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 ___5/27/25 11:37 a.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): 3565 Tulane Avenue

Title: Eastmorland Community Center + Housing

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

UDC meeting date requested 07/16/2025

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

☐ Informational ☐ Initial Approval ☑ Final Approval

3. Project Type

☐ Project in an Urban Design District

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

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

☑ Planned Development (PD)

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

☐ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Modifications of Height, Area, and Setback

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

Other

☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Sean Meyers — Company Threshold Builds / Threshold Sacred Development

Street address 2020 Eastwood Drive — City/State/Zip Madison, WI 53704

Telephone 608.286.0277 — Email sean@thresholddevelopmentgroup.com

Project contact person Sean Meyers — Company Threshold Builds / Thershold Sacred Development

Street address 2020 Eastwood Drive — City/State/Zip Madison, WI 53704

Telephone 608.286.0277 — Email sean@thresholddevelopmentgroup.com

Property owner (if not applicant) Common Grace, LLC

Street address 3565 Tulane Avenue — City/State/Zip Madison, WI 53714

Telephone 608.249.1973 — Email staci@commongracemadison.org

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 Kevin Firchow / Katie Bannon / Colin Punt on 10/24/2024.

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 Sean Meyers Relationship to property Architect / Developer

Authorizing signature of property owner [signature] Date 21 MAY 2025

DAVID A OKEN PRESIDENT, COMMON GROUND BOARD

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

THRESHOLDBUILDS

Threshold Builds
2020 Eastwood Drive, Suite 100
Madison, WI 53704

27 May 2025

Meagan Tuttle, AICP
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd | Suite 017
PO Box 2985
Madison, WI 53701

RE	Letter of Intent | Land Use Application and UDC
PROJECT	Eastmorland Community Center + Housing
SITE	3565 Tulane Avenue
TB PROJECT NO.	24-0012

Dear Ms. Meagan Tuttle,

The following is submitted together with the plans and application for review by the Urban Design Commission, Plan Commission, and Common Council. We are requesting a lot combination via CSM, a zoning map amendment from TR-C2 to PD, and demolition permit.

PROJECT TEAM

Owner
Common Grace, LLC
3565 Tulane Avenue
Madison, WI 53714
Staci Marrese-Wheeler
staci@commongracemadison.org

Development Consultant
Threshold Sacred Development
2020 Eastwood Drive, Suite 100
Madison, WI 53704
Tyler Krupp
tyler@thresholdsacred.com

Architect and Builder
Threshold Builds
2020 Eastwood Drive, Suite 100
Madison, WI 53704
Sean Meyers
seanmeyers@thresholdbuilds.com

Civil Engineer
Wyser Engineering
300 East Front Street
Mount Horeb, WI 53572
Adam Watkins
adam.watkins@wyserengineering.com

Landscape Architect
Bernau Design
3901 Saint Clair Street
Madison, WI 53711

Design Consultant
Art & Sons
2020 Eastwood Drive, Suite 100
Madison, WI 53704
Scott Pauli
scott@artandsons.com

INTRODUCTION

The subject property is currently zoned Traditional Residential-Consistent 2 District (TR-C2) and is within the Transit-Oriented Development Overlay District (TOD). The proposed project would require the site to be rezoned to a Planned Development District (PD) to accommodate the proposed uses of housing, retail, and a community center.

LOCATION

The subject property is 3565 Tulane Avenue. The triangular-shaped property is bounded north by Tulane Avenue, to the east by Ogden Street, and to the south by Hargrove Street. Existing improvements include a 1-story building serving primarily as a community center and place of worship. The subject property is in Aldermanic District 15 and located within the boundary of the Eastmorland Community Association.

PROJECT DESCRIPTION

Common Grace is planning to develop their property into a multi-use site known as the Eastmorland Community Center + Housing project. The development will include missing middle-scale workforce housing, a community center, and retail space. The community center will contain space for a myriad of community-based groups, organizations, and users, but is also meant to serve as a third space for general community gathering. The community center is estimated to be approximately 7,000 square feet.

The housing portion of the development will be developed as low-rise workforce housing. Commonly referred to as missing-middle housing, this style of housing proposed was once commonplace offering enough density to increase affordability but also being compatible in scale and form with single-family home neighborhoods. Common Grace intends on operating such housing as workforce housing, or close to 80% of the area-median income, from day one. The housing is estimated to include 26 multifamily homes with a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom units.

DESIGN

The proposed site contains two main buildings: the community center and retail building to the west and the housing building to the east. The two buildings are pushed to the north and are separated as far apart as possible, while maintaining comfortable setbacks at the edges, to create and shape space for a shared commons or public courtyard / plaza between the two. Both the community center and housing will have direct access to the shared commons, which is envisioned as spill-out space for the community center, patio space for the retail user, outdoor space for the housing residents, and for outdoor events such as farmer's markets. The site also contains approximately 19 off-street surface parking spaces. Vehicular site access will be from Hargrove Street, which will also be the main entry for the community center.

Eastmorland Community Center and Retail Building Design

The community center building will offer a wide range of flexible and functional spaces, including a formal space with a balcony for larger gatherings and performances and an informal space designed for more everyday use and to serve as the “living room” or “third space” of the neighborhood. The two large spaces will be able to open up to one another for special occasions when a larger space is needed. Other spaces include a commercial kitchen, a food pantry, an art room, a music room, and some dedicated offices. A retail space is being proposed on the lower level (Ethical Trade Company).

Housing Building Design

The housing is imagined as a three-story walk-up style apartment fronting Ogden Street. The building is setback approximately 10’ towards the intersection of Ogden and Hargrove and it steps back to an 18’ setback at the intersection of Ogden and Tulane. We did this to soften the three-story façade along Ogden and also to create a larger vision triangle at Tulane. There are 8 flats on the ground level, each will have private exterior access with landscaped semi-private patio space and dedicated bike parking. The remaining homes are accessed via exterior stairs towards the center of the property with extra-wide exterior egress balconies which will serve an egress component, but also offer covered outdoor space large enough for patio furniture for each home. The housing building will also have a small community room on the ground level with space for lounging, bicycle storage, parcel and mail delivery, laundry, and co-working space. This common space will have direct access from Ogden and will flow through to the central commons / plaza.

The building’s massing incorporates two step-backs, which breaks up the building along Ogden into 3 pieces. The housing building’s community room space is accessible from both the plaza and Ogden, creating connection through the building. A central idea of the owner is the concept of curves and arches. Curves are present in the unique shape of the site and we are adding subtle curves at select outside and inside corners to add visual interest as well as to soften the building’s corners. The exterior materials of the building incorporate corrugated metal, lap siding, and wood. Being that this is workforce housing, we are exploring a palette of humble materials and relying on patterns, scale, and shadow lines inherent in the materials to compose an exterior architecture that is interesting and relates to the whole.

Site Design

The focal point of the site design is the commons or plaza area towards the north (central to the site) that is shaped by the community center and housing buildings. The plaza is the main node connection all the activity at the site. The plaza will be multi-functional space with potential outdoor events such as farmer’s markets, weddings, or general community gathering and spill-out space for the community center and provides outdoor space for the housing occupants. To the south of the plaza is surface parking, which shall be screened from both Hargrove and Tulane. The surface parking is also located adjacent to the plaza to

allow for larger outdoor events for special occasions that require more space such as food truck hosting and block parties.

Other site design features include community garden plots to the south of the housing where residents or community members can grow vegetables together. We are imagining utilizing native plantings, rainwater gardens, and edible landscapes throughout the site. At the intersection of Hargrove and Tulane, we are imagining a small meditative garden with an art piece made from the repurposed copper spire on the existing building. The project provides abundant bicycle parking scattered across the site and at the interior of the housing building; We feel this is especially important considering the proximity to the Capital City Trail.

PLANNED DEVELOPMENT – STANDARDS AND OBJECTIVES

We believe our proposed project meets the standards and objectives of the PD district. We worked with city staff and ultimately concluded that with the varying uses we are proposing (community center, retail, housing), there was no underlying zoning district that would satisfy all of the requirements of our site located in the TOD. We understand that a PD is to be used rarely, but we feel our development alignment with the comprehensive plan (see below) make it a good candidate. We feel our development aligns with several specific objectives of the PD, as outlined below:

- (a) Sustainable Development
    - We are proposing the following:
        - Solar ready, or solar panels provided on the roof of either building;
        - EV chargers in excess of ordinance requirements;
        - Incorporation of native plantings, low-impact development stormwater management techniques;
        - While we are not targeting a specific building certification, our team of passive house experts are targeting strategies that will drastically improve our building's airtightness and energy consumption; and
        - incorporation energy-recovery ventilation with advanced MERV filtration and low-or-no-VOC materials and finishes for healthy interiors.
- (b) Integrated Land Uses
    - Our proposed project integrates many land uses in a neighborhood that offers amenities and access. We have a mixture of housing, community-based uses, and retail. The neighborhood has excellent linkages to schools, parks, transit, bicycle paths, and large employment centers—it make sense to add housing density here.
- (e) Suitably Located and Usable Public Facilities and Open Space
    - The main purpose of this development is to add a large community gathering space – it is meant to create space for people to interact. We are creating indoor and outdoor space for this interaction.
- (f) High-Quality Development Aligned with Comprehensive Plan

- We feel the community center, retail, and workforce housing components align immensely with the comprehensive plan.

PLANNED DEVELOPMENT – REZONING REQUEST JUSTIFICATION

The latest City of Madison Comprehensive Plan's Generalized Future Land Use Map labels the subject site as Special Institutional (SI), but further states that, "*Buildings that include places of worship, schools, and other institutions may be optimal for adaptive reuse or redevelopment with residential uses when the institutional use(s) relocate, cease to exist, or perhaps remain as part of a redevelopment. These sites are often embedded in residential areas, and are typically larger than most surrounding residential lots, making them good candidates for more intensive residential development. Redevelopment with Low-Medium Residential (LMR) uses is appropriate.*" In our project's case, our user is remaining as part of the development, adding a community center, and building workforce housing. The comprehensive plan states that LMR housing uses should be 1-3 stories and under 31 units per acre of density, our proposed project meets both of these requirements (the project is 3 stories and is at 30 dwelling units per acre).

Our project aligns with many additional stated goals of the latest City of Madison Comprehensive Plan. Some of those strategies in the neighborhood and housing category include the following:

- Complete neighborhoods offer a range of housing types, well-connected streets, public spaces, connected parks, paths, greenways, schools, worship, transit and bicycle access: Our proposed project provides housing in an area that offers these amenities.
- Wider mix of housing types and sizes: Our project proposes missing-middle, or low-rise high-density housing in a walkable neighborhood with nearby amenities.
- Increase the amount of housing: Our proposed project increases housing density, but in a comfortable manner.
- Lower priced housing: Our project is targeting workforce housing from day one.
- Food access that is both nutritious and affordable: The community center will be adding a food pantry and the overall development is encouraging community gardening and planning for farmer's market events. Our project site is also near existing groceries such as Woodman's.

CITY AND NEIGHBORHOOD INPUT

The project team has notified the alder and neighborhood association of our intent to file a land use application for a rezoning and demolition of the existing building. The project team has been working with various community stakeholders and city staff for several years on this project. We gave a formal presentation to the Eastmorland Community Association on November 19, 2024 and an updated presentation on April 8, 2025. Those in

attendance at the first meeting were largely in support and inspired by the project's aims. We also met with the city's Development Assistance Team on March 13, 2025.

DEMOLITION STANDARDS

The existing building no longer meets the needs of the owner. The spaces are not large enough and are too fragmented. More importantly there is deferred maintenance issues that would be too costly to address as well as issues with basement water management. Every spring the roof leaks, and there are cracks in the basement foundation wall system. We intend on re-using as much of the existing materials as is feasible. The project team will submit a re-use and recycling plan to the city. The building was built circa 1953; the architect was Siberz, Purcell, Cuthbert & Newcomb. An addition was completed circa 1954 by Siberz, Purcell, Cuthbert. Another addition was completed circa 1958 by Edward Tough. The building is not a landmark and is not in a landmark district nor does the building have any historical significance. We believe the demolition standards can be met for this proposed demolition.

PROPOSED DEVELOPMENT DATA

Site Areas	
Lot Area:	37,520 sf (0.86 acres)
Dwelling Units:	26
Lot Area/Dwelling Unit:	1,443 sf
Density:	30.19 dwelling units/acre
Usable Open Space:	21,982 sf
Open Space/Dwelling Unit:	845 sf
Building Footprints, Aggregate	10,297 sf
Vehicular Impervious	5,241 sf
Lot Coverage:	15,538 sf
Building Height	
Height:	3 stories / 37'-4 1/2"
Building Areas	
Building A - Housing:	18,588 gsf (6,196 gsf per level)
Building B - ECC:	7,236 gsf (6,628 net sf)
Dwelling Unit Mix	
Studios:	18
1-Bedroom:	3
2-Bedroom:	4
3-Bedroom:	1
Total:	26
Parking – Vehicular	
Surface parking provided:	19 spaces
Parking required:	0 spaces (TOD)
Structured parking:	-

Parking – Bicycle

Housing:	24 spaces (14 vertical, 10 horizontal)
Exterior	38 spaces (horizontal)
Total bicycle spaces:	62 spaces

EV Charing Spaces

EV Ready Spaces (20%):	4 spaces required / 4 spaces provided
EV Installed Spaces (4%):	1 space required / 2 spaces provided

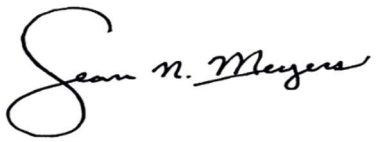
PROJECT SCHEDULE

The proposed schedule is to commence construction in September 2025.

CONCLUSION

Thank you for your time and consideration reviewing our proposed project. We look forward to your support and feedback.

Sincerely,

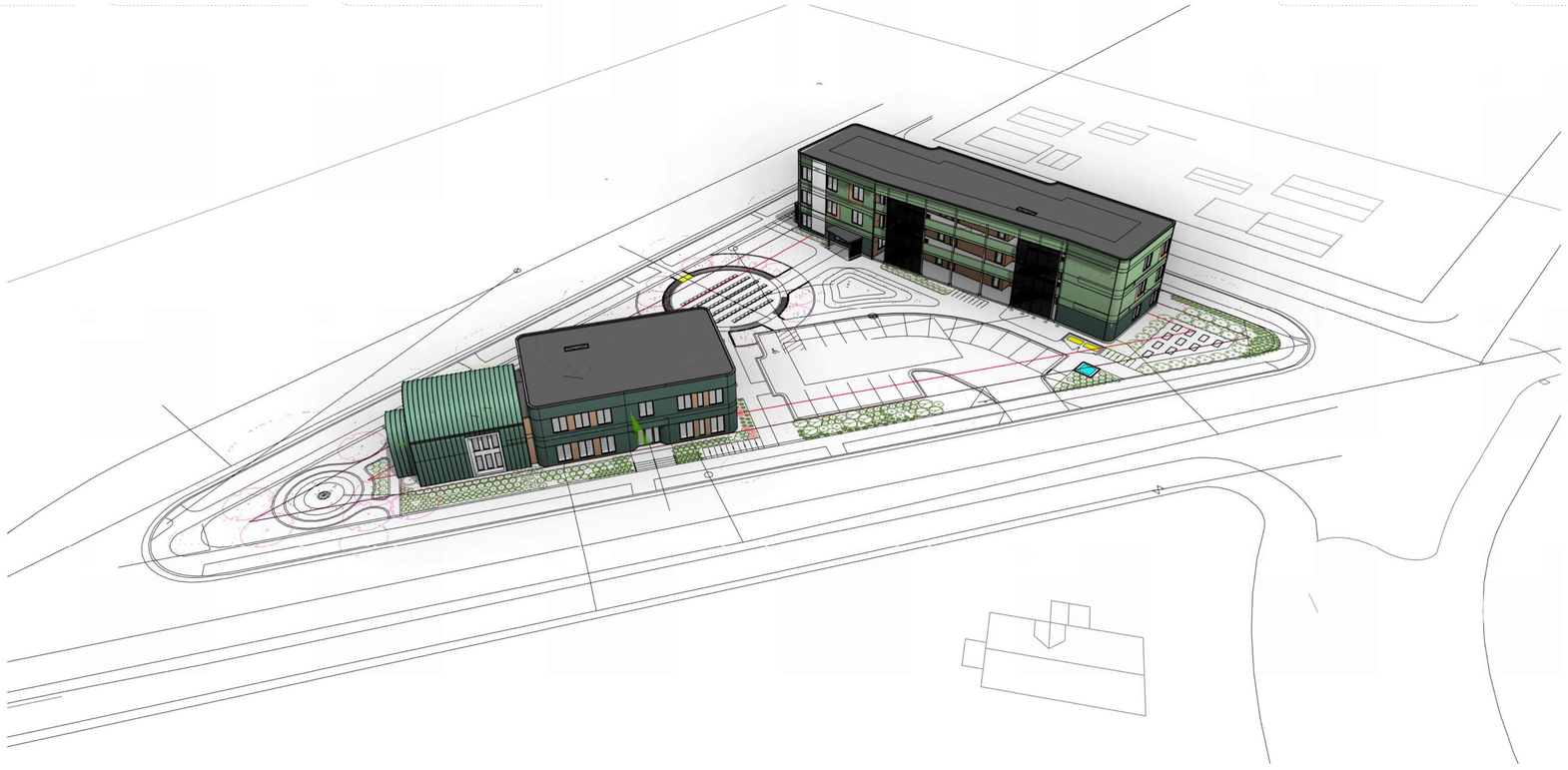


Sean Meyers, RA, NCARB, CPHC

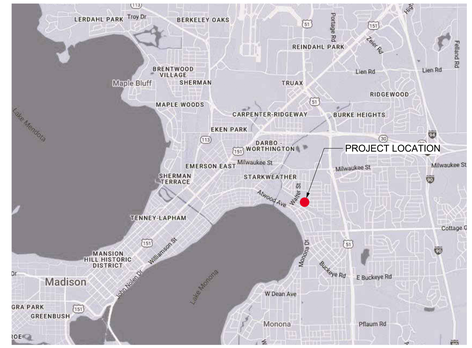
Principal

EASTMORLAND COMMUNITY CENTER + HOUSING

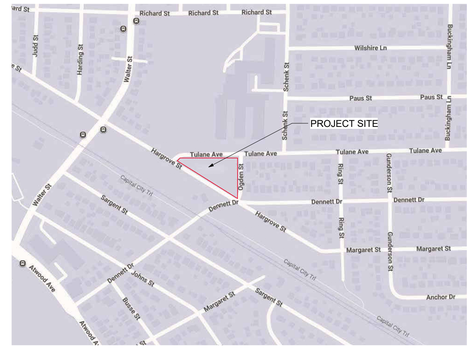
COMMON GRACE, LLC | 3565 TULANE AVENUE, MADISON, WISCONSIN



PROJECT RENDERING



MAP - AERIAL VIEW



MAP - PROJECT LOCATION

SHEET INDEX

Issued For	Revision	Date

CLIENT

COMMON GRACE, LLC
3565 TULANE AVENUE
MADISON, WI 53714

DEVELOPER

THRESHOLD SACRED DEVELOPMENT
2020 EASTWOOD DRIVE
MADISON, WI 53704

ARCHITECT | BUILDER

THRESHOLD BUILDS
2020 EASTWOOD DRIVE
MADISON, WI 53704

CIVIL ENGINEER

WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572

STRUCTURAL ENGINEER

-

LANDSCAPE ARCHITECT

BERNAU DESIGN
3901 SAINT CLAIRE STREET
MADISON, WI 53711

INTERIOR DESIGNER

ART & SONS
2020 EASTWOOD DRIVE
MADISON, WI 53704

PROJECT TEAM
THRESHOLD BUILDS
THRESHOLD SACRED DEVELOPMENT
WYSER ENGINEERING
STRUCTURAL ENGINEER
BERNAU DESIGN
ART & SONS

NOT FOR CONSTRUCTION

CLIENT
COMMON GRACE, LLC

STATUS
LAND USE SUBMITTAL

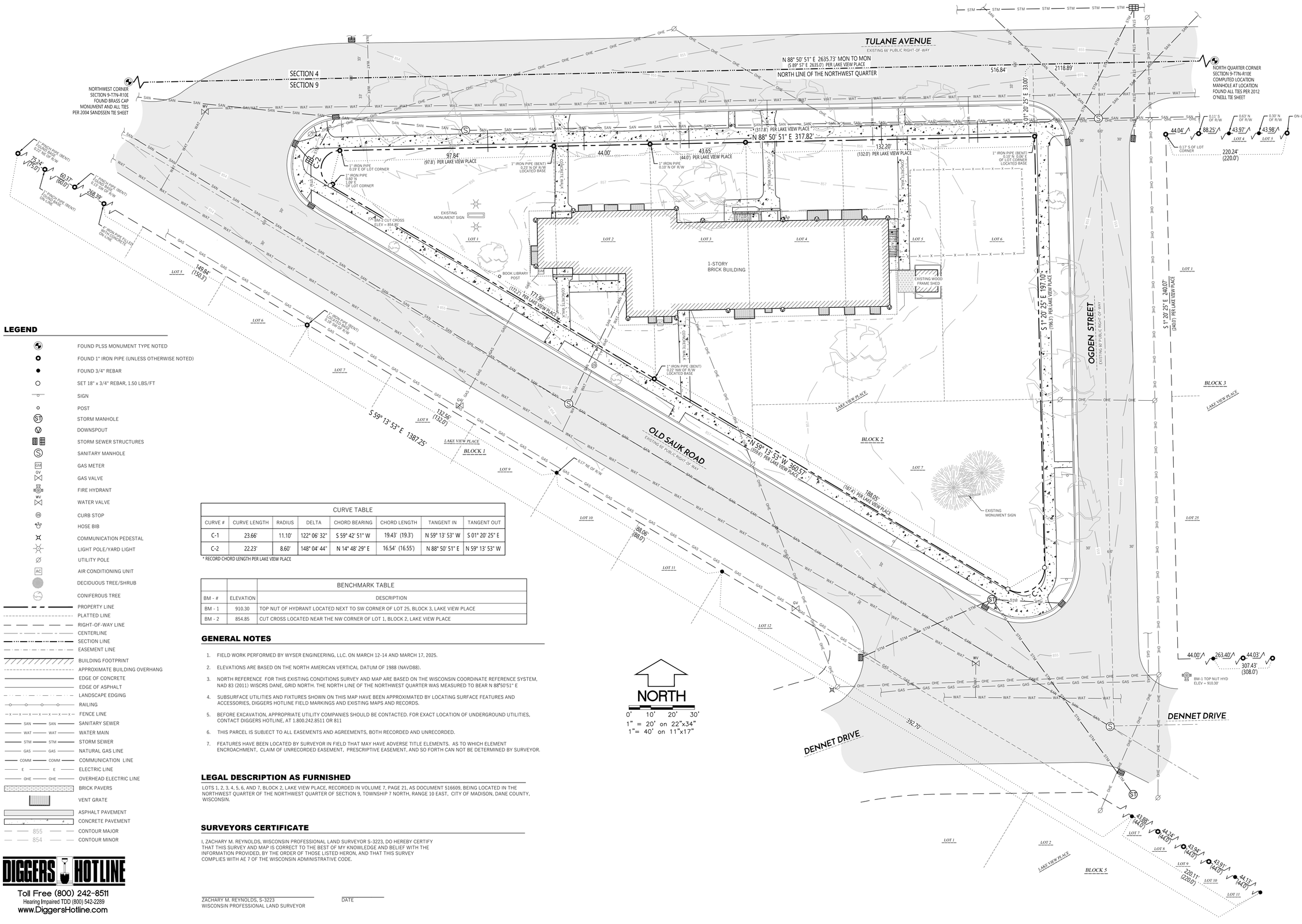
PROJECT
EASTMORLAND COMMUNITY CENTER + HOUSING

INFORMATION
PROJECT NO 24-0012
DATE 2025.05.27
DRAWN BY SM
CHECKED BY SM

SHEET NAME
COVER SHEET

THRESHOLD BUILDS

REVISION
SHEET NO
G000



LEGEND

- FOUND PLSS MONUMENT TYPE NOTED
- FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)
- FOUND 3/4" REBAR
- SET 18" x 3/4" REBAR, 1.50 LBS/FT
- SIGN
- POST
- STORM MANHOLE
- DOWNSPOUT
- STORM SEWER STRUCTURES
- SANITARY MANHOLE
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- HOSE BIB
- COMMUNICATION PEDESTAL
- LIGHT POLE/YARD LIGHT
- UTILITY POLE
- AIR CONDITIONING UNIT
- DECIDUOUS TREE/SHRUB
- CONIFEROUS TREE
- PROPERTY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- EASEMENT LINE
- BUILDING FOOTPRINT
- APPROXIMATE BUILDING OVERHANG
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- LANDSCAPE EDGING
- RAILING
- FENCE LINE
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- NATURAL GAS LINE
- COMMUNICATION LINE
- ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- BRICK PAVERS
- VENT GRATE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONTOUR MAJOR (855)
- CONTOUR MINOR (854)

DIGGERS HOTLINE
Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	23.66'	11.10'	122° 06' 32"	S 59° 42' 51" W	19.43' (19.3')	N 59° 13' 53" W	S 01° 20' 25" E
C-2	22.23'	8.60'	148° 04' 44"	N 14° 48' 29" E	16.54' (16.55')	N 88° 50' 51" E	N 59° 13' 53" W

* RECORD CHORD LENGTH PER LAKE VIEW PLACE

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	910.30	TOP NUT OF HYDRANT LOCATED NEXT TO SW CORNER OF LOT 25, BLOCK 3, LAKE VIEW PLACE
BM - 2	854.85	CUT CROSS LOCATED NEAR THE NW CORNER OF LOT 1, BLOCK 2, LAKE VIEW PLACE

GENERAL NOTES

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON MARCH 12-14 AND MARCH 17, 2025.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH. THE NORTH LINE OF THE NORTHWEST QUARTER WAS MEASURED TO BEAR N 88°50'51" E
4. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
6. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
7. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS. AS TO WHICH ELEMENT ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

LEGAL DESCRIPTION AS FURNISHED

LOTS 1, 2, 3, 4, 5, 6, AND 7, BLOCK 2, LAKE VIEW PLACE, RECORDED IN VOLUME 7, PAGE 21, AS DOCUMENT 516609, BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HERON, AND THAT THIS SURVEY COMPLIES WITH AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT S TREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
THRESHOLD DEVELOPMENT GROUP
2020 EAST WOOD DRIVE
MADISON, WI 53704

SURVEYED BY: MAL
DRAWN BY: SCH
APPROVED BY: ZMR

3565 TULANE AVENUE
MADISON, WI 53714

ALL OF LOTS 1,2,3,4,5,6,&7, BLOCK 2
LAKE VIEW PLACE
SECTION 9, T-7-N, R-10-E
CITY OF MADISON, DANE COUNTY, WI

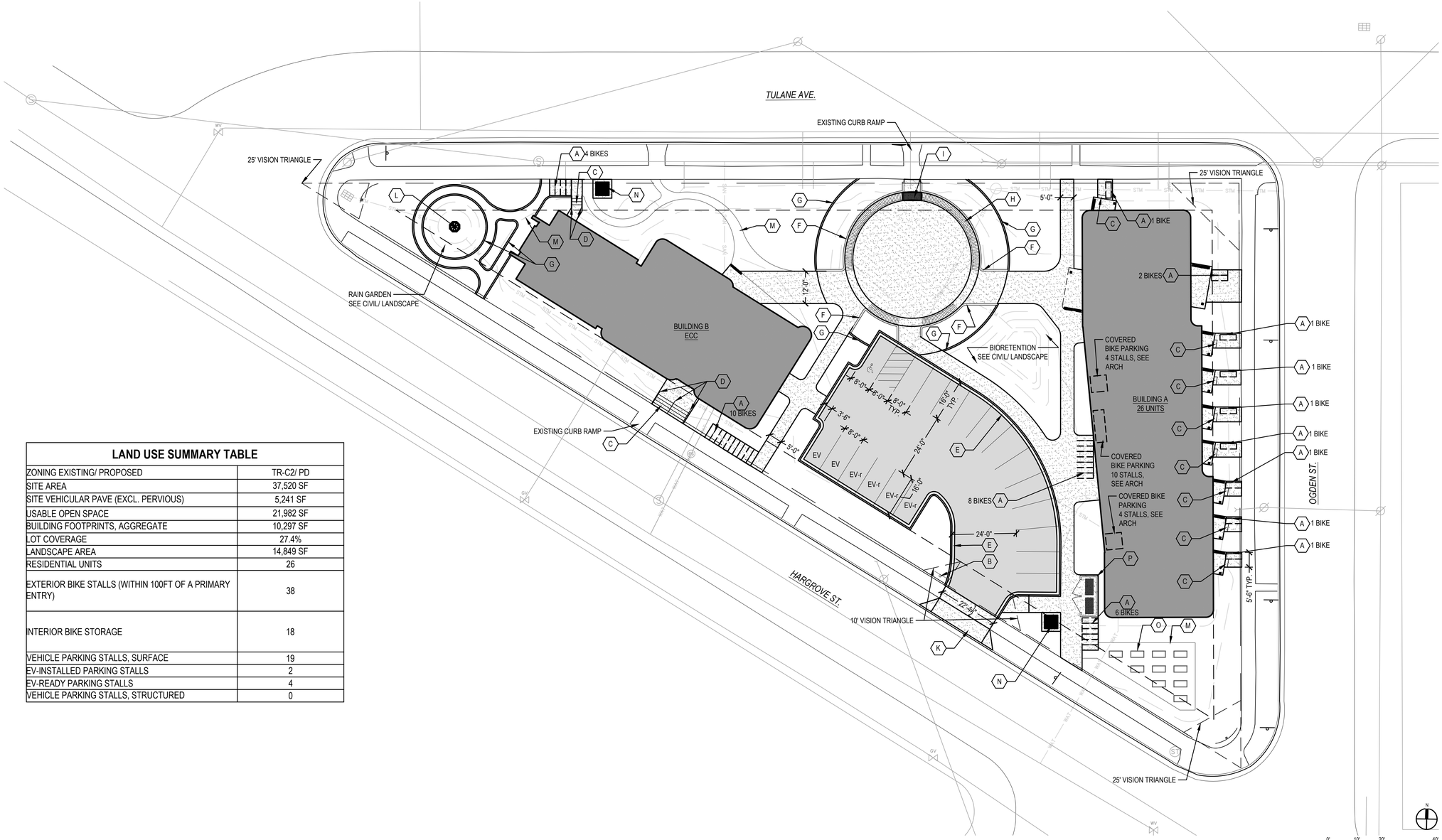
Sheet Title:
BOUNDARY, TOPO, AND UTILITY SURVEY

Revisions:

No.	Date:	Description:

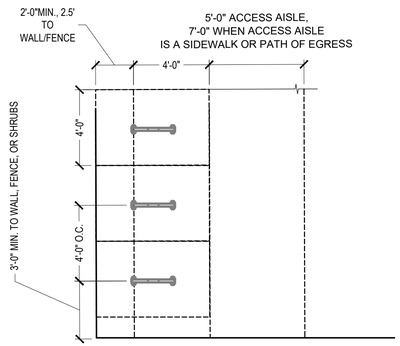
Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	25-1399
Set Type	SURVEY
Date Issued	05/16/2025
Sheet Number	V001

File: W:\2025\25.1399_Threshold Builds - 3565 Tulane Ave, Madison\dwg\25.1399_Excon.dwg Layout: Survey 22x34 User: shearn Plotted: May 16, 2025 - 2:32pm



1 SITE PLAN

LAND USE SUMMARY TABLE	
ZONING EXISTING/ PROPOSED	TR-C2/ PD
SITE AREA	37,520 SF
SITE VEHICULAR PAVE (EXCL. PERVIOUS)	5,241 SF
USABLE OPEN SPACE	21,982 SF
BUILDING FOOTPRINTS, AGGREGATE	10,297 SF
LOT COVERAGE	27.4%
LANDSCAPE AREA	14,849 SF
RESIDENTIAL UNITS	26
EXTERIOR BIKE STALLS (WITHIN 100FT OF A PRIMARY ENTRY)	38
INTERIOR BIKE STORAGE	18
VEHICLE PARKING STALLS, SURFACE	19
EV-INSTALLED PARKING STALLS	2
EV-READY PARKING STALLS	4
VEHICLE PARKING STALLS, STRUCTURED	0



2 BIKE RACK LAYOUT - TYPICAL

NTS

SHEET NOTES

1. IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
2. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET WITHIN DRIVEWAY & INTERSECTION VISION TRIANGLES.

LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVING

KEY NOTES

- A BIKE RACKS
- B STOP SIGN
- C CONCRETE STEPS
- D HANDRAIL
- E 18" CURB & GUTTER
- F CONCRETE SITE WALL 30" MAX. HT
- G FLUSH PAVER LANDSCAPE EDGE
- H RADIAL WOOD SEAT
- I ARCH GATEWAY
- J [not used]
- K CONCRETE DRIVE APRON
- L SALVAGED STEEPLE ART INSTALLATION (BY OTHERS)
- M MULCH PATH
- N TRANSFORMER ON CONCRETE PAD
- O RAISED GARDEN PLANTERS
- P TRASH/ RECYCLING ENCLOSURE

NOT FOR CONSTRUCTION

LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date

PROJECT TEAM
THRESHOLD BUILDS
THRESHOLD SACRED DEVELOPMENT
WYSER ENGINEERING
STRUCTURAL ENGINEER
BERNAU DESIGN
ART & SONS

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

CERTIFICATION

CLIENT
COMMON GRACE, LLC

STATUS
LANDUSE SUBMITTAL

PROJECT
EASTMORLAND COMMUNITY
CENTER + HOUSING

INFORMATION
PROJECT NO
DATE 05/27/2025
DRAWN BY
CHECKED BY

THRESHOLD
BUILDS

SHEET NAME
SITE PLAN

REVISION

SHEET NO
C100

		BENCHMARK TABLE
BM - #	ELEVATION	DESCRIPTION
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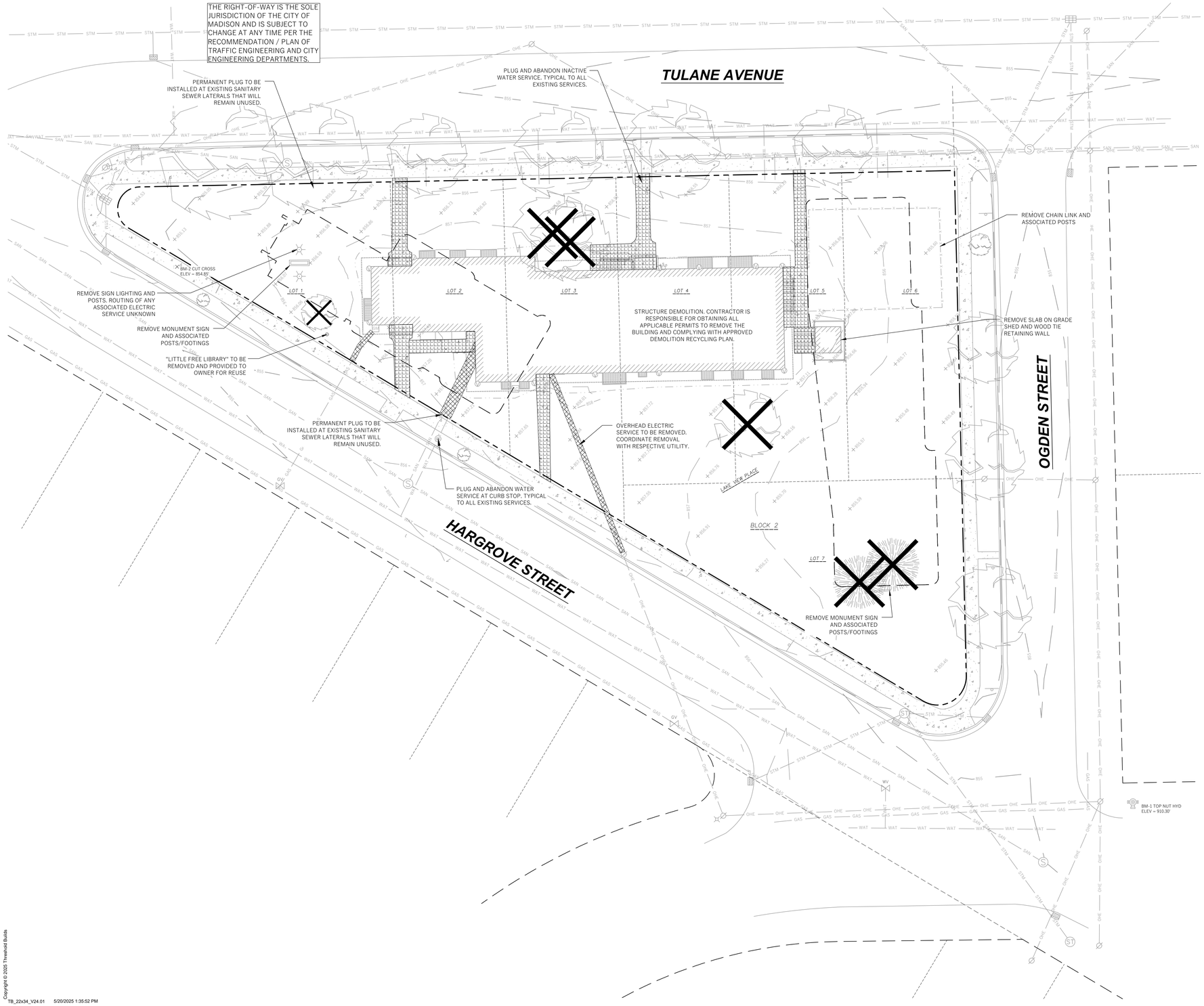

LEGEND (PROPOSED)

- PROPERTY LINE
- NEW BUILDING (FOR REFERENCE)
- SAWCUT LIMITS
- CONCRETE REMOVAL AREA
- UTILITY REMOVAL
- TREE/SHRUB REMOVAL

NORTH

0' 10' 20' 30'

1" = 20' on 22"x34"

1"= 40' on 11"x17"

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING IN MARCH 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSRUCTION.
7. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
8. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: https://www.cityofmadison.com/business/pw/specs.cfm

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTORS / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 2.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 2.4. NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
4. CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENCROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK.IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
7. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
9. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
13. RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
14. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date

WYSER ENGINEERING

CERTIFICATION

NOT FOR CONSTRUCTION

CLIENT
COMMON GRACE, LLC

STATUS
LAND USE SUBMITTAL

PROJECT
EASTMORLAND COMMUNITY CENTER + HOUSING

INFORMATION

PROJECT NO	24-0012
DATE	2025.05.27
DRAWN BY	AW
CHECKED BY	AW

THRESHOLD BUILDS

SHEET NAME

SITE DEMOLITION PLAN

REVISION	SHEET NO
1	C101

2 INCHES

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

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NORTH

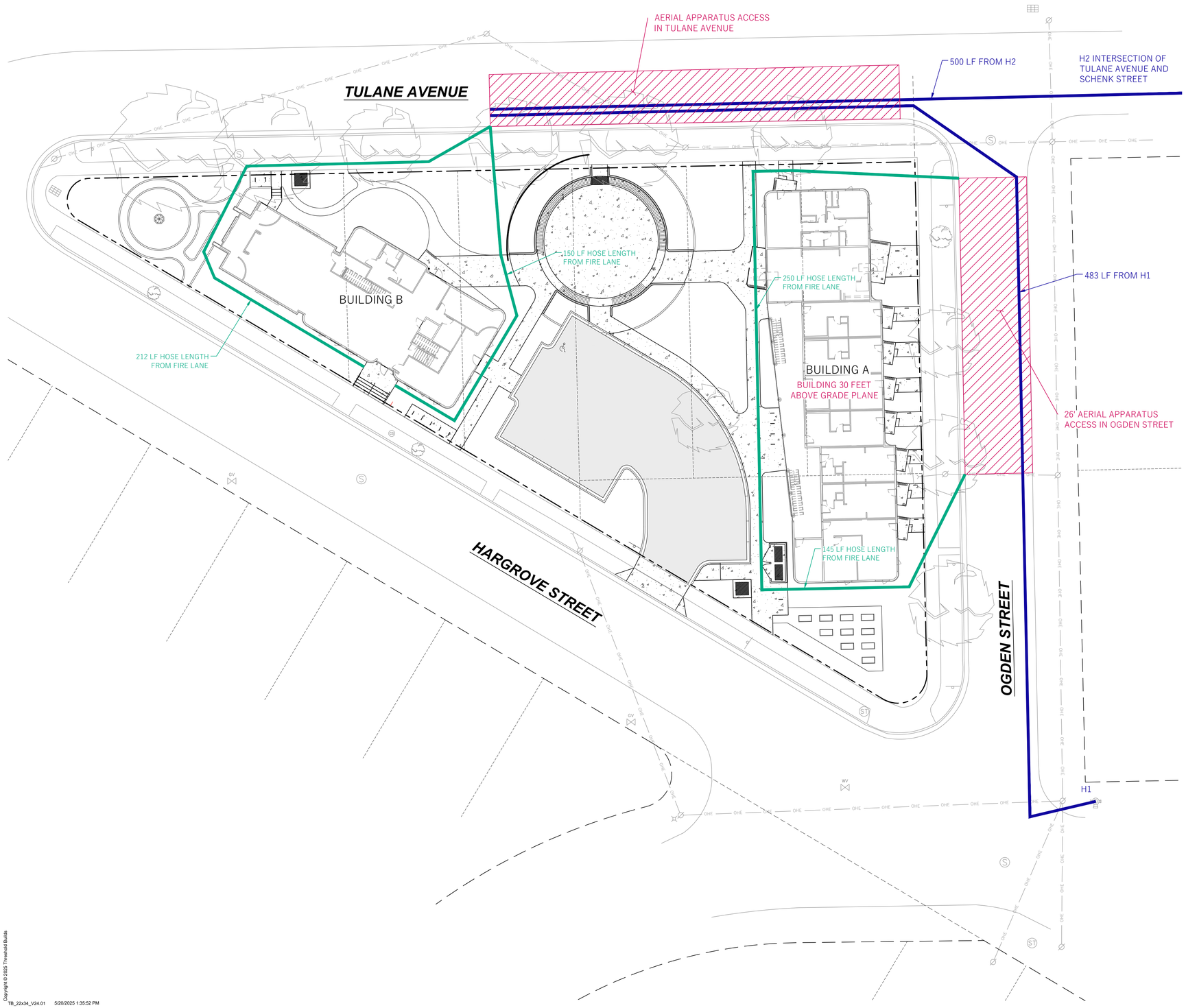
0' 10' 20' 30'

1" = 20' on 22"x34"

1"= 40' on 11"x17"

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- FIRE LANE
- HOSE LENGTH FROM FIRE LANE
- HOSE LENGTH FROM HYDRANT



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	3565 TULANE AVENUE
Contact Name & Phone #:	ADAM WATKINS - 608.437.1980

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	[X] Yes	[ ] No	[ ] N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	[ ] Yes	[ ] No	[X] N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	[X] Yes	[ ] No	[ ] N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	[X] Yes	[ ] No	[ ] N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	[X] Yes	[ ] No	[ ] N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	[X] Yes	[ ] No	[ ] N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	[X] Yes	[ ] No	[ ] N/A
d) Is the grade of the fire lane not more than a slope of 8%?	[X] Yes	[ ] No	[ ] N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	[ ] Yes	[X] No	[ ] N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	[ ] Yes	[X] No	[ ] N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	[ ] Yes	[X] No	[ ] N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	[ ] Yes	[X] No	[ ] N/A
a) Is the gate a minimum of 20-feet clear opening?	[ ] Yes	[ ] No	[X] N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	[ ] Yes	[ ] No	[X] N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	[ ] Yes	[X] No	[ ] N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	[ ] Yes	[ ] No	[X] N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	[ ] Yes	[X] No	[ ] N/A
6. Is any part of the building greater than 30-feet above the grade plane?	[X] Yes	[ ] No	[ ] N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	[X] Yes	[ ] No	[ ] N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	[X] Yes	[ ] No	[ ] N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	[X] Yes	[ ] No	[ ] N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	[ ] Yes	[X] No	[ ] N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	[X] Yes	[ ] No	[ ] N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	[X] Yes	[ ] No	[ ] N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	[X] Yes	[ ] No	[ ] N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	[X] Yes	[ ] No	[ ] N/A
b) Is there at least 40' between a hydrant and the building?	[X] Yes	[ ] No	[ ] N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	[X] Yes	[ ] No	[ ] N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	[ ] Yes	[ ] No	[X] N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	[X] Yes	[ ] No	[ ] N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 06/2022

LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date

WYSER ENGINEERING

CERTIFICATION

NOT FOR CONSTRUCTION

CLIENT
COMMON GRACE, LLC

STATUS
LAND USE SUBMITTAL

PROJECT
EASTMORLAND COMMUNITY CENTER + HOUSING

INFORMATION
PROJECT NO 24-0012
DATE 2025.05.27
DRAWN BY AW
CHECKED BY AW

THRESHOLD BUILDS

SHEET NAME
FIRE APPARATUS ACCESS PLAN

REVISION 1

SHEET NO **C102**

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

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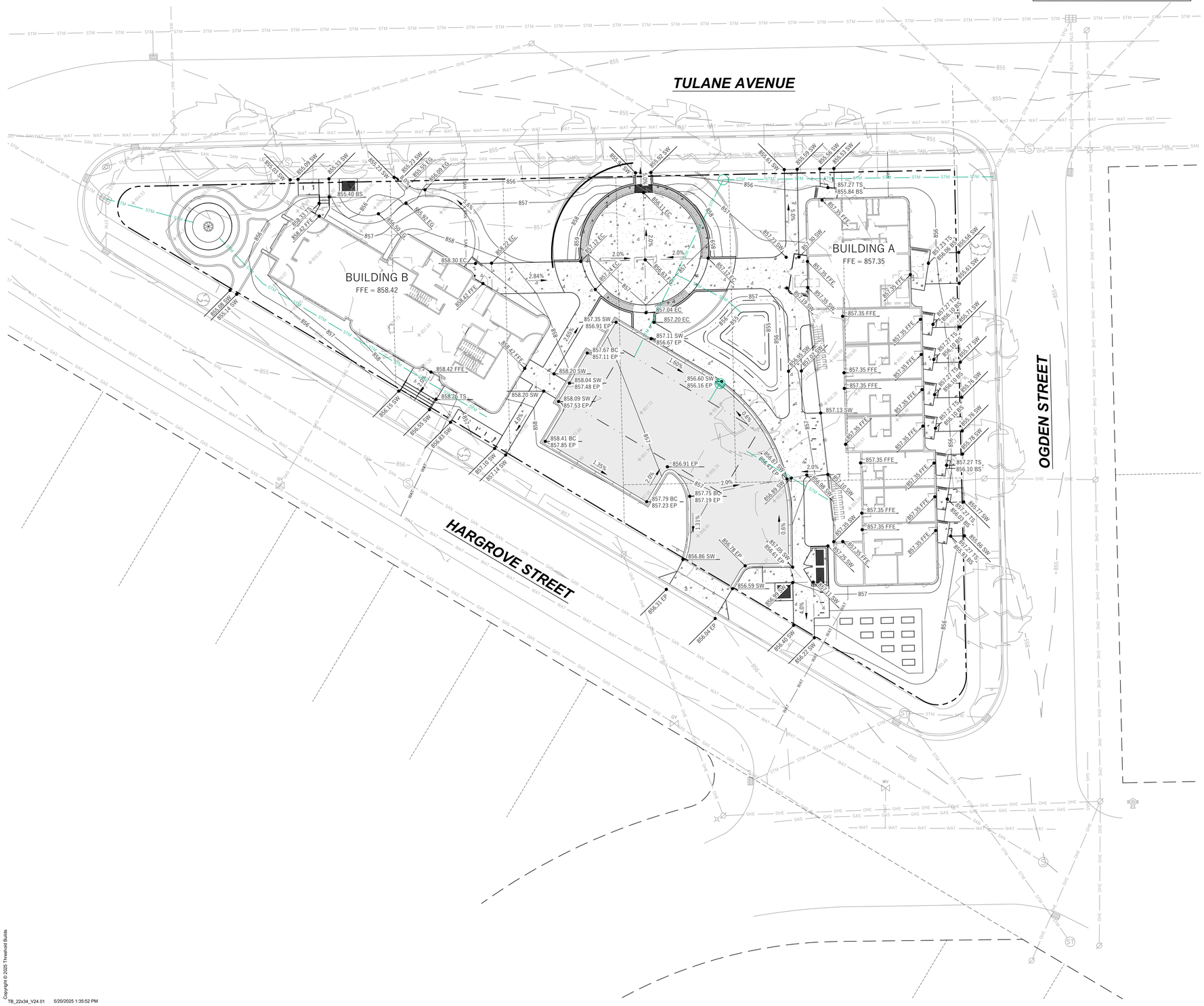

NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
EG - EDGE OF GRAVEL PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 855 — PROPOSED MAJOR CONTOUR
- 856 — PROPOSED MINOR CONTOUR
- STM — STM — PROPOSED STORM SEWER
- 1181.25 EP — SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% — DRAINAGE ARROW

NORTH
0' 10' 20' 30'
1" = 20' on 22"x34"
1"= 40' on 11"x17"

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING IN MARCH 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
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7. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
8. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: https://www.cityofmadison.com/business/pw/specs.cfm

LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date

WYSER ENGINEERING

CERTIFICATION
NOT FOR CONSTRUCTION

CLIENT
COMMON GRACE, LLC

STATUS
LAND USE SUBMITTAL

PROJECT
EASTMORLAND COMMUNITY CENTER + HOUSING

INFORMATION
PROJECT NO 24-0012
DATE 2025.05.27
DRAWN BY AW
CHECKED BY AW

THRESHOLD BUILDS

SHEET NAME
GRADING PLAN

REVISION 1
SHEET NO **C200**

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

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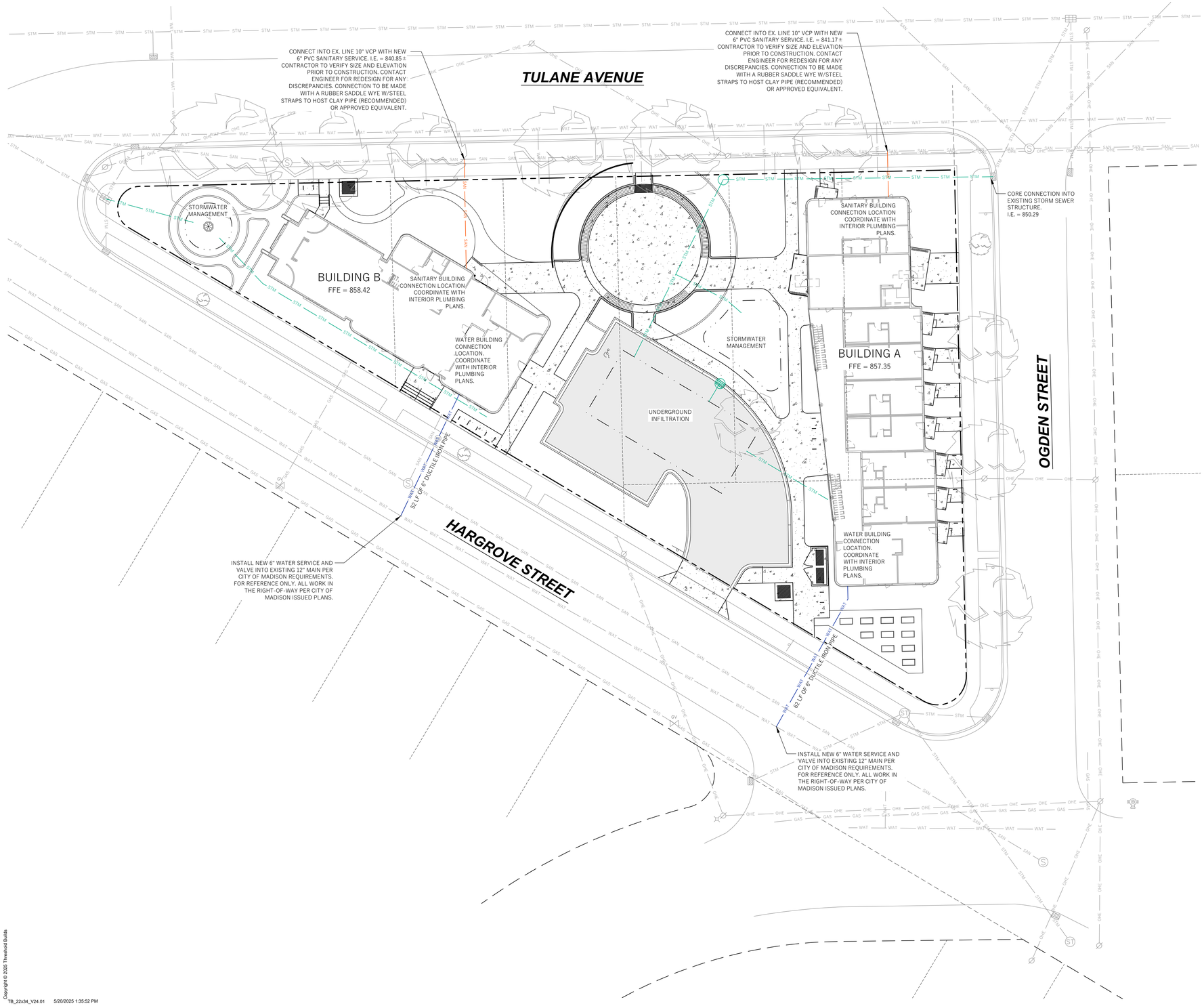

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- STORMWATER TREATMENT FACILITY

NORTH

0' 10' 20' 30'

1" = 20' on 22"x34"

1"= 40' on 11"x17"

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING IN MARCH 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
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THRESHOLD BUILDS

SHEET NAME
UTILITY PLAN

REVISION 1

SHEET NO **C300**

2 INCHES
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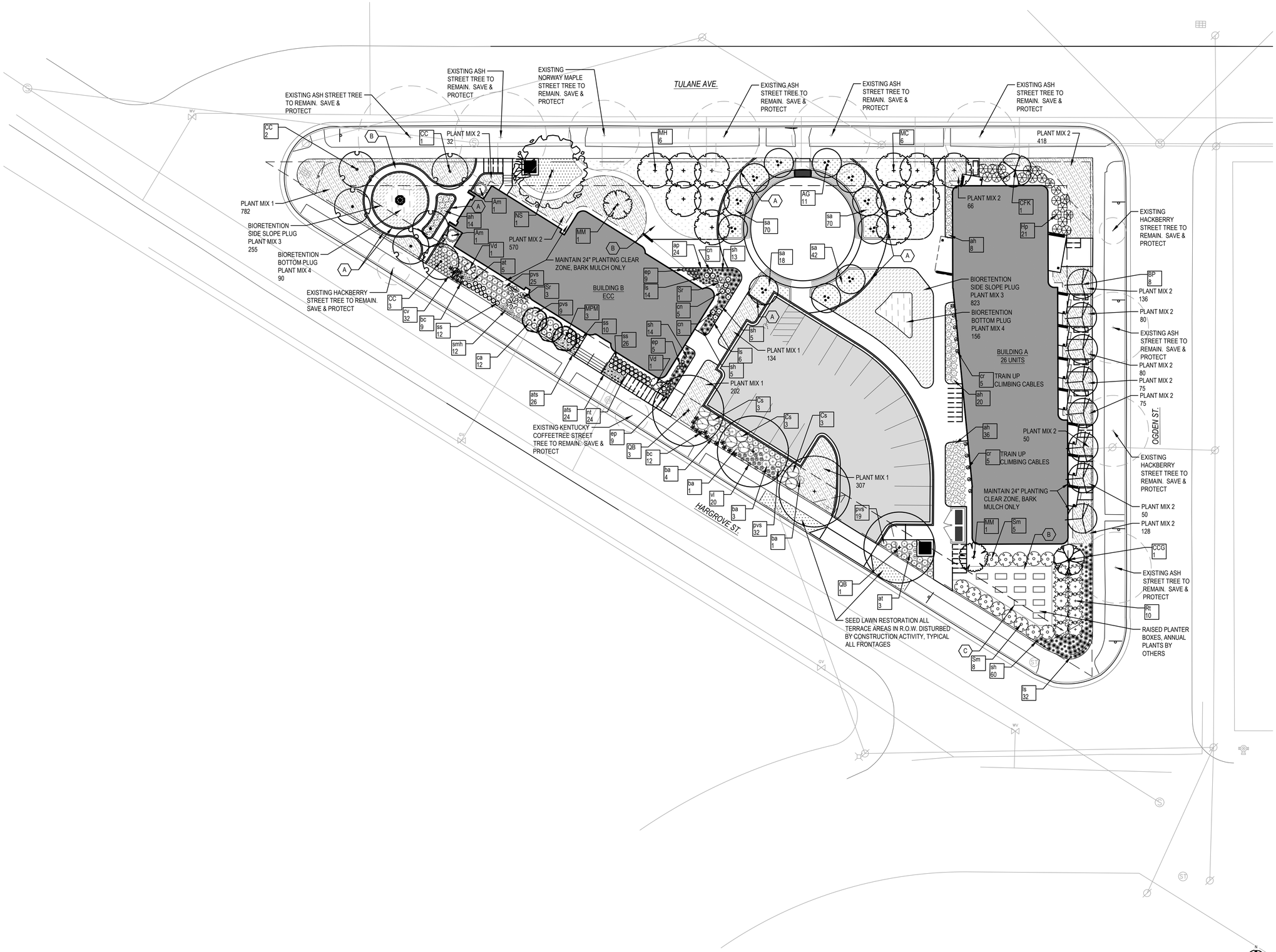

1 LANDSCAPE PLAN

SCALE: 1" = 20' @ (22"X34" SHEET)

SHEET NOTES

1. ALL PLANTING BEDS TO RECEIVE 3" DEPTH SHREDDED HARDWOOD BARK MULCH. SEE SPECIFICATIONS. VOIDS IN PLANTINGS AROUND BUILDING FOUNDATIONS SHALL RECEIVED 3" MIN. DEPTH MULCH.
2. ALL PLANTING AREAS SHALL RECEIVE 12" PLANTING SOIL. LAWN AND OTHER NATIVE SEEDED AREAS SHALL RECEIVE 6" MIN. PLANTING SOIL. SEE SPECIFICATIONS FOR PREPARING THE SITE PRIOR TO PLANTING.
3. SEE SITE DEMO PLANS FOR PRIVATE TREE REMOVALS.
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LEGEND

- NO-MOW FESCUE SEED MIX
- TURF LAWN SEED MIX
- CONTAINER-ORNAMENTAL GRASSES
- BIORETENTION SIDE SLOPE PLUG MIX
- BIORETENTION BOTTOM PLUG MIX
- NATIVE PLANT MIX - SMALL CONTAINER

KEY NOTES

- (A) FLUSH PAVER LANDSCAPE EDGE
- (B) MULCH PATH
- (C) RAISED GARDEN PLANTERS

NOT FOR CONSTRUCTION

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THRESHOLD SACRED DEVELOPMENT
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STRUCTURAL ENGINEER
BERNAU DESIGN
ART & SONS

BERNAU
design + landscape architecture
3901 SAINT CLAIR ST
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bernau-design.com

CERTIFICATION
WISCONSIN
SHANE A. BERNAU
LA- 651
MADISON WIS.
LANDSCAPE ARCHITECT
5/27/2025

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SHEET NAME
LANDSCAPE PLAN

THRESHOLD BUILDS

REVISION
SHEET NO
L100

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QTY	COMMENTS	PT VALUE
	SHADE TREES						
BP	*Betula populifolia 'Whitespire'*	Whitespire Birch	10' Ht Cont	SEE PLAN	8	Single-Stem	35
NS	*Nyssa sylvatica*	Black Gum	2-1/2" Cal. BB	SEE PLAN	1		35
QB	*Quercus bicolor*	Swamp White Oak	2-1/2" Cal. BB	SEE PLAN	4		35
	ORNAMENTAL TREES						
AG	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	8' HT Cont/BB	SEE PLAN	11	Multi-stem; prune lower limbs to 4' ht clear	15
CFK	*Carpinus caroliniana 'J.N. Select A'*	Fire King Musclewood	2" Cal. BB	SEE PLAN	1	Single stem, prune lower limbs up to 6' clear	15
CC	*Cercis canadensis*	Eastern Redbud	8' HT Cont/BB	SEE PLAN	6	Single stem, prune lower limbs up to 6' clear	15
CCG	*Crataegus crus-galli var. inermis*	Thornless Cockspur Hawthorn	1-1/2" Cal. BB	SEE PLAN	1	Single stem	15
MM	*Magnolia x loebneri 'Merrill'*	Merrill Magnolia	7' HT Cont/BB	SEE PLAN	2	Multi-stem tree	15
MPM	*Malus 'Prairie Maid'*	Prairie Maid Crabapple	1-1/2" Cal. BB	SEE PLAN	3	Single stem	15
MC	*Malus 'Cortland'*	Cortland Apple	1-1/2" Cal. BB	SEE PLAN	6		15
MH	*Malus 'Honeycrisp'*	Honeycrisp Apple	1-1/2" Cal. BB	SEE PLAN	6		15
	DECIDUOUS SHRUBS						
Am	*Aronia melanocarpa var. elata*	Glossy Black Chokeberry	36" Ht. BB/Cont	SEE PLAN	2		3
Cs	*Cornus sericea 'Kelseyi'*	Kelsey's Dwarf Red-Osier Dogwood	#5 Container	24" O.C.	9		3
Hp	*Hydangea paniculata 'Jane'*	Little Lime Hydrangea	#5 Container	48" O.C.	21		3
Rt	*Rhus typhina 'Bailtiger'*	Tiger Eyes Staghorn Sumac	#5 Container	60" O.C.	10		3
Sm	*Syringa meyeri 'Palibin'*	Meyeri Lilac	36" Ht. Container	60" O.C.	13		3
Sr	*Sambucus racemosa 'SMNSRD4' PPAF*	Lemony Lace Elderberry	42" Ht. Container	SEE PLAN	4		3
Vd	*Viburnum dentatum 'Little Joe'*	Little Joe Arrowwood Viburnum	36" Ht. BB/Cont	SEE PLAN	2		3
	ORNAMENTAL GRASSES						
bc	*Bouteloua curtipendula*	Side Oats Grama	#1 Container	24" O.C.	9		2
ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	#1 Container	36" O.C.	12		2
pvs	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	#1 Container	30" O.C.	76		2
sa	*Sesleria autumnalis*	Autumn Moor Grass	#1 Container	24" O.C.	200		2
sh	*Sporobolus heterolepis*	Prairie Dropseed	#1 Container	24" O.C.	100		2
ss	*Schizachyrium scoparium 'Blue Heaven'*	Blue Heaven Little Bluestem	#1 Container	24" O.C.	48		2
	PERENNIALS, VINES & GROUNDCOVERS						
ah	*Amsonia hubrichtii 'Halfway to Arkansas'*	Halfway to Arkansas Narrow Leaf Blue Star	#1 Container	36" O.C.	78		2
at	*Asclepias tuberosa*	Butterfly Milkweed	#1 Container	24" O.C.	8		2
ats	*Allium tanguticum 'Summer Beauty'*	Summer Beauty Ornamental Chive	#1 Container	18" O.C.	50		2
ba	*Baptisia australis*	Blue False Indigo	#1 Container	36" O.C.	9		2
cn	*Calamintha nepeta ssp. nepeta*	Lesser Calamintha	#1 Container	24" O.C.	11		2
cr	*Campsis radicans*	Trumpetcreeper	#1 Container	60"O.C.	10		2
cv	*Coreopsis verticillata 'Moonbeam'*	Moonbeam Coreopsis	#1 Container	18" O.C.	32		2
ep	*Echinacea purpurea 'Magnus'*	Magnus Purple Coneflower	#1 Container	18" O.C.	23		2
ls	*Liatris spicata 'Kobold'*	Kobold Spike Gayfeather	#1 Container	18" O.C.	52		2
smh	*Stachys monieri 'Hummelo'*	Hummelo Betony	#1 Container	18" O.C.	12		2
vl	*Vernonia lettermannii 'Iron Butterfly'*	Iron Butterfly Ironweed	#1 Container	24" O.C.	20		2
	PERENNIALS PLUGS						
ap	*Allium 'Purple Sensation'*	Purple Sensation Ornamental Onion	12 cm bulb	SEE PLAN	24	interplant in other perennial species per plan	
nt	*Narcissus traindrus 'Thalia'*	Thalia Daffodil	12 cm bulb	SEE PLAN	24	interplant in other perennial species per plan	
	PLANT MIX 1						
	Bouteloua curtipendula	Side Oats Grama	3-1/4" Container	12" O.C.	214	interplant randomly within mix in min. groups of 7	
	Carex bromoides	Common Brome Sedge	3-1/4" Container	12" O.C.	214	interplant randomly within mix in min. groups of 7	
	Echinacea pallida	Pale Purple Coneflower	3-1/4" Container	12" O.C.	143	interplant randomly within mix in min. groups of 7	
	Liatris spicata 'Kobold'	Kobold Spike Gayfeather	3-1/4" Container	12" O.C.	214	interplant randomly within mix in min. groups of 7	
	Penstemon 'Dark Towers'	Dark Towers Penstemon	3-1/4" Container	12" O.C.	143	interplant randomly within mix in min. groups of 7	
	Sporobolus heterolepis	Prairie Dropseed	3-1/4" Container	12" O.C.	214	interplant randomly within mix in min. groups of 7	
	Schizachyrium scoparium	Little Bluestem	3-1/4" Container	12" O.C.	214	interplant randomly within mix in min. groups of 7	
	Silphium terebinthinaceum	Prairie Dock	3-1/4" Container	12" O.C.	71	interplant randomly within mix in min. groups of 7	
	PLANT MIX 2						
	Athyrium felix-femino	Lady Fern	3-1/4" Container	12" O.C.	246	interplant randomly within mix in min. groups of 7	
	Carex bromoides	Common Brome Sedge	3-1/4" Container	12" O.C.	246	interplant randomly within mix in min. groups of 7	
	Carex cherokeensis	Cherokee Sedge	3-1/4" Container	12" O.C.	246	interplant randomly within mix in min. groups of 7	
	Carex pensylvanica	Pennsylvania sedge	3-1/4" Container	12" O.C.	282	interplant randomly within mix in min. groups of 7	
	Carex stricta	Upright Sedge	3-1/4" Container	12" O.C.	246	interplant randomly within mix in min. groups of 7	
	Carex woodii	Woods Sedge	3-1/4" Container	12" O.C.	246	interplant randomly within mix in min. groups of 7	
	Geranium maculatum	Wild Geranium	3-1/4" Container	12" O.C.	246	interplant randomly within mix in min. groups of 7	
	PLANT MIX 3 - BIORETENTION SIDE SLOPE PLUG MIX						
	Bouteloua curtipendula	Side Oats Grama	3-1/4" Container	12" O.C.	108	interplant randomly within mix in min. groups of 7	
	Carex vulpinodea	Fox Sedge	3-1/4" Container	12" O.C.	162	interplant randomly within mix in min. groups of 7	
	Echinacea pallida	Pale Purple Coneflower	3-1/4" Container	12" O.C.	108	interplant randomly within mix in min. groups of 7	
	Liatris aspera	Tall Blazingstar	3-1/4" Container	12" O.C.	108	interplant randomly within mix in min. groups of 7	
	Monarda fistulosa	Wild Bergamot	3-1/4" Container	12" O.C.	108	interplant randomly within mix in min. groups of 7	
	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	3-1/4" Container	12" O.C.	162	interplant randomly within mix in min. groups of 7	
	Rudbeckia hirta	Black-eyed Susan	3-1/4" Container	12" O.C.	108	interplant randomly within mix in min. groups of 7	
	Schizachyrium scoparium	Little Bluestem	3-1/4" Container	12" O.C.	108	interplant randomly within mix in min. groups of 7	
	Tradescantia virginiana	Virginia Spiderwort	3-1/4" Container	12" O.C.	108	interplant randomly within mix in min. groups of 7	
	PLANT MIX 4 - BIORETENTION BOTTOM PLUG MIX						
	Carex stricta	Upright Sedge	3-1/4" Container	12" O.C.	82	interplant randomly within mix in min. groups of 7	
	Carex vulpinodea	Fox Sedge	3-1/4" Container	12" O.C.	82	interplant randomly within mix in min. groups of 7	
	Chelone glabra	Turtlehead	3-1/4" Container	12" O.C.	82	interplant randomly within mix in min. groups of 7	
	EXISTING TREES REMOVALS						
Private	*Acer x freemanii*	Freeman Maple	5" DBH		1		
Private	*Betula papyrifera*	Paper Birch	12" DBH		1	multi-steam	
Private	*Celtis occidentalis*	Hackberry	12" DBH		1		
Private	*Celtis occidentalis*	Hackberry	14" DBH		1		
Private	*Thuja occidentalis*	Northern White Cedar	6" DBH		2	multi-steam	

1 PLANT MATERIAL SCHEDULE

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

Total square footage of developed area:	37,520	SF
Building Footprints	10,297	SF
Development Area Minus Building Footprints	**27,223**	**SF**
Five (5) acres:	217,800	SF
First five (5) developed acres:	**454**	**points**
Remainder of developed area over 5 acres:	-190,577.00	SF
Total landscape points required:	**454**	**points**

General Site, Foundation, Screening

Plant Type/Element	Min. Size at Installation	Points	Exist. Credits QTY.	New/Proposed Landscape QTY.	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			0
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			0
Ornamental tree	1 1/2 inch caliper	15			0
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			0
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			0
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			0
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2		750	1500
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft		0	0
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200		0	0
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"			0
Subtotals					
				General Site/Foundation Total	**1500**

Development Frontage - Hargrove St

	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage Between Parking/Building & Street	225	8	37.5

Element	Point Value	Quantity Existing	Quantity New/Proposed	Points Achieved
Overstory Deciduous Tree	35		4	140
Evergreen Tree	35			0
Ornamental Tree	15		9	135
Upright Evergreen Shrub	10			0
Shrub, deciduous	3		38	114
Shrub, evergreen	4			0
		Development Frontage Points Total		**389**

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

Development Frontage - Tulane Ave

	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage Between Parking/Building & Street	152	5	25

Element	Point Value	Quantity Existing	Quantity New/Proposed	Points Achieved
Overstory Deciduous Tree	35		1	35
Evergreen Tree	35			0
Ornamental Tree	15		27	405
Upright Evergreen Shrub	10			0
Shrub, deciduous	3		15	45
Shrub, evergreen	4			0
		Development Frontage Points Total		**485**

The applicant requests that frontage landscape shrub requirements be waived in leui of substantial ornamental tree grove.

