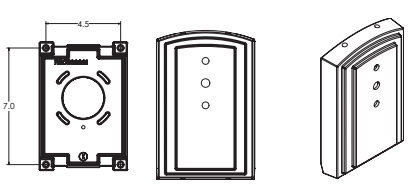






Length: 27.1″ (68.8 cm)
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
8.9″ (22.6 cm) Arm

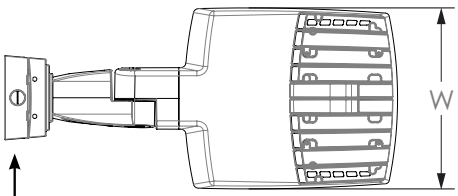
Wall Bracket (WBA) Mounting Detail

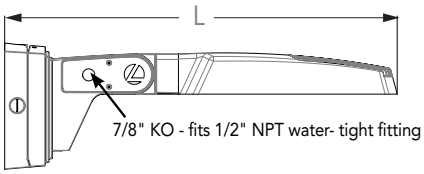


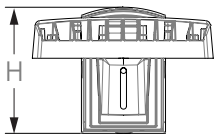
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Dimensions

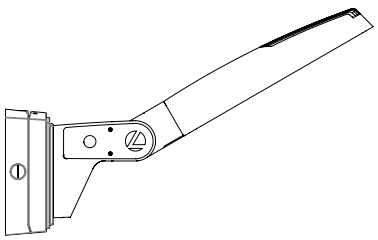
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)





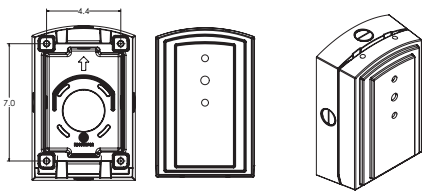


3/4" NPT taps
with plugs - Qty (4)
provided

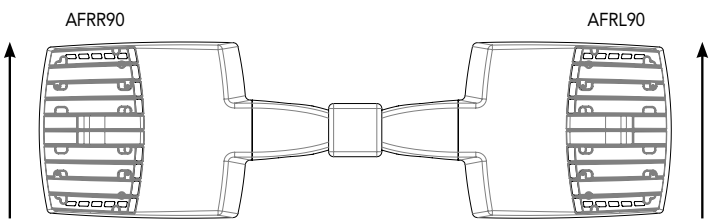


Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



Automotive Front Row - Rotated Optics (AFRL90/R90)

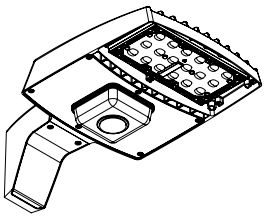


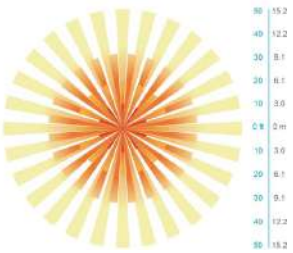
(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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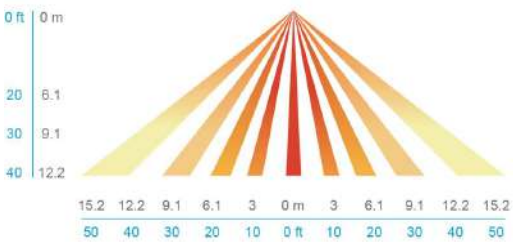
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern
NLTAIR2 PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

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 superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

COASTAL CONSTRUCTION (CCE)
Optional corrosion-resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead times apply.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX 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 with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be 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
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. 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 3000K color temperature only. U.S. Patent No. D882, 146S

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations. BABA – Build America Buy America: Product with the BAA option also 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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Submitted by Enterprise Lighting, LTD.

Enterprise Ligh
Manufacturers' Repres

Job Name:
Central at the Forge

Catalog Number:
SSS4-11-20-DM19AS-STD FINISH

Notes:

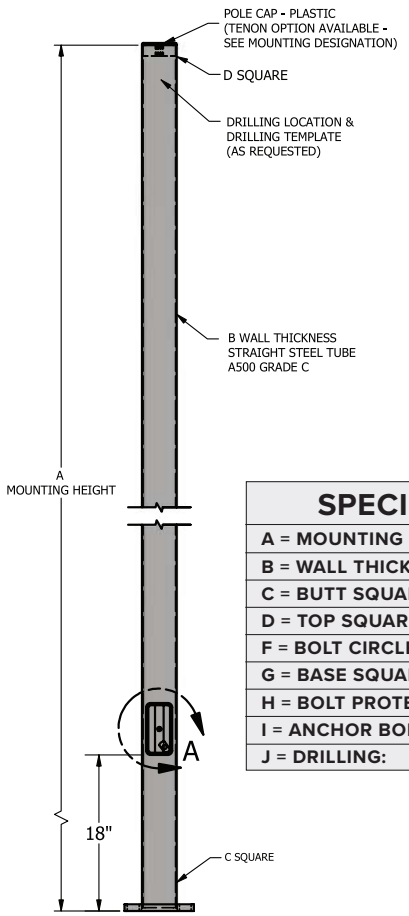
Type:
OA2HS

ELL25-142749

UTILITY METALS
A DIVISION OF FABRICATED METALS LLC.

JOB NAME	PART NO.	
DESCRIPTION:	DRAWING NO.	REV

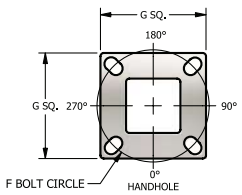
DRAWN BY:	APPROVED:	ECN:	SCALE:	DATE:



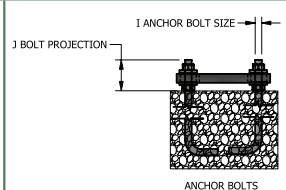
SPECIFICATIONS

A = MOUNTING HEIGHT:
B = WALL THICKNESS: 11 GA.
C = BUTT SQUARE: 4”
D = TOP SQUARE: 4”
F = BOLT CIRCLE RANGE: 8” - 9”
G = BASE SQUARE: 8”
H = BOLT PROTECTION: 3.12”
I = ANCHOR BOLT SIZE: 3/4” X 20” X 3”
J = DRILLING:

