

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



FOR OFFICE USE ONLY:

Date Received _____ Initial Submittal
 Paid _____ Revised Submittal

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

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

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

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

1. Project Information

Address (list all addresses on the project site): 521 E Washington Avenue

Title: _____

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

UDC meeting date requested June 26, 2024

- 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 John Leja
Street address 8301 Machine Drive, Suite 102
Telephone 608-831-3326

Company LZ Ventures
City/State/Zip Madison, WI 53717
Email jleja@me.com

Project contact person Duane Johnson
Street address 8401 Greenway Blvd. Ste 900
Telephone 608-836-3690

Company Knothe & Bruce Architects
City/State/Zip Middleton, WI 53562
Email djohnson@knothebruce.com

Property owner (if not applicant) _____
Street address _____
Telephone _____

City/State/Zip _____
Email _____

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.

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

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

5. Required Submittal Materials

- Application Form**
 - A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
 - For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)
- Electronic Submittal**
 - Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
 - Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 3/19/24.
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 John Leja Relationship to property Owner

Authorizing signature of property owner *John J Leja* Date 5/13/24
John J Leja (May 10, 2024 10:18 CDT)

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:

- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Urban Design Districts: \$350 (per §33.24(6) MGO). <input type="checkbox"/> Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO) <input type="checkbox"/> Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO) <input type="checkbox"/> Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO) <input type="checkbox"/> 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) | <p>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:</p> <ul style="list-style-type: none"> — 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 |
|--|---|

May 13, 2024

Mr. Bill Fruhling
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703



Re: Letter of Intent
Porchlight Redevelopment
521 East Washington Ave.
KBA Project # 2379

Mr. Bill Fruhling:

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

Organizational structure:

Owner:	LZ Ventures c/o Angie Black Carlson Black O'Callaghan & Battenberg 222 W. Washington Ave., Suite 705 Madison, WI 53703 angie.black@carlsonblack.com	Architect:	Knothe & Bruce Architects, LLC 8401 Greenway Blvd. Ste 900 Middleton, WI 53562 608-836-3690 Contact: Duane Johnson djohnson@knothebruce.com
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Engineer:	Wyser Engineering 300 E Front Street Mt. Horeb, WI 53572 (608) 437-1862 Contact: Wade Wyse Wade.wyse@wyserengineering.com	Landscape Design:	Figure-Ground LLC Middleton, WI 53562 (608) 345-5101 Contact: Joe Porter jporter@figureground-design.com
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Introduction:

This proposed project involves the redevelopment of the current site at 521 E Washington Avenue which has a two-level commercial office building, located on the southern corner of S Blair Street and E Washington Avenue. The proposed redevelopment would consist of a new 8-story building with administrative offices on the first floor and partial basement and 70 residential units on floors 2 through 8. There will be 8 surface parking stalls accessed off Blair St. The facility would be utilized by Porchlight for their administrative headquarters as well as long-term stable affordable housing, this would replace their current facility located on Brooks Street.

Porchlight and LZ Ventures have fostered a mutual respect and great working relationship which has developed over the past 15 years sharing the same block with Porchlights current facility on Brooks St and LZ's Grand Central and X-01 student housing facilities. This is an incredible opportunity for Porchlight to substantially improve its housing and services and therefore ultimately fulfill its mission of reducing

homelessness and providing affordable housing, and LZ ventures is excited to be a part of the solution. The proposed facility would have studio apartments, instead of the current (single room occupancy) SRO's which are at Brooks St. location. This would be life changing for the residents and greatly reduce Porchlights operational and maintenance commitments, freeing up funds to be used elsewhere. In addition, this central location will provide residents with more convenient accessibility to transportation, including the new Bus Rapid Transit line, city services, employment opportunities and living needs. Due to the generosity of LZ Ventures, this project requires no financial assistance from the city or state. This project will be a much-needed upgrade for the Porchlight non-profit organization to help with home and job placement, improving the lives of Madison citizens.

The site is located on the south corner of E. Washington Avenue and S Blair St. It is composed of one parcel in a UMX zoning district, the site is approximately 0.24 acres in area.

This application requests demolition of the existing structure and conditional use approval to allow greater than 8 dwelling units for the development of the new Porchlight facility. An application for a Certified Survey Map is being submitted contemporaneously to remove the underlying lot lines to complete the building parcel.

Downtown Plan & Urban Design District

The property is within the boundaries of the City of Madison Downtown Plan adopted in July 2012. The Plan was the product of 4 plus years of work including 125 group meetings with neighborhood and community groups, City Boards and Commissions, business owners and many other interested parties.

The Plan places the site within the Downtown Core which is recommended for the highest intensity of development within the city. One of the Plan's key recommendations is to accommodate future growth within the downtown. The Plan's Parcel Analysis Map identifies the site as an "underutilized site and/or obsolete building" and one of the sites for potential redevelopment to accommodate the City's growth for a 20-year horizon. The parcel analysis considered among other factors; parcel size, existing use, building condition, architectural character, and land valuation.

The Downtown Plan also provides guidelines for building height and designates this site as having a maximum building height of 8 stories.

The property is also located within Urban Design District #4 (UDD 4), which establishes the purpose of improving the appearance of those major transportation corridors east of the Capitol Square. UDD 4 has limited scope for building design. It does speak to general compatibility of building designs and for building materials to be low maintenance and harmonious with others in the area and to avoid large unbroken exterior facades.

Existing Structures and Proposed Deconstruction

The site is currently occupied by a two-level, 5,013 SF office building located at 521 E Washington Ave. The building, constructed in 1958, was originally a gas station but was converted to an office space in 1981, with an addition constructed in 1989. The building most recently was the home of Monarch Health and has been listed for sale since April 2023.

Given that the building is not historically or architecturally significant and that the Downtown Plan recommends the properties for redevelopment, and that the proposed redevelopment is consistent with

the underlying zoning and City plans, it is our opinion that the that the standards for demolition can be met and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structure. This building would not be a good prospect for relocation.

Project Description:

The proposed development is an 8-story residential building with 70 studio apartments, administrative offices and 8 surface parking stalls. The apartments are designed to help lower income residents. Employee parking is provided on-site, and the proposed redevelopment will not be requesting residential parking permits.

The project is well located to take advantage of public transportation as well as bike paths and is within walking distance of a grocery store as well as restaurants. There is also an abundance of streets with dedicated bike lanes within the area.

The proposed design of this building will incorporate simple balanced massing and a thoughtful use of materials. Sitting at the intersection of East Washington & Blair Streets; The most prominent architectural feature occurs at this important intersection. A proud massing announces the presence of the building as well as the main entry into this facility, with neat and orderly metal composite wall panels punched with windows. A durable masonry base anchors the building, balanced by open aluminum storefront windows which bathe the interior administrative spaces with natural light. The projecting masses above contrast the lighter colored masonry with a dark metal skin. This low maintenance material will best serve the tenants functional needs and create visual interest as wraps around the building. Recessed reliefs in the volume of the building adds an embellishment of color to the elevations in addition to identifying entry & vertical circulation. Window louvers add a textural change to the planar form of the otherwise clean metal wall cladding.

Site Development Data:

Densities:

Gross Lot Area	10,527 sf or .24 acres
Dwelling Units	70 DU
Lot Area / D.U.	150 sf / Unit

Building Height	8 stories
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Lot Coverage	8,290 sf (78.7%)
Usable Open Space	740 sf (10.6 SF / Unit)

Dwelling Unit Mix:

<u>Efficiency</u>	<u>70</u>
Total Dwelling Units	70

Vehicle Parking:

<u>Surface</u>	<u>8 stalls (including 1 EV ready)</u>
Total	8 stalls

Bicycle Parking:

Garage – Residential	64 stalls
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Surface – Residential	6 stalls
<u>Surface – Commercial / Guests</u>	<u>8 stalls</u>
Total	78 stalls

Project Schedule:

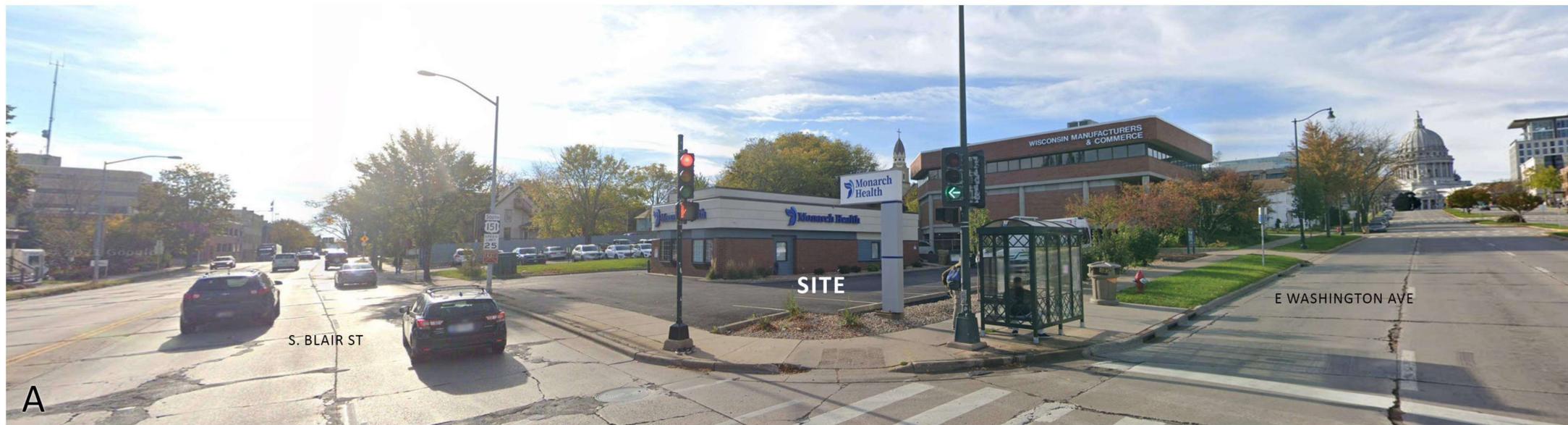
It is anticipated that the construction will begin in January 2025 with a final completion in November 2025.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Johnson".