Development Frontage - Ogden St

	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage Between Parking/Building & Street	244	8	41

Element	Point Value	Quantity Existing	Quantity New/Proposed	Points Achieved
Overstory Deciduous Tree	35		8	280
Evergreen Tree	35			0
Ornamental Tree	15			0
Upright Evergreen Shrub	10			0
Shrub, deciduous	3		8	24
Shrub, evergreen	4			0
		Development Frontage Points Total		**304**

The applicant requests that frontage landscape shrub requirements be waived in leui of substantial native perennial plantings.
** 2 Evergreen or 2 Ornamental equal 1 deciduous overstory tree. In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.*

Interior Parking Lots	**SF**	**Overstory Trees Required**
N/A - less than 20 stalls provided		

TOTAL LANDSCAPE POINTS	**2678**

2 LANDSCAPE ORDINANCE WORKSHEET

SHEET NOTES

LEGEND

KEY NOTES

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PLANTING SCHEDULES

THRESHOLD BUILDS

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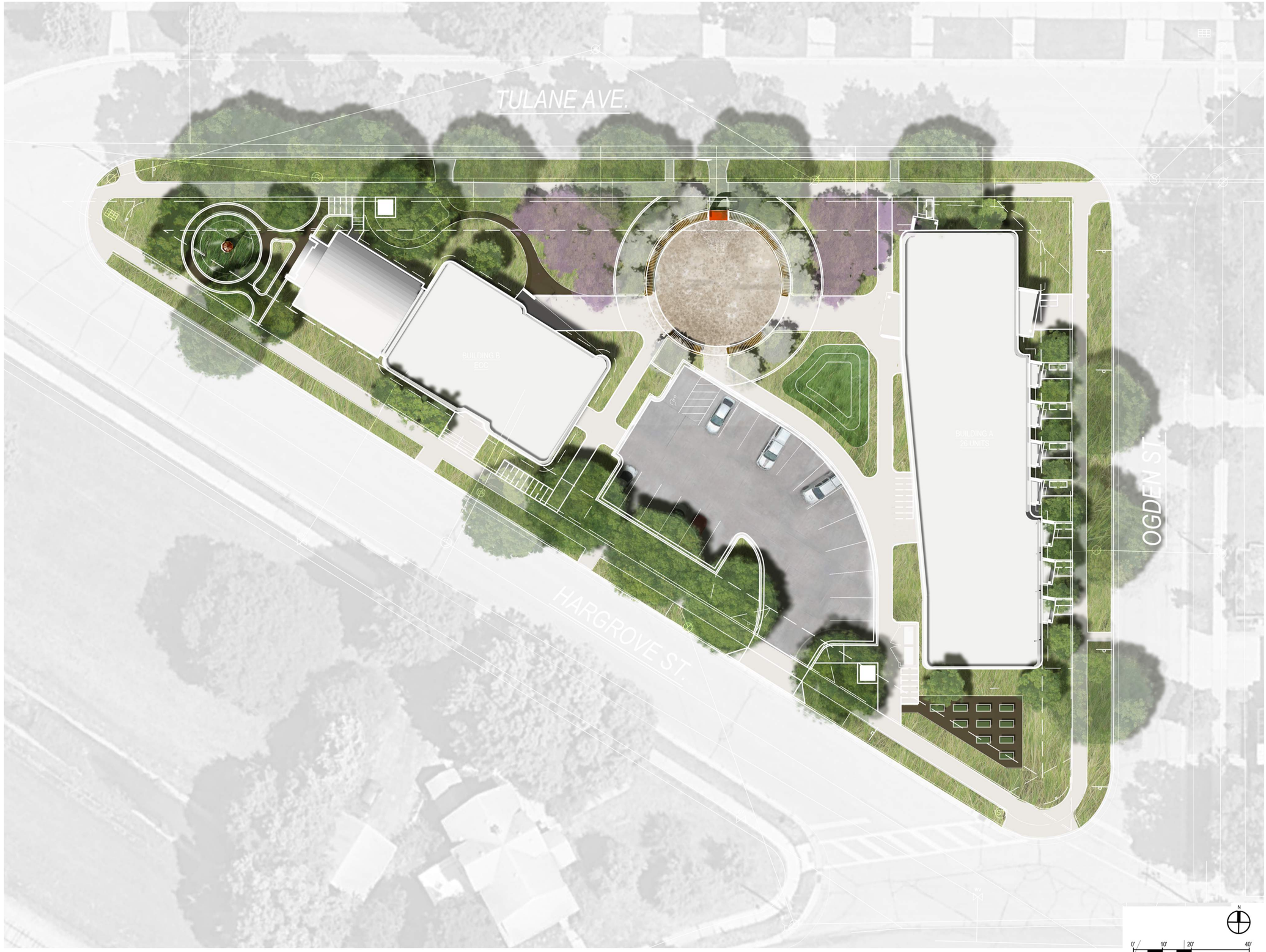

1 RENDERED SITE PLAN

NTS

SHEET NOTES

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DATE 05/27/2025
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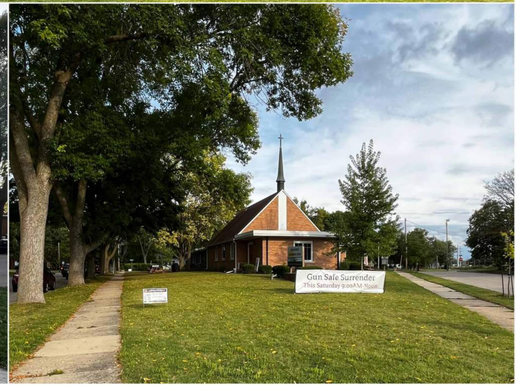
CHECKED BY

SHEET NAME
RENDERED SITE PLAN

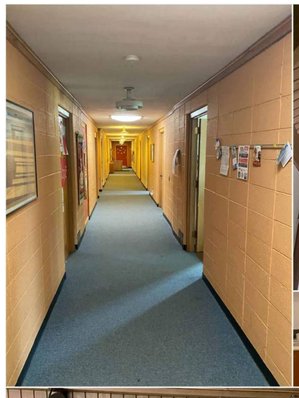
THRESHOLD BUILDS

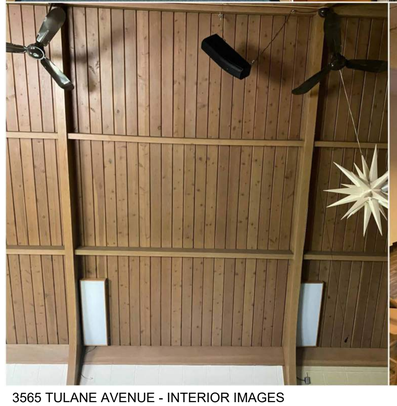
REVISION

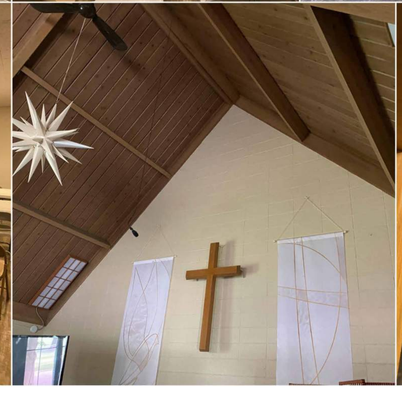
SHEET NO
L102



3565 TULANE AVENUE - EXTERIOR IMAGES







3565 TULANE AVENUE - INTERIOR IMAGES

LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date

PROJECT TEAM
THRESHOLD BUILDS
THRESHOLD SACRED DEVELOPMENT
WYSER ENGINEERING
STRUCTURAL ENGINEER
BERNAU DESIGN
ART & SONS

NOT FOR CONSTRUCTION

CLIENT
COMMON GRACE, LLC

STATUS
LAND USE SUBMITTAL

PROJECT
EASTMORLAND COMMUNITY CENTER + HOUSING

INFORMATION
PROJECT NO 24-0012
DATE 2025.05.27
DRAWN BY SM
CHECKED BY SM

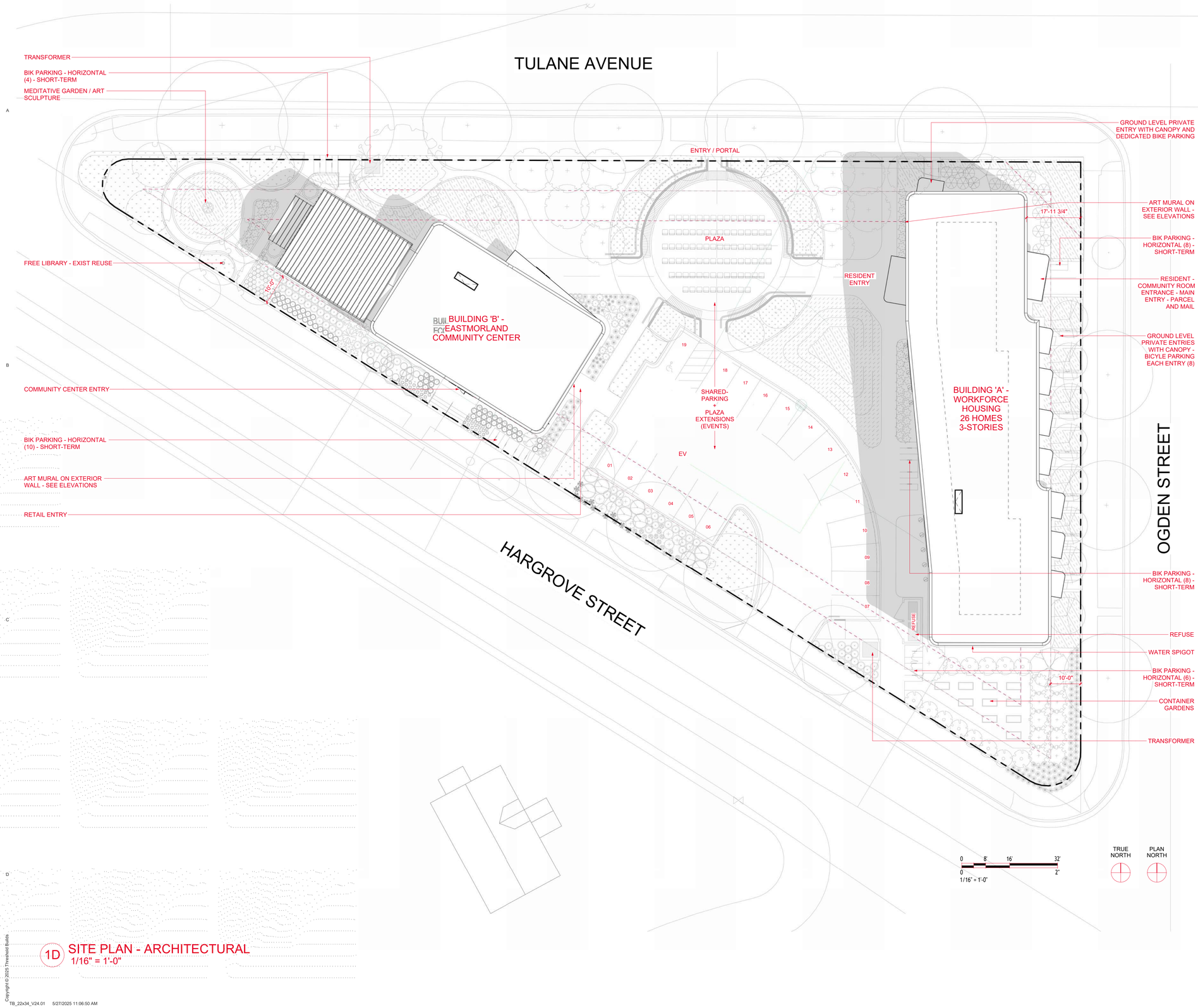
SHEET NAME
DEMOLTION - EXIST PHOTOS AND SITE CONTEXT

THRESHOLD BUILDS

REVISION 1
SHEET NO **D011**

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

TB_22x34_V24.01 5/27/2025 11:06:29 AM



1D SITE PLAN - ARCHITECTURAL
1/16" = 1'-0"

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

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SITE INFORMATION

ADDRESS:	3565 TULANE AVENUE
PARCEL NO:	0710-092-0501-6
ZONING DISTRICT	TR-C2 EXISTING / PD PROPOSED
ALDERMANIC DISTRICT:	DISTRICT 15
NEIGHBORHOOD ASSOC:	EASTMORLAND COMMUNITY ASSOCIATION

STATISTICS:

LOT AREA:	37,520 (0.86 ACRES)
DWELLING UNITS (DU):	26
LOT AREA / DU:	1,443 SF
DENSITY:	30.19 DU/ACRE
USABLE OPEN SPACE:	21,982 SF
OPEN SPACE/DU:	845 SF
BUILDING FOOTPRINT:	10,297 SF
IMPERVIOUS VEHICLE:	5,241 SF
LOT COVERAGE:	15,538 SF
BUILDING HEIGHT:	3-STORIES / 37'-5"
BUILDING AREAS:	
BUILDING A:	18,588 GSF (6,196 GSF/LEVEL)
BUILDING B:	7,236 GSF (6,628 NET SF)
DWELLING UNIT MIX:	
STUDIO:	18
1-BEDROOM:	3
2-BEDROOM:	4
3-BEDROOM:	1
TOTAL:	26
PARKING VEHICULAR:	
PARKING REQUIRED:	0 (TOD)
SURFACE:	19
STRUCTURED:	0
EV CHARGER PARKING:	
EV-READY:	4 REQUIRED / 4 PROVIDED
EV-INSTALLED:	1 REQUIRED / 2 PROVIDED
BICYCLE PARKING:	
HOUSING:	24 SPACES (14 VERTICAL, 10 HORIZONTAL)
SITE:	38 HORIZONTAL SPACES

BUILDING A (HOUSING)

LEVEL 01	6,196 GSF
LEVEL 02	6,196 GSF
LEVEL 03	6,196 GSF
TOTAL	18,588 GSF

BUILDING B (COMMUNITY CENTER)

LEVEL 01	4,101 GSF
LEVEL 02	3,135 GSF (NOTE: 3,076 = 75% OF LEVEL 01 - TOD)
TOTAL	7,236 GSF
NET	6,628 SF

BUILDING A AND BUILDING B TOTAL

TOTAL	25,824 GSF

Issued For	Revision	Date
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PROJECT TEAM
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STRUCTURAL ENGINEER
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COMMON GRACE, LLC

STATUS
LAND USE SUBMITTAL

PROJECT
EASTMORLAND COMMUNITY CENTER + HOUSING

INFORMATION

PROJECT NO	24-0012
DATE	2025.05.27
DRAWN BY	SM
CHECKED BY	SM

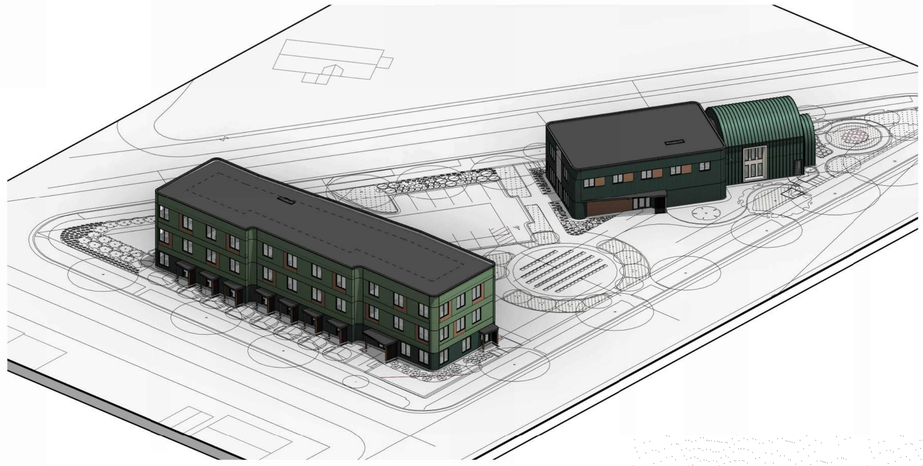
SHEET NAME
SITE PLAN - ARCHITECTURAL

THRESHOLD BUILDS

REVISION	SHEET NO
1	A010

1B ORTHOGRAPHIC - ECC

1C ORTHOGRAPHIC - ECC



3B ORTHOGRAPHIC - AERIAL VIEW - NORTHEAST

3C ORTHOGRAPHIC - AERIAL VIEW - SOUTHEAST

3D ORTHOGRAPHIC - AERIAL VIEW - NORTH

LAND USE APPLICATION / UDC	1	2025.05.27
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INFORMATION
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SHEET NAME
ARCHITECTURAL RENDERINGS

THRESHOLD BUILDS

REVISION 1

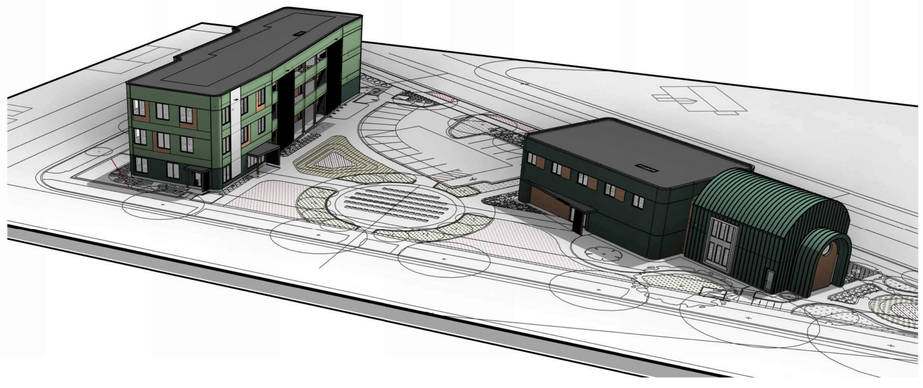
SHEET NO **A020**

1B ORTHOGRAPHIC - HOUSING

1C ORTHOGRAPHIC - HOUSING

1D ORTHOGRAPHIC - HOUSING

3C PERSPECTIVE - AERIAL VIEW



3D PERSPECTIVE - AERIAL VIEW

LAND USE APPLICATION / UDC	1	2025.05.27
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INFORMATION
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SHEET NAME
ARCHITECTURAL RENDERINGS

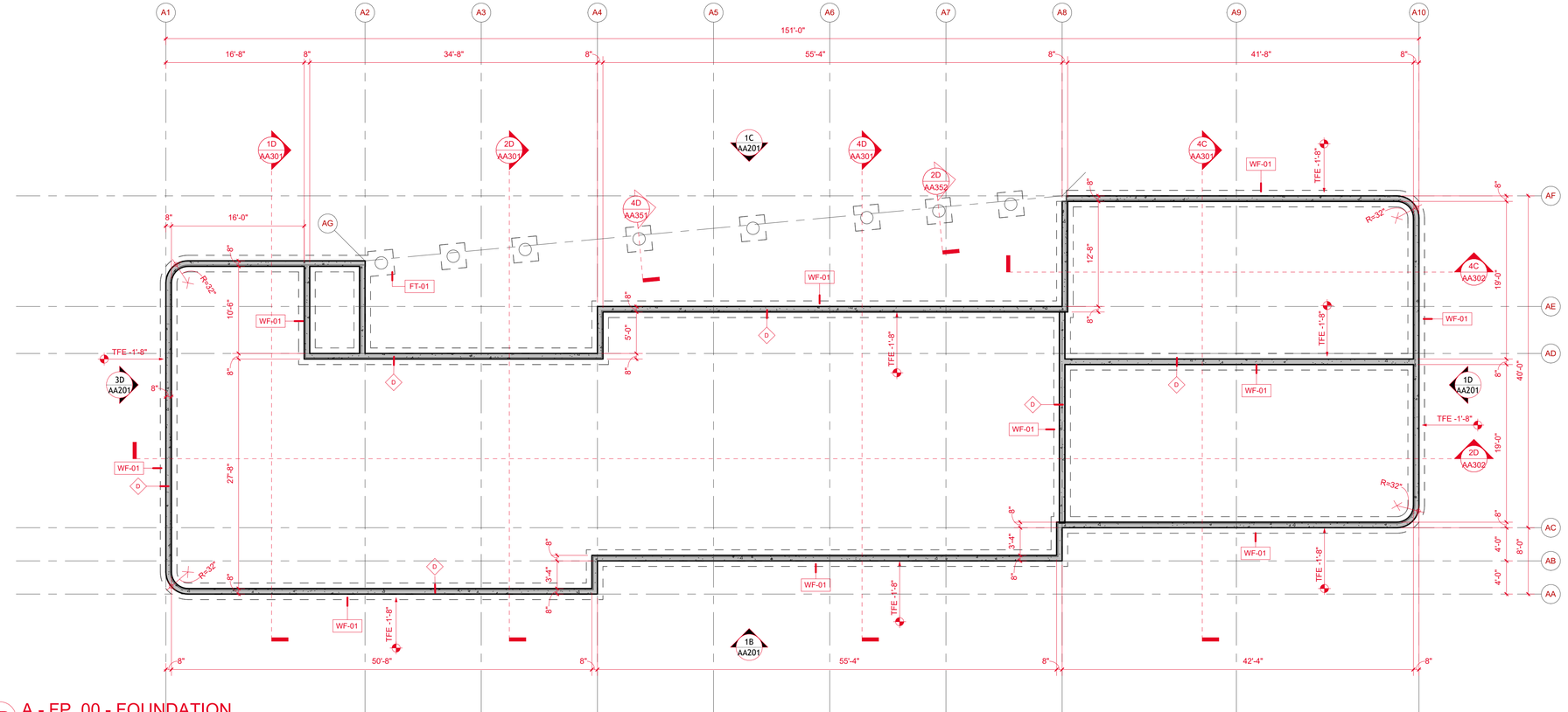
THRESHOLD BUILDS

REVISION 1
SHEET NO **A021**

TB_22x34_V24.01 5/27/2025 11:08:08 AM

KEYNOTES

KEY (SPEC SECTION) - PRODUCT - DESCRIPTION



1D A - FP_00 - FOUNDATION
1/8" = 1'-0"

LAND USE APPLICATION / UDC	1	2025.05.27
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THRESHOLD BUILDS

SHEET NAME
BUILDING A - FLOOR PLAN - FOUNDATION

REVISION 1

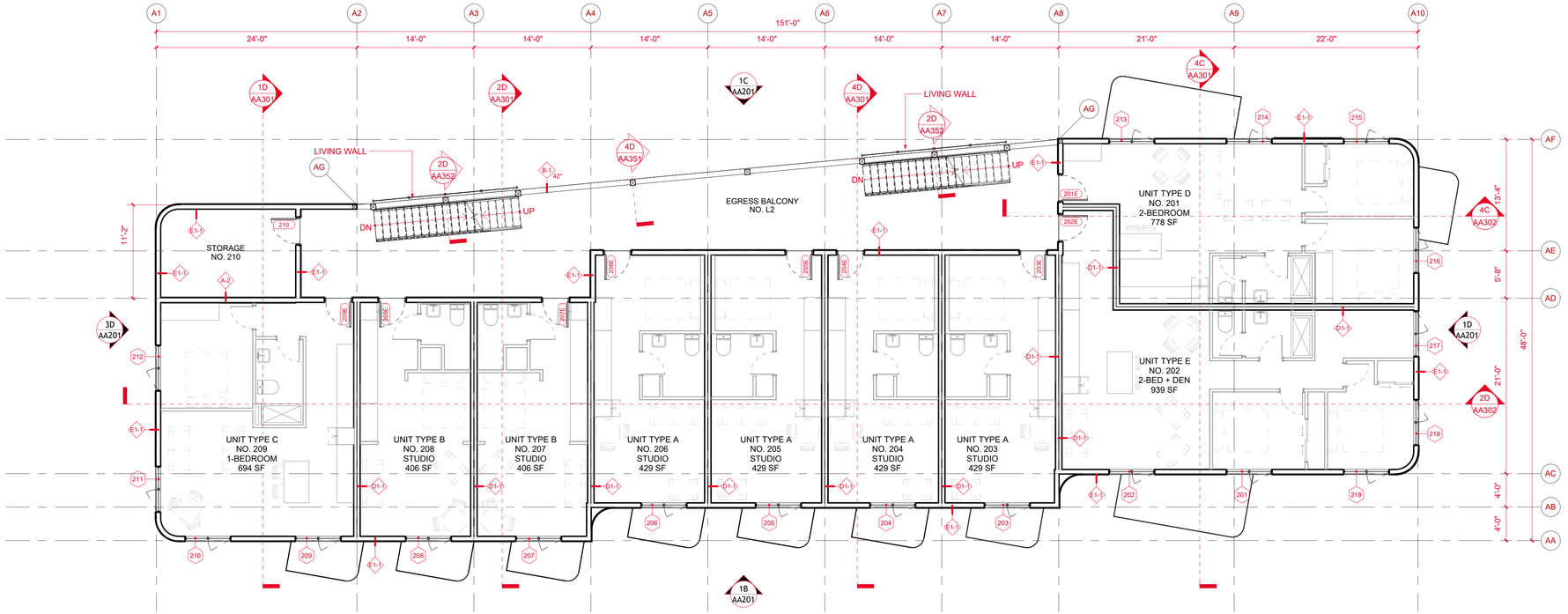
SHEET NO AA100

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

TB_22x34_V24.01 5/27/2025 11:08:08 AM

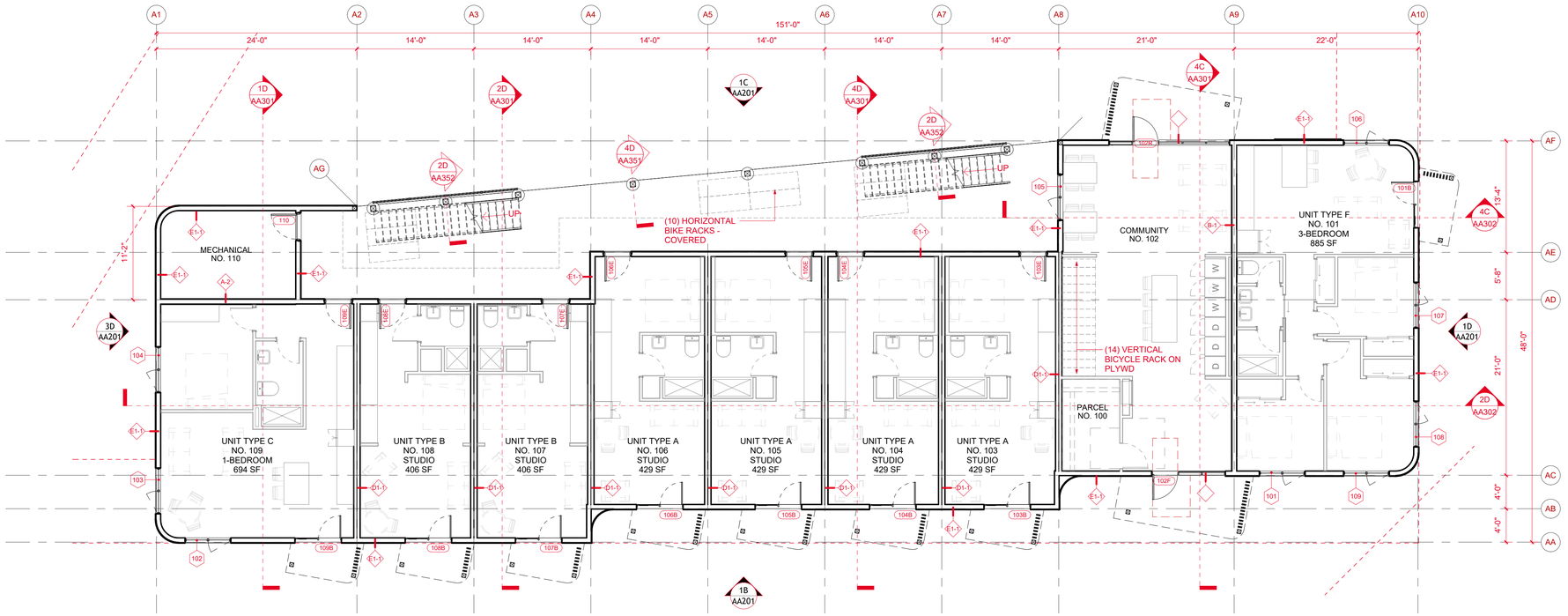
KEYNOTES

KEY (SPEC SECTION) - PRODUCT - DESCRIPTION



1B BUILDING A - FLOOR PLAN - LEVEL 02

1/8" = 1'-0"



1D BUILDING A - FLOOR PLAN - LEVEL 01

1/8" = 1'-0"

LAND USE APPLICATION / UDC	1	2025.05.27
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INFORMATION
PROJECT NO 24-0012
DATE 2025.05.27
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THRESHOLD BUILDS