ANCHORAGE

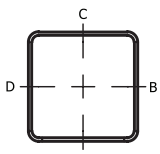


4 BOLT ANCHOR BASE



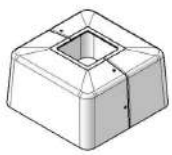
ANCHOR BOLTS
PROJECTION & SIZE

FIXTURE



HANDHOLE
DRILLING LOCATIONS

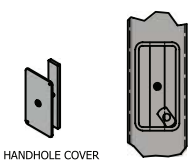
BASE


PLASTIC
BASE COVER

DM19AS = Drill mounting 1 at 90

STD FINISH = Specify

HANDHOLE



2013 AASHTO MAXIMUM EPA RATINGS WITH 3 SEC. WIND GUST

STEEL SQUARE STRAIGHT POLE SSS 4 11 SERIES

PART NUMBER	80 MPH SQ FT	90 MPH SQ FT	100 MPH SQ FT	110 MPH SQ FT	120 MPH SQ FT	130 MPH SQ FT	140 MPH SQ FT
SSS 4 11 10	39.47	30.68	24.40	19.75	16.22	13.46	9.52
SSS 4 11 12	31.97	24.66	19.43	15.56	12.62	10.32	7.04
SSS 4 11 14	26.38	20.18	15.71	12.40	9.89	7.93	5.12
SSS 4 11 15	23.98	18.30	14.14	11.06	8.72	6.90	4.29
SSS 4 11 16	22.08	16.64	12.75	9.88	7.69	5.98	3.54
SSS 4 11 18	16.28	13.79	10.35	7.81	5.87	4.37	2.21
SSS 4 11 20	14.37	10.40	7.56	5.46	3.86	2.62	0.83
SSS 4 11 22	12.02	8.44	5.88	3.98	2.54	1.42	0.00
SSS 4 11 25	9.04	5.52	3.43	1.89	0.72	0.00	0.00



KBR8 LED
LED Specification Bollard

BAA BABA

Catalog Number

Notes

Type

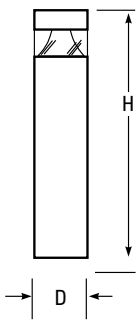
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

8" Round *(20.3 cm)*

Height: 40" *(101.6 cm)*

Weight (max): 27 lbs *(12.25 kg)*



Introduction

The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBR8 LED 16C 700 40K SYM MVOLT DDBXD

KBR8 LED			XXK = Specify					STD FINISH = Specify
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Control options**	**Other options**	**Finish** *(required)*
KBR8 LED	**Asymmetric** 12C 12 LEDs [1] **Symmetric** 16C 16 LEDs [2]	350 350 mA 450 450 mA [3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3,4]	ASY Asymmetric [1] SYM Symmetric [2]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [4]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup, CA Title 20 Noncompliant [6]	**Shipped installed** SF Single fuse (120, 277, 347V) [4,7] DF Double fuse (208, 240V) [4,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts (3 bolt base) L/AB4 4 bolt retrofit base without anchor bolts [8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBR8 LED [8]

NOTES

1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/AB4 option.

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Performance Data

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. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric 3 Engines (12 LEDs)	350	16	641	40	1	1	1	809	51	1	1	1	870	54	1	1	1					
	530	22	947	43	1	1	1	1,191	54	1	1	1	1,282	58	1	1	1					
	700	31	1,214	40	1	1	1	1,527	51	1	1	1	1,646	55	1	1	1					
	Amber 450	16																324	20	0	1	0
Symmetric 4 Engines (16 LEDs)	350	20	888	44	1	0	0	1,116	56	1	0	0	1,203	60	1	0	0					
	530	28	1,254	45	1	0	0	1,598	57	1	0	1	1,719	61	1	0	1					
	700	39	1,608	41	1	0	1	2,022	52	1	0	1	2,180	56	2	0	1					
	Amber 450	20																374	19	0	0	0

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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	1.00	0.98	0.97	0.95

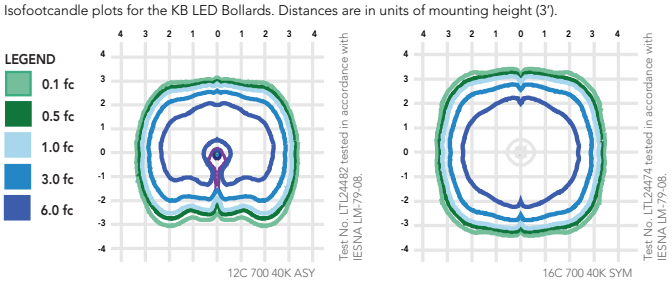
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KBR8 Bollard homepage.

Isofootcandle plots for the KB LED Bollards. Distances are in units of mounting height (3').



12C 700 40K ASY

16C 700 40K SYM

FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

CONSTRUCTION
One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3 ¾" bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without any uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
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
Five-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/CustomerResources/Terms_and_conditions.aspx.

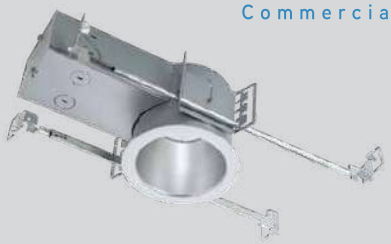
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Submitted by Enterprise Lighting, LTD.			
Enterprise Ligh Manufacturers' Repres	**Job Name:** Central at the Forge	**Catalog Number:** V4OFCRU-07-XXK-F4060-REFLECTOR-SDM Notes:	**Type:** **OD1** ELL25-142749

Part #	**Prepared By**
Project	**Notes**
Type	
Date	

F-CLASS
Commercial



4" Round, F-Class Commercial

Open, LED Downlight, 750-4000 Lumens - Shallow Housing

Description

F-Class Commercial shallow downlights are designed to provide premium features at a commercial value. The Open precision spun reflector provides a medium distribution and sharp light cutoff. Standard 0-10V 10% dimming driver; optional drivers available.

Features & Construction

ELECTRICAL SYSTEM

- 750 - 4000 lumens
- 2700K - 5000K CCT
- 80 CRI with 3 SDCM color consistency (+90 CRI optional)
- Standard 0-10V 10% dimming driver; optional drivers available
- 120V - 277V Input Volts
- Minimum 50,000 hour lifetime at L70
- -20°C to 30°C Ambient Operating Temperature Range

OPTICS

- Precision spun reflector
- Reflectors available in Alzak® and painted finishes
- Distribution is free of streaks, striations and hotspots
- 60° Medium distribution
- 45° Cutoff

FRAME & MOUNTING

- Adjustable mounting ears and junction box included
- Mounting ears accept standard hanger bars 14" - 24" (included)
- Knock outs for through wiring
- Galvanized steel frame with integrated junction box

Listings

- ETL certified to UL 1598 and UL8750 requirements
- Tested according to LM-79 and LM-80 standards
- Suitable for damp locations; Wet location under covered ceiling
- Buy American Act (BAA)

Warranty & Notes

- 5-year limited warranty on LED module and driver
- www.vantageltg.com/product-warranty
- Photometric tests peformed by an accredited NVLP facility and in accordance to IESNA LM-79-2008 testing procedures
- Insulation cannot be in direct contact with luminaire

Lumens

Nominal Lumens	Delivered Lumens	Wattage	Lumens Per Watt
750	685	8.88	77.14
1100	1176	15.4	76.36
1500	1604	20.5	78.24
2000	2260	25.3	89.33
3000	2876	33.39	86.13
4000	4126	46.0	89.69

All measured at 3500K with a standard medium distribution
*Actual Wattage/Lumens may vary.