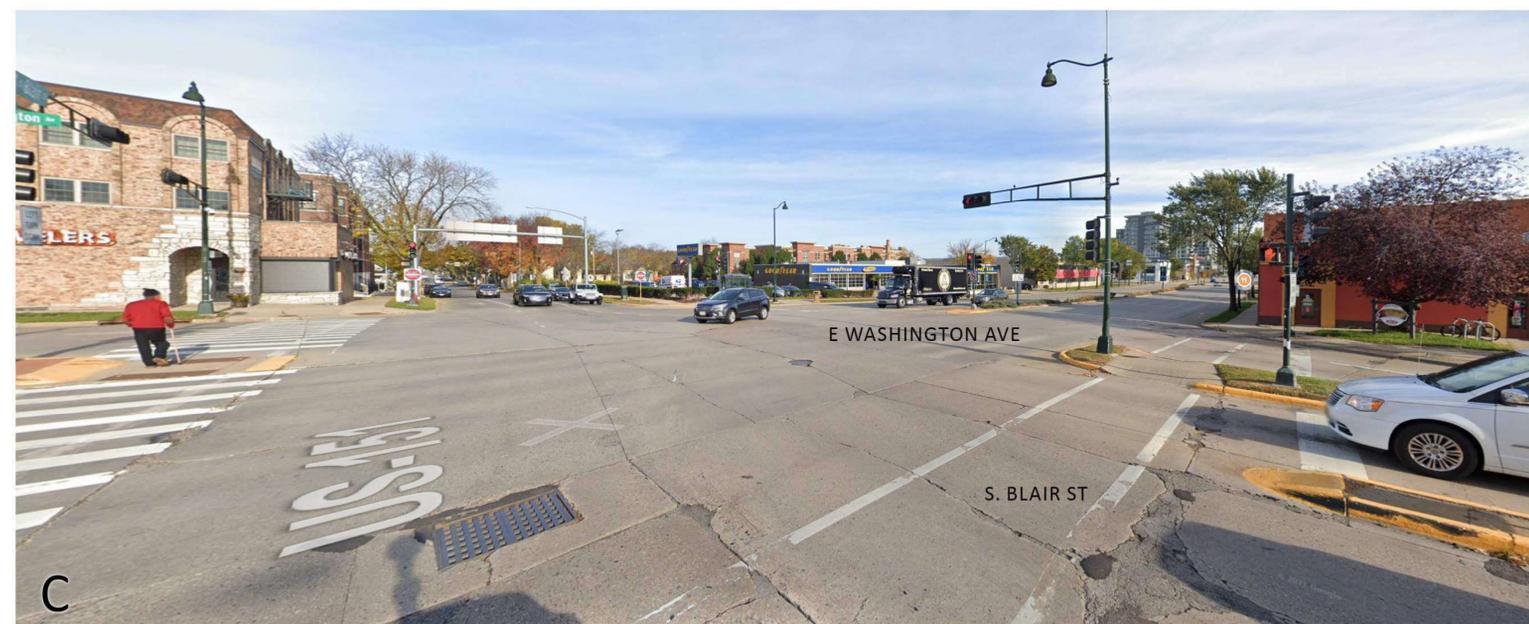
Duane Johnson, AIA, Partner



A



B



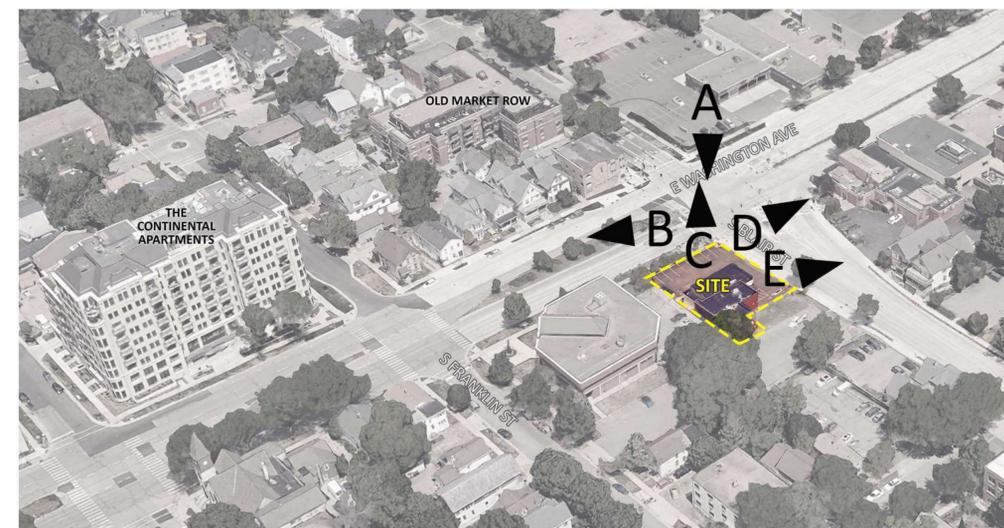
C



D



E



SITE MAP

CONTEXT IMAGES

REDEVELOPMENT
521 E. WASHINGTON AVE., MADISON

UDC SUBMITTAL | 05.13.2024 | #2379





OLD MARKET ROW

THE CONTINENTAL APARTMENTS

E WASHINGTON AVE

S BLAIR ST

SITE

S FRANKLIN ST

E MAIN ST

S HANCOCK ST



SITE LOCATOR MAP

REDEVELOPMENT
521 E. WASHINGTON AVE., MADISON

UDC SUBMITTAL | 05.13.2024 | #2379





d#series

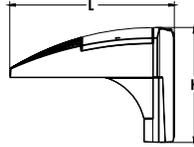
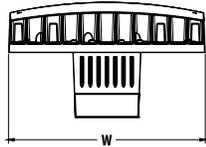
D-Series Pole Mount LED Area Luminaire



Buy American

Specifications Luminaire

- EPA:** 0.8 ft² (.07 m²)
- Width:** 13-3/4" (34.9 cm)
- Length:** 11.5" (29.2 cm)
- Height:** 8" (20.3 cm)
- Weight:** 16.03 lbs (7.3 kg)



Catalog Number

Notes

Type

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

Introduction

The D-Series Pole Mount luminaire is a stylish, fully integrated LED solution for area and site applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Pole Mount is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXWPM LED 20C 1000 40K T5M MVOLT SPUMBA DDBXD

DSXWPM LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting ³
DSXWPM LED	10C	10 LEDs (one engine)	350 350 mA 530 530 mA	30K 3000K 40K 4000K	T2S Type II short T2M Type II medium	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 ² 480 ²	Shipped included SPUMBA Square pole universal mounting adapter RPUMBA Round pole universal mounting adapter PUMBA Square and round universal mounting adapters
	20C	20 LEDs (two engines)	700 700 mA 1000 1000 mA (1 A)	50K 5000K AMBPC Amber phosphor converted	T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5M Type V medium T5S Type V short T5A Type V area T5W Type V wide SYMDF Symmetric diffuse		

Control Options	Other Options	Finish (required)
Shipped installed PE Photoelectric cell, button type ⁴ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR Motion/ambient light sensor, <15' mtg ht ^{5,6} PIRH Motion/ambient light sensor, 15-30' mtg ht ^{5,6} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁷ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁷	Shipped installed SF Single fuse (120, 277, 347V) ⁸ DF Double fuse (208, 240, 480V) ⁸ HS House-side shield ⁹ Shipped separately⁹ BSW Bird-deterrent spikes WG Wire guard VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 2 Only available with 20C, 700mA or 1000mA. Not available with PIR, PIRH.
- 3 Not available with 90 degree mounting. Not recommended for 3" poles.
- 4 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- 5 PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Includes ambient light sensor. Not available with "PE" option (button type photocell).
- 6 Not available with 20 LED/1000 mA configuration (DSXWPM LED 20C 1000).
- 7 PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
- 8 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208, 240, or 480 voltage option.
- 9 Also available as a separate accessory; see Accessories information.

Accessories

Ordered and shipped separately.

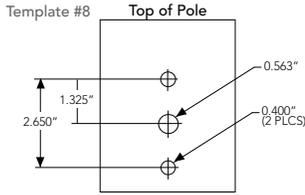
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory
DSXWDDL U	Diffused drop lens



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXWPM-LED
 Rev. 04/19/21
 Page 1 of 5

Drilling



Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

If ordering new poles, specify the AERIS™ drilling pattern, per the table below.

DM19AS Single unit **DM28AS** 2 at 180°

Example: SSA 20 4C **DM19AS** DDBXD

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	14W	T2S	1,415	0	0	1	101	1,520	0	0	1	109	1,529	0	0	1	109	894	0	0	1	64
			T2M	1,349	0	0	1	96	1,449	0	0	1	103	1,458	0	0	1	104	852	0	0	1	61
			T3S	1,400	0	0	1	100	1,503	0	0	1	107	1,512	0	0	1	108	884	0	0	1	63
			T3M	1,386	0	0	1	99	1,488	0	0	1	106	1,497	0	0	1	107	876	0	0	1	63
			T4M	1,358	0	0	1	97	1,458	0	0	1	104	1,467	0	0	1	105	858	0	0	1	61
			TFTM	1,411	0	0	1	101	1,515	0	0	1	108	1,525	0	0	1	109	892	0	0	1	64
			T5M	1,486	1	0	0	106	1,595	1	0	0	114	1,605	1	0	0	115	939	1	0	0	67
			T5S	1,516	1	0	0	108	1,627	1	0	0	116	1,638	1	0	0	117	958	1	0	0	68
			T5A	1,425	1	0	1	102	1,531	1	0	1	109	1,540	1	0	1	110	901	1	0	1	64
			T5W	1,423	1	0	1	102	1,528	1	0	1	109	1,538	1	0	1	110	899	1	0	1	64
			ASYDF	1,262	0	0	1	90	1,355	1	0	1	97	1,363	1	0	1	97	797	0	0	1	57
			SYMDF	1,299	1	0	1	93	1,394	1	0	1	100	1,403	1	0	1	100	821	1	0	1	59
530mA	20W	T2S	2,054	1	0	1	103	2,205	1	0	1	110	2,219	0	0	1	111	1,264	0	0	1	63	
		T2M	1,957	1	0	1	98	2,102	1	0	1	105	2,115	0	0	1	106	1,205	0	0	1	60	
		T3S	2,031	0	0	1	102	2,181	0	0	1	109	2,195	0	0	1	110	1,250	0	0	1	63	
		T3M	2,010	1	0	1	101	2,159	1	0	1	108	2,172	0	0	1	109	1,237	0	0	1	62	
		T4M	1,970	1	0	1	98	2,115	1	0	1	106	2,128	0	0	1	106	1,212	0	0	1	61	
		TFTM	2,047	0	0	1	102	2,198	0	0	1	110	2,212	0	0	1	111	1,260	0	0	1	63	
		T5M	2,156	1	0	0	108	2,315	2	0	0	116	2,329	1	0	0	116	1,326	1	0	0	66	
		T5S	2,199	1	0	0	110	2,361	1	0	0	118	2,376	1	0	0	119	1,353	1	0	0	68	
		T5A	2,068	2	0	1	103	2,221	2	0	1	111	2,235	1	0	1	112	1,272	1	0	1	64	
		T5W	2,065	2	0	1	103	2,217	2	0	1	111	2,231	1	0	1	112	1,271	1	0	1	64	
			ASYDF	1,830	1	0	1	92	1,966	1	0	1	98	1,978	0	0	1	99	1,127	0	0	1	56
			SYMDF	1,884	1	0	1	94	2,023	1	0	1	101	2,036	1	0	1	102	1,160	1	0	1	58
700mA	27W	T2S	2,623	1	0	1	97	2,816	1	0	1	104	2,834	0	0	1	105	1,544	0	0	1	57	
		T2M	2,499	1	0	1	93	2,684	1	0	1	99	2,701	0	0	1	100	1,472	0	0	1	55	
		T3S	2,593	1	0	1	96	2,785	1	0	1	103	2,802	0	0	1	104	1,527	0	0	1	57	
		T3M	2,567	1	0	1	95	2,757	1	0	1	102	2,774	0	0	1	103	1,512	0	0	1	56	
		T4M	2,515	1	0	1	93	2,701	1	0	1	100	2,718	0	0	1	101	1,481	0	0	1	55	
		TFTM	2,614	1	0	1	97	2,807	1	0	1	104	2,825	0	0	1	105	1,539	0	0	1	57	
		T5M	2,753	2	0	0	102	2,956	2	0	0	109	2,974	1	0	0	110	1,621	1	0	0	60	
		T5S	2,808	1	0	0	104	3,015	1	0	0	112	3,034	1	0	0	112	1,654	1	0	0	61	
		T5A	2,641	2	0	1	98	2,836	2	0	1	105	2,854	1	0	1	106	1,555	1	0	1	58	
		T5W	2,637	2	0	1	98	2,831	2	0	1	105	2,849	1	0	1	106	1,553	1	0	1	58	
			ASYDF	2,337	1	0	1	87	2,510	1	0	1	93	2,526	1	0	1	94	1,376	1	0	1	51
			SYMDF	2,406	1	0	1	89	2,584	1	0	1	96	2,600	1	0	1	96	1,417	1	0	1	52
1000mA	40W	T2S	3,685	1	0	1	92	3,957	1	0	1	99	3,982	1	0	1	100	2,235	1	0	1	58	
		T2M	3,512	1	0	1	88	3,771	1	0	1	94	3,795	1	0	1	95	2,130	1	0	2	55	
		T3S	3,644	1	0	1	91	3,913	1	0	1	98	3,938	1	0	1	98	2,210	1	0	2	57	
		T3M	3,607	1	0	1	90	3,874	1	0	1	97	3,898	1	0	1	97	2,187	1	0	2	56	
		T4M	3,534	1	0	1	88	3,795	1	0	1	95	3,819	1	0	1	95	2,143	1	0	2	55	
		TFTM	3,674	1	0	1	92	3,945	1	0	1	99	3,969	1	0	1	99	2,228	1	0	2	57	
		T5M	3,868	2	0	1	97	4,153	2	0	1	104	4,179	3	0	1	104	2,345	3	0	1	60	
		T5S	3,946	1	0	0	99	4,237	2	0	0	106	4,264	2	0	0	107	2,393	2	0	1	62	
		T5A	3,711	2	0	1	93	3,985	2	0	1	100	4,010	3	0	1	100	2,250	3	0	2	58	
		T5W	3,705	2	0	1	93	3,978	2	0	1	99	4,003	3	0	1	100	2,247	3	0	2	58	
			ASYDF	3,284	1	0	1	82	3,527	1	0	1	88	3,549	1	0	1	89	1,991	1	0	2	51
			SYMDF	3,381	1	0	1	85	3,630	1	0	1	91	3,653	2	0	1	91	2,050	2	0	2	53