SHEET NAME
BUILDING A - FLOOR PLAN - LEVEL 01 AND 02

REVISION 1

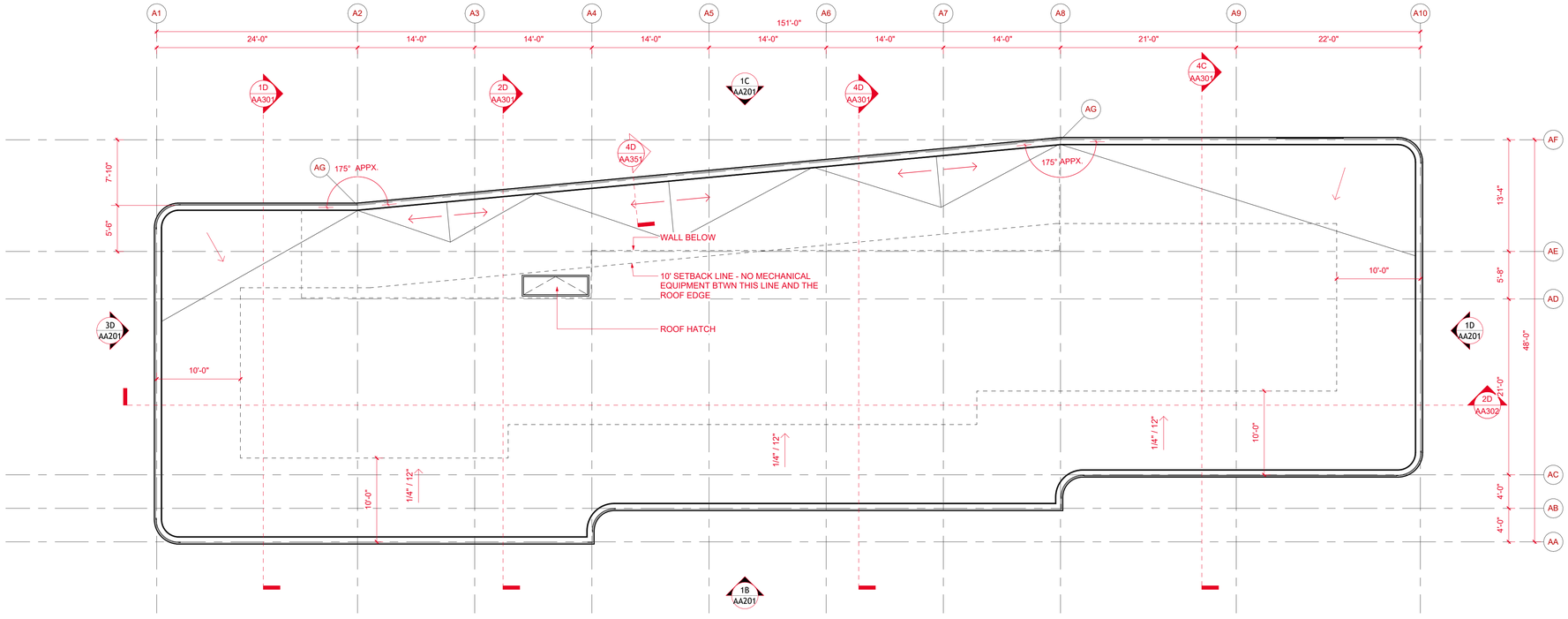
SHEET NO **AA101**

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

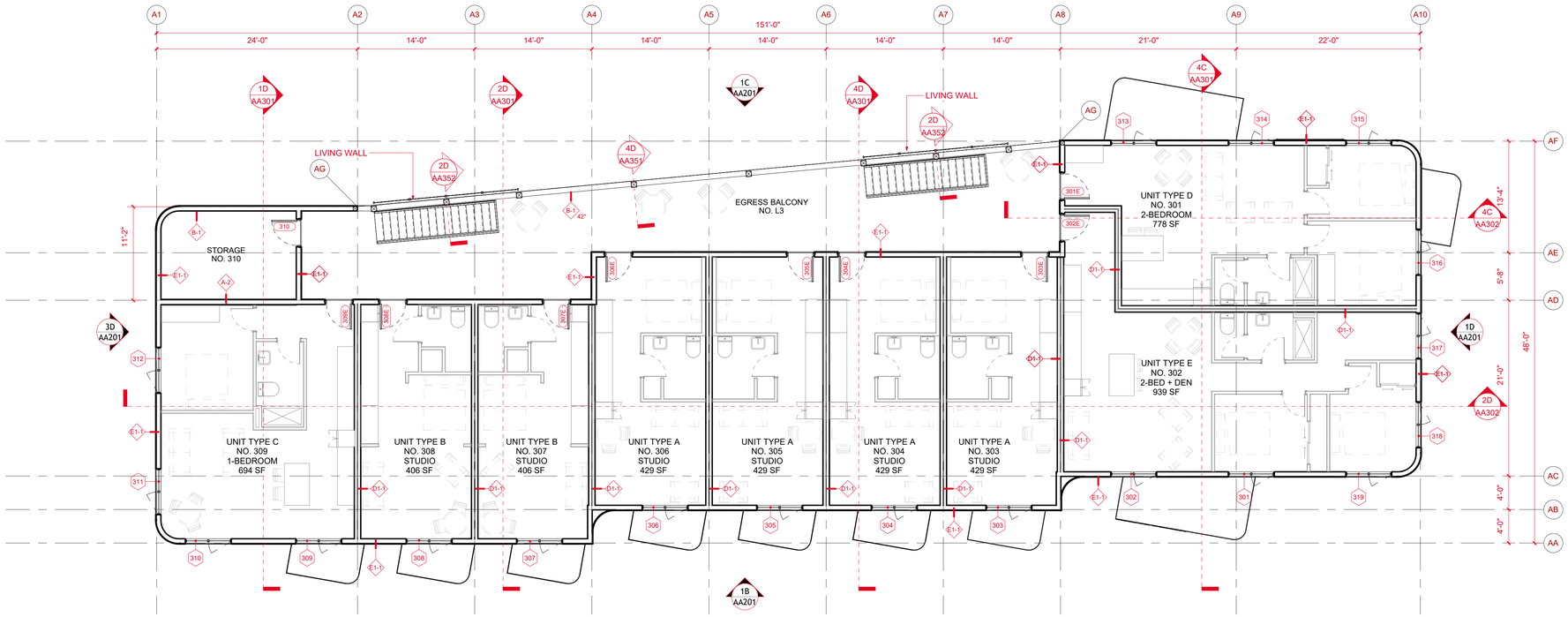
TB_22x34_V24.01 5/27/2025 11:08:12 AM

KEYNOTES

KEY (SPEC SECTION) - PRODUCT - DESCRIPTION



1B BUILDING A - ROOF PLAN
1/8" = 1'-0"



1D BUILDING A - FLOOR PLAN - LEVEL 03
1/8" = 1'-0"

LAND USE APPLICATION / UDC	1	2025.05.27
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PROJECT TEAM
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INFORMATION
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THRESHOLD BUILDS

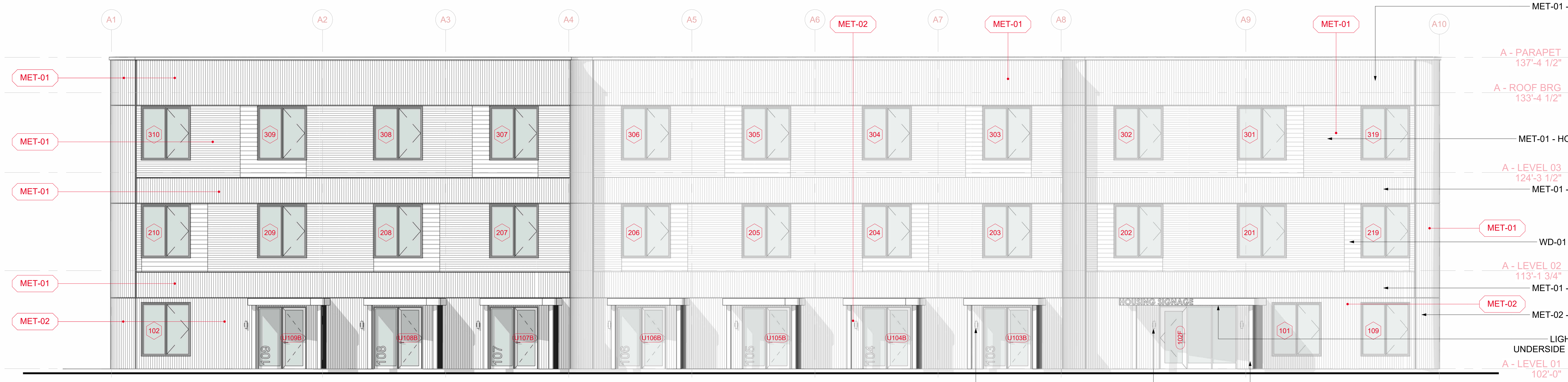
SHEET NAME
BUILDING A - FLOOR PLANS - LEVEL 03 AND ROOF

REVISION 1

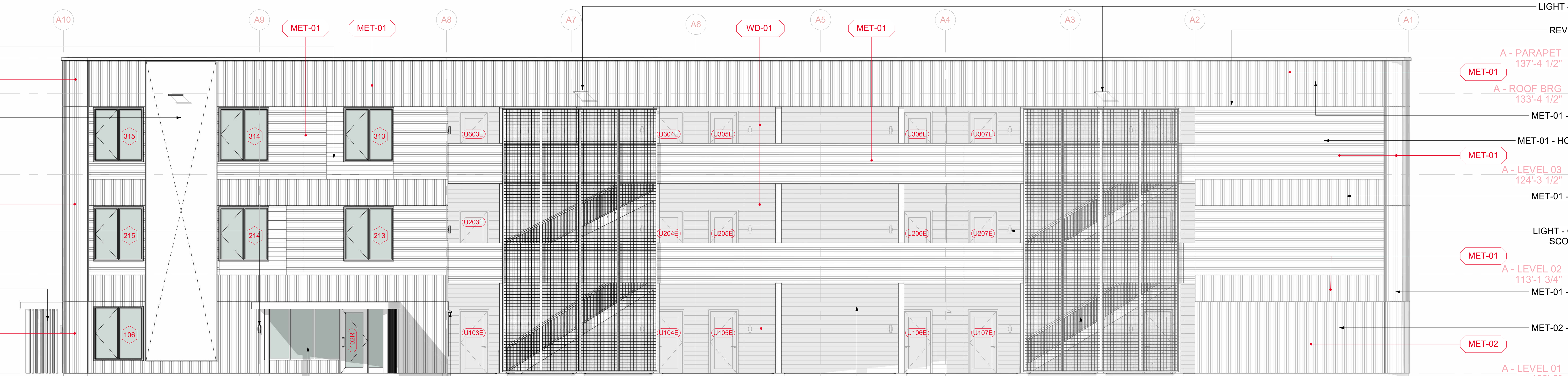
SHEET NO **AA102**

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

TB_22x34_V24.01 5/27/2025 11:08:15 AM

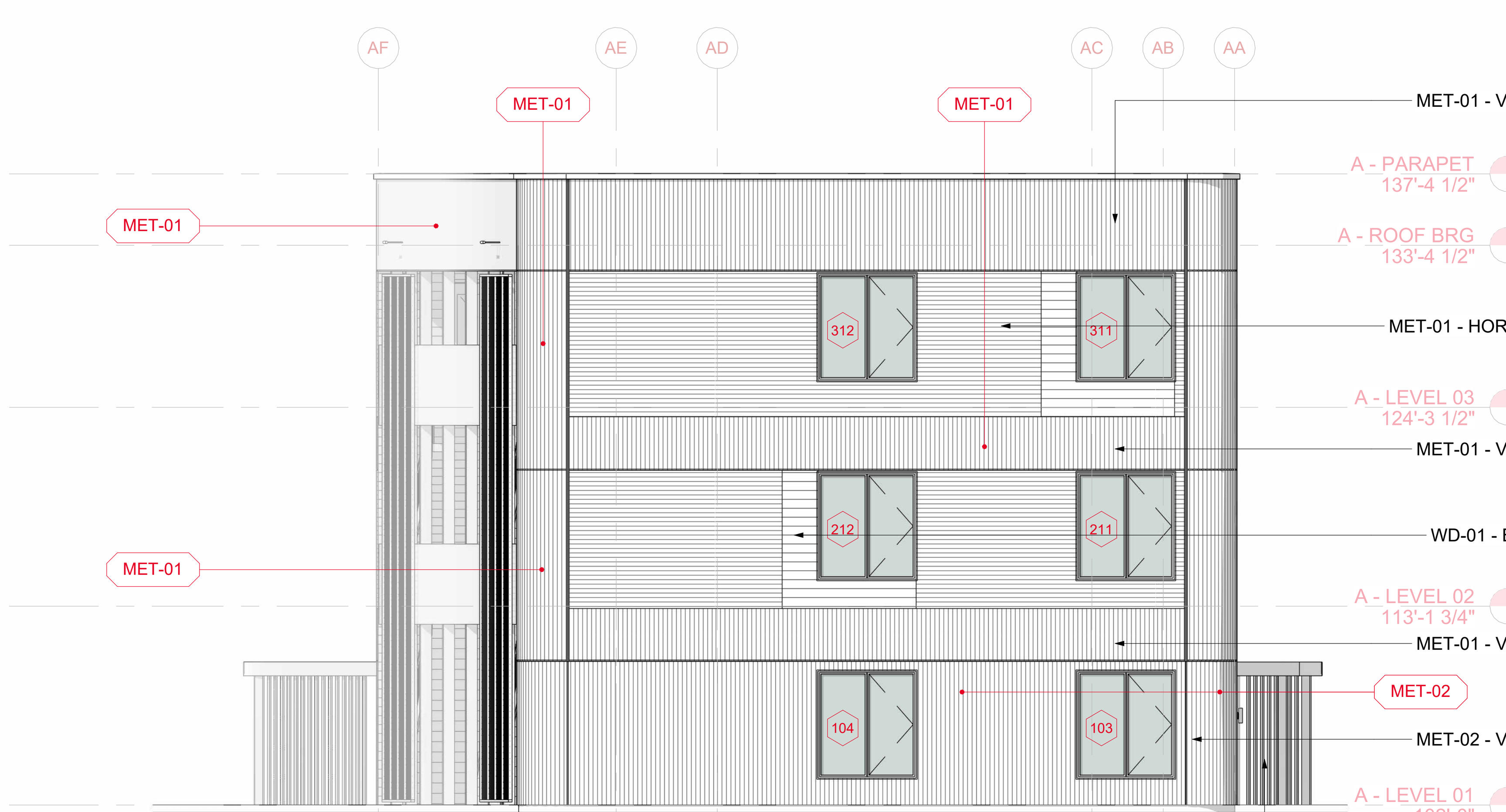


1B BUILDING A - EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



1C BUILDING A - EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

1D BUILDING A - EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



3D BUILDING A - EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

MATERIAL ID SCHEDULE

ID	SPEC	DESCRIPTION
COPING	07	MATTE BLACK
EIFS-01	07	EIFS - NEUTRAL / NATURAL WHITE
EPDM	07 53 23	EPDM ROOFING
INSUL-01	07 21 00	EPS
INSUL-02	07 21 00	FIBERGLASS BATT (R-21)
INSUL-03	07 21 00	ACOUSTICAL
INSUL-04	07 21 00	-
INSUL-05	07 21 00	-
INSUL-06	07 21 00	-
MET-01	07 41 13	COR MET - MULTI-COR - PATINA GREEN
MET-02	07 42 13	COR MET - MULTI-COR - EVERGREEN
MET-03	07 42 13	STAND SEAM MET - 138T - EVERGREEN
SAM-01	07 25 00	-
SDNG-01	07 46 42	LP SMARTSIDE - TIMBERLAND SU - ALT
SEALANT	07 92 00	OSI SC175 - GREENGUARD
TAPE-01	07 25 00	TYVEK WINDOW TAPE
TAPE-02	07 25 00	3M 8067
VB-01	07 27 00	STEGO WRAP VB (15-MIL)
VB-02	07 27 00	CERTAINTEED MEMBRAIN
WD-01	00 00 00	BLACK LOCUST - ACCENT WOOD
WRB-01	07 25 00	TYVEK DRAINWRAP
WRB-02	07 41 13	SA ROOF UNDERLAYMENT

NOTE: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION

GENERAL ELEVATION NOTES

1. BIRD-SAFE GLAZING - BUILDING FACADES ARE LESS THAN 50% GLAZING AND ALL OF THE WINDOWS, OR MULLED WINDOWS, ARE LESS THAN 50 SF OF GLAZING, UNO ON ELEVATIONS.
2. MURAL DETAILS
   A. MEDIUM DENSITY OVERLAY (MDO) ON CORAVENT STURDI-STRIP - MURAL EDGE DETAIL INCLUDES J-TRIM CLOSURE AND F-TRIM REVEAL COLOR TO MATCH ADJACENT EXTERIOR MATERIAL - MURAL FINISH BY ARTIST - INCLUDES POLYTAB NON-WOVEN FABRIC MEDIUM PRIMED AND PAINTED WITH EXTERIOR GRADE PAINT - UV PROTECTIVE TOPCOAT - ADHERED WITH NOVA GEL ACRYLIC TO MDO - FINISH LAYER OF ANTI-GRAFFITI BARRIER (OKON GRAFFITI BARRIER)
3. LIVING WALL DETAILS
   A. 50" X 16' WIRE FENCING ON HORIZONTAL 18' X 2" GALVANIZED POST MOUNTED TO BUILDING POSTS WITH HEAVY GAUGE PIPE STRAPS

Issued For	Revision	Date
LAND USE APPLICATION / UDC	1	2025.05.27

PROJECT TEAM
THRESHOLD BUILDS
THRESHOLD SACRED DEVELOPMENT
WYSER ENGINEERING
STRUCTURAL ENGINEER
BERNAU DESIGN
ART & SONS

NOT FOR CONSTRUCTION

CLIENT
COMMON GRACE, LLC

STATUS
LAND USE SUBMITTAL

PROJECT
EASTMORLAND COMMUNITY CENTER + HOUSING

INFORMATION
PROJECT NO 24-0012
DATE 2025.05.27
DRAWN BY SM
CHECKED BY SM

THRESHOLD BUILDS

SHEET NAME
BUILDING A - ELEVATIONS - EXTERIOR

REVISION 1
SHEET NO **AA201**

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

TB_22x34_V24.01 7/10/2025 6:22:44 AM

MET-01 - VERTICAL CORRUGATED METAL - PATINA GREEN

A - PARAPET 137'-4 1/2"

MET-01 - HORIZONTAL CORRUGATED METAL - PATINA GREEN

A - LEVEL 03 124'-3 1/2"

MET-01 - VERTICAL CORRUGATED METAL - PATINA GREEN

WD-01 - BLACK LOCUST - WOOD ACCENT

A - LEVEL 02 113'-1 3/4"

MET-01 - VERTICAL CORRUGATED METAL - PATINA GREEN

MET-02 - VERTICAL CORRUGATED METAL - EVERGREEN

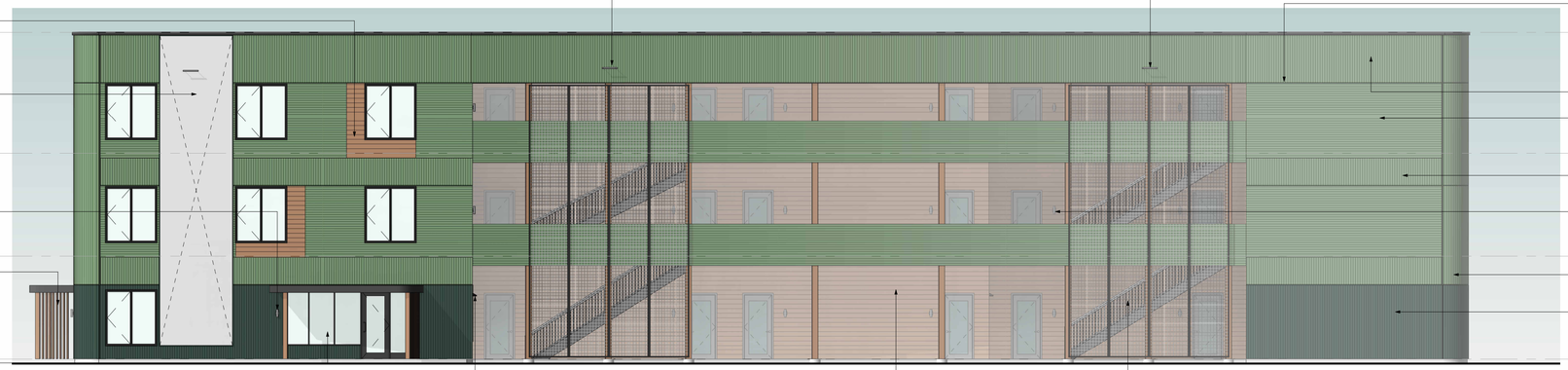
LIGHT - VIA SEAL RECESSED - UNDERSIDE OF ENTRY ROOF CANOPY

A - LEVEL 01 102'-0"

ENTRY CANOPIES - WD-01 MATCH - SUPPORT AND DECORTATIVE PRIVACY BRISE SOLEIL

LIGHT - CALIBER OUTDOOR WALL SCONCE (3000K) - TYPICAL AT ENTRIES

1B BUILDING A - EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



LIGHT - STYK - EXTERIOR STEM - DOWNLIGHT

REVEAL - J-TRIM AND F-TRIM - TYPICAL

WD-01 - WOOD ACCENT

A - PARAPET 137'-4 1/2"

MET-01 - VERTICAL CORRUGATED METAL - PATINA GREEN

MURAL LOCATION (8' X 34' +/-) SEE GENERAL ELEVATION NOTES FOR MORE INFORMATION

MET-01 - HORIZONTAL CORRUGATED METAL - PATINA GREEN

A - LEVEL 03 124'-3 1/2"

MET-01 - VERTICAL CORRUGATED METAL - PATINA GREEN

LIGHT - CALIBER OUTDOOR WALL SCONCE (3000K) - TYPICAL AT ENTIRES AND VIA SEAL RECESSED UNDERSID OF ENTRY ROOF CANOPY

LIGHT - CALIBER OUTDOOR WALL SCONCE (3000K) - TYPICAL AT ENTIRES

A - LEVEL 02 113'-1 3/4"

ENTRY CANOPIES - WD-01 MATCH - SUPPORT AND DECORTATIVE PRIVACY BRISE SOLEIL

MET-01 - VERTICAL CORRUGATED METAL - PATINA GREEN

MET-02 - VERTICAL CORRUGATED METAL - EVERGREEN

A - LEVEL 01 102'-0"

STOREFRONT - GLASS AREA LESS THAN 50 SF

LIGHT - AEL WALLPACK - TYPICAL AT STAIRS

LIVING WALL - SEE GENERAL ELEVATION NOTES FOR MORE INFORMATION

WD-01 - BLACK LOCUST - OR SDNG-01 ALT

1C BUILDING A - EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

A - PARAPET 137'-4 1/2"

MET-01 - VERTICAL CORRUGATED METAL - PATINA GREEN

MET-01 - HORIZONTAL CORRUGATED METAL - PATINA GREEN

A - LEVEL 03 124'-3 1/2"

MET-01 - VERTICAL CORRUGATED METAL - PATINA GREEN

WD-01 - BLACK LOCUST - WOOD ACCENT

A - LEVEL 02 113'-1 3/4"

MET-01 - VERTICAL CORRUGATED METAL - PATINA GREEN

MET-02 - VERTICAL CORRUGATED METAL - EVERGREEN

LIGHT - CALIBER OUTDOOR WALL SCONCE (3000K) - TYPICAL AT ENTRIES

A - LEVEL 01 102'-0"

ENTRY CANOPIES - WD-01 SUPPORT AND DECORTATIVE PRIVACY BRISE SOLEIL

1D BUILDING A - EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

A - PARAPET 137'-4 1/2"

MET-01 - VERTICAL CORRUGATED METAL - PATINA GREEN

MET-01 - HORIZONTAL CORRUGATED METAL - PATINA GREEN

A - LEVEL 03 124'-3 1/2"

MET-01 - VERTICAL CORRUGATED METAL - PATINA GREEN

WD-01 - BLACK LOCUST - WOOD ACCENT

A - LEVEL 02 113'-1 3/4"

MET-01 - VERTICAL CORRUGATED METAL - PATINA GREEN

MET-02 - VERTICAL CORRUGATED METAL - EVERGREEN

A - LEVEL 01 102'-0"

ENTRY CANOPIES - WD-01 SUPPORT AND DECORTATIVE PRIVACY BRISE SOLEIL

3D BUILDING A - EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

MATERIAL ID SCHEDULE

ID	SPEC	DESCRIPTION
COPING	07	MATTE BLACK
EIFS-01	07	EIFS - NEUTRAL / NATURAL WHITE
EPDM	07 53 23	EPDM ROOFING
INSUL-01	07 21 00	EPS
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INSUL-04	07 21 00	-
INSUL-05	07 21 00	-
INSUL-06	07 21 00	-
MET-01	07 41 13	COR MET - MULTI-COR - PATINA GREEN
MET-02	07 42 13	COR MET - MULTI-COR - EVERGREEN
MET-03	07 42 13	STAND SEAM MET - 138T - EVERGREEN
SAM-01	07 25 00	-
SDNG-01	07 46 42	LP SMARTSIDE - TIMBERLAND SU - ALT
SEALANT	07 92 00	OSI SC175 - GREENGUARD
TAPE-01	07 25 00	TYVEK WINDOW TAPE
TAPE-02	07 25 00	3M 8067
VB-01	07 27 00	STEGO WRAP VB (15-MIL)
VB-02	07 27 00	CERTAINTEED MEMBRAIN
WD-01	00 00 00	BLACK LOCUST - ACCENT WOOD
WRB-01	07 25 00	TYVEK DRAINWRAP
WRB-02	07 41 13	SA ROOF UNDERLAYMENT

NOTE: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION

GENERAL ELEVATION NOTES

1. BIRD-SAFE GLAZING - BUILDING FACADES ARE LESS THAN 50% GLAZING AND ALL OF THE WINDOWS, OR MULLED WINDOWS, ARE LESS THAN 50 SF OF GLAZING, UNO ON ELEVATIONS.
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   A. MEDIUM DENSITY OVERLAY (MDO) ON CORAVENT STURDI-STRIP - MURAL EDGE DETAIL INCLUDES J-TRIM CLOSURE AND F-TRIM REVEAL COLOR TO MATCH ADJACENT EXTERIOR MATERIAL - MURAL FINISH BY ARTIST - INCLUDES POLYTAB NON-WOVEN FABRIC MEDIUM PRIMED AND PAINTED WITH EXTERIOR GRADE PAINT - UV PROTECTIVE TOPCOAT - ADHERED WITH NOVA GEL ACRYLIC TO MDO - FINISH LAYER OF ANTI-GRAFFITI BARRIER (OKON GRAFFITI BARRIER)
3. LIVING WALL DETAILS
   A. 50" X 16' WIRE FENCING ON HORIZONTAL 18' X 2" GALVANIZED POST MOUNTED TO BUILDING POSTS WITH HEAVY GAUGE PIPE STRAPS

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PROJECT NO 24-0012
DATE 2025.05.27
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SHEET NAME
BUILDING A - ELEVATIONS - EXTERIOR - COLOR

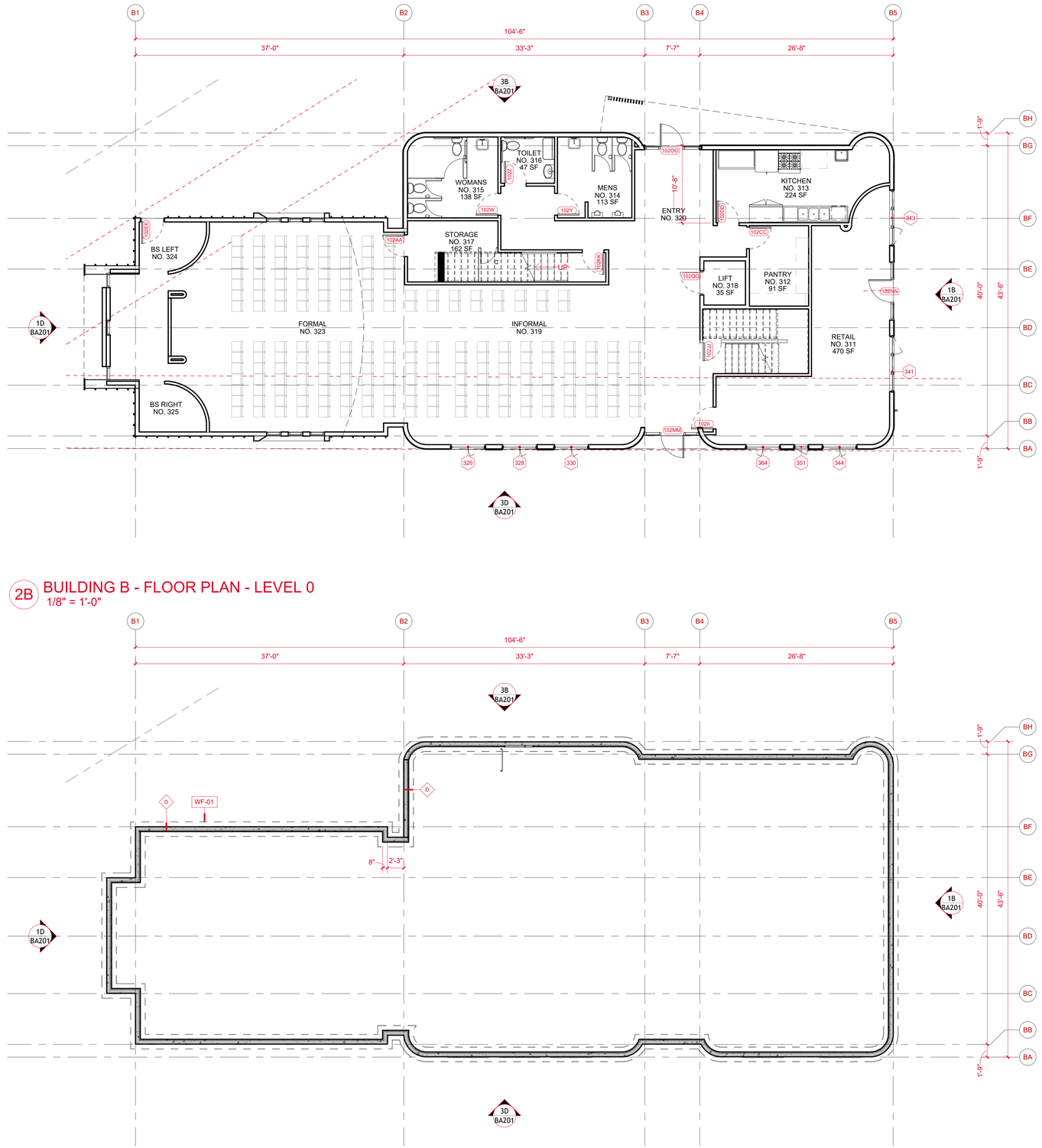
THRESHOLD BUILDS

REVISION 1

SHEET NO **AA202**

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

TB_22x34_V24.01 7/10/2025 6:23:09 AM



2B BUILDING B - FLOOR PLAN - LEVEL 0
1/8" = 1'-0"

2D BUILDING B - FOUNDATION PLAN
1/8" = 1'-0"

KEYNOTES

KEY (SPEC SECTION) - PRODUCT - DESCRIPTION

LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date

PROJECT TEAM
THRESHOLD BUILDS
THRESHOLD SACRED DEVELOPMENT
WYSS ENGINEERING
STRUCTURAL ENGINEER
BERNAU DESIGN
ART & SONS

NOT FOR CONSTRUCTION

CLIENT
COMMON GRACE, LLC

STATUS
LAND USE SUBMITTAL

PROJECT
EASTMORLAND COMMUNITY CENTER + HOUSING

INFORMATION
PROJECT NO 24-0012
DATE 2025.05.27
DRAWN BY TB
CHECKED BY SM

SHEET NAME
BUILDING B - FLOOR PLAN - FOUNDATION AND LEVEL 01

THRESHOLD BUILDS

REVISION 1

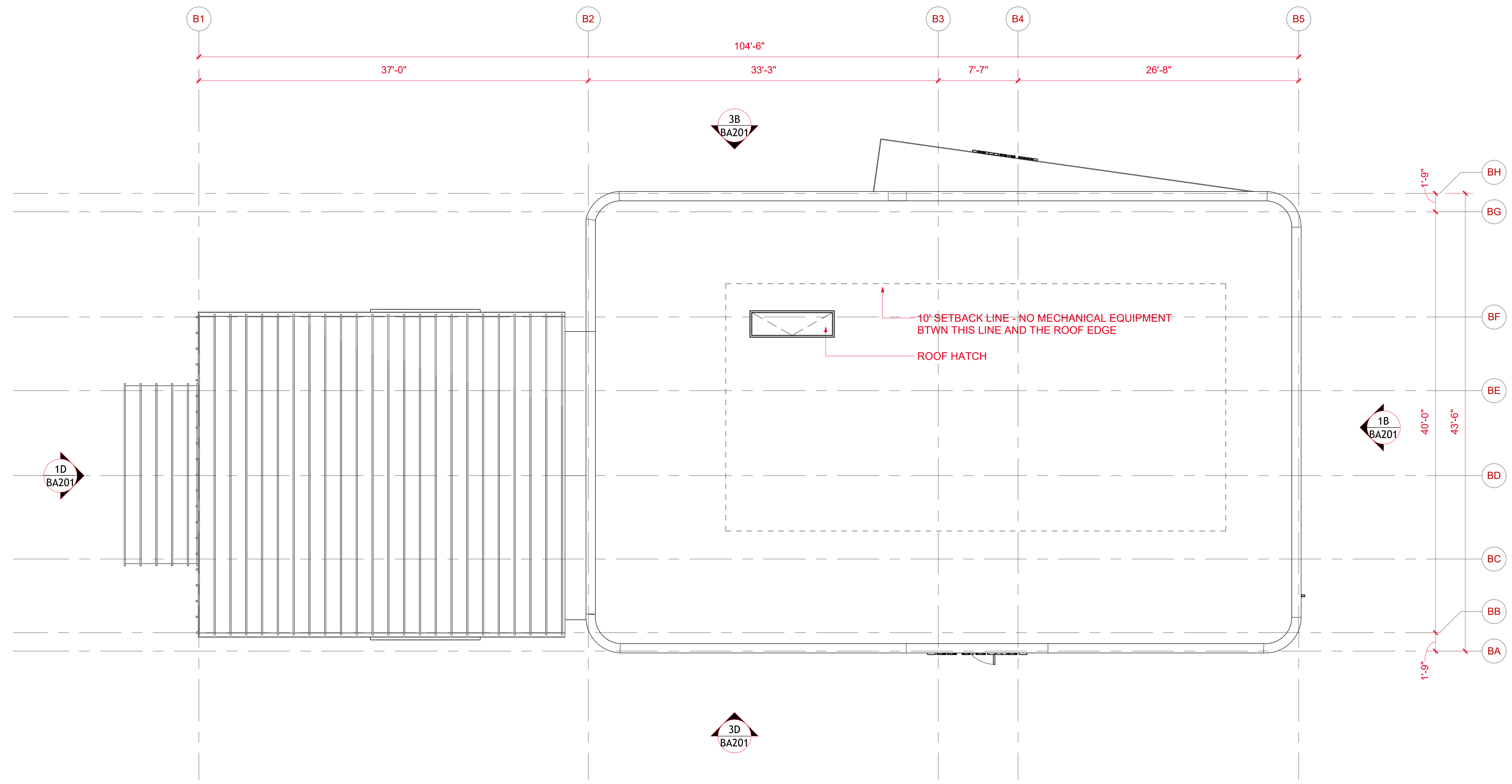
SHEET NO **BA101**

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

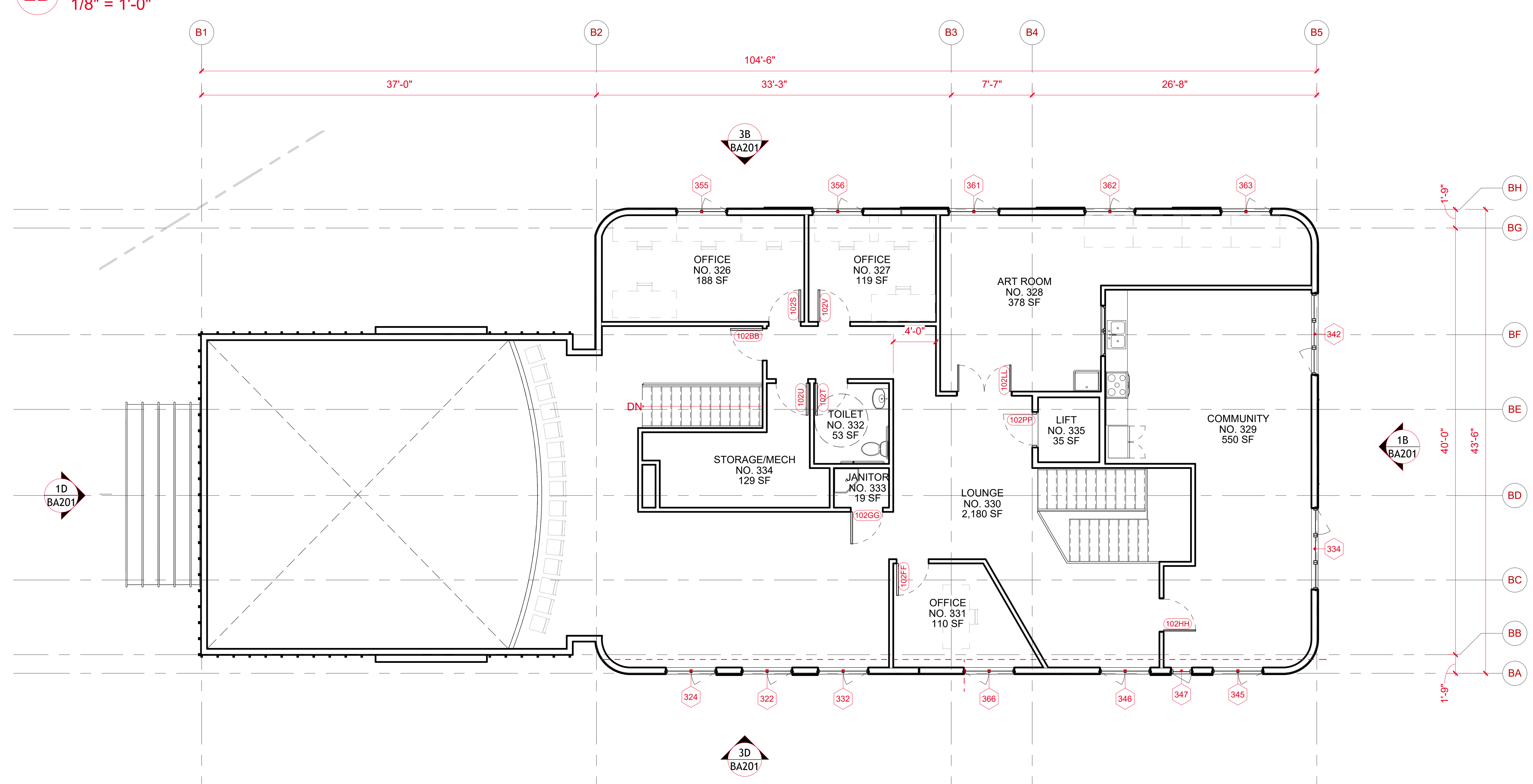
TB_22x34_V24.01 5/27/2025 11:09:21 AM

KEYNOTES

KEY (SPEC SECTION) - PRODUCT - DESCRIPTION



2B BUILDING B - ROOF PLAN
1/8" = 1'-0"