Ordering Information

EXAMPLE: V4OFCR1-0735K-F4060-SGC-HCR

		-		XXK = Specify	-		-	REFLECTOR = Specify	-	
Series	Voltage		Lumens	Kelvin (CCT)		Reflector		Reflector Finish		Options*
V4OFCR Options in purple qualify for the Velocity Quick Ship Program up to 100 pieces (up to 30 in EM). Refer to Velocity Guide for complete details.	U - 120V-277V* *Universal Voltage only available with ZDM-1% Driver. 1 - 120V** 2 - 277V** **Must specify voltage when standard SDM 10% is selected. TDM (triac) is 120V only.		07 - 750 11 - 1100 15 - 1500 20 - 2000 30 - 3000 40 - 4000	27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K 50K - 5000K		F4060 Medium 60° Open Reflector F4019 Non-Conductive Shower Trim		SCL Specular Clear SGC Soft Glow Clear WHT White Matte *All trims supplied standard with white painted flange.		SDM ZDM TDM HCR PF REM CP

*Options Notes

SDM - 0-10V 10% dimming driver (standard, Must Specify Voltage as 120V or 277V)
ZDM - 0-10V 1% dimming driver (Universal Voltage).
TDM - Triac (Foward Phase, 120V only) dimming driver.
HCR - High CRI, 90+ minimum. Not available in 5000 Kelvin.
PF - Polished Flange
REM - Emergency battery back-up. Remote test button & indicator light.
CP - Chicago Plenum. Up to 4000 lumens.

Reflector Finishes



WHT White Matte | **SGC** Soft Glow Clear | **SCL** Specular Clear

Vantage reserves the right to change components, finishes or design details in any manner which does not alter the installed appearance or reduce performance and intended function.

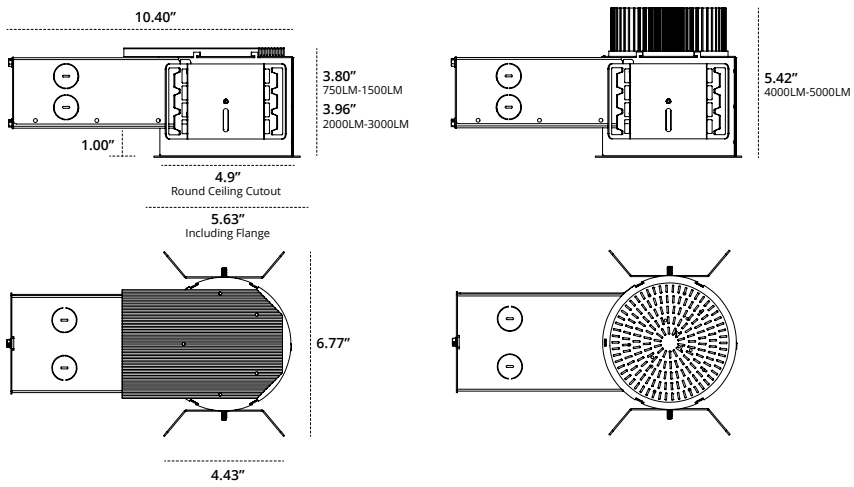
4" Round, F-Class Commercial

Open, LED Downlight, 750-4000 Lumens - Shallow Housing

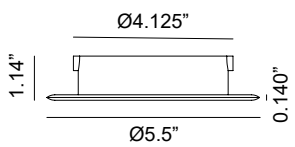
F-CLASS
Commercial

Dimensional Data

New Construction



Non-Conductive Shower Trim - F4019







MEDIUM - 60° 2035K

Model
V4OFCR-2035K-F4060-SCL

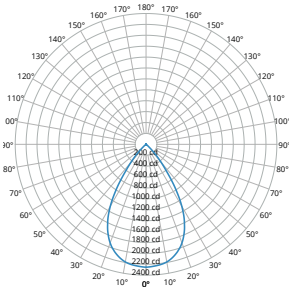
Lumens
2,260

Watts
25.3

Efficacy
89.33

SC
0.99

Candela Curve



Cone of Light

Mounting Height AFF	FC at Center on Floor	Beam Diameter
8.0 '	35 fc	10.0 '
10.0 '	23 fc	12.5 '
12.0 '	16 fc	15.0 '
14.0 '	12 fc	17.5 '
16.0 '	9 fc	20.0 '
20.0 '	6 fc	24.9 '
24.0 '	4 fc	29.9 '
30.0 '	3 fc	37.4 '

Candela Table

0.00°	2,254
5.00°	2,233
15.00°	2,088
90.00°	0

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0° - 30°	1,556	69%
0° - 40°	2,084	93%
0° - 60°	2,238	99%
60° - 90°	22	1%
0° - 20°	800	36%
20° - 50°	1,477	66%
50° - 70°	45	2%
70° - 90°	9	0%
0° - 90°	2,253	100%
90° - 180°	0	0%
Total	2,253	100%

Spacing Criterion

Height	Spacing	Light Level*
8 ft	7.9 ft	~ 35 fc
10 ft	9.9 ft	~ 23 fc
12 ft	11.9 ft	~ 16 fc
8 ft	5.9 ft	~ 63 fc
10 ft	7.4 ft	~ 40 fc
12 ft	8.9 ft	~ 28 fc
8 ft	4.0 ft	~ 141 fc
10 ft	5.0 ft	~ 90 fc
12 ft	5.9 ft	~ 63 fc

* approximate direct light level at floor based on spacing criterion overlap

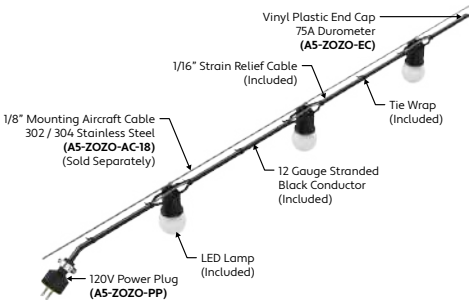
MULTIPLIER

CRI	Multiplier	Kelvin	Multiplier	Reflector Finish	Multiplier
80	1	2700K	0.939	SCL	1
90	0.81	3000K	0.975	SGC	0.95
		3500K	1	WHT	0.87
		4000K	1.035		
		5000K	1.098		