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
				20C (20 LEDs)																			
350mA	24W	T2S	2,820	1	0	1	118	3,028	1	0	1	126	3,047	1	0	1	127	1,777	1	0	1	74	
		T2M	2,688	1	0	1	112	2,886	1	0	1	120	2,904	1	0	1	121	1,693	1	0	1	71	
		T3S	2,789	1	0	1	116	2,995	1	0	1	125	3,013	1	0	1	126	1,757	0	0	1	73	
		T3M	2,761	1	0	1	115	2,964	1	0	1	124	2,983	1	0	1	124	1,739	1	0	1	72	
		T4M	2,705	1	0	1	113	2,904	1	0	1	121	2,922	1	0	1	122	1,704	1	0	1	71	
		TFTM	2,811	1	0	1	117	3,019	1	0	1	126	3,038	1	0	1	127	1,771	0	0	1	74	
		TSM	2,960	2	0	1	123	3,178	2	0	1	132	3,198	2	0	1	133	1,865	1	0	0	78	
		T5S	3,020	1	0	0	126	3,242	1	0	0	135	3,263	1	0	0	136	1,903	1	0	0	79	
		T5A	2,840	2	0	1	118	3,049	2	0	1	127	3,068	2	0	1	128	1,789	2	0	1	75	
		T5W	2,835	2	0	1	118	3,044	2	0	1	127	3,063	2	0	1	128	1,786	2	0	1	74	
		ASYDF	2,513	1	0	1	105	2,699	1	0	1	112	2,716	1	0	1	113	1,584	1	0	1	66	
		SYMDF	2,587	1	0	1	108	2,778	1	0	1	116	2,796	1	0	1	116	1,630	1	0	1	68	
530mA	36W	T2S	4,079	1	0	1	113	4,380	1	0	1	122	4,408	1	0	1	122	2,504	1	0	1	70	
		T2M	3,887	1	0	1	108	4,174	1	0	1	116	4,200	1	0	1	117	2,387	1	0	1	66	
		T3S	4,034	1	0	1	112	4,332	1	0	1	120	4,359	1	0	1	121	2,477	1	0	1	69	
		T3M	3,993	1	0	1	111	4,288	1	0	1	119	4,315	1	0	1	120	2,451	1	0	2	68	
		T4M	3,912	1	0	2	109	4,201	1	0	2	117	4,227	1	0	1	117	2,402	1	0	1	67	
		TFTM	4,066	1	0	1	113	4,367	1	0	1	121	4,394	1	0	1	122	2,496	1	0	1	69	
		TSM	4,281	3	0	1	119	4,597	3	0	1	128	4,626	3	0	1	129	2,629	3	0	1	73	
		T5S	4,368	2	0	1	121	4,690	2	0	1	130	4,719	2	0	1	131	2,682	2	0	1	75	
		T5A	4,108	3	0	2	114	4,411	3	0	2	123	4,438	3	0	2	123	2,522	3	0	2	70	
		T5W	4,101	3	0	2	114	4,403	3	0	2	122	4,431	3	0	2	123	2,518	3	0	2	70	
		ASYDF	3,635	1	0	2	101	3,904	1	0	2	108	3,928	1	0	2	109	2,232	1	0	1	62	
		SYMDF	3,742	2	0	2	104	4,018	2	0	2	112	4,044	2	0	2	112	2,297	2	0	2	64	
700mA	47W	T2S	5,188	1	0	1	110	5,571	1	0	1	119	5,606	1	0	1	119	3,065	1	0	1	65	
		T2M	4,945	1	0	1	105	5,310	1	0	1	113	5,343	1	0	1	114	2,921	1	0	1	62	
		T3S	5,131	1	0	1	109	5,510	1	0	2	117	5,544	1	0	2	118	3,031	1	0	1	64	
		T3M	5,079	1	0	2	108	5,454	1	0	2	116	5,488	1	0	2	117	3,000	1	0	1	64	
		T4M	4,976	1	0	2	106	5,343	1	0	2	114	5,377	1	0	2	114	2,939	1	0	1	63	
		TFTM	5,172	1	0	2	110	5,554	1	0	2	118	5,589	1	0	2	119	3,055	1	0	1	65	
		TSM	5,446	3	0	1	116	5,848	3	0	1	124	5,884	3	0	1	125	3,217	3	0	1	68	
		T5S	5,555	2	0	1	118	5,966	2	0	1	127	6,003	2	0	1	128	3,282	2	0	1	70	
		T5A	5,225	3	0	2	111	5,610	3	0	2	119	5,645	3	0	2	120	3,086	3	0	2	66	
		T5W	5,216	3	0	2	111	5,601	3	0	2	119	5,636	3	0	2	120	3,081	3	0	2	66	
		ASYDF	4,624	1	0	2	98	4,966	1	0	2	106	4,997	1	0	2	106	2,732	1	0	1	58	
		SYMDF	4,760	2	0	2	101	5,111	2	0	2	109	5,143	2	0	2	109	2,812	2	0	2	60	
1000mA	74W	T2S	7,205	1	0	1	97	7,736	1	0	1	105	7,785	1	0	1	105	4,429	1	0	1	61	
		T2M	6,866	1	0	2	93	7,373	1	0	2	100	7,419	1	0	2	100	4,221	1	0	2	58	
		T3S	7,124	1	0	2	96	7,650	1	0	2	103	7,698	1	0	2	104	4,380	1	0	2	60	
		T3M	7,052	1	0	2	95	7,573	1	0	2	102	7,620	1	0	2	103	4,335	1	0	2	59	
		T4M	6,909	1	0	2	93	7,420	1	0	2	100	7,466	1	0	2	101	4,248	1	0	2	58	
		TFTM	7,182	1	0	2	97	7,712	1	0	2	104	7,760	1	0	2	105	4,415	1	0	2	60	
		TSM	7,562	3	0	1	102	8,120	3	0	1	110	8,171	3	0	1	110	4,648	3	0	1	63	
		T5S	7,714	2	0	1	104	8,284	2	0	1	112	8,335	2	0	1	113	4,742	2	0	1	64	
		T5A	7,255	3	0	2	98	7,790	3	0	2	105	7,839	3	0	2	106	4,460	3	0	2	62	
		T5W	7,243	3	0	2	98	7,777	3	0	2	105	7,826	3	0	2	106	4,452	3	0	2	61	
		ASYDF	6,421	1	0	2	87	6,895	2	0	2	93	6,938	1	0	2	94	3,947	1	0	2	54	
		SYMDF	6,609	2	0	2	89	7,097	2	0	2	96	7,142	2	0	2	97	4,063	2	0	2	55	

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXWPM LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

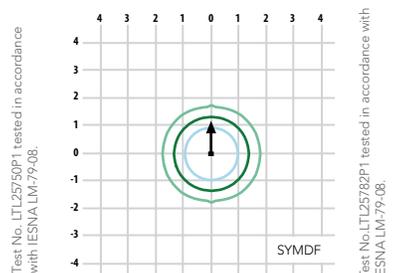
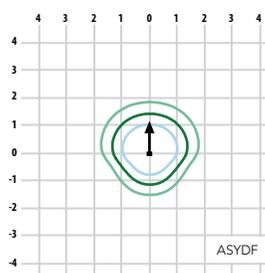
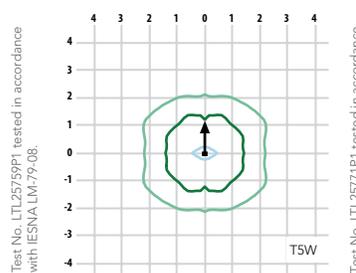
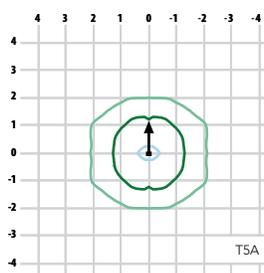
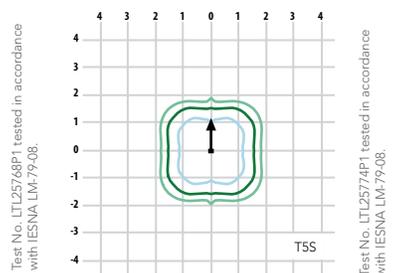
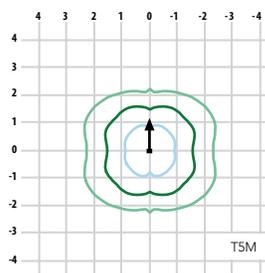
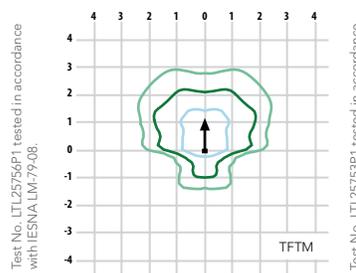
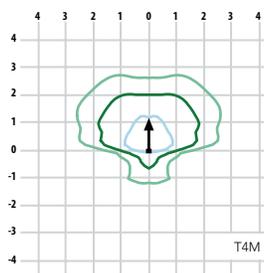
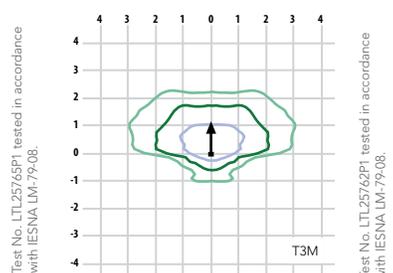
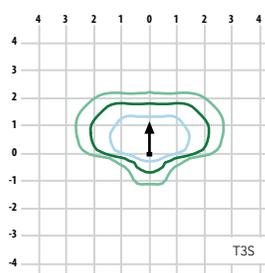
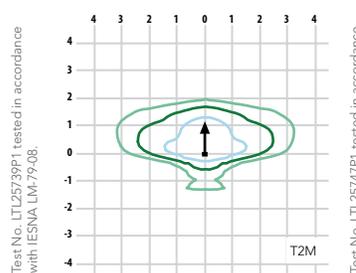
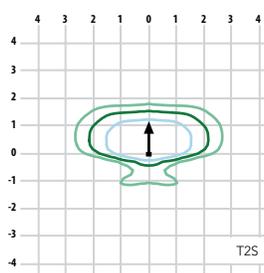
LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Pole Mount homepage](#).

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

LEGEND





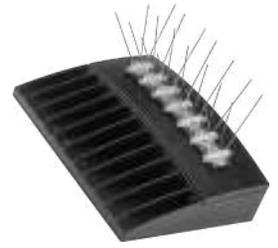
Mounting detail



ASYDF - Asymmetric diffuse (left engine is T3M, right engine is diffused)



HS - House-side shields



BSW - Bird-deterrent spikes



WG - Wire guard



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Pole Mount make it the smart choice for area and site illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

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

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to area lighting applications. Light engines are available in 3000K, 4000K or 5000K with 70 min. CRI configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. The luminaire meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Includes universal mounting plate, which utilizes existing drill patterns and allows for quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

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

BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

Five-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/support/customer-support/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.