2D BUILDING B - FLOOR PLAN - LEVEL 02
1/8" = 1'-0"

LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date

PROJECT TEAM
THRESHOLD BUILDS
THRESHOLD SACRED DEVELOPMENT
WYSER ENGINEERING
STRUCTURAL ENGINEER
BERNAU DESIGN
ART & SONS

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COMMON GRACE, LLC

STATUS
LAND USE SUBMITTAL

PROJECT
EASTMORLAND COMMUNITY CENTER + HOUSING

INFORMATION
PROJECT NO 24-0012
DATE 2025.05.27
DRAWN BY TB
CHECKED BY SM

THRESHOLD BUILDS

SHEET NAME
BUILDING B - FLOOR PLAN - LEVEL 02 AND ROOF

REVISION 1

SHEET NO **BA102**

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

TB_22x34_V24.01 5/27/2025 11:09:22 AM

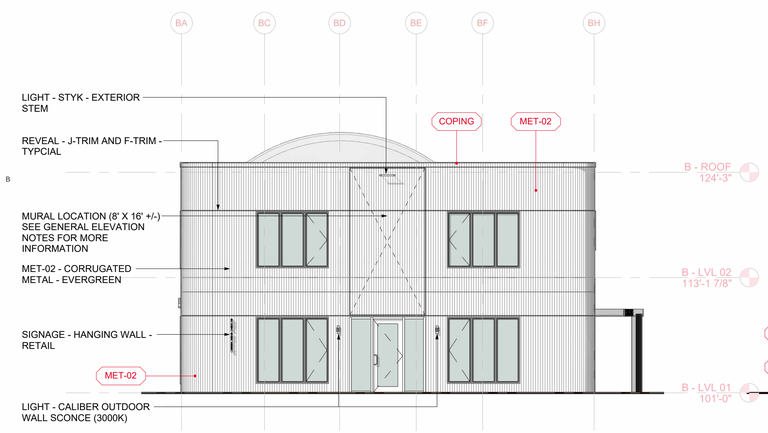
MATERIAL ID SCHEDULE

ID	SPEC	DESCRIPTION
COPING	07	MATTE BLACK
EIFS-01	07	EIFS - NEUTRAL / NATURAL WHITE
EPDM	07 53 23	EPDM ROOFING
INSUL-01	07 21 00	EPS
INSUL-02	07 21 00	FIBERGLASS BATT (R-21)
INSUL-03	07 21 00	ACOUSTICAL
INSUL-04	07 21 00	-
INSUL-05	07 21 00	-
INSUL-06	07 21 00	-
MET-01	07 41 13	COR MET - MULTI-COR - PATINA GREEN
MET-02	07 42 13	COR MET - MULTI-COR - EVERGREEN
MET-03	07 42 13	STAND SEAM MET - 138T - EVERGREEN
SAM-01	07 25 00	-
SDNG-01	07 46 42	LP SMARTSIDE - TIMBERLAND SU - ALT
SEALANT	07 92 00	OSI SC175 - GREENGUARD
TAPE-01	07 25 00	TYVEK WINDOW TAPE
TAPE-02	07 25 00	3M 8067
VB-01	07 27 00	STEGO WRAP VB (15-MIL)
VB-02	07 27 00	CERTAINTEED MEMBRAIN
WD-01	00 00 00	BLACK LOCUST - ACCENT WOOD
WRB-01	07 25 00	TYVEK DRAINWRAP
WRB-02	07 41 13	SA ROOF UNDERLAYMENT

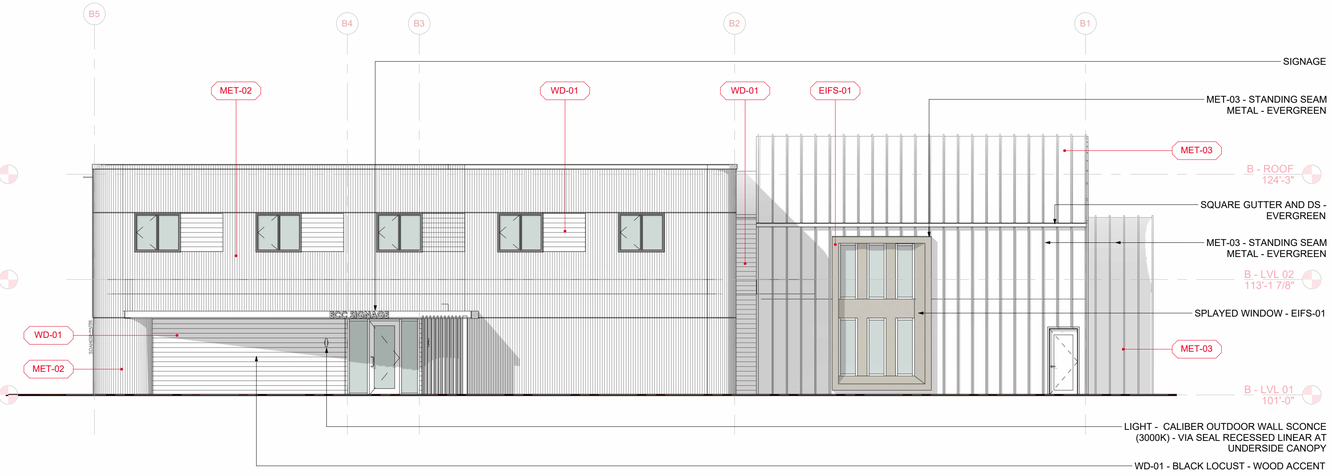
NOTE: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION

GENERAL ELEVATION NOTES

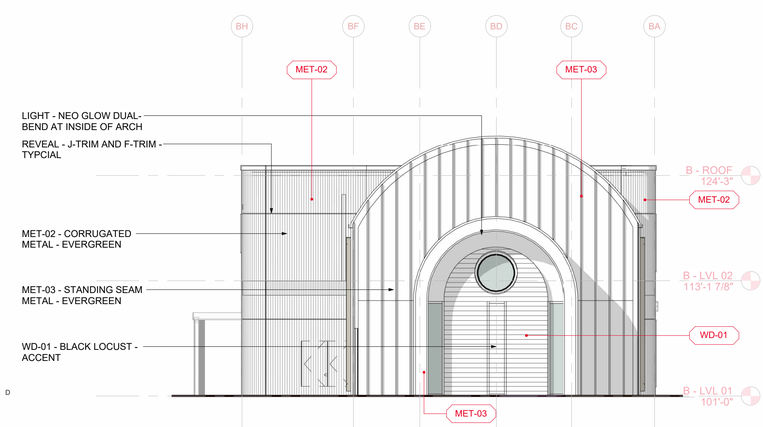
1. BIRD-SAFE GLAZING - BUILDING FACADES ARE LESS THAN 50% GLAZING AND ALL OF THE WINDOWS, OR MULLED WINDOWS, ARE LESS THAN 50 SF OF GLAZING, UNO ON ELEVATIONS.
2. MURAL DETAILS
   A. MEDIUM DENSITY OVERLAY (MDO) ON CORAVENT STURDI-STRIP - MURAL EDGE DETAIL INCLUDES J-TRIM CLOSURE AND F-TRIM REVEAL COLOR TO MATCH ADJACENT EXTERIOR MATERIAL - MURAL FINISH BY ARTIST - INCLUDES POLYTAB NON-WOVEN FABRIC MEDIUM PRIMED AND PAINTED WITH EXTERIOR GRADE PAINT - UV PROTECTIVE TOPCOAT - ADHERED WITH NOVA GEL ACRYLIC TO MDO - FINISH LAYER OF ANTI-GRAFFITI BARRIER (OKON GRAFFITI BARRIER)
3. LIVING WALL DETAILS
   A. 50" X 16' WIRE FENCING ON HORIZONTAL 18' X 2" GALVANIZED POST MOUNTED TO BUILDING POSTS WITH HEAVY GAUGE PIPE STRAPS



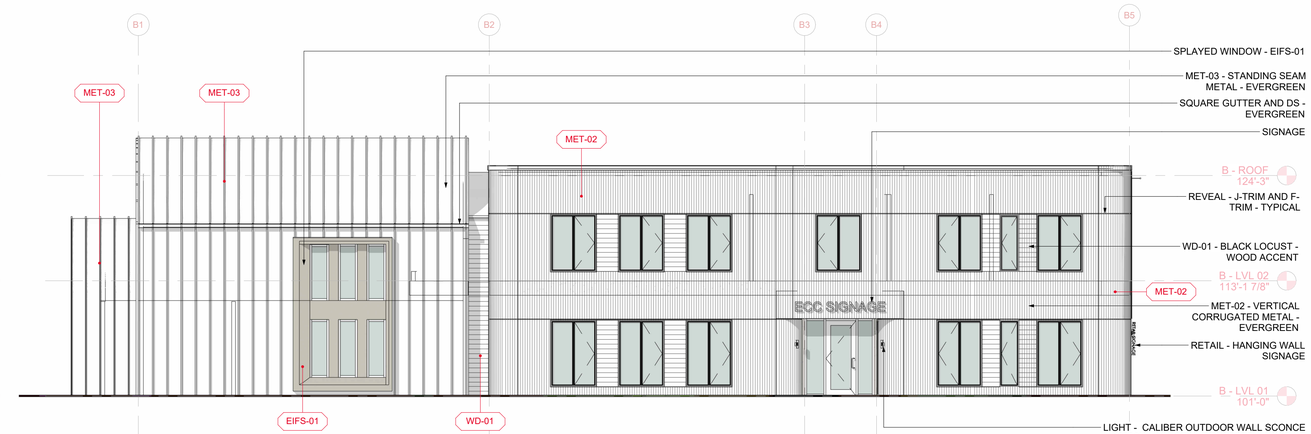
1B BUILDING B - EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



3B BUILDING B - EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



1D BUILDING B - EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



3D BUILDING B - EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date

PROJECT TEAM
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THRESHOLD SACRED DEVELOPMENT
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STRUCTURAL ENGINEER
BERNAU DESIGN
ART & SONS

NOT FOR CONSTRUCTION

CLIENT
COMMON GRACE, LLC

STATUS
LAND USE SUBMITTAL

PROJECT
EASTMORLAND COMMUNITY CENTER + HOUSING

INFORMATION
PROJECT NO 24-0012
DATE 2025.05.27
DRAWN BY SM
CHECKED BY SM

THRESHOLD BUILDS

SHEET NAME
BUILDING B - ELEVATIONS - EXTERIOR

REVISION 1

SHEET NO **BA201**

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

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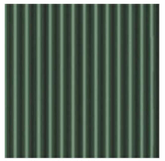
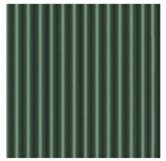


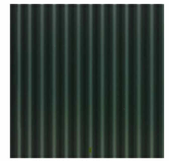
MET-01 - MCELORY METAL - MULTI-COR - PATINA GREEN

MET-02 - MCELORY METAL - MULTI-COR - EVERGREEN

MET-03 - MCELORY METAL - 138T - EVERGREEN



MET-01 - MCELORY METAL - MULTI-COR - PATINA GREEN



MET-02 - MCELORY METAL - MULTI-COR - EVERGREEN

MET-031- MCELORY METAL - 138T - REGAL WHITE

WD-01 - BLACK LOCUST SIDING

EIFS-01 - DRYVIT - NEUTRAL / NATURAL WHITE

MATTE BLACK - WINDOWS, COPING, RAILINGS, STOREFRONTS, TYPICAL

WD-01 - BLACK LOCUST SIDING

EIFS-01 - DRYVIT - NEUTRAL / NATURAL WHITE

MATTE BLACK - WINDOWS, COPING, RAILINGS, STOREFRONTS, TYPICAL

MATERIAL ID SCHEDULE

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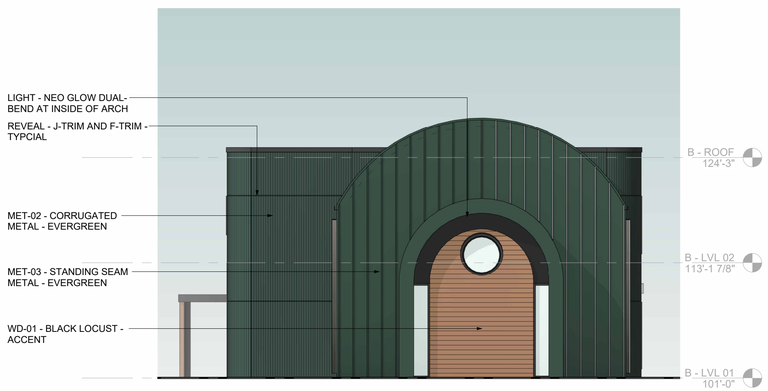
NOTE: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION

1B EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



3B EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

1D EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

3D EXTERIOR ELEVATION - SOUTH
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LAND USE APPLICATION / UDC	1	2025.05.27
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PROJECT TEAM
THRESHOLD BUILDS
THRESHOLD SACRED DEVELOPMENT
WYSER ENGINEERING
STRUCTURAL ENGINEER
BERNAU DESIGN
ART & SONS

NOT FOR CONSTRUCTION

CLIENT
COMMON GRACE, LLC

STATUS
LAND USE SUBMITTAL

PROJECT
EASTMORLAND COMMUNITY CENTER + HOUSING

INFORMATION
PROJECT NO 24-0012
DATE 2025.05.27
DRAWN BY SM
CHECKED BY SM

THRESHOLD BUILDS

SHEET NAME
BUILDING B - ELEVATIONS - EXTERIOR - COLOR

REVISION 1

SHEET NO **BA202**

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

TB_22x34_V24.01 7/10/2025 6:23:21 AM

NOTES:

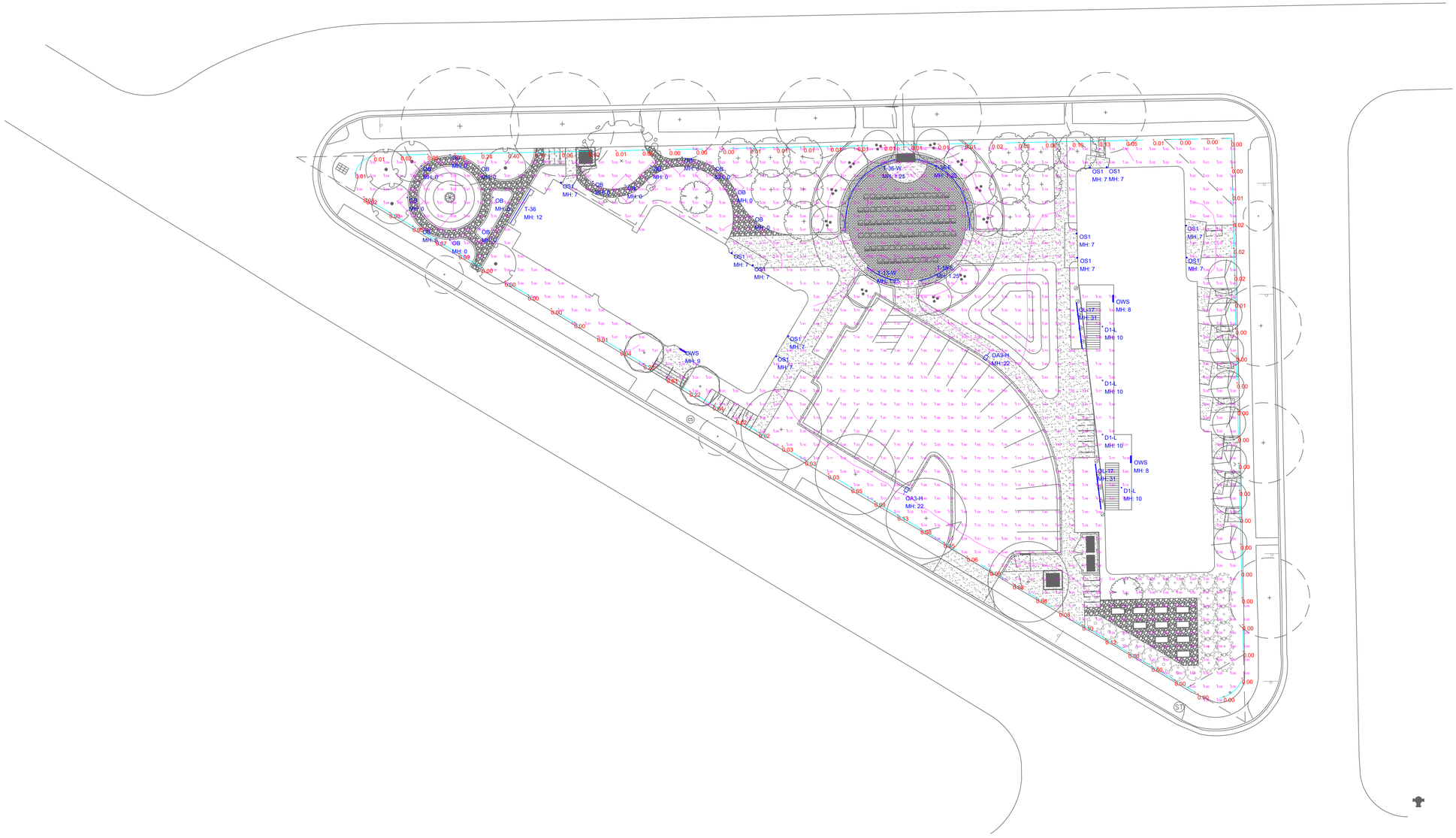
- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting 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
PROPOSED PROPERTY LINE	Illuminance	Fc	0.05	0.63	0.00	N.A.	N.A.
SITE	Illuminance	Fc	1.59	84.33	0.00	N.A.	N.A.
EXTERIOR STAIRWELLS - FIRST FLOOR SHOWN	Illuminance	Fc	4.44	11.2	0.5	8.88	22.40
PARKING	Illuminance	Fc	1.54	2.0	0.5	3.08	4.00

Luminaire Schedule

Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
12	D1-L	SINGLE	0.900	LITHONIA	LDN4 ALO1 (@500LM) SWW1 LO4 (Trim Color) (Trim Finish) WD MVOLT UGZ	5.83	23.32	537
2	OA3-H	Single	0.950	US ARCH	VLL-PLED-III-40LED-350mA-XXK-UNV-1-(Finish)-HS-PLED - 20FT POLE + 2FT BASE	42.9	85.8	5228
15	OB	Single	0.169	LOUIS POULSEN	5747408847	11	165	1085
2	OL-17	GROUP	0.950	SPI	SEW12146-(2)6FT-24W+(1)5FT-L20W-(Finish)-120-277V-XXXXK-OAL 17FT-OAP 18INCH	N.A.	136	N.A.
11	OS1	Single	0.950	WAC	WS-W36610-(Finish)	11.0977	122.075	557
7	OWS	Single	0.479	AEL	AEL 24IN 20W MIN10 XXK MVOLT DP (Finish)	17.6	70.4	3141
1	T-13-W	GROUP	0.950	NOVAFLEX	NF-NEON-W-DUAL-24V-XXK - 13FT -FIELD VERIFY LENGTH	N.A.	30.194	N.A.
1	T-15-E	GROUP	0.950	NOVAFLEX	NF-NEON-W-DUAL-24V-XXK - 15FT -FIELD VERIFY LENGTH	N.A.	30.194	N.A.
1	T-36	GROUP	0.950	NOVAFLEX	NF-NEON-W-DUAL-24V-XXK - 36FT -FIELD VERIFY LENGTH	N.A.	100.648	N.A.
1	T-36-E	GROUP	0.950	NOVAFLEX	NF-NEON-W-DUAL-24V-XXK - 36FT -FIELD VERIFY LENGTH	N.A.	90.583	N.A.
1	T-36-W	GROUP	0.950	NOVAFLEX	NF-NEON-W-DUAL-24V-XXK - 36FT -FIELD VERIFY LENGTH	N.A.	90.583	N.A.



ENTERPRISE Lighting & Control

#	DATE	COMMENTS
REVISIONS		

DRAWN BY : DC

DATE : MAY 23, 2025

SCALE : 1" = 20'-0"

ECC HOUSING

MADISON, WISCONSIN

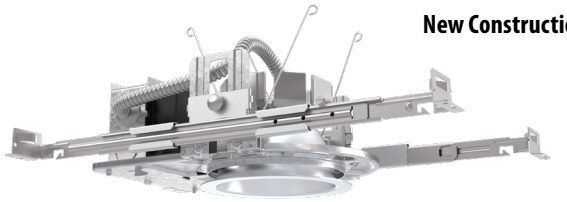
SITE LAYOUT

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	D1-L

LDN4 SWITCHABLE

4" Open and Wallwash LED
IC and Non-IC
New Construction Downlight



Open Trim

Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard. Light engine and drivers are accessible from above or below ceiling.

Ceiling thickness range 1/2" to 1-1/2".

OPTICS — 55° cutoff to source and source image

LEDs are binned to a 3-step MacAdam Ellipse

80 CRI standard. 90 CRI optional.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60 degree per CIE 117-1996 Discomfort Glare in Interior Lighting. UGR FAQs

ELECTRICAL — Adjustable lumen output with four module options.
MVOLT 120/277V 50/60Hz driver (0-10V & 120V Phase Dimming to 10% or 1% min dimming level). DALI driver dimming to 1% also available

FCC CFR Title 47 Part 15 Class A for 277V. FCC CFR Title 47 Part 15 Class B for 120V.

Lumen Maintenance

L80 @ 60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location, requires covered ceiling. Title 24 compliant (90CRI, up to 1000lm). Wallwash suitable for damp locations only. Drivers are ROHS compliant.

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

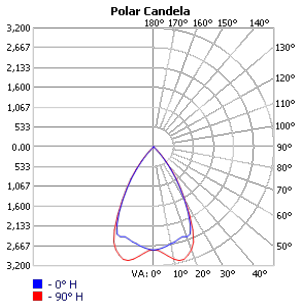
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

PERFORMANCE DATA

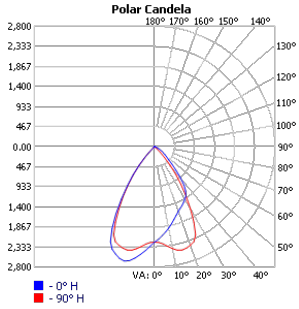
LDN4 AR LS		80CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	570	99	584	101	597	102	616	105
ALO1 (750LM)	9	903	102	924	103	946	105	975	108
ALO1 (1000LM)	13	1268	98	1297	100	1328	102	1369	104
ALO2 (1000LM)	13	1344	108	1375	110	1408	112	1451	115
ALO2 (1500LM)	19	1961	105	2007	106	2055	108	2118	111
ALO2 (2000LM)	25	2471	99	2528	101	2588	103	2668	105
ALO3 (2000LM)	25	2542	103	2601	104	2663	106	2745	109
ALO3 (2500LM)	32	3069	98	3140	99	3214	101	3314	103
ALO3 (3000LM)	38	3485	93	3566	94	3651	96	3764	98
ALO4 (4000LM)	39	4094	106	4178	108	4262	110	4303	111
ALO4 (4500LM)	44	4519	103	4611	105	4703	107	4750	108
ALO4 (5000LM)	49	4914	100	5015	102	5115	104	5165	105

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical

DISTRIBUTIONS



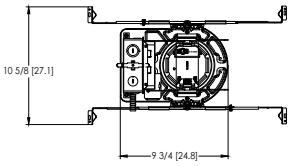
OPEN

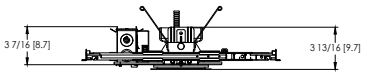


Wallwash

DIMENSIONS

LDN4 500-2000 Lumens





Aperture: Ø 4-5/16" [11]
Ceiling Cutout: Ø 5-1/8" [13] Self-flanged
Overlap Trim: Ø 5-7/16" [13.8]
Ceiling Cutout: Ø 5-1/4" [13.3] Flangeless

See page 5 for other fixture dimensions.

LDN4 SWW

Design Select options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4 AL02 SWW1 L04 AR LSS MVOLT UGZ

LDN4	AL01	SWW1	L04	TBD	TBD	TBD	WD	MVOLT
Series	**Lumens ‡**	**Color Temperature ‡**	**Trim Style**	**Trim Color**	**Flange Color ‡**	**Trim Finish**	**Distribution**	**Voltage**
LDN4 4" Round	**Adjustable Lumen Output** AL01 500/750/1000lm AL02 1000/1500/2000lm AL03 2000/2500/3000lm AL04 4000/4500/5000lm **Fixed Lumen Output** 05LM 500lm 07LM 750lm 10LM 1000lm 15LM 1500lm 20LM 2000lm 25LM 2500lm 30LM 3000lm 40LM 4000lm 45LM 4500lm 50LM 5000lm	**Switchable CCT** SWW1 3000K-3500K-4000K-5000K **Fixed Switchable CCT** 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	L04 Downlight LW4 Wallwash	AR Clear WR ‡ White painted BR ‡ Black painted TRALTBD ‡ RAL paint trim TCPC ‡ Custom paint trim	(blank) Self-flange TRW White TRBL Black FRALTBD RAL paint flange only FCPC Custom paint flange only	LSS Semi-specular LD Matte diffused LS Specular	(blank) Medium Wide (1.0s/mh) WD Wide (1.2s/mh)	MVOLT 120V - 277V 347 347V step-down transformer supplied

Driver		Emergency ‡		Control Input ‡		Options	
UGZ	Universal dimming to 10% 0-10V; line voltage dimming (120V)	Blank	No emergency option	Blank	No control option	90CRI	High CRI (90+)
UGZ1	Universal dimming to 1% 0-10V; line voltage dimming (120V)	EL	Batterypack (10W constant power) Non-T20 Compliant, integral test switch	NPS80EZ	nLight® network power/relay pack with 0-10V dimming	AT ‡	Airtight (IP55)
DALI ‡	DALI dimming to 1%	ELR	Batterypack (10W constant power) Non-T20 Compliant, remote test switch	NPS80EZER	nLight® network power/relay pack with 0-10V dimming; ER controls fixtures on emergency circuit.	CP ‡	Chicago Plenum
D10	Minimum dimming 10% driver for use with JOT D1 Minimum dimming 1% driver for use with JOT	E10WCP	Batterypack (10W constant power) T20 Compliant, integral test switch	NLTAIR2	nLight® Air enabled		
D1	Minimum dimming 1% driver for use with JOT	E10WCPR	Batterypack (10W constant power) T20 Compliant, remote test switch	NLTAIRER2	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit		
		E10WRSTAR	Emergency battery pack, 10W with remote test switch and Iota STAR technology	NLTAIREM2	nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection.		
		ETS	Iota Emergency Transfer System	JOT	Wireless room control with "Just One Touch" pairing		

‡ Option Restrictions

Options	Restriction
	Lumens and Color Temp restriction note: *Fixed Lumens and CCT must be specified together (for example: 10LM 30K).*
AT	Standard for CP and IP55, not availabe with WW
E10WCPR	Not available EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, or ALO3 (2000-3000L) DALI.
E10WCP	Not available with EC1, EC6, AT, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 (2000-3000L) DALI, OR WL.
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch.
ELR	Not available EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, or ALO3 (2000-3000L) DALI.
EC6	Not Available with CP,QDS, ELR, E10WCP, or E10WCPR.
WL	Not available with WW, All CP is wet location, except WW (Damp). IP55 rated.
QDS	Not Available with CP, ELR, E10WCP, or E10WCPR.
EC1	Not Available with CP,QDS, ELR, E10WCP, or E10WCPR.
JOT	Not availabe with CP, NPS80EZ, NPS80EZ ER, NLTAIR2, NLTAIRER2, NLTAIREM2, UGZ, or DALI drivers. Max 4500 lumens. Fixed lumens and CCT only.
NPS80EZ	Not available with CP, QDS, DALI, D1, OR D10 drivers. 120V OR 277V only. Not available with 347V.
NPS80EZER	Not available with CP, QDS, ELR, E10WCP, E10WCPR, DALI, D1, OR D10 drivers. 120V OR 277V only. Not available with 347V.
NLTAIR2	Not available with CP, QDS, DALI, D1, OR D10 drivers. Non-emergency luminaires with this option can be used as a normal power sensing device for nLight AIR devices and luminaires with EM emergency options.
NLTAIRER2	Not available with CP, QDS, ELR, E10WCP, E10WCPR, DALI, D1, OR D10 drivers. Not available with 347V.
NLTAIREM2	Not available with CP, QDS, ELR, E10WCP, E10WCPR, DALI, D1, OR D10 drivers. See UL 924 Sequence of Operation table.
CP	Not available with, QDS, EC1, EC6, ELR, E10WCP, E10WCPR, 347V, JOT, NPS80EZ, NPS80EZ ER, NLTAIR2, NLTAIRER2, NLTAIREM2, D1, OR D10 drivers. Not availabe with square trim.
ETS	Not available with, QDS, ELR, E10WCP, E10WCPR, 347V, JOT, NPS80EZ, NPS80EZ ER, NLTAIR2, NLTAIRER2, NLTAIREM2, DALI, D1, OR D10 driver
DALI	Not available with fixed lumens or CCT. Max 4500 lumens.
WW	Not available with WL, EL, E10WCP.
TRW, TRBL	Available with clear (AR) reflector only.
WR, BR	Not available with a reflector finish
347V	Not available with CP, QDS, EL, ELR, E10WCP, E10WCPR, NLTAIRER2, ETS, NPS80EZ, NPS80EZER, ALO1 ROUND TRIM, 05 LUMENS ROUND TRIM, AND 07 ROUND TRIM.
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options. Not available with TCPC or FCPC
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details. Not available with TRAL or FRAL

Accessories: *Order as a separate catalog number.*	
LO4 AR ** TRIM	4" clear, specular reflector (** specify finish LS, LSS, or LS)
LO4 WR TRIM	4" white reflector
LO4 BR TRIM	4" black reflector
LW4 AR ** TRIM	4" wallwash clear, specular reflector (** specify finish LS, LSS, or LS)
LW4 WR TRIM	4" wallwash white reflector
LW4 BR TRIM	4" wallwash black reflector
GRA4 6 JZ	Oversized trim ring with 6" outside diameter
SCA4	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D.

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

(Maximum order quantity for design select lead times is 256)

EMERGENCY BATTERY PACK OPTIONS - FIELD INSTALLABLE

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter / 2 Hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL Listed products that are certified for field install external/remote to the fixture.

* Minimum delivered lumen output to assist in product selection for increased fixture mounting height.

+ The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.

Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

LDN4 SWW

PHOTOMETRY

LDN4 AR LS		90CRI							
Lumen Output	Wattage	30K/90CRI		35K/90CRI		40K/90CRI		50K/90CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
AL01 (500LM)	6	498	87	512	88	526	90	539	92
AL01 (750LM)	9	789	89	810	91	832	92	853	94
AL01 (1000LM)	13	1108	86	1138	88	1168	89	1198	91
AL02 (1000LM)	13	1174	95	1206	97	1238	99	1270	100
AL02 (1500LM)	19	1714	91	1761	93	1807	95	1854	97
AL02 (2000LM)	25	2159	87	2218	89	2276	91	2335	92
AL03 (2000LM)	25	2222	90	2282	92	2342	94	2402	95
AL03 (2500LM)	32	2682	85	2755	87	2827	89	2900	91
AL03 (3000LM)	38	3046	81	3129	83	3211	85	3294	86
AL04 (4000LM)	39	3398	88	3468	90	3537	91	3572	92
AL04 (4500LM)	44	3751	85	3827	87	3904	89	3942	90
AL04 (5000LM)	49	4079	83	4162	84	4245	86	4287	87
LDN4WW AR LS		80CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
AL01 (500LM)	6	561	97	574	99	587	101	606	103
AL01 (750LM)	9	888	100	908	101	930	103	959	106
AL01 (1000LM)	13	1246	97	1275	98	1305	100	1346	102
AL02 (1000LM)	13	1321	106	1352	108	1384	110	1427	113
AL02 (1500LM)	19	1928	103	1973	105	2020	106	2083	109
AL02 (2000LM)	25	2429	98	2485	99	2544	101	2623	104
AL03 (2000LM)	25	2499	101	2557	103	2618	105	2699	107
AL03 (2500LM)	32	3017	96	3087	98	3160	99	3258	102
AL03 (3000LM)	38	3426	91	3506	93	3589	95	3700	97
AL04 (4000LM)	39	4031	104	4113	106	4195	108	4236	109
AL04 (4500LM)	44	4449	101	4539	103	4630	105	4676	107
AL04 (5000LM)	49	4838	98	4937	100	5035	102	5085	103
LDN4WW AR LS		90CRI							
Lumen Output	Wattage	30K/90CRI		35K/90CRI		40K/90CRI		50K/90CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
AL01 (500LM)	6	490	85	503	87	517	89	530	90
AL01 (750LM)	9	776	87	797	89	818	91	839	93
AL01 (1000LM)	13	1089	84	1119	86	1148	88	1178	90
AL02 (1000LM)	13	1155	93	1186	95	1217	97	1248	99
AL02 (1500LM)	19	1685	90	1731	92	1777	94	1822	95
AL02 (2000LM)	25	2123	85	2180	87	2238	89	2295	91
AL03 (2000LM)	25	2184	88	2243	90	2302	92	2362	94
AL03 (2500LM)	32	2637	84	2708	86	2780	87	2851	89
AL03 (3000LM)	38	2994	80	3076	81	3157	83	3238	85
AL04 (4000LM)	39	3346	86	3414	88	3482	90	3516	91
AL04 (4500LM)	44	3692	84	3768	86	3843	88	3881	88
AL04 (5000LM)	49	4015	81	4097	83	4179	85	4220	86

LUMEN OUTPUT MULTIPLIERS - FINISH	
Specular (LS)	1.05
Semi-specular (LSS)	1.00
Matte diffuse (LD)	0.85

LUMEN OUTPUT MULTIPLIERS - CCT			
3000K	3500K	4000K	5000K
0.98	1.0	1.01	1.03

LUMEN OUTPUT MULTIPLIERS - CRI	
80	1.0
90	0.874

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Ouput power of emergency driver. P = 10W for PS1055CP

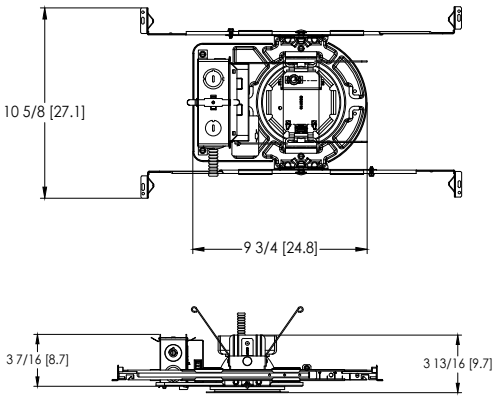
LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.
The LPW rating is also available at Designlight Consortium.

LDN4 SWW

* All dimensions are inches (centimeters) unless otherwise noted.

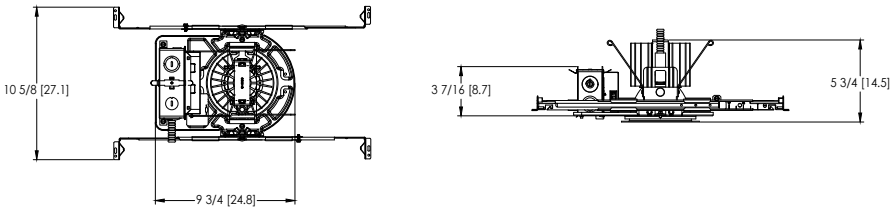
LDN4 SWW1 IC RATING	
AL01	IC
AL02	NON-IC
AL03	NON-IC

LDN4 SWW1 500-2000 Lumens



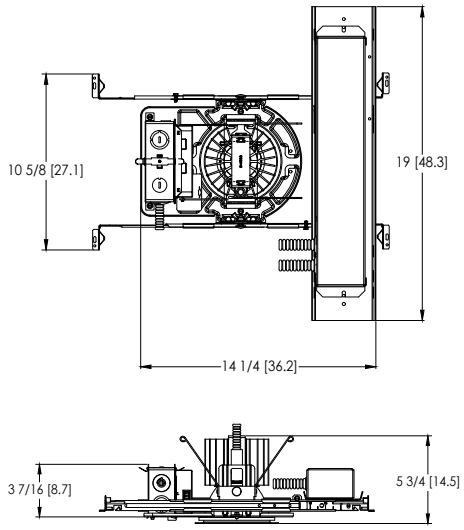
Aperture: Ø 4-5/16" [11]
Ceiling Cutout: Ø 5-1/8" [13] Self-flanged
Overlap Trim: Ø 5-7/16" [13.8]
Ceiling Cutout: Ø 5-1/4" [13.3] Flangeless

LDN4 SWW1 2500-4000 Lumens



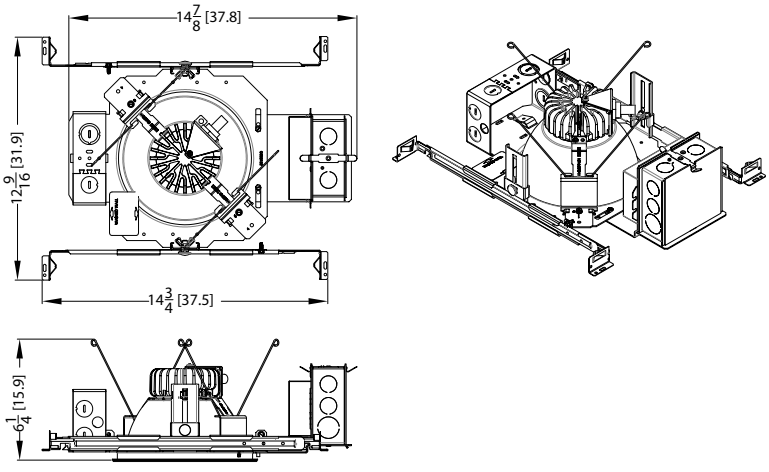
Aperture: Ø 4-5/16" [11]
Ceiling Cutout: Ø 5-1/8" [13] Self-flanged
Overlap Trim: Ø 5-7/16" [13.8]
Ceiling Cutout: Ø 5-1/4" [13.3] Flangeless

LDN4 SWW1 EL



Aperture: Ø 4-5/16" [11]
Ceiling Cutout: Ø 5-1/8" [13] Self-flanged
Overlap Trim: Ø 5-7/16" [13.8]
Ceiling Cutout: Ø 5-1/4" [13.3] Flangeless

LDN4 SWW1 CP 500-3000 Lumens



DOWNLIGHTING: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com
 Rev. 04/11/25

DIMMER COMPATIBILITY

Not compatible with DALI or DMX dimmers. For specific compatible dimmers see below.

COMPATIBLE LINE VOLTAGE DIMMERS:						
Type	Forward Phase	ALO1 (500-1000lm)	ALO2 (1000-2000lm)	ALO3 (2000-3000lm)	ALO4 (3000-5000lm)	Comment
MLV	Sensorswitch WPD	YES	YES	YES	YES	
MLV	Sensorswitch CMR PDT10 ADC VLP	YES	YES	YES	YES	
MLV	Synergy ISD 600LV	YES, 2x *	YES	YES	YES	* min 2 fixtures
INC	Synergy ISD 600 I	YES, 2x *	YES	YES	YES	* min 2 fixtures
MLV	Lutron Glyder GLV-600	YES	YES	YES	YES	
INC	Leviton SureSlide 6633	YES	YES	YES	YES	
MLV	Lutron Diva DVLV-600P	YES	YES	YES	YES	
MLV	Lutron Skylark SLV-600P	YES	YES	YES	YES	
INC	Lutron RadioRA 2 10ND	YES	YES	YES	YES	
MLV	Leviton SureSlide 6613-PLW	YES	YES	YES	YES	
INC	Lutron Diva DVCL-153P	YES	YES	YES	YES	
MLV	Leviton IPM06	YES, 2x *	YES	YES	YES	* min 2 fixtures

Type	Reverse Phase Dimmer Bank	ALO1 (500-1000lm)	ALO2 (1000-2000lm)	ALO3 (2000-3000lm)	ALO4 (3000-5000lm)	
ELV	Lutron Nova T NTELV-600	YES	YES	YES	YES	
ELV	Lutron Diva DVELV 600P	YES	YES	YES	YES	
ELV	Lutron Maestro MAELV 600	YES	YES	YES	YES	
ELV	Leviton Vizia VPE06-1LX	YES	YES	YES	YES	
ELV	Leviton Illumatech IPE04	YES	YES	YES	YES	
ELV	Control4 C4-APD 120 REVERSE PHASE	YES	YES	YES	YES	

Type	Miscellaneous Dimmers	ALO1 (500-1000lm)	ALO2 (1000-2000lm)	ALO3 (2000-3000lm)	ALO4 (3000-5000lm)	
PHA	Lutron RadioRA2 RRD-6NA	YES	YES	YES	YES	
PHA	Lutron Maestro PRO LED+ RRD-PRO	YES	YES	YES	YES	

Type	Control Systems	ALO1 (500-1000lm)	ALO2 (1000-2000lm)	ALO3 (2000-3000lm)	ALO4 (3000-5000lm)	
MLV	Lutron LP-RPM-4U	YES	YES	YES	YES	
PHA	Lutron LP-RPM-4A	YES	YES	YES	YES	
MLV	Lutron GRAPHIC EYE QSGRJ-3P	YES	YES	YES	YES	
PHA	Lutron PA Power Module PHPM-PA-120	YES	YES	YES	YES	
ELV	Lutron nLight nSP5PCD ELV	YES	YES	YES	YES	

COMPATIBLE 0-10V DIMMERS:							
Manufacturer	System Type	Description	P/N	ALO1 (500-1000lm)	ALO2 (1000-2000lm)	ALO3 (2000-3000lm)	ALO4 (3000-5000lm)
ACUITY	Wall Box	sensorswitch, dimming switch with multi-way option	SPODMRA	YES	YES	YES	YES
ACUITY	Wall Box	sensorswitch, wall switch sensor, occupancy controlled dimming	WSX D WH	YES	YES	YES	YES
ACUITY	Control System	nLight	nPP16D	YES	YES	YES	YES
ACUITY	Control System	nLight	nPS 80 EZ	YES	YES	YES	YES
ACUITY	Control System	nLight Air	rPP20 D	YES	YES	YES	YES
Lutron	Other	0-10V (sink or source) PowPak wireless dimming module	RMJ-5T-DV-B	YES	YES	YES	YES
Wattstopper	Control System	Digital single relay room controller (0-10V)	LMRC-211	YES	YES	YES	YES
Crestron	Control System	DIN Rail 0-10V fluorescent dimmer, 4 feeds, 4 channels (Green Light System)	DIN-4DIMFLV4	YES	YES	YES	YES
Lutron	Other	Grafik Eye 0-10V adapter	GRX-TVI	YES	YES	YES	YES
Leviton	Wall Box	Illumatech 0-10V	IP710-DLX	YES	YES	YES	YES
Lutron	Control System	Mounted in the Homeworks QS panel - 0-10V dimmer (sink or source)	GRX-TVM2	YES	YES	YES	YES
Lutron	Wall Box	Nova 0-10V wallbox dimmer (use with PP-120-H line voltage relay)	NTFTV	YES	YES	YES	YES
Lutron	Wall Box	Nova 0-10V wallbox dimmer (use with PP-120-H line voltage relay)	NTSTV-DV	YES	YES	YES	YES
Lutron	Wall Box	Nova T	NFTV	YES	YES	YES	YES
Leviton	Wall Box	Renior II 0-10V	AWSMG-7DW	YES	YES	YES	YES

ADDITIONAL DATA

JOT
JUST ONE TOUCH

The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

Diagram

LDN4 Series

Sensor Switch
WSXA JOT

1. **Power:** Install JOT enabled fixtures and controls as instructed.
2. **Pair:** Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
3. **Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis 0A2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

DOWNLIGHTING: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

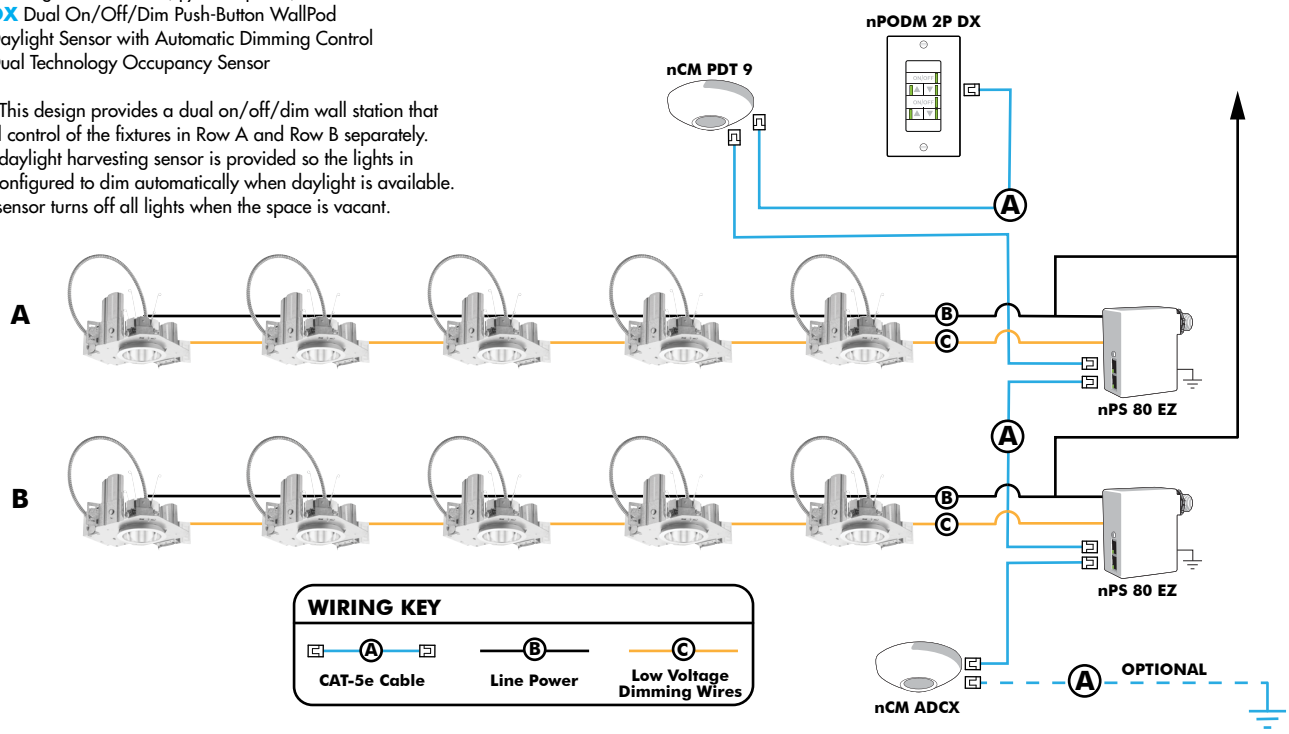
 Rev. 04/11/25

LDN4 SWW

EXAMPLE
Group Fixture Control*
*Appiication diagram applies for fixtures with eldoLED drivers only.

nPS 80 EZ Dimming/Control Pack (qty: 2 required)
nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
nCM ADCX Daylight Sensor with Automatic Dimming Control
nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls
nLight offers multiple styles of wall controls - each with varying features and user experience.

Push-Button Wallpod
Traditional tactile buttons and LED user feedback

Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:			
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.			
WallPod Stations	**Model number**	**Occupancy sensors**	**Model Number**
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	**Model Number**	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	**Cat-5 cables (plenum rated)**	**Model Number**
		10', CAT5 10FT	CAT5 10FT J1
		15, CAT5 15FT	CAT5 15FT J1

nLight® AIR Control Accessories:
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair.

Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH[1]

Notes

1 Can only be ordered with the RES7Z zone control sensor version.

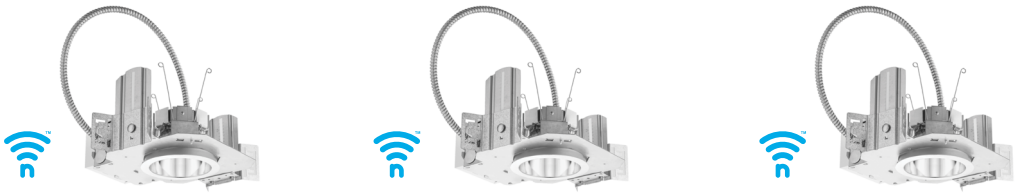
UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CL**AIR**ITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CL**AIR**ITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome

nLight AIR rPODB 2P DX

Mobile Device

Fixture Type:

Catalog Number:

Project:

Location:

WAC LIGHTING

Caliber

Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
❍ WS-W36610 10" - 1 Light	3000K - 90	11W	560	❍ AL Brushed Aluminum ◉ BK Black ◉ BZ Bronze

Example: **WS-W36610-BZ**
For custom requests please contact customs@waclighting.com

DESCRIPTION

Light projection tuned with precision.

FEATURES

- Discrete cylinder with minimal mounting hardware
- Weather-resistant powder coated finish
- WS-W36614 is Up & down light, WS-W36610 is one direction
- Light engine is factory sealed for maximum protection from the elements
- Driver concealed within the fixture
- 5 year warranty

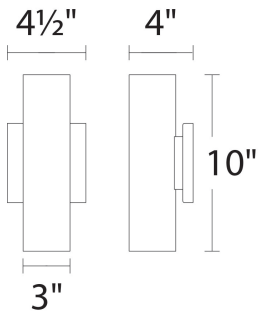
SPECIFICATIONS

Color Temp:	3000K
Input:	120-277V,50/60Hz
CRI	90
Dimming:	ELV: 100-10%
Rated Life:	72,000 Hours
Mounting:	Can be mounted on wall vertically or horizontally
Standards:	ETL, cETL, IP65, ADA, Wet Location Listed
Construction	Aluminum hardware with lens diffuser

FINISHES:

Black | Bronze | Brushed Aluminum

LINE DRAWING:



WS-W36610

WAC LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

Caliber

Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
❍ WS-W36614 14" - 2 Lights	3000K - 90	21W	1140	❍ AL Brushed Aluminum ◉ BK Black ◉ BZ Bronze

Example: **WS-W36614-BZ**
For custom requests please contact customs@waclighting.com

DESCRIPTION

Light projection tuned with precision.

FEATURES

- Discrete cylinder with minimal mounting hardware
- Weather-resistant powder coated finish
- WS-W36614 is Up & down light, WS-W36610 is one direction
- Light engine is factory sealed for maximum protection from the elements
- Driver concealed within the fixture
- 5 year warranty

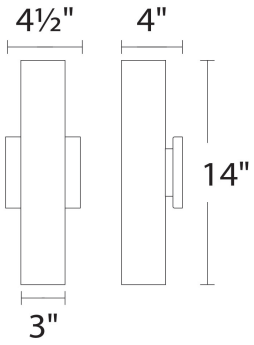
SPECIFICATIONS

Color Temp:	3000K
Input:	120-277V,50/60Hz
CRI	90
Dimming:	ELV: 100-10%
Rated Life:	72,000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, IP65, ADA, Wet Location Listed
Construction	Aluminum hardware with lens diffuser

FINISHES:

Black | Bronze | Brushed Aluminum

LINE DRAWING:



WS-W36614

ARCHITECTUAL EGRESS

Vandal Resistant

AEL Full Cut-Off LED

Fixture Type

Date

Job Name

Approved By

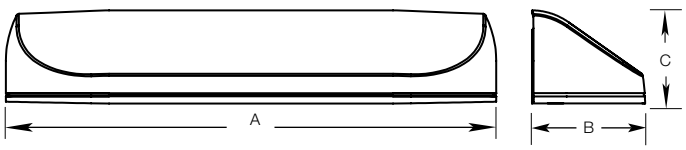
Catalog Number

SPECIFICATIONS

Description	The Architectural Egress Luminaire combines a unique, patented design shaped with high performance, full cut-off optics to achieve completely unobtrusive illumination of a space or path of egress. When mounted over a doorway, the fixture is perceived as an element of the building structure and, additionally, provides water protection in the form of a drip cap over the doorway. Multiple lengths are available to match a given door opening and our unique quick mount system facilitates installation and maintenance.
Housing	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat.
Wall Mount	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat. Designed to provide quick mounting to housing and secured with (2) captive stainless steel TORX® head screws.
Lens Frame	Marine grade heat treated extruded aluminum, clear anodized. Secured to fixture via integral concealed hinge and (3) captive stainless steel TORX® head screws.
Lens	UV stabilized diffused extruded polycarbonate.
End Caps	Die cast marine grade aluminum continuously welded to housing. All welds ground smooth.
Reflector	Electrostatically brightened anodized aluminum PVD coated and absolutely color-free of iridescence. Shaped to provide full cutoff, LED point dispersion and maximum efficiency.
Drivers	Dimming to 1%, 10% or Programmable Lumen Output driver options. Non-Dimming Driver is also available.
Gaskets	Closed cell self-adhesive neoprene to provide watertight seal between fixture and wall and between fixture and lens frame.
LED	Samsung LM561B+ series @ 2700K, 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L_{70} projected life of over 130,000 hours at 50ºC.
UL Listing	U.L., C.UL. Wet Location Listing standard.
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	Lifetime warranty against vandalism. Luminaire LED will repair or replace any fixture damaged due to vandalism for the lifetime of the installation. 10-year warranty on LED boards against operational defects. Tested in accordance with LM-80. 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.
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.

DIMENSIONAL DATA

	A	B	C
AEL 12IN	20.79	5.40	3.60
AEL 24IN	32.04	5.40	3.60
AEL 36IN	43.29	5.40	3.60
AEL 48IN	54.75	5.40	3.60
AEL 72IN	78.75	5.40	3.60



ORDERING INFORMATION

Example: AEL 12IN NODIM 30W 27K 120 DP BKH

Series*	Size (Nominal)*[1]	Drivers*	Dual Drivers (Optional)	Wattage (Nominal)[1]	Lumens (For PRD Only)
AEL Vandal Resistant Architectural Full Cut-off Path of Egress Luminaire	12IN[2,3] 24IN 36IN[4] 48IN 72IN	MIN1[5] Dimming to 1% MIN10 Dimming to 10% NODIM Non-Dimming Driver PRD Driver Programmed to Specific Lumen Output. *To specify lumens, see size and lumen chart, Consult Factory* *PRD not available with Wattage.* *PRD standard 0-10V dimming to 1%*	2DRV[6,7,8] Two LED drivers for independent LED board operations	10W 30W 15W 35W 20W 55W *Required for all drivers except PRD driver* *To specify wattage, see size and wattage chart*	300LM - 6400LM - Lumens available in 100LM increments *Lumens required if PRD driver chosen*

CCT*		Voltage*		Lens*	Finish*	
27K	2700K	120	120 Volt	DP Diffused Polycarbonate	BKH	Black Hammertone
30K	3000K	277	277 Volt		WOP	White Orange Peel/Textured White
35K	3500K	MVOLT	120-277 Volt		BZH	Bronze Hammertone
40K	4000K	347[9]	347 Volt		SVH	Silver Hammertone
50K	5000K				CUST	Custom Color, Consult Factory
					RALTBD	Ral Paint finishes
					RALTBD for pricing only. Replace with applicable RAL call out when ready to order. See the RAL BROCHURE for available options	

*Required

OPTIONS

Emergency[10]

EMB310[11]	Self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F). 1000 lumens
EMB310ST[11]	Self-testing, self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F) Meets CA Title 20 Standards. 1000 lumens
EMB10ST[11]	Self-testing, self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F). Meets CA Title 20 Standards. 1000 lumens
EMB310T20[11]	Self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F). Meets CA Title 20 standards. 1000 lumens
EMBDA[12]	Two drivers and two emergency battery packs self-contained within fixture for independent light engine operation. Each battery pack will operate each light engine for a minimum of 90 minutes. 0°C to +55°C (32°F to 131°F)
EMB20R[13,15]	Remote mounted micro inverter that will operate a 25W maximum load for 90 minutes. 0°C (32°F) to 45°C (113°F)
EMB125R[14]	Remote inverter that will operate a maximum 125W load for 90 minutes. 20°C (68°F) to 30°C (86°F)
EMB250R[14]	Remote inverter that will operate a 250W maximum load for 90 minutes. 20°C (68°F) to 30°C (86°F)

Back Box		Fusing		Photocell		Sensors[19]		Hardware	
AB	Aluminum surface back box	GLR[15]	Fuse and Fuse Holder	PC[15]	Photoelectric Switch	PIR[16,17]	Occupancy sensor. Maximum coverage of 10' radius from 8' height	PHSC	Phillips Head screws instead of TORX® head
						PIR50[16,17,18]	Passive infrared sensor mounted in machine hole in end cap. 50% of LED's constantly on and 50% sensored on/off		

Ordering Notes

1. See Size and Wattage Chart.
2. 12IN with 347; Not available with MIN1.
3. Not available with EMB10ST, EMB310, EMB310ST, EMB310T20.
4. 36IN with 2DRV; Not available with PRD.
5. Not available in 36IN with 2DRV and EMB10ST, EMB310, EMB310ST, and EMB310T20.
6. Not available with 12IN.
7. 24IN with 2DRV option; EMB10ST, EMB310, EMB310ST, or EMB310T20 cannot be used.
8. 24IN with 2DRV; Only available with NODIM or MIN10.
9. Not available with MIN10 in 24IN, 24IN, 36IN, or 72IN.
10. Not available with 347.
11. 24IN with EMB10ST, EMB310, EMB310ST, or EMB310T20; Not available with MIN1 or PRD.
12. Only available in 72IN.
13. Not available with wattage over 25W or PRD.
14. Not available with MVOLT.
15. Not available with MVOLT or 347.
16. Not available with EMB20R, EMB125R, EMB250R.
17. Not available with 12IN.
18. PIR50 must include 2DRV.
19. 24IN or 36IN with PIR or PIR50, Not available with Emergency.

Accessories: *Order as separate catalog number*	
TXSD	TORX® Screwdriver Bit
Initial shipment includes one (1) TXSD per fixture.	

SIZE & WATTAGE CHART

Size	Wattage
12IN	10W
24IN	10W | 20W
36IN	15W | 30W
48IN	20W | 35W
72IN	30W | 55W

SIZE & LUMEN CHART (For PRD)

Size	Lumen Range
12IN	300LM - 800LM
24IN	300LM - 1700LM
36IN	500LM - 3200LM
48IN	800LM - 3900LM
72IN	1200LM - 6400LM

PHOTOMETRIC DATA

Model	Watts	Input Watts	Delivered Lumens				
			2700K	3000K	3500K	4000K	5000K
AEL 12IN	10W	10.8W	736	747	760	784	807
AEL 24IN	10W	9.4W	820	832	847	873	899
AEL 24IN	20W	17.6W	1535	1557	1585	1634	1682
AEL 36IN	15W	14.9W	1231	1248	1271	1310	1348
AEL 36IN	30W	26.3W	2954	2995	3049	3143	3237
AEL 48IN	20W	18.8W	1908	1935	1969	2030	2090
AEL 48IN	35W	35.2W	3568	3616	3682	3796	3909
AEL 72IN	30W	27.9W	3117	3162	3217	3317	3417
AEL 72IN	55W	52.2W	5830	5911	6017	6203	6389
AEL xx	PRD		Programmable Driver. Specify Lumens in Ordering Information, see Chart above.				

PHOTOMETRIC DATA

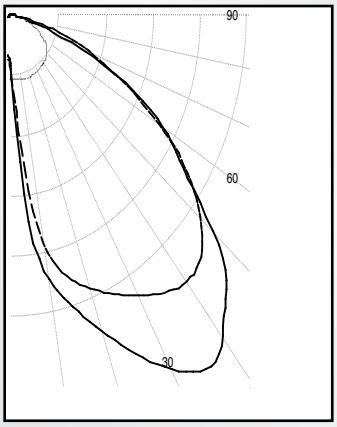
MODEL AEL 12IN 10W 40K DP

Delivered Lumens: 726 Lumens

Total Power: 10.8W

Testing was performed in accordance with IES LM-79-08

Bug Rating: B0U0G0



Zone	Lumens	% Lamps
0 - 30	153	21.1
0 - 40	287	39.5
0 - 60	585	80.6
60 - 90	726	100.0
0 - 90	439	60.5
90 -180	0	0.0
0 - 180	726	100.0

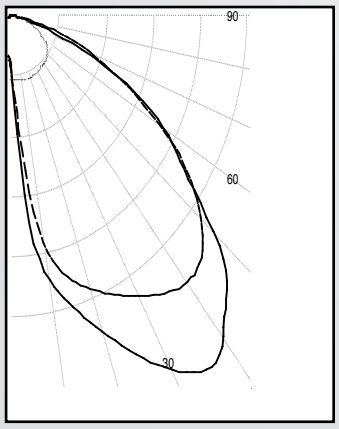
MODEL AEL 36IN 15W 40K DP

Delivered Lumens: 1652 Lumens

Total Power: 15.01W

Testing was performed in accordance with IES LM-79-08

Bug Rating: B1U0G0

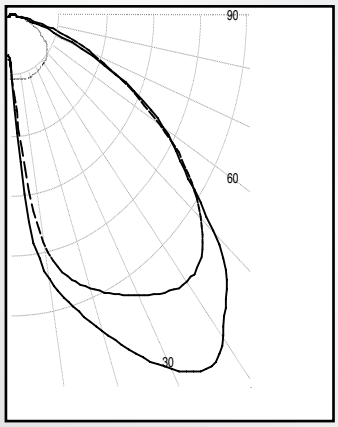


Zone	Lumens	% Lamps
0 - 30	427	25.8
0 - 40	724	43.9
0 - 60	1350	81.7
60 - 90	302	18.3
0 - 90	1652	100.0
90 -180	0	0.0
0 - 180	1652	100.0

PHOTOMETRIC DATA

MODEL AEL 36IN 30W 40K DP

Delivered Lumens: 3141 Lumens



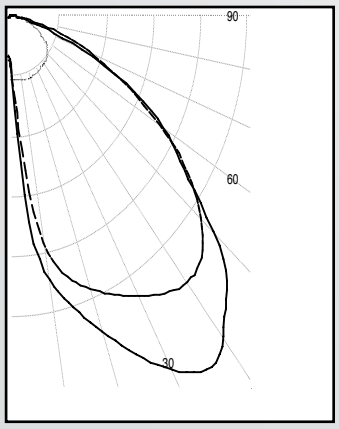
Total Power: 29.7W

Zone	Lumens	% Lamps
0 - 30	821	26.1
0 - 40	1388	44.2
0 - 60	2575	88.0
60 - 90	566	18.0
0 - 90	3141	100.0
90 -180	0	0.0
0 - 180	3141	100.0

Testing was performed in accordance with IES LM-79-08
Bug Rating: B1U0G1

MODEL AEL 72IN 30W 40K DP

Delivered Lumens: 3072 Lumens



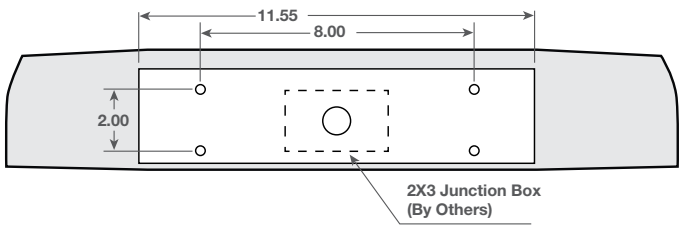
Total Power: 27.09W

Zone	Lumens	% Lamps
0 - 30	771	25.1
0 - 40	1353	44.1
0 - 60	2529	82.3
60 - 90	3072	100.0
0 - 90	1718	17.7
90 -180	542	0.0
0 - 180	3072	100.0

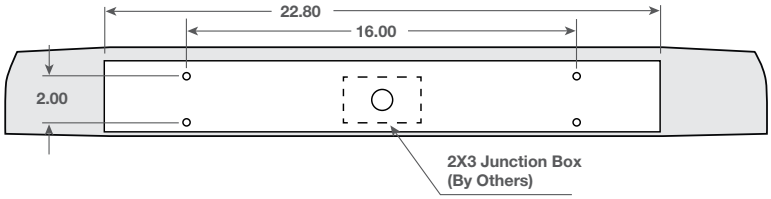
Testing was performed in accordance with IES LM-79-08
Bug Rating: B1U0G1

MOUNTING PLATE DETAILS

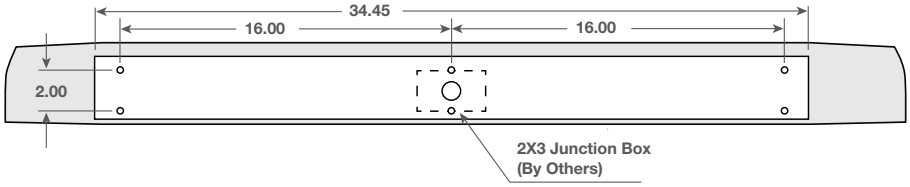
AEL 12



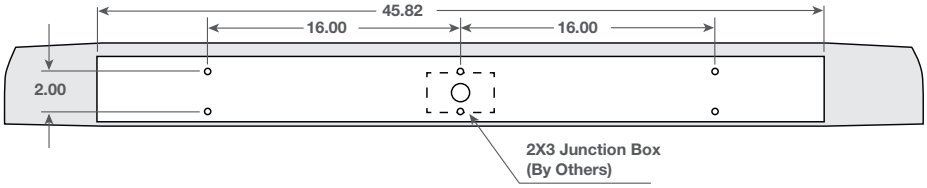
AEL 24



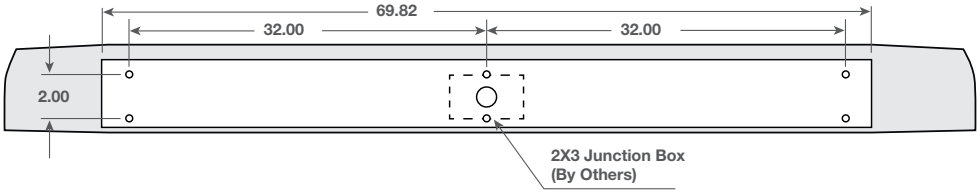
AEL 36



AEL 48



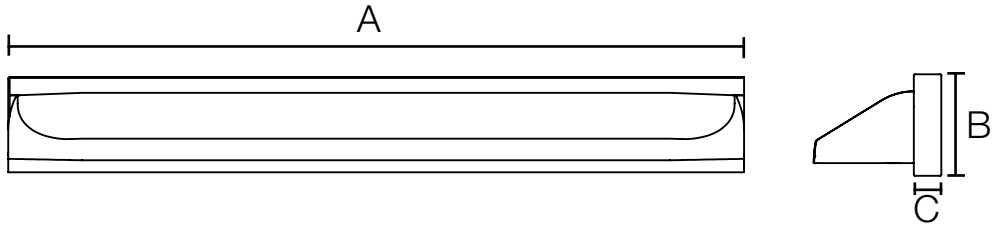
AEL 72

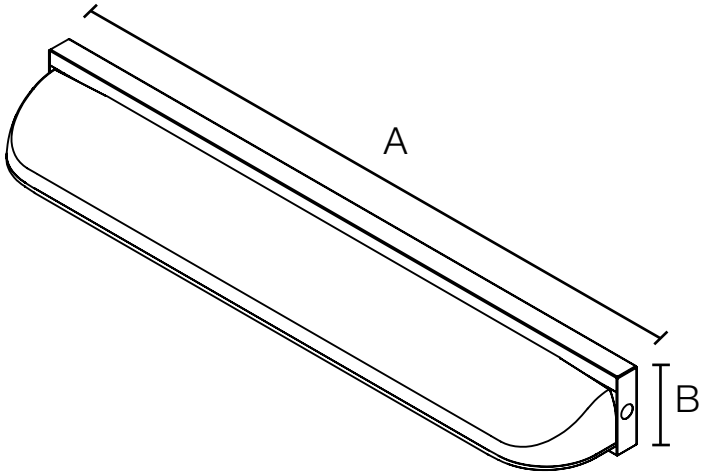


MOUNTING PLATE DETAILS

A/B Detail

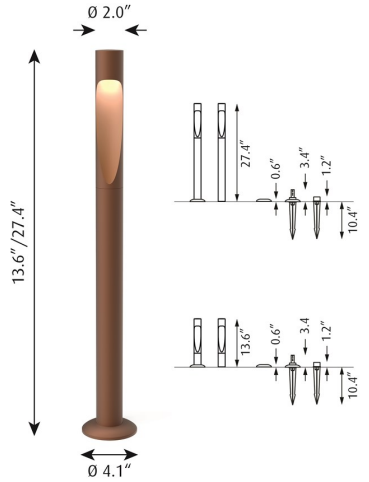
	A	B	C
AEL 12 Back Box	20.80	5.20	1.50
AEL 24 Back Box	31.48	5.20	1.50
AEL 36 Back Box	43.30	5.20	1.50
AEL 48 Back Box	54.75	5.20	1.50
AEL 72 Back Box	78.75	5.20	1.50





FLINDT GARDEN BOLLARD

Designed by Christian Flindt



Technical specifications

Materials
Top: Cast aluminum. Reflector part: Cast aluminum. Post: Extruded aluminum. Base plate: Cast aluminum.