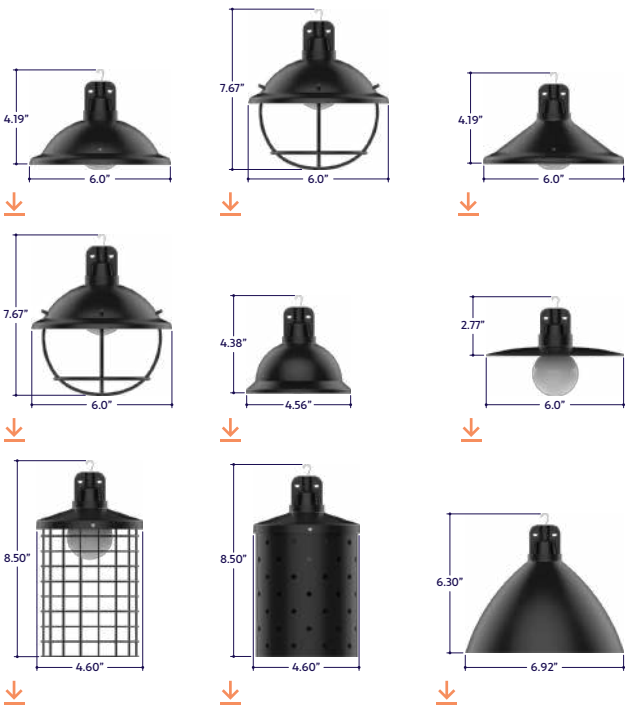
Vantage reserves the right to change components, finishes or design details in any manner which does not alter the installed appearance or reduce performance and intended function.

Submitted by Enterprise Lighting, LTD.			
Enterprise Ligh Manufacturers' Repres	**Job Name:** Central at the Forge	**Catalog Number:** A5-ZOZO-STN-36IN-XXK-GSF-WET-120FT Notes:	**Type:** **OS1** ELL25-142749

ALUZ



CANOPY OPTIONS (Click Image to See Individual Submittal)



A5 Series | String / Festoon

ZOZO Standard

(A5-ZOZO-STN)

TYPE

STATIC WHITE · STATIC COLORS · 10 DAY QUICK SHIP · FIELD CUTTABLE · DIMMING · DRY WET · RoHS COMPLIANT · MADE IN USA

GENERAL FEATURES

Applications	Indoor and Outdoor
Length	Built to Order (+/- 1/8" Tolerance)
Finish	Black
Feed	Standard 6' Power Lead
Strain Relief	Cable (Included, Not for Mounting)
Mounting	Mounting Aircraft Cable (Sold Separately)
Listing	Dry or Wet Location ANSI/UL1598 CSA 22.2 No. 250.0-04, 2nd Edition
Options	Mesh, Canopies, or Cages
UV Rating	Sun Light Resistance
Installation Link	

ELECTRICAL

Dimming	Forward Phase
Maximum Run	250' without Canopies 100' with Canopies
System	20 Amps (12 Gauge Wire)
Wattage	1W or 3W Lamps (+/- 0.25W Tolerance)
Operating Temperature	-25°C to +45°C (-13°F to +113°F)
Luminaire Voltage	120V

SPECIFY PRODUCT CODE | CHOOSE FROM DROP DOWNS

120FT

Series		Spacing	Lamp		Dimming	Listing	Luminaire Length
			XXK-GSF = Specify				
Standard (No Canopy) **(A5-ZOZO-STN)**	Bell Canopy **(A5-ZOZO-BLL)**	12" on Center **(12")**	2700K, G-Shape **(27K-GSF)**	5000K, G-Shape Filament **(50K-GSFL)**	Forward Phase **(DM)**	Indoor **(DRY)**	Specify Length in Feet **Example:** 100'
		18" on Center **(18")**	5000K, G-Shape **(50K-GSF)**	2700K, S-Shape Frosted **(27K-SSF)**			
Round Canopy **(A5-ZOZO-RND)**	Flat Canopy **(A5-ZOZO-FLT)**	24" on Center **(24")**	Red, G-Shape **(R-GSF)**	5000K, S-Shape Frosted **(50K-SSF)**	**Leave Blank for Non-Dimming**	Outdoor **(WET)**	
		36" on Center **(36")**	Green, G-Shape **(G-GSF)**	Orange, S-Shape Frosted **(OR-SSF)**			
Round Canopy with Cage **(A5-ZOZO-RNC)**	Mesh Canopy **(A5-ZOZO-MSH)**	48" on Center **(48")**	Blue, G-Shape **(B-GSF)**	2700K, S-Shape Clear **(27K-SSC)**			
		60" on Center **(60")**	Amber, G-Shape **(A-GSF)**	5000K, S-Shape Clear **(50K-SSC)**			
Cone Canopy **(A5-ZOZO-CON)**	Barrel Canopy **(A5-ZOZO-BRL)**		2400K, G-Shape Filament **(24K-GSFL)**	Red, S-Shape Clear **(R-SSC)**			
			2700K, G-Shape Filament **(27K-GSFL)**	Green, S-Shape Clear **(G-SSC)**			
Cone Canopy with Cage **(A5-ZOZO-COC)**	Hat Canopy **(A5-ZOZO-HAT)**		3000K, G-Shape Filament **(30K-GSFL)**	Blue, S-Shape Clear **(B-SSC)**			
			3500K, G-Shape Filament **(35K-GSFL)**	Amber, S-Shape Clear **(A-SSC)**			
			4000K, G-Shape Filament **(40K-GSFL)**	No Lamps*[1] **(NL)**			

*[1] Lighting will be shipped without lamps.