FCSL550



Date: _____

Type: _____

Fixture: _____

Project: _____

Approved:

FCSL550 IP65 rated exterior recessed cut-off 6" tall mini step light for masonry applications. Corrosion resistant, die-cast aluminum construction, this fixture provides illumination for damp, dry or wet areas.



SPECIFICATIONS

PHYSICAL

dimensions	3.6"W x 5.9"H x 5.5"Deep
weight	1 lbs
housing	Marine grade, corrosion resistant, heavy gauge aluminum faceplate
lens	Clear tempered glass lens
mounting	Concrete pour, masonry applications
ingress protection	IP65 : dry, damp or wet locations with extruded silicone gasket to seal out contaminants
faceplate finish	Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification.

PERFORMANCE

color temperature	2700K	3000K	3500K	4000K
lumen output	157 lm			
lifetime	> 70,000 hours / L70 or better			
color consistency	3 SDCM / 85 CRI			
operating temperature	-13°F to 104°F (-25°C to 40°C)			
junction temperature	73°C @ T ^a 25°C			
warranty	5-Year limited warranty (refer to website for details)			

ELECTRICAL

input voltage	Universal 120 - 277 VAC
power supply	Integral Class II, electronic high-power factor > 94% @ 120V
certifications	ETL / cETL Listed
standards	UL1598/CSA C22.2 No. 250.0; UL 8750/CSA C22.2 No. 250.13/IES LM-79/LM-80
power consumption	10W (157 lm)
dimming	Optional: 0-10V (Integral)

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC terms and conditions.



Ordering Information

PART NUMBER										
FCSL550	UNV					2L				
SERIES	VOLTAGE	CCT	CRI	LUMENS	FINISH	OPTIONS				
FCSL550	UNV	120 - 277 VAC	27K 2700K 3K 3000K 35K 3500K 4K 4000K	CRI85 85 CRI	2L	157 lm (10W)	BKE Black BRE Bronze GRE Graphite Grey SLE Silver WHE White CCE Custom Color	LD 0-10V Dimming LBB Less Back Box (for shipment separate of Back Box)		

BACK BOX KITS	
99074D-ETL	Back Box Kit - Complete Back Box shipped in advance of fixture without mounting kit.

Consult Factory for other options and configurations.

To ensure you receive proper configurations for your lighting specifications, contact us directly about any unique application requirements. This may include but not be limited to lumen output, mounting needs, or electrical requirements.

PRODUCT DIMENSIONS - STANDARD PRODUCT			MOUNTING		
width	3-9/16"		back box width	3.375"	Back Box mounts inside brick masonry: faceplate in front of surface - see installation instructions for proper mounting.
height	5-7/8"		back box height	5.75"	
depth	5-1/2"		back box depth	6.275"	

Inner Housing

back box housing

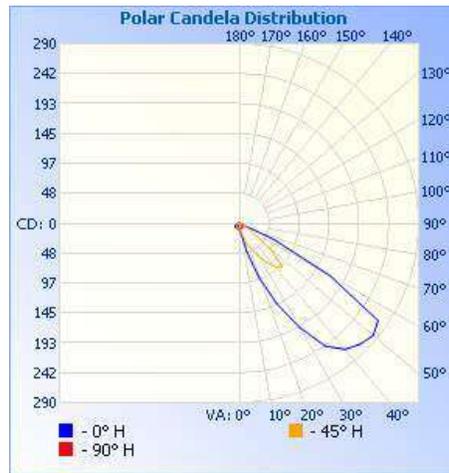
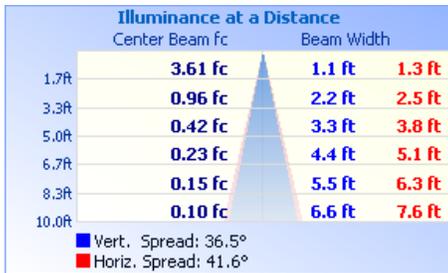
Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC terms and conditions.



Photometry

OPTICAL DISTRIBUTION

lumen output	157 lm @ 4000K
power consumption	10W



iti illuminations testing laboratory : Report #1023

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC terms and conditions.

 US Commercial Lighting Manufacturer Since 1982

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Specification Sheet

AG-DM-062823

Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

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

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

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

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

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

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

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

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

Wafer LED Recessed Downlight

WF3

3" LED Module

IC/Non-IC
New Construction/Remodel



Matte black



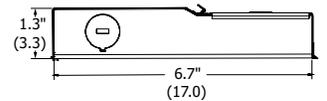
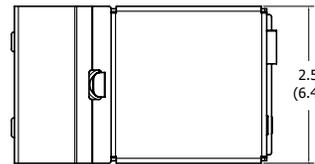
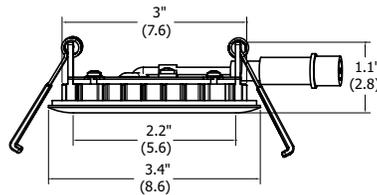
Brushed nickel



Oil-rubbed bronze

Specifications

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



All dimensions are in inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION

For shortest lead times, configure product using **standard options** (shown in bold).

Example: WF3 LED 30K MW

WF3	LED		
Series	Lamp	CCT/CRI/W/Lumens ¹	Finish
WF3 3" wafer-thin LED downlight	LED LED	27K² 2700K/80CRI/8W/540L 30K 3000K/80CRI/8W/550L 40K 4000K/80CRI/7.9W/590L	MW Matte white MB Matte black BN Brushed nickel ORB Oil-rubbed bronze

Accessories: Order as separate catalog number.

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



WF3_Pan



Extension Cable

Notes

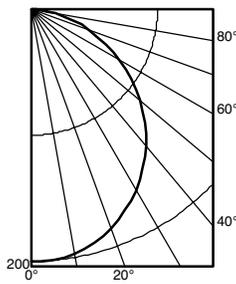
- Total system delivered lumens.
- Available in Matte White only.

WF3 3" LED Wafer Module

PHOTOMETRICS

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
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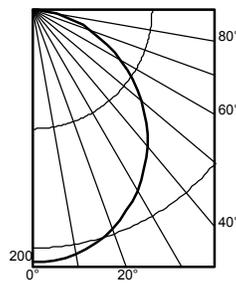
WF3 LED 27K, 2700 K LEDs, 8 watts, 545 lumens, 68.1 lm/w, test no. ISF 30891P2



Ave Lumens	Zone Lumens % Lamp	80% 50% 30% 10%	70% 50% 30% 10%	50% 50% 30% 10%
0 201	0° - 30° 154.4 28.3	0 119 119 119	116 116 116	111 111 111
5 200 19	0° - 40° 250.9 46.0	1 104 100 96	102 98 95	98 94 92
15 192 54	0° - 60° 435.3 79.8	2 91 84 79	89 83 78	86 80 76
25 176 81	0° - 90° 545.2 100.0	3 80 72 65	78 71 65	75 69 64
35 154 96	90° - 180° 0.0 0.0	4 71 62 56	70 61 55	67 60 54
45 127 98	0° - 180° 545.2 *100.0	5 63 54 48	62 54 48	60 53 47
55 97 86	*Efficiency	6 57 48 42	56 48 42	54 47 41
65 65 65		7 52 43 37	51 43 37	50 42 37
75 34 36		8 47 39 33	47 39 33	45 38 33
85 8 9		9 43 35 30	43 35 30	42 35 30
90 0		10 40 32 27	40 32 27	39 32 27

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

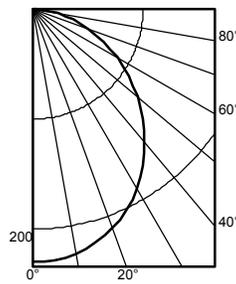
WF3 LED 30K, 3000 K LEDs, 8 watts, 550 lumens, 68.8 lm/w, test no. ISF 30891



Ave Lumens	Zone Lumens % Lamp	80% 50% 30% 10%	70% 50% 30% 10%	50% 50% 30% 10%
0 212	0° - 30° 163.2 28.3	0 119 119 119	116 116 116	111 111 111
5 212 20	0° - 40° 265.1 46.0	1 104 100 96	102 98 95	98 94 92
15 203 57	0° - 60° 460.0 79.8	2 91 84 79	89 83 78	86 80 76
25 186 86	0° - 90° 576.1 100.0	3 80 72 65	78 71 65	75 69 64
35 163 102	90° - 180° 0.0 0.0	4 71 62 56	70 61 55	67 60 54
45 134 104	0° - 180° 576.1 *100.0	5 63 54 48	62 54 48	60 53 47
55 102 91	*Efficiency	6 57 48 42	56 48 42	54 47 41
65 69 68		7 52 43 37	51 43 37	50 42 37
75 36 38		8 47 39 33	47 39 33	45 38 33
85 8 10		9 43 35 30	43 35 30	42 35 30
90 0		10 40 32 27	40 32 27	39 32 27

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

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



Ave Lumens	Zone Lumens % Lamp	80% 50% 30% 10%	70% 50% 30% 10%	50% 50% 30% 10%
0 230	0° - 30° 176.6 29.0	0 119 119 119	116 116 116	111 111 111
5 229 22	0° - 40° 285.2 46.8	1 104 100 96	102 98 95	98 95 92
15 219 62	0° - 60° 488.6 80.2	2 91 84 79	89 83 78	86 80 76
25 202 93	0° - 90° 609.6 100.0	3 80 72 66	79 71 65	76 69 64
35 174 109	90° - 120° 0.1 0.0	4 71 63 56	70 62 55	67 60 55
45 141 109	90° - 130° 0.1 0.0	5 64 55 48	63 54 48	60 53 47
55 106 95	90° - 150° 0.1 0.0	6 57 49 42	57 48 42	55 47 42
65 70 70	90° - 180° 0.1 0.0	7 52 44 37	51 43 37	50 42 37
75 38 40	0° - 180° 609.6 *100.0	8 48 39 33	47 39 33	46 38 33
85 9 11	*Efficiency	9 44 36 30	43 35 30	42 35 30
90 1		10 40 33 27	40 32 27	39 32 27

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

DIMMER COMPATIBILITY

COMPATIBLE DIMMERS					
Leviton	Lutron			Sensorswitch	Synergy/Leviton
6633-PA	Maestro MACL-153M (TX)	Diva/Skylark DVRP-253PCTRP-253P	Panel Module HW/LP-RPM-4A-120	nSP5 PCD 2W	ISD 600 I 120/IP106
IPL06-LED/INC mode	Maestro Wireless MRF2-6ELV	Skylark CTCL-150	Panel Module HW/LP-RPM-4U-120	nSP5 PCD ELV 120	ISD 400 ELV 120/IPE04
6615-P	Gen 3.0 DVCL-153P (T9)	Caseta Wireless PD-SNE	Grafik QS/Wallbox LQRJ-WPM-6P		
	Maestro MSCL-OP153M	Maestro MACL-LFQ	Grafik Eye 3000 Family HWI-WPM-6D-120		
	Caseta Wireless PD-6WCL	RadioRA2 RRD-6NA	HomeWorksQS / my Room LQSE-4A1-D / MQSE-4A1-D/MQSE-3A1/MQSE-2A1-D,120V		
	Grafik T GT-SNEM / GTJ-SNEM	HomeWorks HQRD-6NA	Homeworks QS LQSE-4A-120-D		

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

WF3 3" LED Wafer Module

ENERGY DATA

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

LED lighting facts
A Program of the U.S. DOE

Light Output (Lumens) 540
Watts 8
Lumens per Watt (Efficacy) 67.5

Color Accuracy 80
Color Rendering Index (CRI)

Light Color 2700 (Warm White)
Correlated Color Temperature (CCT)

2700K 3000K 4500K 6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: NJSM-ETRMCY (6/20/2017)
Model Number: WF3 LED 27K
Type: Luminaire - Downlight