Finishes
Natural painted aluminum or corten colored. Textured surface, powder coated.

Mounting
The bollard requires a separate, 24V or 230V DC power supply.

Flindt Garden with an integrated driver (230V) is available with a baseplate and anchor mounting. A mounting fixture is available as a spare part.
Flindt Garden without an adapter (24V) must be connected to an external adapter. The adapter must be brought separately. A maximum of 6 Garden bollards (6,5 W) can be run by one adapter.
The maximum distance to the last bollard is 30 m. Stem: Ø50 mm.

Spike mounted bollard(Plug&Play): For use in soil or gravel; includes weather-proof cables and connectors for above-ground runs.
Anchor mounted bollard(certified electrician): for casting in new concrete pad.
Base mounted bollard(certified electrician): Includes baseplate for anchoring to decks and floors.

Information
Electrical:
System Wattage: 6.5-8.8W
LED Wattage: 6.0W
Delivered lumens: 215-291 lm
Efficacy: 24.1 - 44.7 lm/W

Certifications:
cULus, Wet Location
Protection class IP65
IK class 06
BUG Rating: B0-U2-G0
Color Rendering: Ra≥80
LED is non-dimming.

Low Voltage power supply 24VDC is remote mounted for multiple bollards per supply. Spike mounted bollards use provided weather-proof cables and connectors for above-ground runs. Plug and play. Anchor or Base mounted bollards: installation determined by certified electrician with below ground cabling and conduit. Consult factory for remote power supply information; maximum bollards and cable distances. For the E-socket product variants, bulbs are not included. LED light source is part of the product.

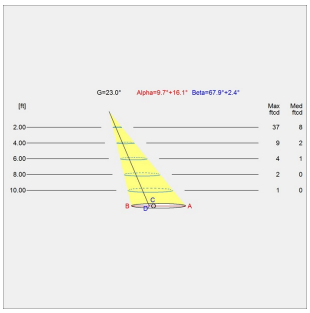
FLINDT GARDEN BOLLARD

Designed by Christian Flindt

Anchor or Base mounted bollards: installation determined by certified electrician with below ground cabling and conduit. For mounting instructions, see download section on the product detail page.

Light distribution diagrams

CARTESIAN



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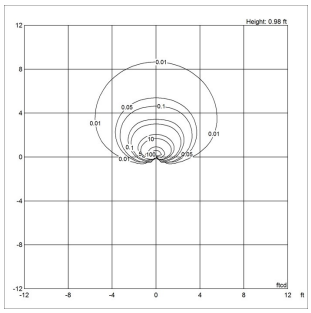
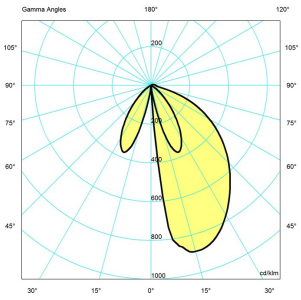
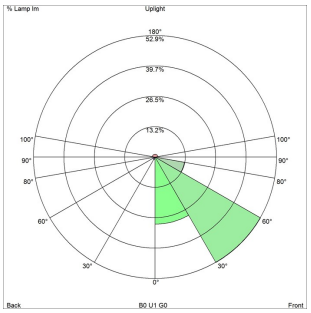


POLAR



BUG



Variant Options

For particular variant options, please check our online Product Variants Configurator on the product detail page.

VARIANT NO.	LIGHT SOURCE	VOLTAGE/FRQ	LUMEN	FEATURES	CABLE
10000158330	LED 3000K 6.5W	24V	252	-	-
10000158331	LED 3000K 6.5W	24V	215	-	-
10000158334	LED 2700K 6.5W	24V	252	-	-
10000158335	LED 2700K 6.5W	24V	215	-	-
10000158336	LED 3000K 6.5W	24V	252	-	-
10000158337	LED 3000K 6.5W	24V	215	-	-
10000158340	LED 2700K 6.5W	24V	252	-	-
10000158341	LED 2700K 6.5W	24V	215	-	-
5747402474	LED 3000K 6.5W	24V	215	-	-
5747402487	LED 2700K 6.5W	24V	215	-	-
5747402500	LED 3000K 6.5W	24V	215	-	-
5747402513	LED 2700K 6.5W	24V	215	-	-
5747402568	LED 3000K 6.5W	24V	215	-	-
5747402571	LED 2700K 6.5W	24V	215	-	-
5747402597	LED 3000K 6.5W	24V	215	-	-
5747402607	LED 2700K 6.5W	24V	215	-	-
5747402830	LED 3000K 6.5W	24V	252	-	-
5747402843	LED 2700K 6.5W	24V	252	-	-
5747402869	LED 3000K 6.5W	24V	252	-	-
5747402872	LED 2700K 6.5W	24V	252	-	-
5747402924	LED 3000K 6.5W	24V	252	-	-

FLINDT GARDEN BOLLARD

Designed by Christian Flindt

5747402937	LED 2700K 6.5W	24V	252	-	-
5747402953	LED 3000K 6.5W	24V	252	-	-
5747402966	LED 2700K 6.5W	24V	252	-	-
5747405536		24V		-	-
5747405549		24V		-	-
5747405565		24V		-	-
5747405578		24V		-	-
5747405594		24V		-	-
5747405604		24V		-	-
5747405617		24V		-	-
5747405620		24V		-	-
5747405633		24V		-	-
5747408782	LED 3000K 6.5W	24V		-	-
5747408795	LED 2700K 6.5W	24V		-	-
5747408818	LED 3000K 6.5W	24V		-	-
5747408821	LED 2700K 6.5W	24V		-	-
5747408847	LED 3000K 6.5W	24V	200	-	-
5747408850	LED 2700K 6.5W	24V	200	-	-
5747408876	LED 3000K 6.5W	24V	200	-	-
5747408889	LED 2700K 6.5W	24V	200	-	-
5747408902	LED 3000K 6.5W	24V	200	-	-
5747408915	LED 2700K 6.5W	24V	200	-	-
5747408931	LED 3000K 6.5W	24V	200	-	-
5747408944	LED 2700K 6.5W	24V	200	-	-
5747408960	LED 3000K 6.5W	24V	200	-	-
5747408973	LED 2700K 6.5W	24V	200	-	-
5747408999	LED 3000K 6.5W	24V	200	-	-
5747409008	LED 2700K 6.5W	24V	200	-	-

Variants

VARIANT NUMBER	COLOR, RAL	W / H / L (IN) / W (LB)
10000158330	NAT PAINT ALU, 162	- / - / - IN / 5.2 LB
10000158331	CORTEN COLOR, 954	- / - / - IN / 5.2 LB
10000158334	NAT PAINT ALU, 162	- / - / - IN / 5.2 LB
10000158335	CORTEN COLOR, 954	- / - / - IN / 5.2 LB
10000158336	NAT PAINT ALU, 162	- / - / - IN / 5.2 LB
10000158337	CORTEN COLOR, 954	- / - / - IN / 5.2 LB
10000158340	NAT PAINT ALU, 162	- / - / - IN / 5.2 LB
10000158341	CORTEN COLOR, 954	- / - / - IN / 5.2 LB
5747402474	CORTEN COLOR, 954	2 / 13.7 / 2 IN / 2.8 LB
5747402487	CORTEN COLOR, 954	2 / 13.7 / 2 IN / 2.8 LB
5747402500	CORTEN COLOR, 954	2 / 13.7 / 2 IN / 3.2 LB
5747402513	CORTEN COLOR, 954	2 / 13.7 / 2 IN / 5.2 LB
5747402568	CORTEN COLOR, 954	2 / 27.5 / 2 IN / 2.9 LB
5747402571	CORTEN COLOR, 954	2 / 27.5 / 2 IN / 2.9 LB
5747402597	CORTEN COLOR, 954	2 / 27.5 / 2 IN / 3.4 LB

FLINDT GARDEN BOLLARD

Designed by Christian Flindt

5747402607	CORTEN COLOR, 954	2 / 27.5 / 2 IN / 5.4 LB
5747402830	NAT PAINT ALU, 162	2 / 13.7 / 2 IN / 2.8 LB
5747402843	NAT PAINT ALU, 162	2 / 13.7 / 2 IN / 2.8 LB
5747402869	NAT PAINT ALU, 162	2 / 13.7 / 2 IN / 5.2 LB
5747402872	NAT PAINT ALU, 162	2 / 13.7 / 2 IN / 3.2 LB
5747402924	NAT PAINT ALU, 162	2 / 27.5 / 2 IN / 2.9 LB
5747402937	NAT PAINT ALU, 162	2 / 27.5 / 2 IN / 2.9 LB
5747402953	NAT PAINT ALU, 162	2 / 27.5 / 2 IN / 3.4 LB
5747402966	NAT PAINT ALU, 162	2 / 27.5 / 2 IN / 3.4 LB
5747405536	NAT PAINT ALU, 162	2 / 27.4 / 2 IN / 4.5 LB
5747405549	NAT PAINT ALU, 162	2 / 27.4 / 2 IN / 4.8 LB
5747405565	NAT PAINT ALU, 162	2 / 13.6 / 2 IN / 4.5 LB
5747405578	NAT PAINT ALU, 162	2 / 13.6 / 2 IN / 4.5 LB
5747405594	CORTEN COLOR, 954	2 / 27.4 / 2 IN / 4.8 LB
5747405604	CORTEN COLOR, 954	2 / 27.4 / 2 IN / 4.5 LB
5747405617	CORTEN COLOR, 954	2 / 13.6 / 2 IN / 4.5 LB
5747405620	CORTEN COLOR, 954	2 / 13.6 / 2 IN / 4.5 LB
5747405633	CORTEN COLOR, 954	2 / 13.6 / 2 IN / 4.5 LB
5747408782	BLK, 731	- / - / - IN / 3.2 LB
5747408795	BLK, 731	- / - / - IN / 3.2 LB
5747408818	BLK, 731	- / - / - IN / 4.0 LB
5747408821	BLK, 731	- / - / - IN / 4.0 LB
5747408847	BLK, 731	2 / 13.7 / 2 IN / 2.1 LB
5747408850	BLK, 731	2 / 13.7 / 2 IN / 2.1 LB
5747408876	BLK, 731	2 / 13.7 / 2 IN / 2.2 LB
5747408889	BLK, 731	2 / 13.7 / 2 IN / 2.2 LB
5747408902	BLK, 731	2 / 13.7 / 2 IN / 3.1 LB
5747408915	BLK, 731	2 / 13.7 / 2 IN / 3.1 LB
5747408931	BLK, 731	2 / 27.5 / 2 IN / 2.9 LB
5747408944	BLK, 731	2 / 27.5 / 2 IN / 2.9 LB
5747408960	BLK, 731	2 / 37.8 / 2 IN / 3.1 LB
5747408973	BLK, 731	2 / 37.8 / 2 IN / 3.1 LB
5747408999	BLK, 731	2 / 37.8 / 2 IN / 3.9 LB
5747409008	BLK, 731	2 / 37.8 / 2 IN / 3.9 LB

ORDER GUIDE - DUAL BEND STATIC WHITE

NF-NEON SWH 3.0W

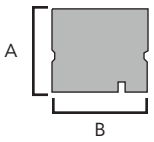
LISTED E366167

PART NUMBER BUILDER:

Series	Family	Environment	Bend	Voltage	Color
NF	NEON	W[1]	DUAL	24V	2700K
					3000K
					3500K
					4000K
					5000K

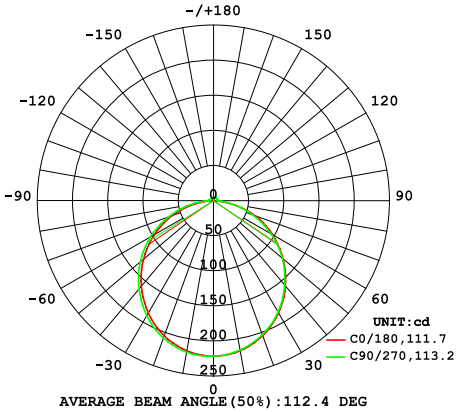
Notes:
1. IP67 finished with our in-house custom injection molding

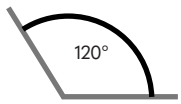
DIMENSIONS



Section	Dimensions
A	0.59" (14.97 mm)
B	0.63" (16.0 mm)

ILLUMINATION DETAILS; 3000K





Beam Angle

Kelvin	Output L/Ft	Efficacy L/W	CRI Ra / R9	CRI Rf / Rg
2700K	211	69	-	-
3000K	214	70	93.5 / 65	89 / 97.1
3500K	217	71	-	-
4000K	220	72	-	-
5000K	224	74	-	-

PHYSICAL

Environment	IP67
Ambient Temp	-13° to 113°F (-25° to 45°C)
Cut Length	1.97" Inches
Min. Bend Diameter	7.86" Inches
Bend Direction	Dual Bend (Top and Side Bend)
Max Run	16' Feet 4" Inches
CCT Binning	2-step MacAdam
Jumper	26.1"

ELECTRICAL

Voltage	24v
Wattage	3.0w
CRI	90+
Wire Size	20 AWG
Lead Wire	11.8" Inches / 3.28' Feet
Dimming	PWM / PFM | IEEE PAR1789 No Effect Level Green for Flicker when used with Nova Flex drivers and Dimming modules.
Dimming Control	0-10V | MLV / ELV | DALI | DMX

QUALITY ASSURANCE

Lumen Maintenance	54,000 Hrs
Warranty	5 years
Certifications	cULus listed

PROJECT | FIXTURE | PHASE | DATE

U.S. ARCHITECTURAL LIGHTING

PROJECT NAME:

PROJECT TYPE: OA3-H

AREA & ROADWAY LIGHTING

VLL SERIES - LED

VLL

Luminaire
Diecast aluminum assembly with minimum wall thickness of 0.150". Integral cooling fins surround the electrical compartment. LED Module mounting area is cast to within a 0.003" surface flatness variance for maximum surface contact and thermal conductivity from the LED modules to the radiating fins. Passive radiating fins above the LED Optics provide superior thermal management and long LED life. The optical and electrical compartments are integrated with the support arm to create one assembly. Hinged driver compartment cover provides access to the drivers and wiring.

PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded optical acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard and specialized street, site, and area distributions. All distributions are Zero Uplight (U0), Full-Cutoff and meet Dark Sky requirements. Panels are field replaceable and field rotatable in 90° increments.

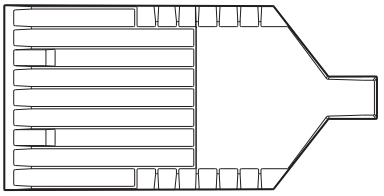
LED Emitters
High Power White LED's are driven between 350mA and 1400mA for a maximum output of 4 Watts nominal per LED. LED's are available standard in CCT's of Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. LED Lumen Maintenance of L93 at 100,000 hours up to 1050mA drive current and 60,000 hours at 1225mA and 1400mA drive current (TM-21 calculated at 6x Test Time).

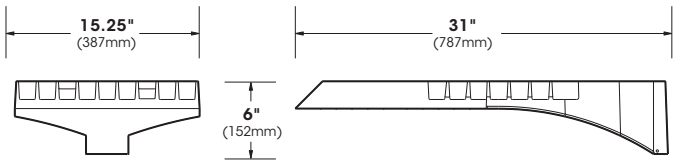
True Amber LED's
TRA-True Amber LED's emit light in a narrow amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver(s)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz (UNV) or 347V-480V, 50,60Hz. 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

TOP VIEW





FRONT VIEW

SIDE VIEW

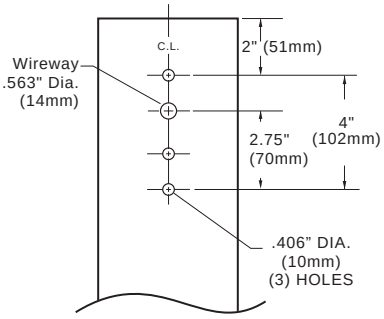
BABA compliant

U.L. Listed for Wet Location

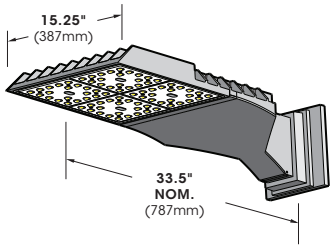
2024348

SPECIFICATIONS

POLE DRILLING TEMPLATE

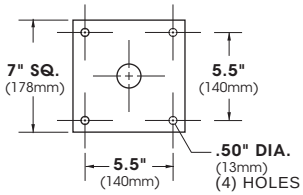


WALL MOUNT

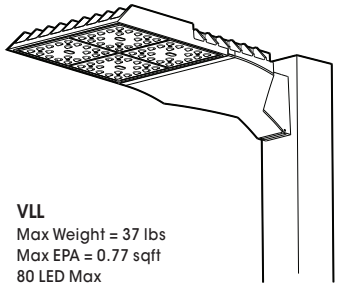


Extruded aluminum arm and cast aluminum Wall Bracket assembly provided with built in gasketed Wire access for Fixture/supply Wire connection.

MOUNT PLATE

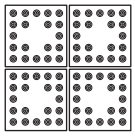


EPA & WEIGHT

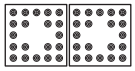


VLL
Max Weight = 37 lbs
Max EPA = 0.77 sqft
80 LED Max

PLED™ MODULES



80 LED Module



40 LED Module

ORDERING INFORMATION

Spec/Order Example: VLL/PLED-III/80-700-30K/UNV/3-120/TPR

Luminaire	Optics	LED Mode			Voltage	Mounting	Finish	Options
VLL	PLED-III	40LED	350MA	TBD	UNV	1	TBD	

Luminaire

☐ **VLL**

Optics

PLED™ Distribution Type

- ☐ Type II **PLED-II**
- ☐ Type II Front Row **PLED-II-FR**
- ☐ Type II Median Illuminator **PLED-II-ML**
- ☐ Type III Med. **PLED-III**
- ☐ Type III Wide **PLED-III-W**
- ☐ Type IV **PLED-IV**
- ☐ Type IV **PLED-IV-FT**
- ☐ Type V Narrow **PLED-VSQ-N**
- ☐ Type V Med. **PLED-V-SQ-M**
- ☐ Type V Wide **PLED-V-SQ-W**

LED

#of LED's

- ☐ **80LED**
- ☐ **40LED**

Drive Current

- ☐ **1400mA**
- ☐ **1225mA**
- ☐ **1050mA**
- ☐ **875mA**
- ☐ **700mA**
- ☐ **525mA**
- ☐ **350mA**

Color Temp - CCT

- ☐ **27K** (2700K)
- ☐ **30K** (3000K)
- ☐ **40K** (4000K)
- ☐ **50K** (5000K)

Consult Factory for Other LED Color, CCT, & CRI Options

☐ **TRA** True Amber

NOTES:
1 - Available in 350mA & 525mA drive current only

Consult Factory for Other Drive Currents

Voltage

- ☐ **UNV** (120 to 277)
- ☐ **347**
- ☐ **480**

Mounting

Arm Mount

- ☐ **1**
- ☐ **2-180**
- ☐ **2-90**
- ☐ **3-90**
- ☐ **3-120**
- ☐ **4-90**

Wall Mount

- ☐ **WM**

WM - Wall Mount provided with mounting bracket and cover.

Finish

Standard Textured Finish

- ☐ Black **RAL-9005-T**
- ☐ White **RAL-9003-T**
- ☐ Grey **RAL-7004-T**
- ☐ Dark Bronze **RAL-8019-T**
- ☐ Green **RAL-6005-T**

Premium Finishes

- ☐ Rust
- ☐ Patina Copper **PC**

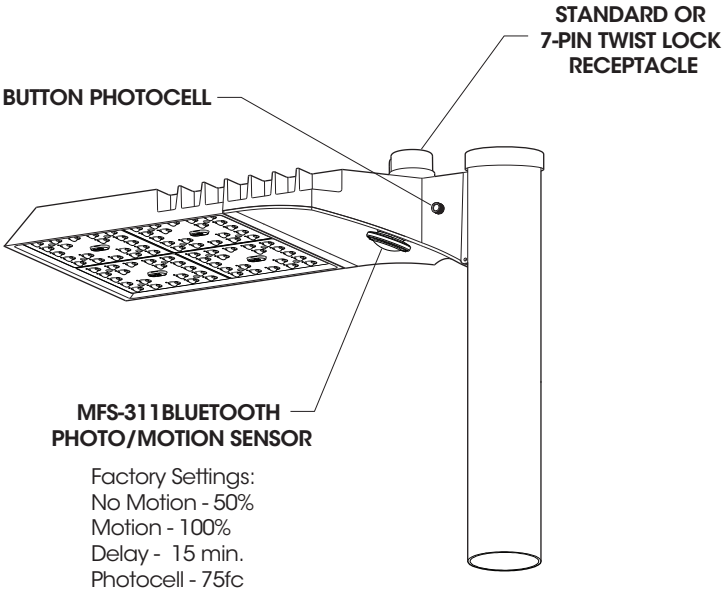
For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S)

Consult factor for custom colors

Options

- ☐ Internal House Side Shield inc. LED Count (Example: HS-PLED/48) **HS-PLED**
- ☐ External Glare Shield 4 Sided **EGS4**
- ☐ External Glare Shield 3 Sided Rear Wedge **EGS3W**
- ☐ Round Pole Adapter **RPA**
- ☐ Twist Lock Receptacle Only **TPR**
- ☐ 7-Pin Twist Lock Receptacle Only **TPR7**
- ☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) **HLSW**
- ☐ Photo Cell + Voltage (Example: PC120V) **PC+V**
- ☐ Single Fuse + Voltage (Example: SF277) **SF+V**
- ☐ Double Fuse + Voltage (Example: DF208) **DF+V**
- ☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory - Motion 50/100; Photo 75fc) **MS-F311**

OPTIONS



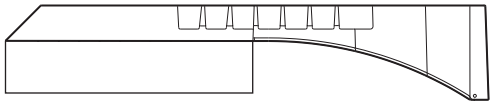
Factory Settings:
No Motion - 50%
Motion - 100%
Delay - 15 min.
Photocell - 75fc

Sensors can be Field Programmed With Bluetooth App

High Low Dimming For Switches (HLSW)
The HLSW is a Small Electronic Switch which Provides High Low Dimming Control Through the LED Driver's 0-10V Control. Switching is Done by Adding a Secondary AC Switched Hot Trigger Line to the HLSW in Addition to the Normal AC Power Line. When the Secondary Trigger Line is Powered, the Fixture will go to 100% Dimming. With no Power to the Trigger, the Fixture will operate at 50% or 25% Dimming. Switches for the Trigger Line can be a Normal AC Switch/Breaker or Timed Switch/Breaker.

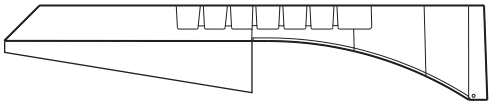
Wireless and Other Fixture Controls
Contact Factory for Wireless and Other Fixture Controls and Recommendations. Most Controls Can be Integrated and Factory Installed.

External Glare Shields



EGS4 - 4 Sided Shield - 3" Deep

Minimum Cutoff = 12°
Average Cutoff = 23°



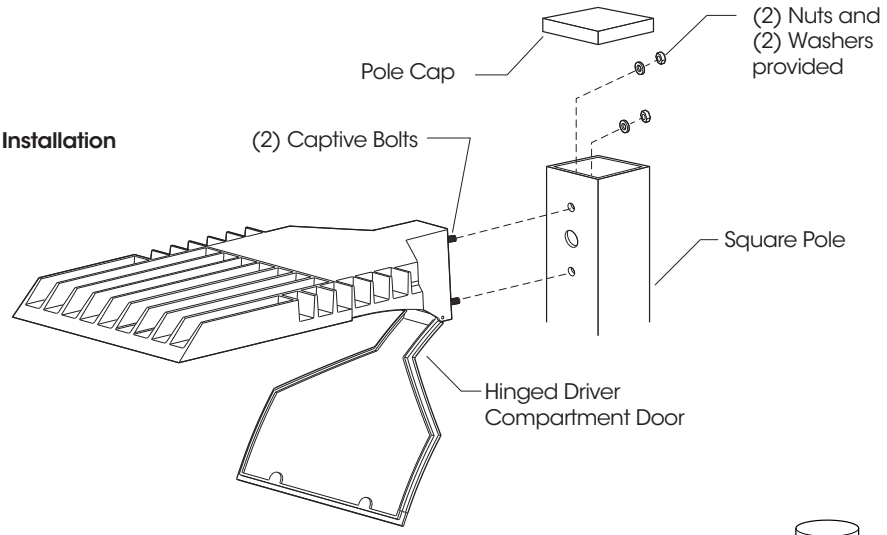
EGS3W - 3 Sided Shield - 3" Rear Depth

Minimum Rear Cutoff = 12°
Average Rear Cutoff = 23°
Minimum Side Cutoff = 4°
Average Side Cutoff = 16°

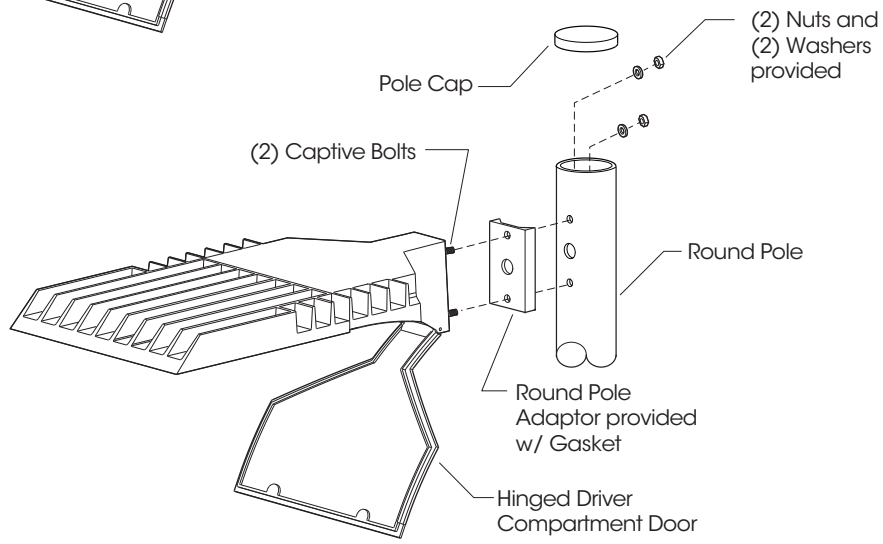
Glare Shields are rotatable on VLL. Shields are Powdercoated Flat Black. Consult factory for custom applications.

INSTALLATION DETAIL

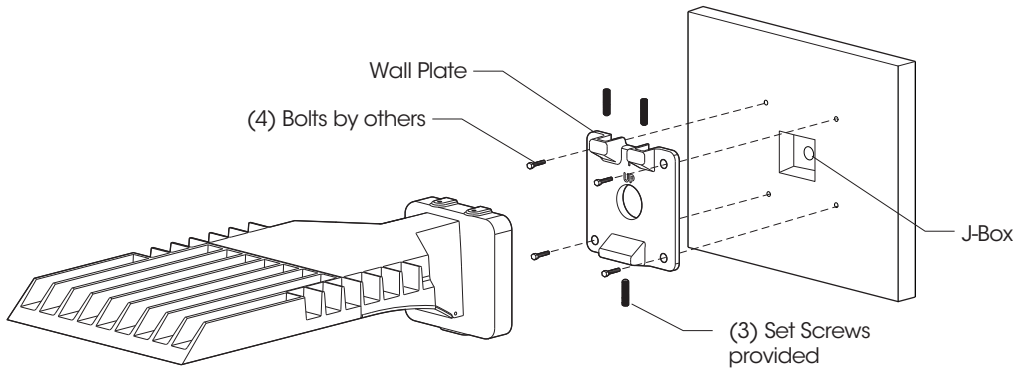
VLL Square Pole Installation



VLL Round Pole Installation



VLL-WM Installation



PHOTOMETRIC DATA GUIDE - LM-80 LUMEN MAINTENANCE

LED LUMEN MAINTENANCE (350mA to 1050mA)		
LED Life / Operating Hours	Lumen Depreciation	Lumen Depreciation Scale Factor
60,000	L96	0.96x
100,000 (6X LED Test Hrs)	L93	0.93x
150,000 (Theoretical)	L89	0.90x
200,000 (Theoretical)	L86	0.87x

TM-21 6x Test Time Dicatates that L93 > 100,000 Hours.

LED LUMEN MAINTENANCE (1225mA & 1400mA)		
LED Life / Operating Hours	Lumen Depreciation	Lumen Depreciation Scale Factor
60,000 (6X LED Test Hrs)	L93	0.93x
100,000 (Theoretical)	L89	0.89x
150,000 (Theoretical)	L84	0.84x
200,000 (Theoretical)	L80	0.80x

TM-21 6x Test Time Dicatates that L93 > 60,000 Hours.