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Specification Submittal

ALUZ

A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

TYPE

LAMP OPTIONS

Lamp Image & Dimensions









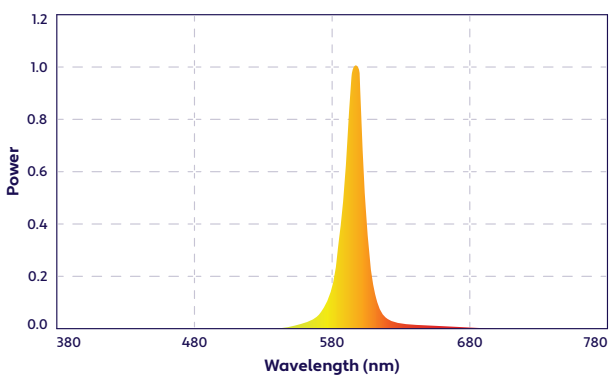
Lamp Name & Product Code	G-Shaped Lamp **(GSF)**	G-Shaped Filament Lamp **(GSFL)**	S-Shaped Lamp **(SSF)**	S-Shaped Clear Lamp **(SSC)**
Lamp Type	Standard LED	Filament LED	Standard LED	Standard LED
Material	Polymer Plastic	Shatterproof Glass	Polymer Plastic	Polymer Plastic
Lamp Life	20,000 hrs.	25,000 hrs.	20,000 hrs.	20,000 hrs.
CRI	80	90	75	80
Lumens	42	256	42	42
Beam Angle	360°	360°	360°	360°
Appearance	Frosted	Clear	Frosted	Clear, Textured
CCT & Colors	**27K, 50K, R, G, B, A**	**24K, 27K, 30K, 35K, 40K, 50K**	**27K, 50K, OR**	**27K, 50K, R, G, B, A**
Lamp Watts	1W	3W	1W	1W

Note: Lamp dimensions are subject to change without notice. +/- 0.25 Wattage Tolerance. CRI is based on 5.0K GSF, 3.0K GSFL, 5.0K SSF, and 5.0K SSC.

LAMP SPECIFICATIONS

Lamp Number	Correlated Color Temperature	Description	Available Lamp Shapes
24K	2400 Kelvin	Incandescent White	**(GSFL)**
27K	2700 Kelvin	Warm White	**(GSF), (GSFL), (SSF), (SSC)**
30K	3000 Kelvin	Warm White	**(GSFL)**
35K	3500 Kelvin	Neutral White	**(GSFL)**
40K	4000 Kelvin	Neutral White	**(GSFL)**
50K	5000 Kelvin	Cool White	**(GSF), (GSFL), (SSF), (SSC)**
R	Red	621nm	**(GSF), (SSC)**
G	Green	525nm	**(GSF), (SSC)**
B	Blue	470nm	**(GSF), (SSC)**
A	Amber	590nm	**(GSF), (SSC)**
OR	Orange	610nm	**(SSF)**

SPECTRAL POWER DISTRIBUTION
AMBER LED (590nm) TURTLE FRIENDLY



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ALUZ

A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

TYPE

ACCESSORIES (Sold Separately)



Vinyl Plastic End Cap
75A Durometer
(A5-ZOZO-EC)

Part #	Qty.
A5-ZOZO-EC	

Note: Use 1 End Cap at the end of each run.



120V Power Plug
Rubber Casing
(A5-ZOZO-PP)

Part #	Qty.
A5-ZOZO-PP	

Note: Use 1 Power Plug for each run that will not be hardwired.

MOUNTING ACCESSORIES (Sold Separately - Click Image to See Cut Sheet, If Applicable)



Part #	Length	Qty.
A5-ZOZO-AC-18-		

Note: Order cable to desired length. Order in 50' increments up to 500' per reel.



Part #	Qty.
A5-ZOZO-CL-18-	

Note: Use 1 Cable Lock per run, if using this method. Refer to installation instructions for alternative mounting options.



Mounting Plate
Stainless Steel
(A5-ZOZO-MP)

Part #	Qty.
A5-ZOZO-MP	

Note: Use Mounting Plates when mounting to a ceiling. Refer to installation instructions for details.

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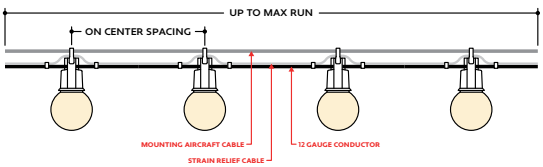
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A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

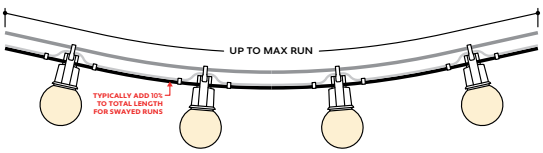
TYPE

DESIGN GUIDELINES

Straight Run

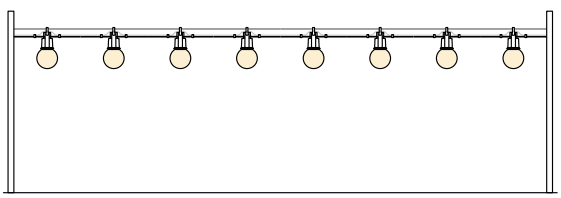


Swayed Run

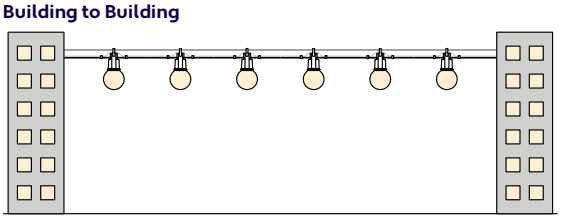


INSTALLATION OPTIONS

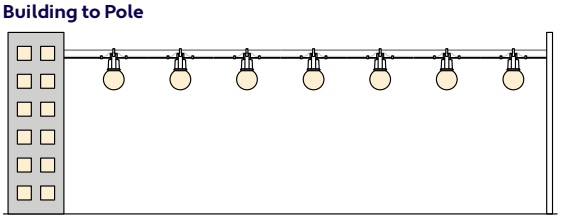
Pole to Pole



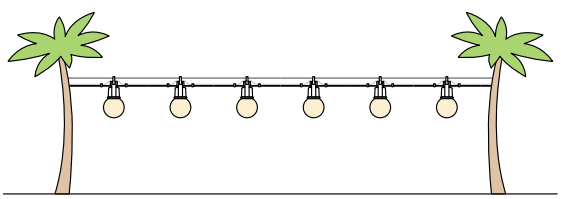
Building to Building



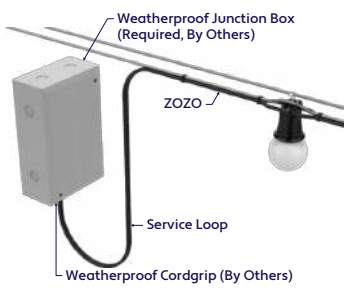
Building to Pole



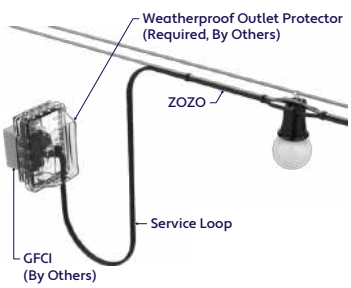
Tree to Tree



HARDWIRE INSTALLATION (Wet Location)



POWER PLUG INSTALLATION (Wet Location)



INSTALLATION RECOMMENDATIONS

- Determine weight of string light that will be used.
- Determine length of string light and multiply by weight.
- An engineer must choose the proper aircraft cable to handle the tension, based on length and weight to prevent product from sagging.
- An engineer must determine the strength of the structure where the cable will attach, based on tension calculation from previous step.
- If installing on a pole, check with pole manufacturer to confirm the pole can handle the tension.
- String light is hung to the above aircraft cable using the hooks. Secure hooks to aircraft cable by crimping or using stainless steel tie wraps.
- The supplied aircraft cable is designed to prevent strain on the wire. An additional aircraft cable is required to hang string light.