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

LED lighting facts
A Program of the U.S. DOE

Light Output (Lumens) 550
Watts 8
Lumens per Watt (Efficacy) 68.75

Color Accuracy 80
Color Rendering Index (CRI)

Light Color 3000 (Bright White)
Correlated Color Temperature (CCT)

2700K 3000K 4500K 6500K

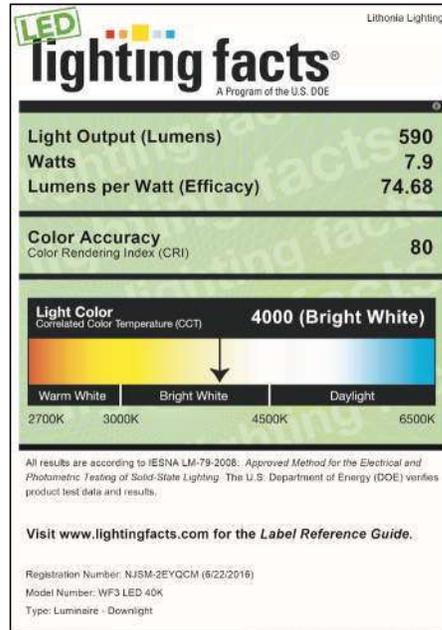
All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: NJSM-VJQL2 (5/17/2016)
Model Number: WF3 LED 30K
Type: Luminaire - Downlight

ENERGY DATA

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



Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE — The 4" Wafer™ LED Downlight with Switchable White provides high-quality light output and efficiency featuring a switch for easy color temperature adjustment - while eliminating the need for recessed housings. The innovative, slim design allows for easy retrofit, remodel or new construction installation from below the ceiling. The Wafer LED downlight is wet location listed – making it ideal for use in a breadth of outdoor residential, hospitality, commercial and multifamily applications. The LED module maintains at least 70% light output for 50,000 hours.

CONSTRUCTION — Aluminum die cast outer frame. Durable, powder coat paint to prevent rust. FT4 plenum rated cable connector to connect from module to remote driver box. IC rated driver with convenience and value of two remote selectable color temperature options, each with a setting choice to choose either 2700K, 3000K, and 3500K or 3000K, 4000K, and 5000K using the switch. The isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (6) 14 gauge insulated conductors; making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chain applications and contractor friendly.

INSTALLATION — Ideal for shallow ceiling plenum; no housing required. Steel spring clip for easy installation. 4" cut out template is provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 4 1/4 inches for this product. Suitable for installation in t-grid and drop ceiling applications. 3" plenum space required for installation of the remote driver box.

OPTICS — Edge-lit LED technology uses light guided plate to distribute light. Polycarbonate lens provides even illumination throughout the space.

ELECTRICAL — Connect directly to 120V Class-2 (CAN ICES-005 (B) / NMB-005 (B)) LED driver. High efficient driver with power factor > 0.9. Ambient operating temperature: -40°F (-40°C) to +104°F (+40°C). Dimming down to 10% with most standard incandescent dimmers (see list of approved dimmers). Replaces 65W incandescent for 750 lumens..

LISTINGS — CSA certified to US and Canadian safety standards. ENERGY STAR® certified. Wet location. Air Tight certified in accordance with ASTM E283-2004. NOM Certified. Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements.

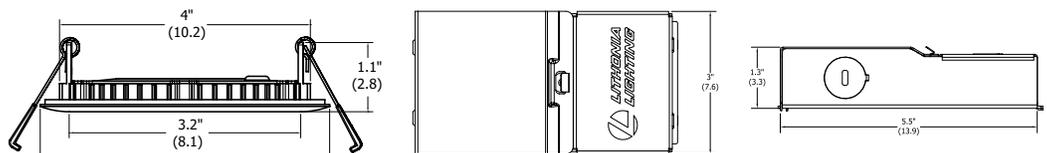
WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

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.

Specifications

Aperture:	3.2 (8.1)
Ceiling opening:	4.2 (10.7)
Overlap trim:	4.7 (12.0)
Height:	1.1 (2.8)



All dimensions are in inches (centimeters) unless otherwise indicated.

Wafer LED Recessed Downlight

WF4

4" LED Switchable White Color Temperature

IC/Non-IC
New Construction/Remodel



ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

Example: WF4 LED 30K40K50K 90CRI MW

WF4 Series	LED Lamp	CCT/W/Lumens ¹	CRI	Finish
WF4 4" wafer-thin LED downlight	LED LED	27K30K35K 2700K/10.5W/730L 3000K/10.5W/800L 3500K/10.5W/780L 30K40K50K 3000K/10.5W/750L 4000K/10.5W/810L 5000K/10.5W/790L	90CRI 90CRI	MW Matte White MB Matte Black BN Brush Nickel ORB Oil-Rubbed Bronze

Accessories: Order as separate catalog number.

WF8643 Pan U	Universal new construction pan
WFJB U	Remodel joist bar
WFEXC6 SW3PIN FT4	3-Pin 6ft Cable
WFEXC10 SW3PIN FT4	3-Pin 10ft Cable
WFEXC20 SW3PIN FT4	3-Pin 20ft Cable
WF4GR MW JZ	4" round oversized trim ring



WF8643 New Construction Pan



Remodel Joist Bar



WFEXC6 Cable

Notes

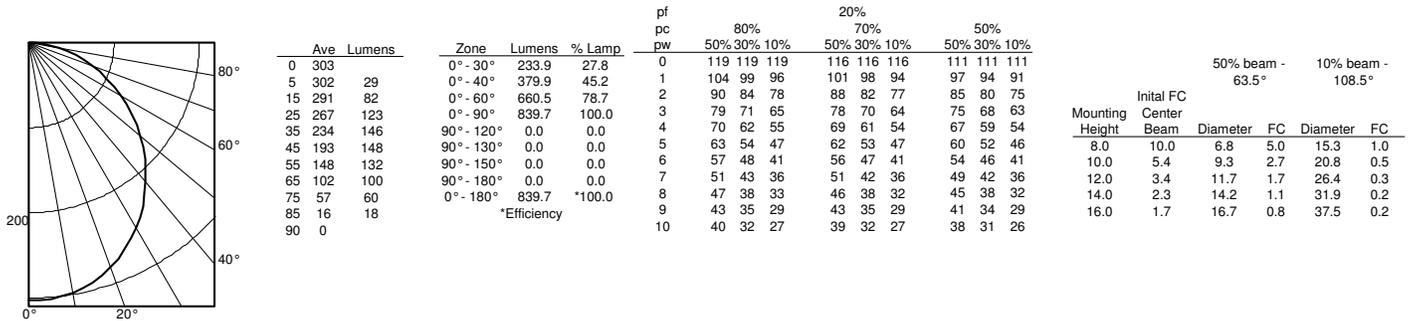
1 Total system delivered lumens.

WF4 Switchable White 4" LED Wafer Module

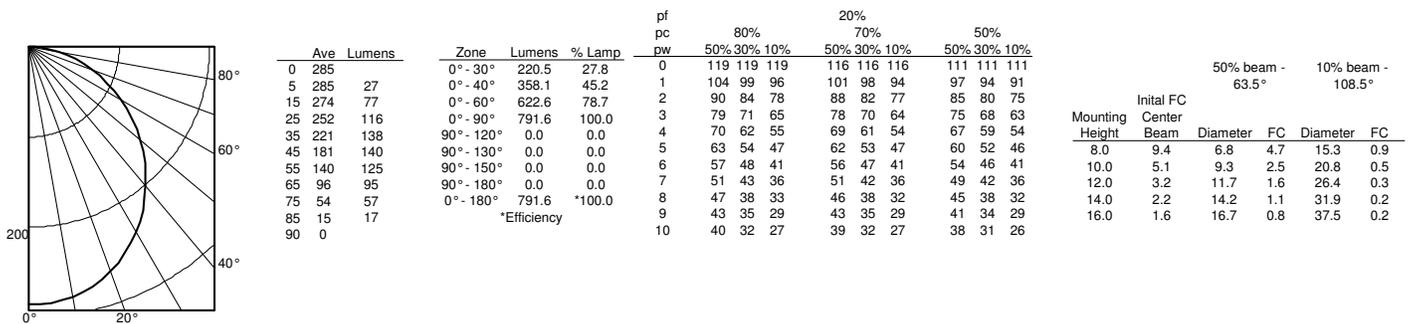
PHOTOMETRICS

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
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WF4 LED 30K40K50K, 4000 K LEDs, input watts: 11, delivered lumens: 840, LM/W=76, test no. ISF 36826P5



WF4 LED 30K40K50K, 5000 K LEDs, input watts: 10, delivered lumens: 791, LM/W=79, test no. ISF 36826P6



ENERGY DATA

WF4 LED 27K30K35K			
Color Temperature	2700K	3000K	3500K
Lumens	730	800	780
CRI	90	90	90
Rated wattage	10.7	10.1	10.4
Lu/Watts	68.2	79.2	75.0
Min. starting temp	-40°C (-40°F)	-40°C (-40°F)	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards	Class A Standards
Input voltage	120V	120V	120V
Min. power factor	0.97	0.97	0.97
Input frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input power	120V	120V	120V
Input current	0.09A	0.09A	0.09A

WF4 LED 30K40K50K			
Color Temperature	3000K	4000K	5000K
Lumens	750	810	790
CRI	90	90	90
Rated wattage	10.6	10.6	10.1
Lu/Watts	70.8	76.4	78.2
Min. starting temp	-40°C (-40°F)	-40°C (-40°F)	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards	Class A Standards
Input voltage	120V	120V	120V
Min. power factor	0.97	0.97	0.97
Input frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input power	120V	120V	120V
Input current	0.09A	0.09A	0.09A

WF4 Switchable White 4" LED Wafer Module

LIGHTING PERFORMANCE DATA



LIGHTING PERFORMANCE DATA DONNÉES SUR LE RENDEMENT DE L'ÉCLAIRAGE	
Light Appearance (CCT) Aspect de la lumière (CCT)	
2700K soft white blanc doux	
730 lumens 70 lumens per watt	
3000K warm white blanc chaud	
800 lumens 76 lumens per watt	
3500K neutral white blanc neutre	
780 lumens 74 lumens per watt	
Watts	10.5
Color Accuracy (CRI) Précision des couleurs (CRI)	90



LIGHTING PERFORMANCE DATA DONNÉES SUR LE RENDEMENT DE L'ÉCLAIRAGE	
Light Appearance (CCT) Aspect de la lumière (CCT)	
3000K warm white blanc chaud	
750 lumens 71 lumens per watt	
4000K cool white blanc froid	
810 lumens 77 lumens per watt	
5000K daylight lumière du jour	
790 lumens 75 lumens per watt	
Watts	10.5
Color Accuracy (CRI) Précision des couleurs (CRI)	90



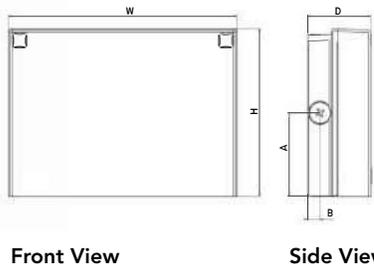
WPX LED Wall Packs



Catalog Number
Notes
Type

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

Specifications



Front View

Side View

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

Introduction

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

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

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	30K 3000K	MVOLT 120V - 277V	(blank) None	DDBXD Dark bronze
WPX1 LED P2	40K 4000K	347 347V ³	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ²	DWHXD White
WPX2 LED	50K 5000K		E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ²	DBLXD Black
WPX3 LED			PE Photocell ³	Note : For other options, consult factory.