Lumen Depreciation Calculations Done in Accordance With IESNA TM-21 & LM-80 (25°C Ambient)

ELECTRICAL DATA GUIDE - AMPERAGE CHARTS

Standard White LED's

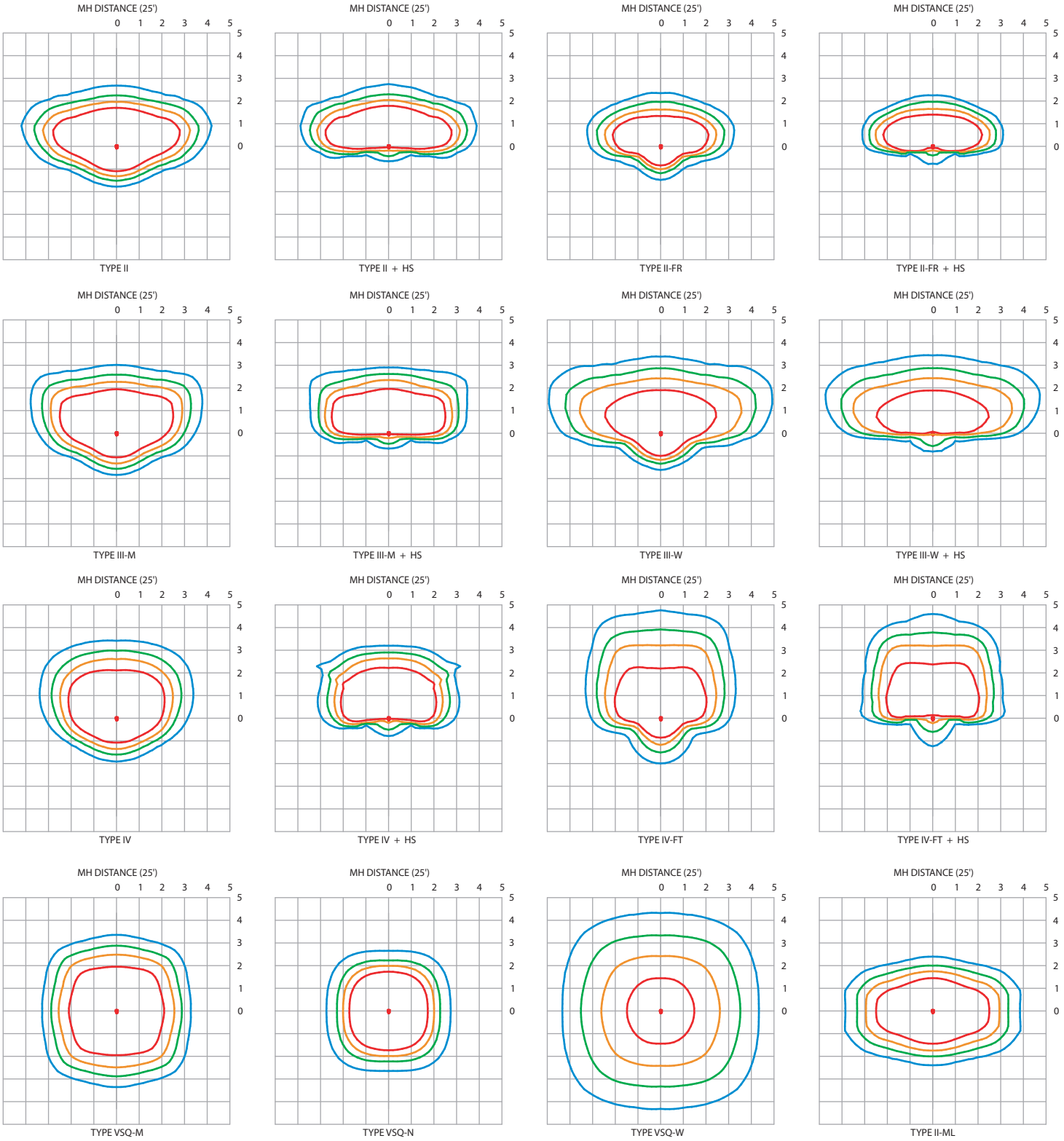
# of LEDs	mA	System Watts	120V	208V	277V	347V	480V
40	350	43	0.36	0.21	0.15	0.12	0.09
40	525	65	0.54	0.31	0.23	0.19	0.14
40	700	87	0.72	0.42	0.31	0.25	0.18
40	875	111	0.92	0.53	0.40	0.32	0.23
40	1050	135	1.12	0.65	0.49	0.39	0.28
40	1225	159	1.32	0.76	0.57	0.46	0.33
80	700	174	1.45	0.83	0.63	0.50	0.36
80	875	222	1.85	1.06	0.80	0.64	0.46
80	1050	270	2.25	1.30	0.97	0.78	0.56
80	1225	318	2.65	1.53	1.15	0.92	0.66
80	1400	366	3.05	1.76	1.32	1.06	0.76

True Amber LED's

# of LEDs	mA	System Watts	120V	208V	277V	347V	480V
40	350	33	0.28	0.16	0.12	0.10	0.07
40	525	51	0.43	0.25	0.18	0.15	0.11
80	350	67	0.56	0.32	0.24	0.19	0.14
80	525	101	0.84	0.49	0.36	0.29	0.21

PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS

VLL-PLED-80LED-700mA-40K - 25' Pole Height



IES File downloads for this product can be found at www.usaltg.com/downloads/asr.html

PHOTOMETRIC DATA GUIDE - LUMEN TABLES (VLL-PLED)

LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
40	350	43	II	6500	152	B2-U0-G2	6782	158	B2-U0-G2	7065	165	B2-U0-G2	7348	171	B2-U0-G2	33.0	2309	70	B1-U0-G1
			II-FR	6544	153	B2-U0-G1	6828	159	B2-U0-G1	7113	166	B2-U0-G1	7397	172	B2-U0-G1		2325	70	B1-U0-G0
			II-ML	6500	152	B3-U0-G3	6783	158	B3-U0-G3	7065	165	B3-U0-G3	7348	171	B3-U0-G3		2309	70	B1-U0-G1
			III-M	6614	154	B2-U0-G2	6901	161	B2-U0-G2	7189	168	B2-U0-G2	7476	174	B2-U0-G2		2349	71	B1-U0-G1
			III-W	6141	143	B1-U0-G2	6408	149	B1-U0-G2	6675	156	B1-U0-G2	6942	162	B1-U0-G2		2182	66	B1-U0-G1
			IV	6564	153	B2-U0-G2	6849	160	B2-U0-G2	7135	166	B2-U0-G2	7420	173	B2-U0-G2		2332	71	B1-U0-G1
			IV-FT	5979	139	B1-U0-G2	6239	145	B1-U0-G2	6499	152	B1-U0-G2	6759	158	B1-U0-G2		2124	64	B1-U0-G1
			VSQ-N	6860	160	B2-U0-G1	7159	167	B2-U0-G1	7457	174	B2-U0-G1	7755	181	B2-U0-G1		2438	74	B1-U0-G0
			VSQ-M	6727	157	B3-U0-G1	7020	164	B3-U0-G1	7313	170	B3-U0-G1	7605	177	B3-U0-G2		2390	72	B2-U0-G1
			VSQ-W	6567	153	B3-U0-G2	6852	160	B3-U0-G2	7138	166	B3-U0-G2	7423	173	B3-U0-G2		2333	71	B2-U0-G1
			II-HS	4754	111	B1-U0-G2	4961	116	B1-U0-G2	5167	120	B1-U0-G2	5374	125	B1-U0-G2		1689	51	B0-U0-G0
			II-FR-HS	4836	113	B0-U0-G1	5046	118	B0-U0-G1	5256	123	B0-U0-G1	5466	127	B0-U0-G1		1718	52	B0-U0-G0
			III-M-HS	4810	112	B0-U0-G2	5019	117	B0-U0-G2	5228	122	B0-U0-G2	5437	127	B0-U0-G2		1708	52	B0-U0-G1
			III-W-HS	4708	110	B0-U0-G2	4912	115	B0-U0-G2	5117	119	B0-U0-G2	5321	124	B0-U0-G2		1673	51	B0-U0-G1
			IV-HS	4968	116	B0-U0-G2	5184	121	B0-U0-G2	5400	126	B0-U0-G2	5616	131	B0-U0-G2		1764	53	B0-U0-G1
			IV-FT-HS	4695	109	B0-U0-G2	4899	114	B0-U0-G2	5103	119	B0-U0-G2	5307	124	B0-U0-G2		1668	51	B0-U0-G1
40	525	65	II	9340	144	B2-U0-G2	9746	150	B2-U0-G2	10152	157	B2-U0-G2	10559	163	B2-U0-G2	51.0	2715	53	B1-U0-G1
			II-FR	9403	145	B2-U0-G1	9812	151	B2-U0-G1	10221	158	B2-U0-G1	10630	164	B2-U0-G1		2733	54	B1-U0-G1
			II-ML	9341	144	B3-U0-G3	9747	150	B3-U0-G3	10153	157	B3-U0-G3	10559	163	B3-U0-G3		2715	53	B1-U0-G1
			III-M	9504	147	B2-U0-G2	9917	153	B2-U0-G2	10330	159	B2-U0-G2	10743	166	B2-U0-G2		2762	54	B1-U0-G1
			III-W	8824	136	B2-U0-G3	9208	142	B2-U0-G3	9592	148	B2-U0-G3	9976	154	B2-U0-G3		2565	50	B1-U0-G1
			IV	9433	146	B2-U0-G2	9843	152	B2-U0-G2	10253	158	B2-U0-G2	10663	165	B2-U0-G2		2742	54	B1-U0-G1
			IV-FT	8592	133	B2-U0-G3	8966	138	B2-U0-G3	9340	144	B2-U0-G3	9713	150	B2-U0-G3		2497	49	B1-U0-G1
			VSQ-N	9858	152	B3-U0-G1	10287	159	B3-U0-G1	10716	165	B3-U0-G1	11144	172	B3-U0-G1		2866	56	B1-U0-G0
			VSQ-M	9667	149	B3-U0-G2	10088	156	B3-U0-G2	10508	162	B3-U0-G2	10928	169	B4-U0-G2		2809	55	B2-U0-G1
			VSQ-W	9436	146	B4-U0-G3	9846	152	B4-U0-G3	10257	158	B4-U0-G3	10667	165	B4-U0-G3		2743	54	B2-U0-G1
			II-HS	6831	105	B1-U0-G2	7128	110	B1-U0-G2	7425	115	B1-U0-G2	7722	119	B1-U0-G2		1985	39	B0-U0-G1
			II-FR-HS	6949	107	B1-U0-G1	7251	112	B1-U0-G1	7553	117	B1-U0-G1	7855	121	B1-U0-G1		2020	40	B0-U0-G0
			III-M-HS	6911	107	B0-U0-G2	7212	111	B0-U0-G2	7512	116	B1-U0-G2	7813	121	B1-U0-G2		2009	39	B0-U0-G1
			III-W-HS	6764	104	B0-U0-G2	7059	109	B0-U0-G2	7353	113	B0-U0-G2	7647	118	B0-U0-G2		1966	39	B0-U0-G1
			IV-HS	7138	110	B0-U0-G2	7449	115	B1-U0-G2	7759	120	B1-U0-G2	8069	125	B1-U0-G2		2075	41	B0-U0-G1
			IV-FT-HS	6746	104	B0-U0-G2	7040	109	B1-U0-G3	7333	113	B1-U0-G3	7626	118	B1-U0-G3		1960	38	B0-U0-G1
40	700	87	II	11823	136	B2-U0-G2	12337	142	B2-U0-G2	12851	148	B2-U0-G2	13365	154	B2-U0-G2	N/A	N/A		
			II-FR	11903	137	B3-U0-G1	12420	143	B3-U0-G1	12938	149	B3-U0-G1	13455	155	B3-U0-G1				
			II-ML	11824	136	B3-U0-G3	12338	142	B3-U0-G3	12852	148	B3-U0-G3	13366	154	B3-U0-G3				
			III-M	12030	139	B2-U0-G2	12553	145	B2-U0-G2	13076	151	B2-U0-G2	13599	157	B2-U0-G2				
			III-W	11170	129	B2-U0-G3	11656	134	B2-U0-G3	12142	140	B2-U0-G3	12627	145	B2-U0-G3				
			IV	11940	138	B2-U0-G2	12459	144	B2-U0-G2	12978	150	B2-U0-G2	13497	156	B2-U0-G2				
			IV-FT	10876	125	B2-U0-G3	11349	131	B2-U0-G3	11822	136	B2-U0-G3	12295	142	B2-U0-G3				
			VSQ-N	12479	144	B3-U0-G1	13022	150	B3-U0-G1	13564	156	B3-U0-G1	14107	163	B3-U0-G1				
			VSQ-M	12237	141	B4-U0-G2	12769	147	B4-U0-G2	13301	153	B4-U0-G2	13833	159	B4-U0-G2				
			VSQ-W	11945	138	B4-U0-G3	12464	144	B4-U0-G3	12983	150	B4-U0-G3	13502	156	B4-U0-G3				
			II-HS	8647	100	B1-U0-G2	9023	104	B1-U0-G2	9399	108	B1-U0-G2	9775	113	B1-U0-G2				
			II-FR-HS	8797	101	B1-U0-G1	9179	106	B1-U0-G1	9561	110	B1-U0-G1	9944	115	B1-U0-G1				
			III-M-HS	8749	101	B1-U0-G2	9129	105	B1-U0-G2	9510	110	B1-U0-G2	9890	114	B1-U0-G2				
			III-W-HS	8563	99	B1-U0-G2	8935	103	B1-U0-G2	9307	107	B1-U0-G2	9680	112	B1-U0-G3				
			IV-HS	9036	104	B1-U0-G2	9429	109	B1-U0-G2	9822	113	B1-U0-G2	10215	118	B1-U0-G2				
			IV-FT-HS	8540	98	B1-U0-G3	8911	103	B1-U0-G3	9282	107	B1-U0-G3	9653	111	B1-U0-G3				
40	875	111	II	14169	128	B2-U0-G2	14784	133	B3-U0-G2	15401	139	B3-U0-G2	16017	145	B3-U0-G3	N/A	N/A		
			II-FR	14264	129	B3-U0-G1	14884	134	B3-U0-G2	15504	140	B3-U0-G2	16125	146	B3-U0-G2				
			II-ML	14169	128	B3-U0-G3	14785	133	B4-U0-G4	15401	139	B4-U0-G4	16018	145	B4-U0-G4				
			III-M	14417	130	B2-U0-G2	15043	136	B2-U0-G2	15670	141	B3-U0-G2	16297	147	B3-U0-G3				
			III-W	13386	121	B2-U0-G3	13968	126	B2-U0-G3	14550	131	B2-U0-G3	15132	137	B2-U0-G3				
			IV	14309	129	B2-U0-G2	14931	135	B2-U0-G2	15553	140	B3-U0-G2	16175	146	B3-U0-G2				
			IV-FT	13034	118	B2-U0-G3	13601	123	B2-U0-G3	14167	128	B2-U0-G3	14734	133	B2-U0-G3				
			VSQ-N	14954	135	B3-U0-G1	15605	141	B3-U0-G1	16255	147	B4-U0-G1	16905	153	B4-U0-G2				
			VSQ-M	14665	132	B4-U0-G2	15302	138	B4-U0-G2	15940	144	B4-U0-G2	16578	150	B4-U0-G2				
			VSQ-W	14314	129	B4-U0-G3	14937	135	B4-U0-G3	15559	140	B4-U0-G3	16182	146	B4-U0-G3				
			II-HS	10363	94	B1-U0-G2	10813	98	B1-U0-G2	11264	102	B1-U0-G2	11714	106	B1-U0-G2				
			II-FR-HS	10541	95	B1-U0-G1	10999	99	B1-U0-G1	11458	103	B1-U0-G2	11916	108	B1-U0-G2				
			III-M-HS	10484	95	B1-U0-G2	10940	99	B1-U0-G2	11396	103	B1-U0-G2	11852	107	B1-U0-G3				
			III-W-HS	10262	93	B1-U0-G3	10708	97	B1-U0-G3	11154	101	B1-U0-G3	11600	105	B1-U0-G3				
			IV-HS	10828	98	B1-U0-G2	11299	102	B1-U0-G2	11770	106	B1-U0-G2	12241	110	B1-U0-G2				
			IV-FT-HS	10234	92	B1-U0-G3	10678	96	B1-U0-G3	11123	100	B1-U0-G3	11568	104	B1-U0-G3				
40	1050	135	II	16120	120	B3-U0-G3	16820	125	B3-U0-G3	17521	130	B3-U0-G3	18222	135	B3-U0-G3	N/A	N/A		
			II-FR	16228	120	B3-U0-G2	16934	126	B3-U0-G2	17639	131	B3-U0-G2	18345	136	B3-U0-G2				
			II-ML	16120	120	B4-U0-G4	16821	125	B4-U0-G4	17522	130	B4-U0-G4	18223	135	B4-U0-G4				
			III-M	16402	122	B3-U0-G3	17115	127	B3-U0-G3	17828	132	B3-U0-G3	18541	138	B3-U0-G3				
			III-W	15229	113	B2-U0-G3	15891	118	B3-U0-G3	16554	123	B3-U0-G3	17216	128	B3-U0-G3				
			IV	16279	121	B3-U0-G3	16987	126	B3-U0-G3	17694	131	B3-U0-G3	18402	137	B3-U0-G3				
			IV-FT	14829	110	B2-U0-G3	15474	115	B3-U0-G3	16118	120	B3-U0-G4	16763	124	B3-U0-G4				
			VSQ-N	17014	126	B4-U0-G2	17754	132	B4-U0-G2	18494	137	B4-U0-G2	19233	143	B4-U0-G2				
			VSQ-M	16684	124	B4-U0-G2	17410	129	B4-U0-G2	18135	135	B4-U0-G2	18861	140	B4-U0-G2				
			VSQ-W	16285	121	B4-U0-G3	16993	126	B5-U0-G3	17701	131	B5-U0-G3	18409	137	B5-U0-G3				
			II-HS	11789	87	B1-U0-G2	12302	91	B1-U0-G2	12814	95	B1-U0-G2	13327	99	B1-U0-G3				
			II-FR-HS	11993	89	B1-U0-G2	12514	93	B1-U0-G2	13035	97	B1-U0-G2	13557	101	B1-U0-G2				
			III-M-HS	11928	88	B1-U0-G3	12447	92	B1-U0-G3	12965	96	B1-U0-G3	13484	100	B1-U0-G3				
			III-W-HS	11674	87	B1-U0-G3	12182	90	B1-U0-G3	12690	94	B1-U0-G3	13197	98	B1-U0-G3				
			IV-HS	12319	91	B1-U0-G2	12855	95	B1-U0-G2	13391	99	B1-U0-G3	13926	103	B1-U0-G3				
			IV-FT-HS	11643	86	B1-U0-G3	12149	90	B1-U0-G3	12655	94	B1-U0-G3	13161	98	B1-U0-G3				

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PHOTOMETRIC DATA GUIDE - LUMEN TABLES (VLL-PLED)

LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
40	1225	159	II	17939	113	B3-U0-G3	18720	118	B3-U0-G3	19499	123	B3-U0-G3	20279	128	B3-U0-G3	N/A	N/A		
			II-FR	18060	114	B3-U0-G2	18845	119	B3-U0-G2	19631	124	B3-U0-G2	20416	128	B3-U0-G2				
			II-ML	17940	113	B4-U0-G4	18720	118	B4-U0-G4	19501	123	B4-U0-G4	20281	128	B4-U0-G4				
			III-M	18254	115	B3-U0-G3	19047	120	B3-U0-G3	19841	125	B3-U0-G3	20635	130	B3-U0-G3				
			III-W	16949	107	B3-U0-G3	17686	111	B3-U0-G3	18423	116	B3-U0-G3	19160	121	B3-U0-G4				
			IV	18117	114	B3-U0-G3	18904	119	B3-U0-G3	19692	124	B3-U0-G3	20480	129	B3-U0-G3				
			IV-FT	16503	104	B3-U0-G4	17221	108	B3-U0-G4	17938	113	B3-U0-G4	18656	117	B3-U0-G4				
			VSQ-N	18935	119	B4-U0-G2	19758	124	B4-U0-G2	20582	130	B4-U0-G2	21405	135	B4-U0-G2				
			VSQ-M	18568	117	B4-U0-G2	19375	122	B4-U0-G2	20183	127	B4-U0-G2	20990	132	B4-U0-G2				
			VSQ-W	18124	114	B5-U0-G3	18912	119	B5-U0-G3	19700	124	B5-U0-G3	20488	129	B5-U0-G3				
			II-HS	13121	83	B1-U0-G3	13691	86	B1-U0-G3	14262	90	B1-U0-G3	14832	93	B1-U0-G3				
			II-FR-HS	13347	84	B1-U0-G2	13927	88	B1-U0-G2	14508	91	B1-U0-G2	15088	95	B1-U0-G2				
			III-M-HS	13275	84	B1-U0-G3	13852	87	B1-U0-G3	14429	91	B1-U0-G3	15006	94	B1-U0-G3				
			III-W-HS	12993	82	B1-U0-G3	13558	85	B1-U0-G3	14123	89	B1-U0-G3	14688	92	B1-U0-G3				
			IV-HS	13711	86	B1-U0-G3	14307	90	B1-U0-G3	14903	94	B1-U0-G3	15499	98	B1-U0-G3				
			IV-FT-HS	12957	82	B1-U0-G3	13521	85	B1-U0-G3	14084	89	B1-U0-G4	14647	92	B1-U0-G4				

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LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
80	350	N/A	II	N/A			N/A			N/A			N/A			67	4475	67	B1-U0-G1
			II-FR														4504	67	B1-U0-G1
			II-ML														4475	67	B2-U0-G2
			III-M														4553	68	B1-U0-G1
			III-W														4228	63	B1-U0-G2
			IV														4518	67	B1-U0-G1
			IV-FT														4117	61	B1-U0-G1
			VSQ-N														4723	70	B2-U0-G1
			VSQ-M														4631	69	B3-U0-G1
			VSQ-W														4520	67	B3-U0-G2
			II-HS														3273	49	B0-U0-G1
			II-FR-HS														3329	50	B0-U0-G1
			III-M-HS														3311	49	B0-U0-G1
			III-W-HS														3240	48	B0-U0-G1
			IV-HS														3420	51	B0-U0-G1
			IV-FT-HS														3232	48	B0-U0-G2
80	525	N/A	II	N/A			N/A			N/A			N/A			101	5251	52	B1-U0-G1
			II-FR														5286	52	B1-U0-G1
			II-ML														5251	52	B2-U0-G2
			III-M														5343	53	B1-U0-G2
			III-W														4961	49	B1-U0-G2
			IV														5302	52	B1-U0-G1
			IV-FT														4830	48	B1-U0-G2
			VSQ-N														5542	55	B2-U0-G1
			VSQ-M														5434	54	B3-U0-G1
			VSQ-W														5304	53	B3-U0-G2
			II-HS														3841	38	B0-U0-G1
			II-FR-HS														3906	39	B0-U0-G1
			III-M-HS														3885	38	B0-U0-G1
			III-W-HS														3803	38	B0-U0-G2
			IV-HS														4013	40	B0-U0-G1
			IV-FT-HS														3792	38	B0-U0-G2
80	700	174	II	22914	132	B3-U0-G3	23910	138	B3-U0-G3	24906	144	B3-U0-G3	25902	149	B3-U0-G3	N/A	N/A		
			II-FR	23068	133	B3-U0-G2	24070	139	B3-U0-G2	25073	145	B3-U0-G2	26076	150	B3-U0-G2				
			II-ML	22914	132	B4-U0-G4	23910	138	B4-U0-G4	24907	144	B4-U0-G4	25903	149	B4-U0-G4				
			III-M	23314	134	B3-U0-G3	24328	140	B3-U0-G4	25342	146	B3-U0-G4	26355	152	B3-U0-G4				
			III-W	21647	125	B3-U0-G4	22589	130	B3-U0-G4	23530	136	B3-U0-G4	24471	141	B3-U0-G4				
			IV	23139	133	B3-U0-G3	24145	139	B3-U0-G3	25152	145	B3-U0-G4	26158	151	B3-U0-G4				
			IV-FT	21079	121	B3-U0-G4	21995	127	B3-U0-G4	22911	132	B3-U0-G4	23828	137	B3-U0-G4				
			VSQ-N	24184	139	B4-U0-G2	25236	145	B4-U0-G2	26287	152	B4-U0-G2	27339	158	B5-U0-G2				
			VSQ-M	23716	137	B5-U0-G3	24747	143	B5-U0-G3	25778	149	B5-U0-G3	26809	155	B5-U0-G3				
			VSQ-W	23149	133	B5-U0-G4	24156	139	B5-U0-G4	25162	145	B5-U0-G4	26169	151	B5-U0-G4				
			II-HS	16758	97	B1-U0-G3	17486	101	B1-U0-G3	18215	105	B1-U0-G3	18944	109	B1-U0-G3				
			II-FR-HS	17046	98	B1-U0-G2	17788	103	B1-U0-G2	18529	107	B1-U0-G2	19270	111	B1-U0-G2				
			III-M-HS	16954	98	B1-U0-G3	17691	102	B1-U0-G4	18428	106	B1-U0-G4	19165	110	B1-U0-G4				
			III-W-HS	16595	96	B1-U0-G4	17316	100	B1-U0-G4	18038	104	B1-U0-G4	18759	108	B1-U0-G4				
			IV-HS	17511	101	B1-U0-G3	18272	105	B1-U0-G3	19034	110	B1-U0-G3	19795	114	B1-U0-G4				
			IV-FT-HS	16549	95	B1-U0-G4	17269	100	B1-U0-G4	17988	104	B1-U0-G4	18708	108	B1-U0-G4				
80	875	222	II	27459	124	B3-U0-G4	28653	129	B3-U0-G4	29847	135	B4-U0-G4	31040	140	B4-U0-G4	N/A	N/A		
			II-FR	27643	125	B3-U0-G2	28845	130	B4-U0-G2	30047	136	B4-U0-G2	31249	141	B4-U0-G2				
			II-ML	27460	124	B4-U0-G4	28654	129	B4-U0-G4	29848	135	B5-U0-G5	31042	140	B5-U0-G5				
			III-M	27939	126	B3-U0-G4	29154	132	B3-U0-G4	30369	137	B3-U0-G4	31583	143	B4-U0-G4				
			III-W	25942	117	B3-U0-G4	27070	122	B3-U0-G4	28198	127	B3-U0-G4	29326	132	B3-U0-G5				
			IV	27730	125	B3-U0-G4	28935	131	B3-U0-G4	30141	136	B3-U0-G4	31346	142	B4-U0-G4				
			IV-FT	25260	114	B3-U0-G5	26358	119	B3-U0-G5	27456	124	B3-U0-G5	28555	129	B3-U0-G5				
			VSQ-N	28982	131	B5-U0-G2	30242	137	B5-U0-G2	31502	142	B5-U0-G2	32762	148	B5-U0-G2				
			VSQ-M	28420	128	B5-U0-G3	29656	134	B5-U0-G3	30892	139	B5-U0-G3	32127	145	B5-U0-G4				
			VSQ-W	27742	125	B5-U0-G4	28948	131	B5-U0-G4	30154	136	B5-U0-G4	31360	142	B5-U0-G4				
			II-HS	20082	91	B1-U0-G4	20955	95	B2-U0-G4	21828	99	B2-U0-G4	22701	102	B2-U0-G4				
			II-FR-HS	20428	92	B1-U0-G2	21316	96	B1-U0-G2	22204	100	B1-U0-G2	23092	104	B1-U0-G2				
			III-M-HS	20317	92	B1-U0-G4	21201	96	B1-U0-G4	22084	100	B1-U0-G4	22967	104	B1-U0-G4				
			III-W-HS	19887	90	B1-U0-G4	20752	94	B1-U0-G4	21616	98	B1-U0-G4	22480	101	B1-U0-G4				
			IV-HS	20985	95	B1-U0-G4	21897	99	B1-U0-G4	22810	103	B1-U0-G4	23722	107	B1-U0-G4				
			IV-FT-HS	19832	90	B1-U0-G4	20694	93	B1-U0-G4	21557	97	B1-U0-G4	22419	101	B1-U0-G5				
80	1050	270	II	31240	116	B4-U0-G4	32598	121	B4-U0-G4	33957	126	B4-U0-G4	35315	131	B4-U0-G4	N/A	N/A		
			II-FR	31450	117	B4-U0-G2	32817	122	B4-U0-G2	34185	127	B4-U0-G2	35552	132	B4-U0-G2				
			II-ML	31241	116	B5-U0-G5	32600	121	B5-U0-G5	33958	126	B5-U0-G5	35317	131	B5-U0-G5				
			III-M	31787	118	B4-U0-G4	33169	123	B4-U0-G4	34551	128	B4-U0-G4	35933	133	B4-U0-G4				
			III-W	29514	110	B3-U0-G5	30797	114	B3-U0-G5	32080	119	B3-U0-G5	33364	124	B3-U0-G5				
			IV	31548	117	B4-U0-G4	32920	122	B4-U0-G4	34291	127	B4-U0-G4	35663	132	B4-U0-G4				
			IV-FT	28738	107	B3-U0-G5	29987	111	B3-U0-G5	31237	116	B3-U0-G5	32487	121	B3-U0-G5				
			VSQ-N	32973	122	B5-U0-G2	34406	128	B5-U0-G2	35840	133	B5-U0-G2	37274	138	B5-U0-G2				
			VSQ-M	32334	120	B5-U0-G4	33740	125	B5-U0-G4	35145	130	B5-U0-G4	36551	136	B5-U0-G4				
			VSQ-W	31561	117	B5-U0-G5	32934	122	B5-U0-G5	34306	127	B5-U0-G5	35678	132	B5-U0-G5				
			II-HS	22847	85	B2-U0-G4	23841	88	B2-U0-G4	24834	92	B2-U0-G4	25827	96	B2-U0-G4				
			II-FR-HS	23241	86	B1-U0-G2	24251	90	B1-U0-G2	25262	94	B1-U0-G2	26272	97	B2-U0-G2				
			III-M-HS	23115	86	B1-U0-G4	24120	89	B1-U0-G4	25125	93	B1-U0-G4	26130	97	B1-U0-G4				
			III-W-HS	22625	84	B1-U0-G4	23609	88	B1-U0-G5	24592	91	B1-U0-G5	25576	95	B1-U0-G5				
			IV-HS	23874	89	B1-U0-G4	24913	92	B1-U0-G4	25950	96	B1-U0-G4	26988	100	B1-U0-G4				
			IV-FT-HS	22563	84	B1-U0-G5	23545	87	B1-U0-G5	24525	91	B1-U0-G5	25506	95	B1-U0-G5				

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PHOTOMETRIC DATA GUIDE - LUMEN TABLES (VLL-PLED)

LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
80	1225	318	II	34767	109	B4-U0-G4	36279	114	B4-U0-G4	37790	119	B4-U0-G4	39302	124	B4-U0-G4	N/A	N/A		
			II-FR	35001	110	B4-U0-G2	36523	115	B4-U0-G2	38044	120	B4-U0-G2	39566	124	B4-U0-G2				
			II-ML	34769	109	B5-U0-G5	36280	114	B5-U0-G5	37792	119	B5-U0-G5	39304	124	B5-U0-G5				
			III-M	35375	111	B4-U0-G4	36913	116	B4-U0-G4	38451	121	B4-U0-G5	39989	126	B4-U0-G5				
			III-W	32846	103	B3-U0-G5	34274	108	B3-U0-G5	35702	112	B3-U0-G5	37131	117	B3-U0-G5				
			IV	35110	110	B4-U0-G4	36636	115	B4-U0-G4	38163	120	B4-U0-G4	39689	125	B4-U0-G5				
			IV-FT	31983	101	B3-U0-G5	33373	105	B3-U0-G5	34764	109	B3-U0-G5	36155	114	B3-U0-G5				
			VSQ-N	36696	115	B5-U0-G2	38291	120	B5-U0-G2	39887	125	B5-U0-G2	41482	130	B5-U0-G2				
			VSQ-M	35985	113	B5-U0-G4	37549	118	B5-U0-G4	39114	123	B5-U0-G4	40678	128	B5-U0-G4				
			VSQ-W	35125	110	B5-U0-G5	36652	115	B5-U0-G5	38179	120	B5-U0-G5	39706	125	B5-U0-G5				
			II-HS	25427	80	B2-U0-G4	26533	83	B2-U0-G4	27638	87	B2-U0-G4	28744	90	B2-U0-G4				
			II-FR-HS	25865	81	B2-U0-G2	26989	85	B2-U0-G2	28114	88	B2-U0-G2	29239	92	B2-U0-G2				
			III-M-HS	25725	81	B1-U0-G4	26843	84	B1-U0-G4	27962	88	B1-U0-G5	29080	91	B1-U0-G5				
			III-W-HS	25179	79	B1-U0-G5	26274	83	B1-U0-G5	27369	86	B1-U0-G5	28464	90	B1-U0-G5				
			IV-HS	26570	84	B1-U0-G4	27725	87	B1-U0-G4	28881	91	B1-U0-G4	30036	94	B1-U0-G4				
			IV-FT-HS	25111	79	B1-U0-G5	26202	82	B1-U0-G5	27294	86	B1-U0-G5	28386	89	B1-U0-G5				
80	1400	366	II	37677	103	B4-U0-G4	39315	107	B4-U0-G4	40953	112	B4-U0-G4	42591	116	B4-U0-G5	N/A	N/A		
			II-FR	37930	104	B4-U0-G2	39579	108	B4-U0-G2	41228	113	B4-U0-G3	42877	117	B4-U0-G3				
			II-ML	37678	103	B5-U0-G5	39317	107	B5-U0-G5	40955	112	B5-U0-G5	42593	116	B5-U0-G5				
			III-M	38336	105	B4-U0-G5	40003	109	B4-U0-G5	41670	114	B4-U0-G5	43337	118	B4-U0-G5				
			III-W	35595	97	B3-U0-G5	37143	101	B3-U0-G5	38690	106	B3-U0-G5	40238	110	B4-U0-G5				
			IV	38048	104	B4-U0-G4	39703	108	B4-U0-G5	41357	113	B4-U0-G5	43011	117	B4-U0-G5				
			IV-FT	34659	95	B3-U0-G5	36166	99	B3-U0-G5	37673	103	B4-U0-G5	39180	107	B4-U0-G5				
			VSQ-N	39767	109	B5-U0-G2	41496	113	B5-U0-G2	43225	118	B5-U0-G2	44954	123	B5-U0-G2				
			VSQ-M	38996	106	B5-U0-G4	40692	111	B5-U0-G4	42387	116	B5-U0-G4	44082	120	B5-U0-G4				
			VSQ-W	38065	104	B5-U0-G5	39720	108	B5-U0-G5	41374	113	B5-U0-G5	43029	118	B5-U0-G5				
			II-HS	27555	75	B2-U0-G4	28753	79	B2-U0-G4	29951	82	B2-U0-G4	31149	85	B2-U0-G4				
			II-FR-HS	28030	77	B2-U0-G2	29248	80	B2-U0-G2	30467	83	B2-U0-G2	31686	87	B2-U0-G3				
			III-M-HS	27878	76	B1-U0-G5	29090	79	B1-U0-G5	30302	83	B1-U0-G5	31514	86	B1-U0-G5				
			III-W-HS	27287	75	B1-U0-G5	28474	78	B1-U0-G5	29660	81	B1-U0-G5	30846	84	B1-U0-G5				
			IV-HS	28794	79	B1-U0-G4	30046	82	B1-U0-G4	31298	85	B1-U0-G5	32550	89	B1-U0-G5				
			IV-FT-HS	27213	74	B1-U0-G5	28396	78	B1-U0-G5	29579	81	B1-U0-G5	30762	84	B1-U0-G5				

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