WEIGHT PER FOOT

Series	Spacing Selection	Approximate Weight *[1]
ZOZO Standard **(A5-ZOZO-STN)**	12" on Center **(12")**	0.30 lbs per foot
	18" on Center **(18")**	0.24 lbs per foot
	24" on Center **(24")**	0.21 lbs per foot
	36" on Center **(36")**	0.18 lbs per foot
	48" on Center **(48")**	0.17 lbs per foot
	60" on Center **(60")**	0.16 lbs per foot

*[1] Includes Wire, Socket, Lamp, and Strain Relief Cable. Mounting Aircraft Cable Not Included.

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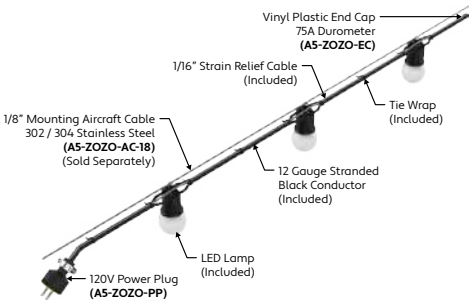
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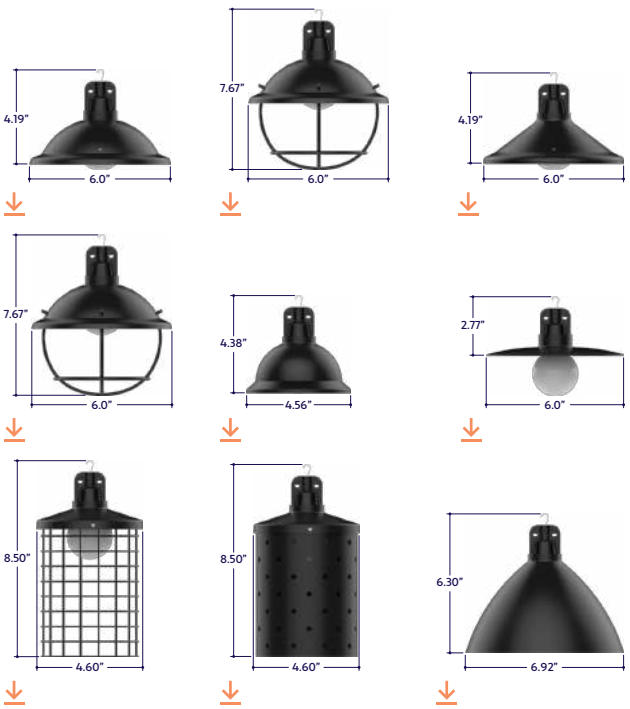
Specification Submittal

Submitted by Enterprise Lighting, LTD.			
Enterprise Ligh Manufacturers' Repres	**Job Name:** Central at the Forge	**Catalog Number:** A5-ZOZO-STN-36IN-XXK-GSF-WET-100FT Notes:	**Type:** **OS2** ELL25-142749

ALUZ



CANOPY OPTIONS (Click Image to See Individual Submittal)



A5 Series | String / Festoon

ZOZO Standard

(A5-ZOZO-STN)

TYPE

STATIC WHITE · STATIC COLORS · 10 DAY QUICK SHIP · FIELD CUTTABLE · DIMMING · DRY WET · RoHS COMPLIANT · MADE IN USA

GENERAL FEATURES

Applications	Indoor and Outdoor
Length	Built to Order (+/- 1/8" Tolerance)
Finish	Black
Feed	Standard 6' Power Lead
Strain Relief	Cable (Included, Not for Mounting)
Mounting	Mounting Aircraft Cable (Sold Separately)
Listing	Dry or Wet Location ANSI/UL1598 CSA 22.2 No. 250.0-04, 2nd Edition
Options	Mesh, Canopies, or Cages
UV Rating	Sun Light Resistance
Installation Link	

ELECTRICAL

Dimming	Forward Phase
Maximum Run	250' without Canopies 100' with Canopies
System	20 Amps (12 Gauge Wire)
Wattage	1W or 3W Lamps (+/- 0.25W Tolerance)
Operating Temperature	-25°C to +45°C (-13°F to +113°F)
Luminaire Voltage	120V

SPECIFY PRODUCT CODE | CHOOSE FROM DROP DOWNS

100FT

Series		Spacing	Lamp		Dimming	Listing	Luminaire Length
			XXK-GSF = Specify				
Standard (No Canopy) **(A5-ZOZO-STN)**	Bell Canopy **(A5-ZOZO-BLL)**	12" on Center **(12")**	2700K, G-Shape **(27K-GSF)**	5000K, G-Shape Filament **(50K-GSFL)**	Forward Phase **(DM)**	Indoor **(DRY)**	Specify Length in Feet **Example:** 100'
		18" on Center **(18")**	5000K, G-Shape **(50K-GSF)**	2700K, S-Shape Frosted **(27K-SSF)**			
Round Canopy **(A5-ZOZO-RND)**	Flat Canopy **(A5-ZOZO-FLT)**	24" on Center **(24")**	Red, G-Shape **(R-GSF)**	5000K, S-Shape Frosted **(50K-SSF)**	**Leave Blank for Non-Dimming**	Outdoor **(WET)**	
		36" on Center **(36")**	Green, G-Shape **(G-GSF)**	Orange, S-Shape Frosted **(OR-SSF)**			
Round Canopy with Cage **(A5-ZOZO-RNC)**	Mesh Canopy **(A5-ZOZO-MSH)**	48" on Center **(48")**	Blue, G-Shape **(B-GSF)**	2700K, S-Shape Clear **(27K-SSC)**			
		60" on Center **(60")**	Amber, G-Shape **(A-GSF)**	5000K, S-Shape Clear **(50K-SSC)**			
Cone Canopy **(A5-ZOZO-CON)**	Barrel Canopy **(A5-ZOZO-BRL)**		2400K, G-Shape Filament **(24K-GSFL)**	Red, S-Shape Clear **(R-SSC)**			
			2700K, G-Shape Filament **(27K-GSFL)**	Green, S-Shape Clear **(G-SSC)**			
Cone Canopy with Cage **(A5-ZOZO-COC)**	Hat Canopy **(A5-ZOZO-HAT)**		3000K, G-Shape Filament **(30K-GSFL)**	Blue, S-Shape Clear **(B-SSC)**			
			3500K, G-Shape Filament **(35K-GSFL)**	Amber, S-Shape Clear **(A-SSC)**			
			4000K, G-Shape Filament **(40K-GSFL)**	No Lamps*[1] **(NL)**			

*[1] Lighting will be shipped without lamps.