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

NOTES

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

FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

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

ELECTRICAL

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

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

INSTALLATION

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

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

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



Performance Data

Electrical Load

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

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

Lumen Output

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

Lumen Ambient Temperature (LAT) Multipliers

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

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

HID Replacement Guide

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

Emergency Egress Battery Packs

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

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

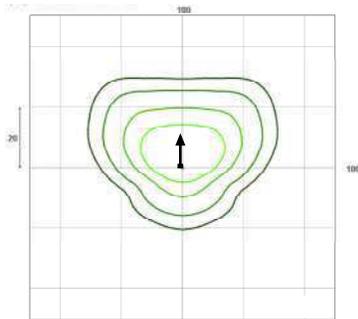
Photometric Diagrams

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

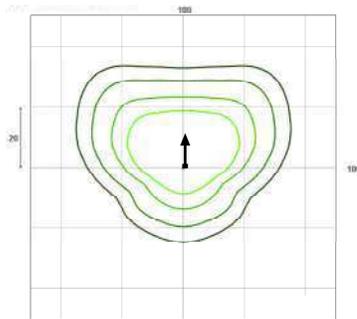
LEGEND

	0.1 fc
	0.2 fc
	0.5 fc
	1.0 fc

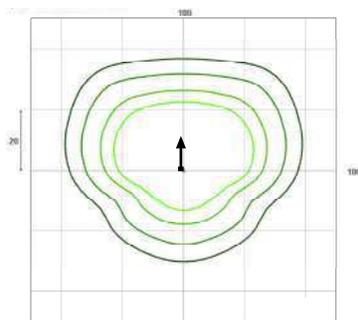
WPX1 LED P1



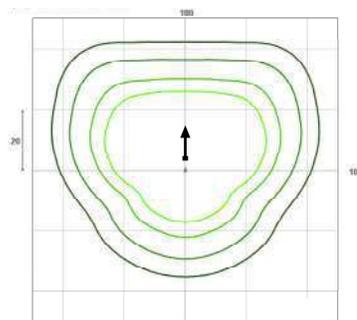
WPX1 LED P2



WPX2 LED



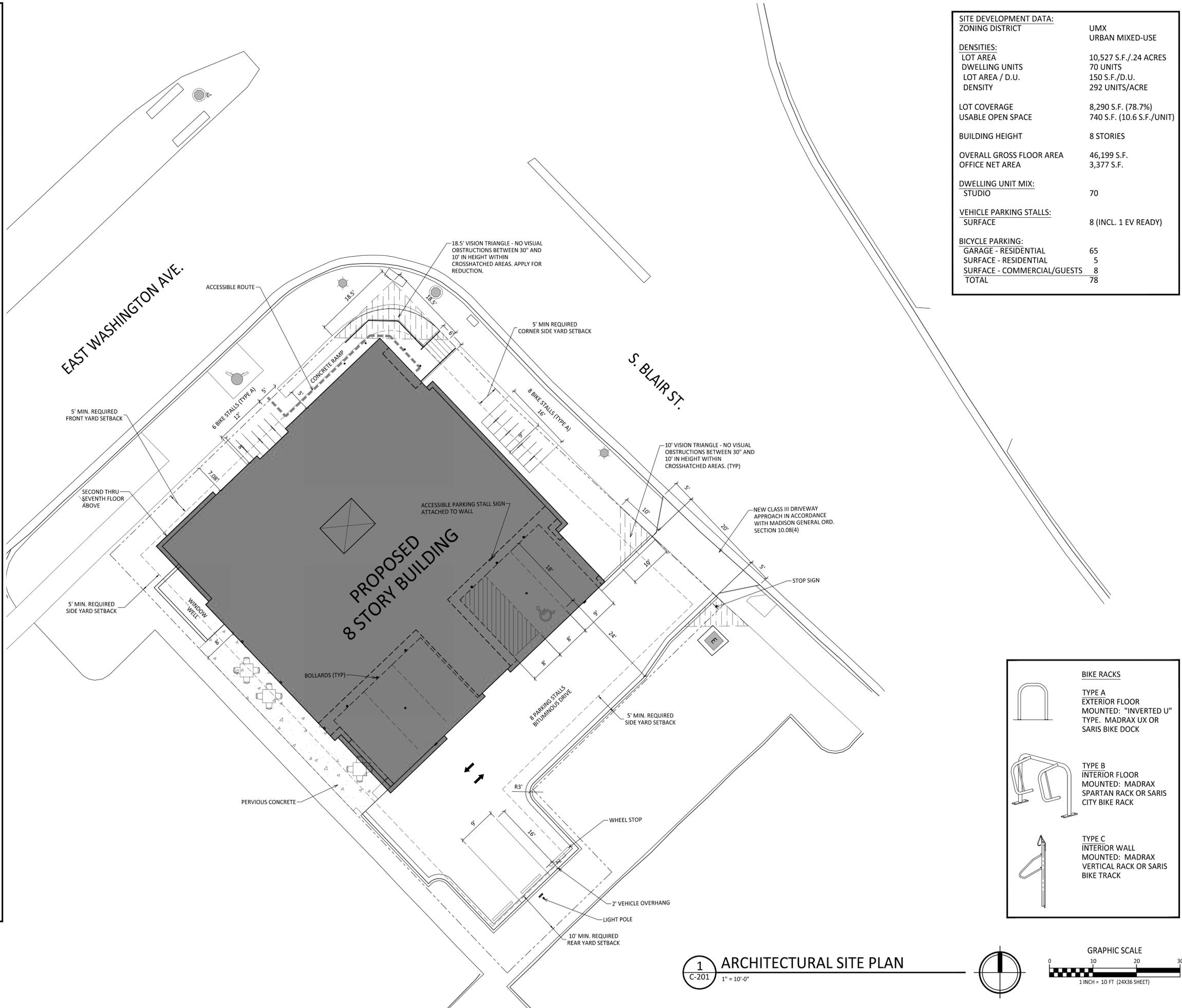
WPX3 LED



Mounting Height = 12 Feet.

GENERAL NOTES:

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
- THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



SITE DEVELOPMENT DATA:	
ZONING DISTRICT	UMX URBAN MIXED-USE
DENSITIES:	
LOT AREA	10,527 S.F./ .24 ACRES
DWELLING UNITS	70 UNITS
LOT AREA / D.U.	150 S.F./D.U.
DENSITY	292 UNITS/ACRE
LOT COVERAGE	8,290 S.F. (78.7%)
USABLE OPEN SPACE	740 S.F. (10.6 S.F./UNIT)
BUILDING HEIGHT	8 STORIES
OVERALL GROSS FLOOR AREA	46,199 S.F.
OFFICE NET AREA	3,377 S.F.
DWELLING UNIT MIX:	
STUDIO	70
VEHICLE PARKING STALLS:	
SURFACE	8 (INCL. 1 EV READY)
BICYCLE PARKING:	
GARAGE - RESIDENTIAL	65
SURFACE - RESIDENTIAL	5
SURFACE - COMMERCIAL/GUESTS	8
TOTAL	78



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BIKE RACKS

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

TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK

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

PROJECT TITLE
PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE.
MADISON, WI
SHEET TITLE
ARCHITECTURAL SITE PLAN

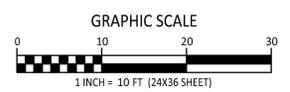
SHEET NUMBER

C201

PROJECT NUMBER **2379**

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1 ARCHITECTURAL SITE PLAN
C-201 1" = 10'-0"

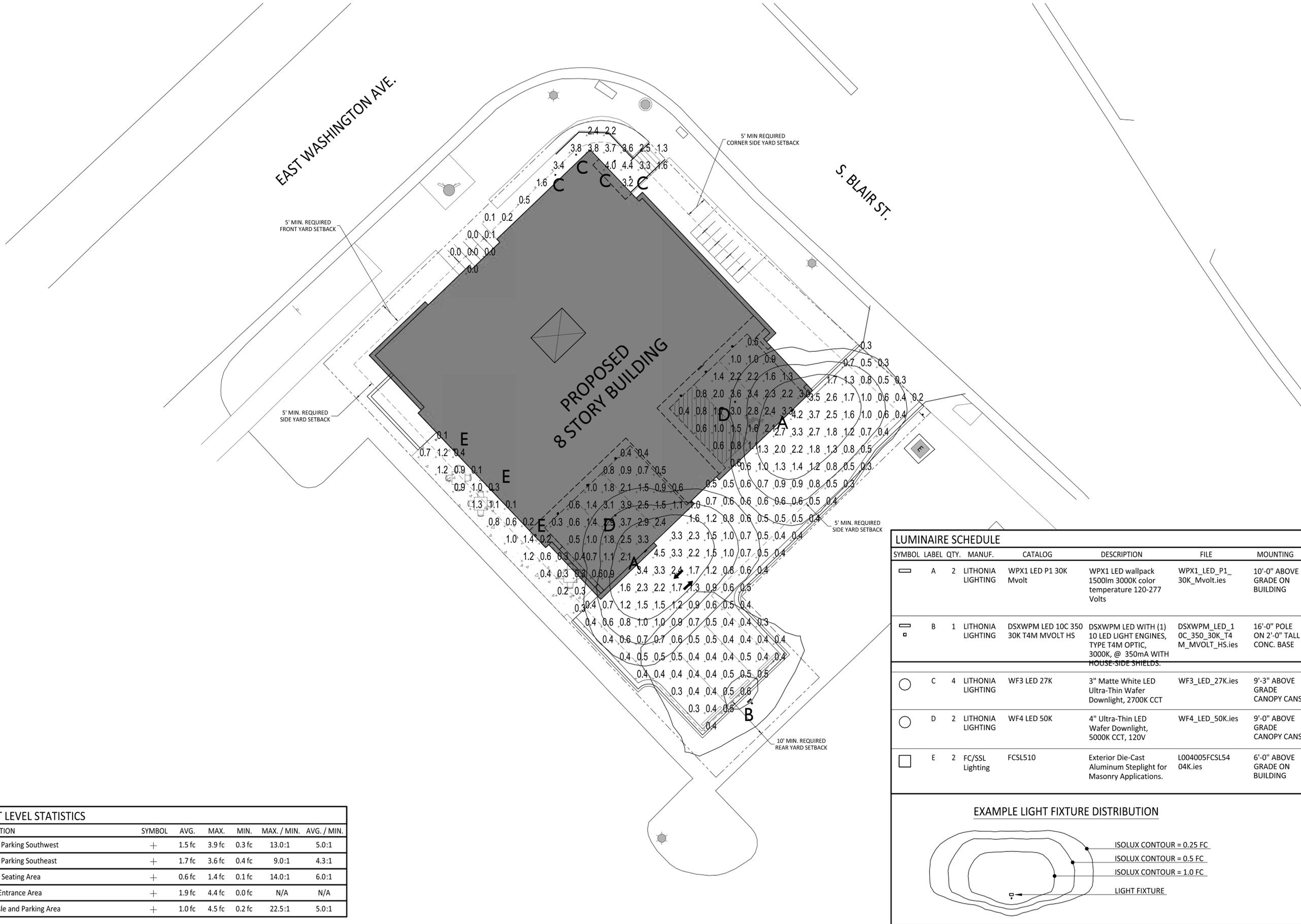


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LU & UDC SUBMITTAL - 05.13.2024

PROJECT TITLE
PORCHLIGHT REDEVELOPMENT

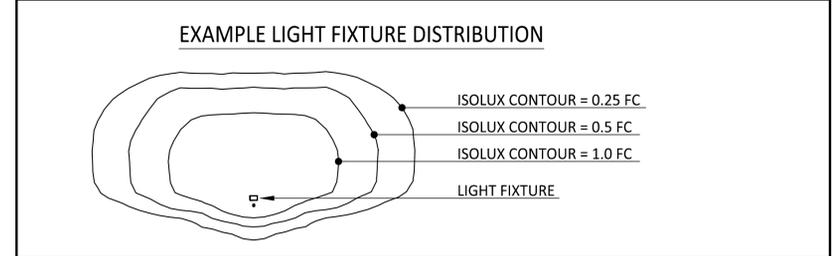
521 E. WASHINGTON AVE.
MADISON, WI
SHEET TITLE
SITE LIGHTING PLAN

SHEET NUMBER
C202
PROJECT NUMBER
2379
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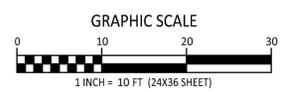


LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Covered Parking Southwest	+	1.5 fc	3.9 fc	0.3 fc	13.0:1	5.0:1
Covered Parking Southeast	+	1.7 fc	3.6 fc	0.4 fc	9.0:1	4.3:1
Outdoor Seating Area	+	0.6 fc	1.4 fc	0.1 fc	14.0:1	6.0:1
E Wash Entrance Area	+	1.9 fc	4.4 fc	0.0 fc	N/A	N/A
Drive Aisle and Parking Area	+	1.0 fc	4.5 fc	0.2 fc	22.5:1	5.0:1

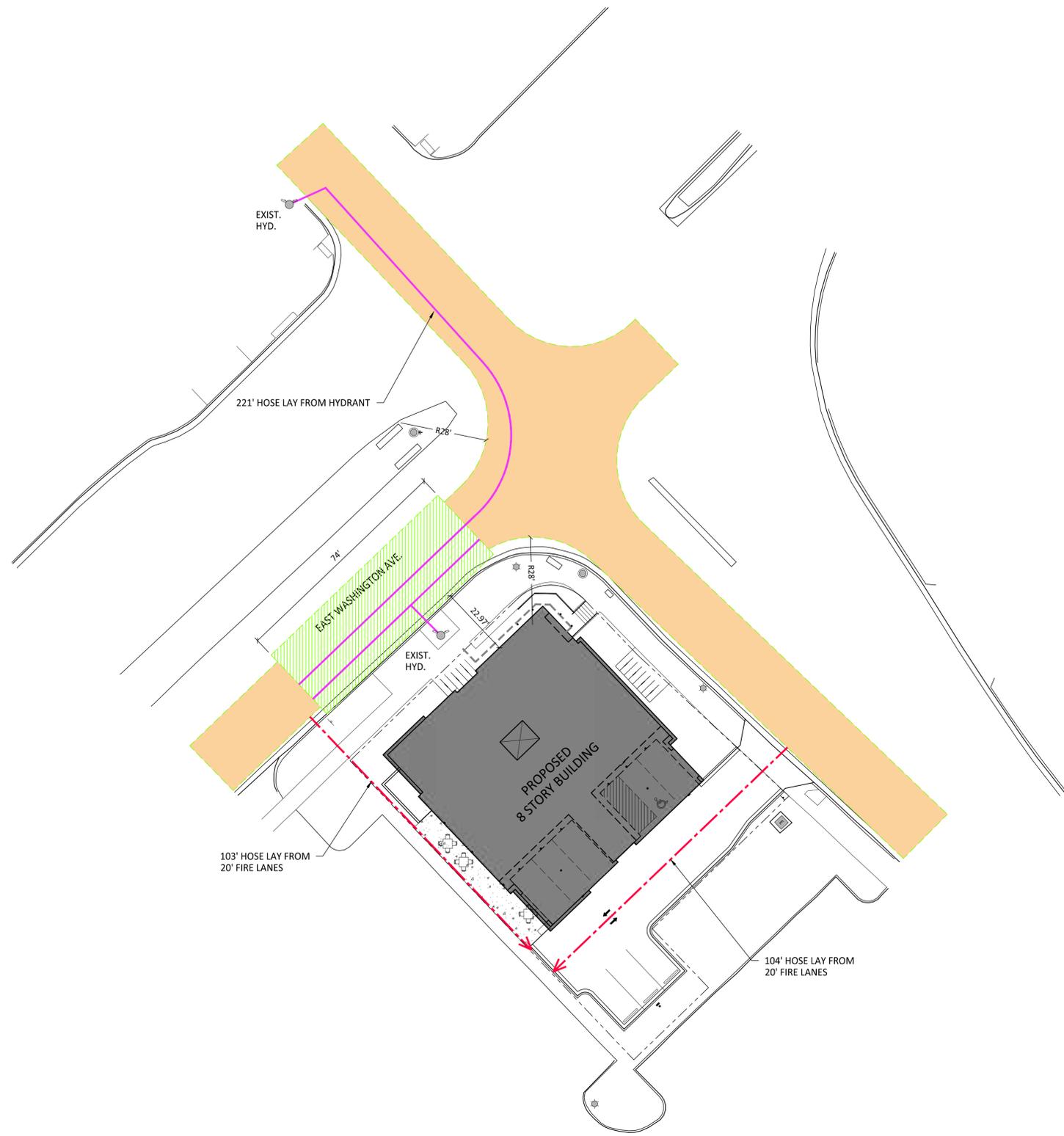
LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
▬	A	2	LITHONIA LIGHTING	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts	WPX1_LED_P1_30K_Mvolt.ies	10'-0" ABOVE GRADE ON BUILDING
▬ □	B	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T4M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 350mA WITH HOUSE-SIDE SHIELDS.	DSXWPM_LED_10C_350_30K_T4_M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
○	C	4	LITHONIA LIGHTING	WF3 LED 27K	3" Matte White LED Ultra-Thin Wafer Downlight, 2700K CCT	WF3_LED_27K.ies	9'-3" ABOVE GRADE CANOPY CANS
○	D	2	LITHONIA LIGHTING	WF4 LED 50K	4" Ultra-Thin LED Wafer Downlight, 5000K CCT, 120V	WF4_LED_50K.ies	9'-0" ABOVE GRADE CANOPY CANS
□	E	2	FC/SSL Lighting	FCSL510	Exterior Die-Cast Aluminum Steplight for Masonry Applications.	L004005FCSL5104K.ies	6'-0" ABOVE GRADE ON BUILDING



1 SITE LIGHTING PLAN
1" = 10'-0"



C202



FIRE ACCESS DATA

BUILDING PERIMETER 295 LINEAR FEET

26' WIDE AERIAL APPARATUS FIRE LANE 74 LR. FT. REQUIRED (25%)
LR. FT. PROVIDED

20' WIDE FIRE ACCESS LANE

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

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



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PROJECT TITLE
**PORCHLIGHT
REDEVELOPMENT**

521 E. WASHINGTON AVE.
MADISON, WI
SHEET TITLE

**FIRE
DEPARTMENT
ACCESS PLAN**

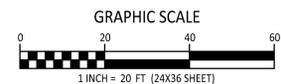
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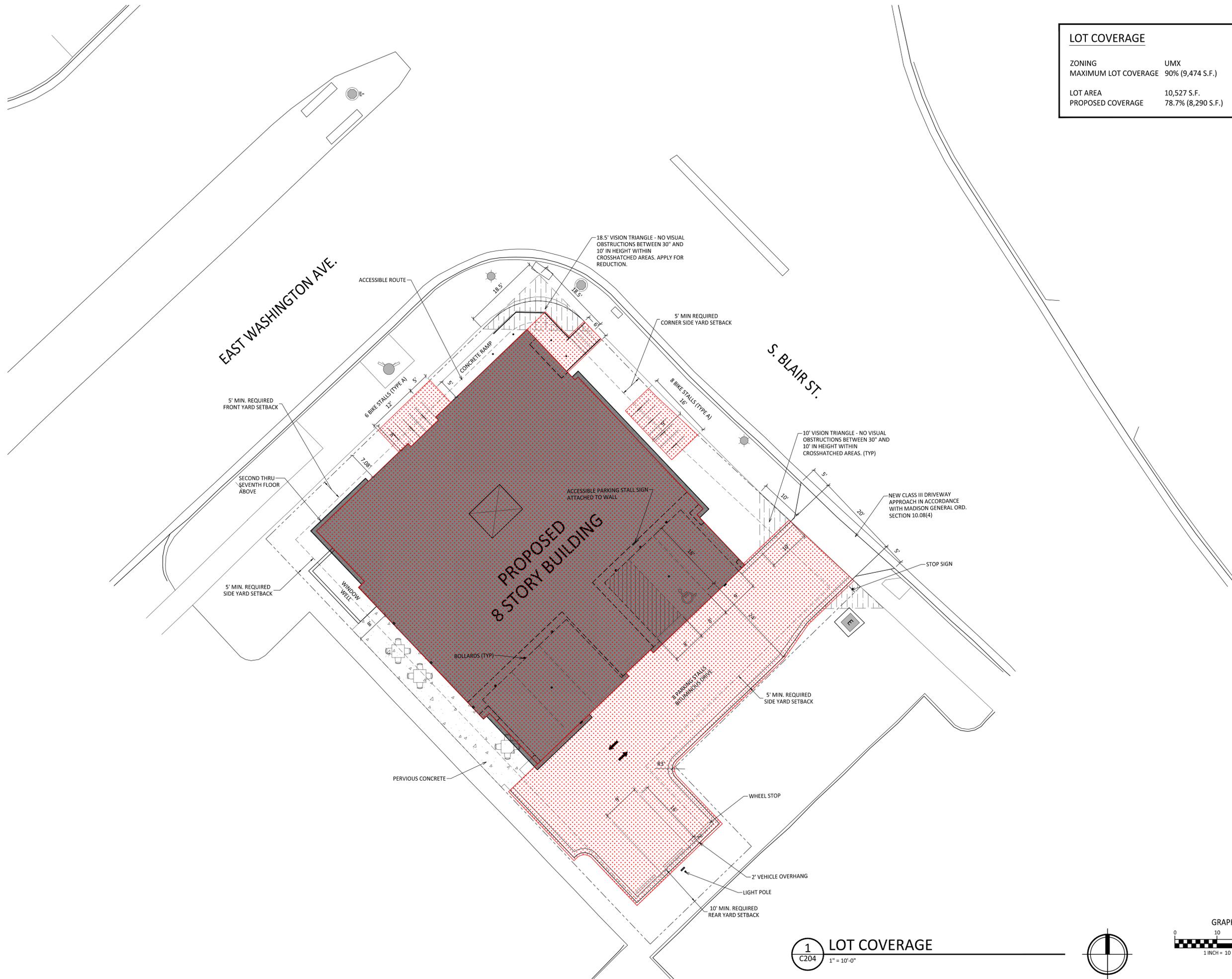
C203

PROJECT NUMBER
2379

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1
C203
FIRE DEPARTMENT ACCESS PLAN
1" = 20'-0"





LOT COVERAGE	
ZONING	UMX
MAXIMUM LOT COVERAGE	90% (9,474 S.F.)
LOT AREA	10,527 S.F.
PROPOSED COVERAGE	78.7% (8,290 S.F.)