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Specification Submittal

ALUZ

A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

TYPE

LAMP OPTIONS

Lamp Image & Dimensions









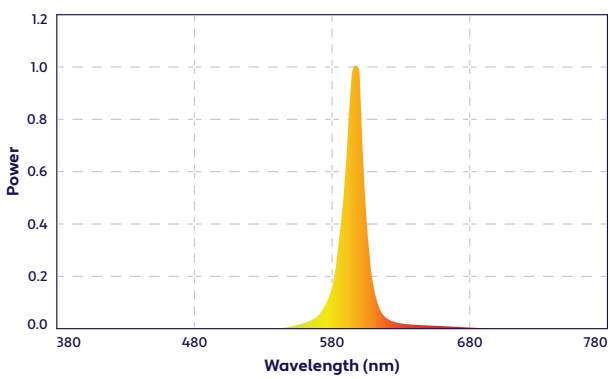
Lamp Name & Product Code	G-Shaped Lamp **(GSF)**	G-Shaped Filament Lamp **(GSFL)**	S-Shaped Lamp **(SSF)**	S-Shaped Clear Lamp **(SSC)**
Lamp Type	Standard LED	Filament LED	Standard LED	Standard LED
Material	Polymer Plastic	Shatterproof Glass	Polymer Plastic	Polymer Plastic
Lamp Life	20,000 hrs.	25,000 hrs.	20,000 hrs.	20,000 hrs.
CRI	80	90	75	80
Lumens	42	256	42	42
Beam Angle	360°	360°	360°	360°
Appearance	Frosted	Clear	Frosted	Clear, Textured
CCT & Colors	**27K, 50K, R, G, B, A**	**24K, 27K, 30K, 35K, 40K, 50K**	**27K, 50K, OR**	**27K, 50K, R, G, B, A**
Lamp Watts	1W	3W	1W	1W

Note: Lamp dimensions are subject to change without notice. +/- 0.25 Wattage Tolerance. CRI is based on 5.0K GSF, 3.0K GSFL, 5.0K SSF, and 5.0K SSC.

LAMP SPECIFICATIONS

Lamp Number	**Correlated Color Temperature**	**Description**	**Available Lamp Shapes**
24K	2400 Kelvin	Incandescent White	**(GSFL)**
27K	2700 Kelvin	Warm White	**(GSF), (GSFL), (SSF), (SSC)**
30K	3000 Kelvin	Warm White	**(GSFL)**
35K	3500 Kelvin	Neutral White	**(GSFL)**
40K	4000 Kelvin	Neutral White	**(GSFL)**
50K	5000 Kelvin	Cool White	**(GSF), (GSFL), (SSF), (SSC)**
R	Red	621nm	**(GSF), (SSC)**
G	Green	525nm	**(GSF), (SSC)**
B	Blue	470nm	**(GSF), (SSC)**
A	Amber	590nm	**(GSF), (SSC)**
OR	Orange	610nm	**(SSF)**

SPECTRAL POWER DISTRIBUTION
AMBER LED (590nm) TURTLE FRIENDLY



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ALUZ

A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

TYPE

ACCESSORIES (Sold Separately)



Vinyl Plastic End Cap
75A Durometer
(A5-ZOZO-EC)

Part #	Qty.
A5-ZOZO-EC	

Note: Use 1 End Cap at the end of each run.



120V Power Plug
Rubber Casing
(A5-ZOZO-PP)

Part #	Qty.
A5-ZOZO-PP	

Note: Use 1 Power Plug for each run that will not be hardwired.

MOUNTING ACCESSORIES (Sold Separately - Click Image to See Cut Sheet, If Applicable)



Part #	Length	Qty.
A5-ZOZO-AC-18-		

Note: Order cable to desired length. Order in 50' increments up to 500' per reel.



Part #	Qty.
A5-ZOZO-CL-18-	

Note: Use 1 Cable Lock per run, if using this method. Refer to installation instructions for alternative mounting options.



Mounting Plate
Stainless Steel
(A5-ZOZO-MP)

Part #	Qty.
A5-ZOZO-MP	

Note: Use Mounting Plates when mounting to a ceiling. Refer to installation instructions for details.

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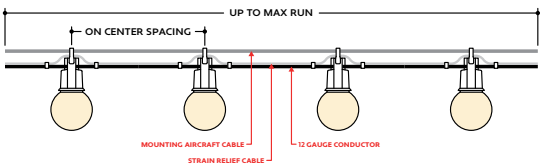
ALUZ

A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

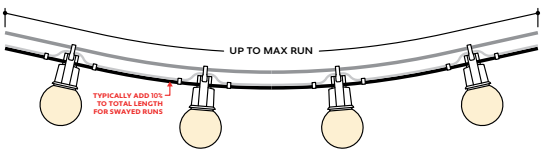
TYPE

DESIGN GUIDELINES

Straight Run

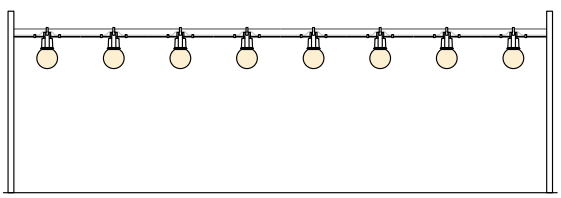


Swayed Run

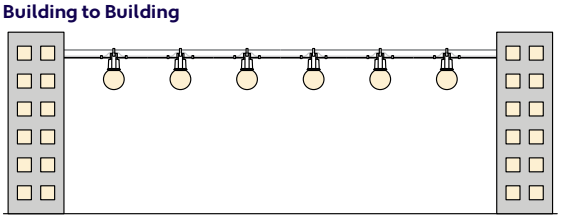


INSTALLATION OPTIONS

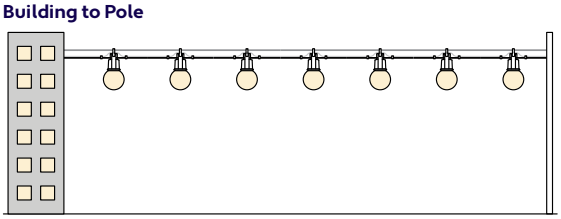
Pole to Pole



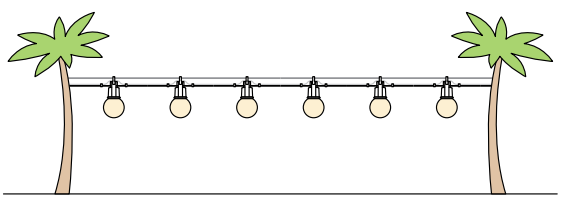
Building to Building



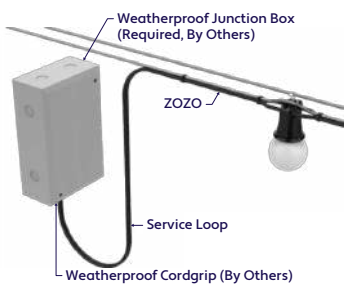
Building to Pole



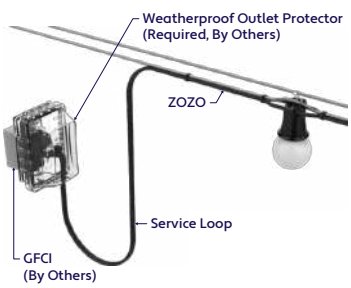
Tree to Tree



HARDWIRE INSTALLATION (Wet Location)



POWER PLUG INSTALLATION (Wet Location)



INSTALLATION RECOMMENDATIONS

- Determine weight of string light that will be used.
- Determine length of string light and multiply by weight.
- An engineer must choose the proper aircraft cable to handle the tension, based on length and weight to prevent product from sagging.
- An engineer must determine the strength of the structure where the cable will attach, based on tension calculation from previous step.
- If installing on a pole, check with pole manufacturer to confirm the pole can handle the tension.
- String light is hung to the above aircraft cable using the hooks. Secure hooks to aircraft cable by crimping or using stainless steel tie wraps.
- The supplied aircraft cable is designed to prevent strain on the wire. An additional aircraft cable is required to hang string light.

WEIGHT PER FOOT

Series	Spacing Selection	Approximate Weight *[1]
ZOZO Standard **(A5-ZOZO-STN)**	12" on Center **(12")**	0.30 lbs per foot
	18" on Center **(18")**	0.24 lbs per foot
	24" on Center **(24")**	0.21 lbs per foot
	36" on Center **(36")**	0.18 lbs per foot
	48" on Center **(48")**	0.17 lbs per foot
	60" on Center **(60")**	0.16 lbs per foot

*[1] Includes Wire, Socket, Lamp, and Strain Relief Cable. Mounting Aircraft Cable Not Included.

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Specification Submittal



WPX LED
Wall Packs

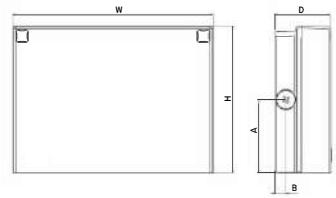
Catalog Number

Notes

Type

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

Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

		XXK = Specify				STD FINISH = Specify
Series		**Color Temperature**	**Voltage**	**Options**		**Finish**
WPX1 LED P1	1,550 Lumens, 11W [1]	30K 3000K	MVOLT 120V - 277V	(blank)	None	DDBXD Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K 4000K	347 347V [3]	E4WH	Emergency battery backup, CEC compliant (4W, 0°C min) [2]	DWHXD White
WPX2 LED	6,000 Lumens, 47W	50K 5000K		E14WC	Emergency battery backup, CEC compliant (14W, -20°C min) [2]	DBLXD Black
WPX3 LED	9,200 Lumens, 69W			PE	Photocell [3]	Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V or PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be 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. 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/CustomerResources/Terms_and_conditions.aspx.

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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Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 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	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

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	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

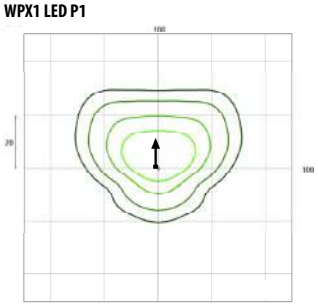
Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT **E4WH** DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT **E14WC** DDBXD

Photometric Diagrams

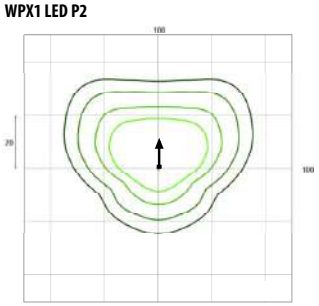
To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND
- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc

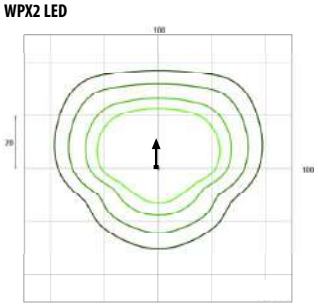
WPX1 LED P1



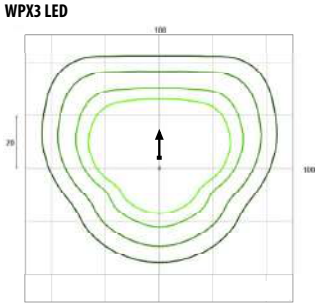
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

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WAC LIGHTING

Balance

Outdoor Wall Sconce

Fixture Type:
Catalog Number:
Project:
Location:

XX = Specify

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W25106 6"	3000K	BK Black	11W	307	130
	3500K	WT White		352	146
	4000K			314	127

Example: **WS-W25106-40-WT**
For custom requests please contact customs@waclighting.com



DESCRIPTION
Functional style. Hang out with light.

FEATURES
- 3CCT (3000K/3500K/4000K) selectable switch
- Option to pre-select color temperature or adjust in the field
- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

Color Temp:	3000K,3500K,4000K
Input:	120 VAC,50/60Hz
CRI	90
Dimming:	ELV: 100-10% , TRIAC: 100-10%
Rated Life:	54,000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, Title 24 JA8 Compliant, ADA, Wet Location Listed
Construction	Aluminum body, tempered glass diffuser

FINISHES:



Black White

LINE DRAWING