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LU & UDC SUBMITTAL - 05.13.2024

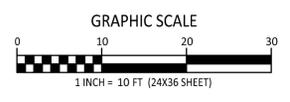
PROJECT TITLE
**PORCHLIGHT
REDEVELOPMENT**

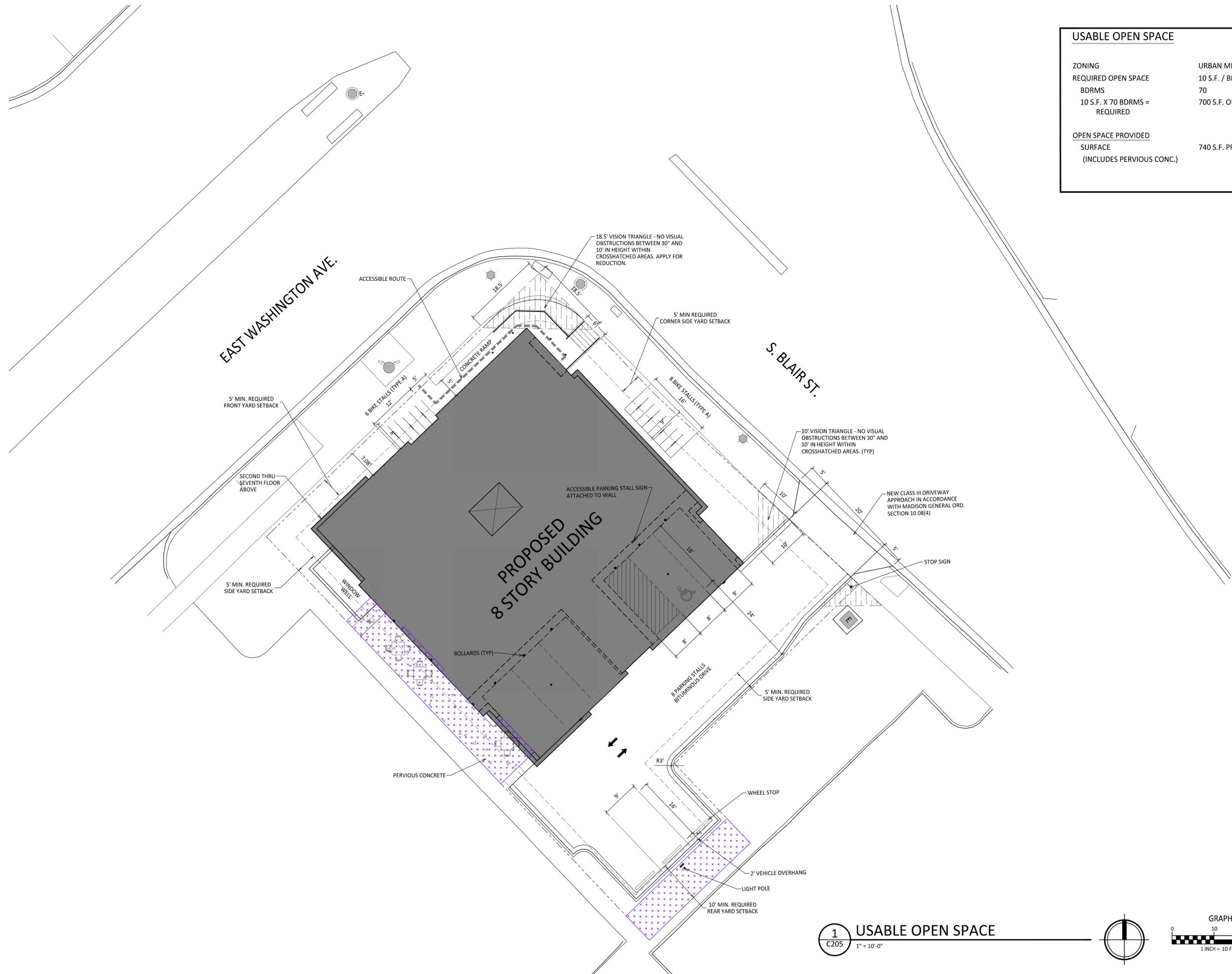
521 E. WASHINGTON AVE.
MADISON, WI
SHEET TITLE
LOT COVERAGE

SHEET NUMBER

C204
PROJECT NUMBER **2379**
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1
C204
LOT COVERAGE
1" = 10'-0"





USABLE OPEN SPACE

ZONING	URBAN MIXED-USE (UMX)
REQUIRED OPEN SPACE	10 S.F. / BDRM
BDRMS	70
10 S.F. X 70 BDRMS = REQUIRED	700 S.F. OPEN SPACE
OPEN SPACE PROVIDED	
SURFACE (INCLUDES PERVIOUS CONC.)	740 S.F. PROVIDED



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LU & UDC SUBMITTAL - 05.13.2024

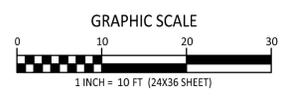
PROJECT TITLE
PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE.
MADISON, WI
SHEET TITLE
USABLE OPEN SPACE

SHEET NUMBER

C205
PROJECT NUMBER **2379**
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1 USABLE OPEN SPACE
C205 1" = 10'-0"





PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI

PROJECT NUMBER: 2379



G 000	Cover Sheet		
AC100	LOWER LEVEL PLAN	C001	EXISTING SURVEY
AC101	LEVEL 01 PLAN	C100	SITE DEMOLITION PLAN
AC102	LEVELS 02-07 PLAN	C101	SITE PLAN
AC108	LEVEL 08 PLAN	C200	GRADING & EROSION PLAN
AC109	ROOF PLAN	C201	ARCHITECTURAL SITE PLAN
		C202	SITE LIGHTING PLAN
		C203	FIRE DEPARTMENT ACCESS PLAN
		C204	LOT COVERAGE
AC201	EXTERIOR ELEVATIONS	C205	USABLE OPEN SPACE
AC202	EXTERIOR ELEVATIONS	C300	UTILITY PLAN
AC203	EXTERIOR COLOR ELEVATIONS	C400	DETAILS
AC204	EXTERIOR COLOR ELEVATIONS		
AC205	BIRD-SAFE COMPLIANCE	L100	LANDSCAPE PLAN
AC206	BIRD-SAFE COMPLIANCE	L101	PLANT SCHEDULE & LANDSCAPE POINTS WORKSHEET
AC901	Render View 01		
AC902	Render View 02		
AC903	Render View 03		
AC904	Render View 04		
AC905	Render View 05		
AC906	Render View 06		
AC907	Render View 07		
AC908	Render View 08		

UNIT - TOTALS	
STUDIO	
60	
TOTAL UNITS: 60	

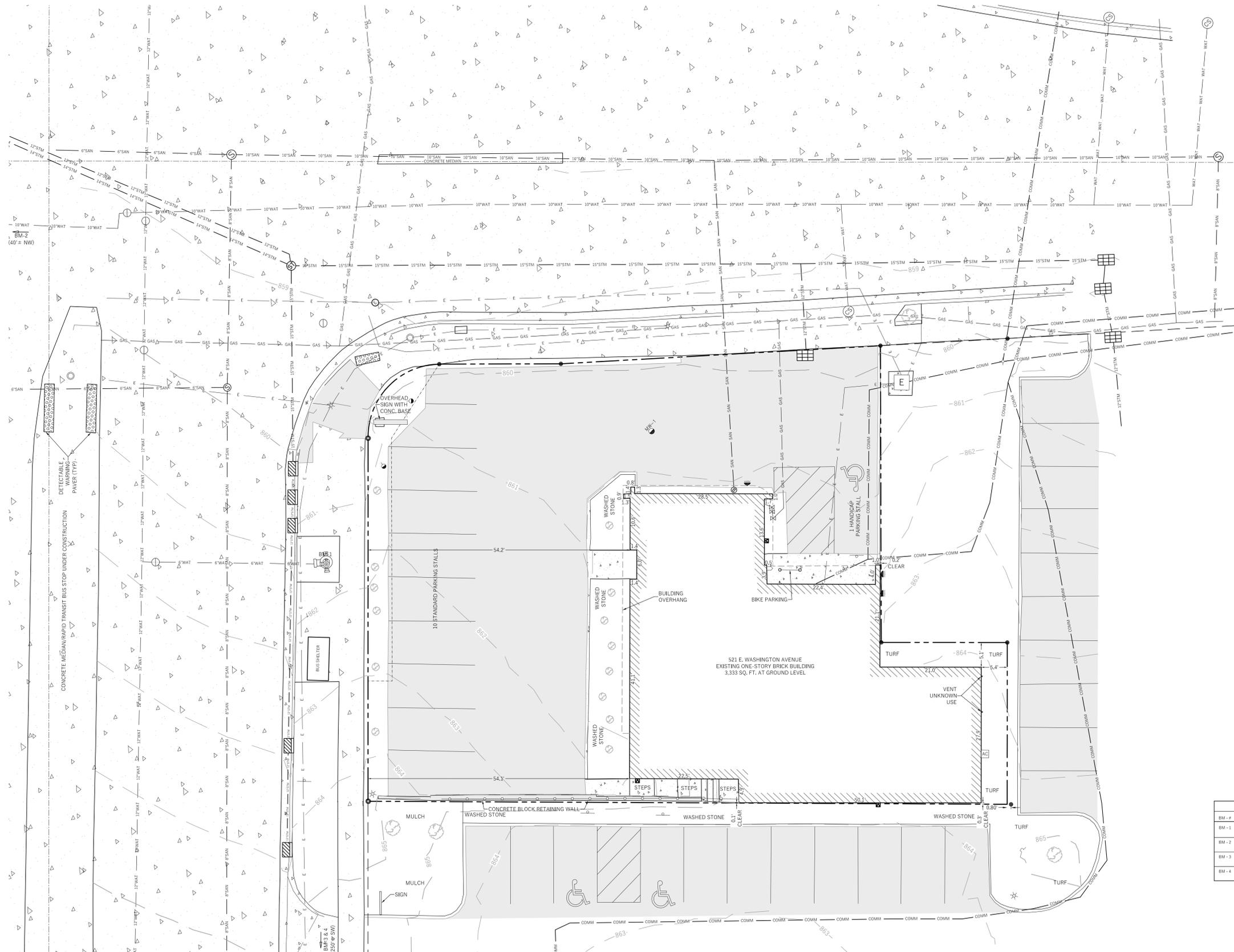
PARKING COUNT - VEHICLES	
LEVEL	TYPE
LEVEL 01	ADA PARKING STALL
1	
LEVEL 01	TYP. PARKING STALL
7	
LEVEL 01: 8	
TOTAL VEHICLE PARKING COUNT: 8	

PARKING COUNT - BIKES	
LEVEL	TYPE
LEVEL 01	SITE BIKE STALL
6	
LEVEL 01: 6	
LOWER LEVEL	F.M. BIKE STALL
42	
LOWER LEVEL	W.M. BIKE STALL
5	
LOWER LEVEL: 47	
TOTAL BIKE PARKING COUNT: 53	

GROSS AREAS	
LEVEL	GROSS AREA
LOWER LEVEL	4254 SF
LEVEL 01	4020 SF
LEVEL 02	5435 SF
LEVEL 03	5435 SF
LEVEL 04	5435 SF
LEVEL 05	5435 SF
LEVEL 06	5435 SF
LEVEL 07	5435 SF
LEVEL 08	5318 SF
TOTAL AREA	46199 SF

RENTABLE AREAS		
LEVEL	TYPE	AREA
LOWER LEVEL	PROGRAM	1692 SF
LEVEL 01	PROGRAM	2120 SF
LEVEL 02	UNITS	4212 SF
LEVEL 03	UNITS	4212 SF
LEVEL 04	UNITS	4250 SF
LEVEL 05	UNITS	4212 SF
LEVEL 06	UNITS	4212 SF
LEVEL 07	UNITS	4212 SF
LEVEL 08	UNITS	4095 SF
		33214 SF





BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE. THE SE R/W LINE OF E. WASHINGTON AVENUE MEASURED AS BEARING N44°06'33"E

LEGEND

- MONITORING WELL
- MAILBOX
- SIGN
- BOLLARD
- SANITARY MANHOLE
- SEWER CLEANOUT
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- INLETS
- STORM MANHOLE
- STORM ROOF DRAIN
- UTILITY POLE
- ELECTRICAL METER
- ELECTRICAL TRANSFORMER
- AIR CONDITIONING UNIT
- STOP LIGHT
- GUY ANCHOR
- LIGHT POLE
- UTILITY PEDESTAL
- WALL LIGHT
- ELECTRIC MANHOLE
- DECIDUOUS TREE OR BUSH
- CONIFEROUS TREE
- ▭ BUILDING FOOTPRINT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- CHAIN LINK FENCE
- RAILING
- SAN SAN SANITARY SEWER LATERAL
- 6" SAN 6" 6" PVC SANITARY SEWER
- 8" SAN 8" 8" PVC SANITARY SEWER
- 10" SAN 10" 10" PVC SANITARY SEWER
- WAT WAT WATER SERVICE
- 6" WAT 6" 6" DUCTILE IRON WATER MAIN
- 10" WAT 10" 10" PVC WATER MAIN
- 12" WAT 12" 12" DUCTILE IRON WATER MAIN
- 12" STM 12" 12" RCP STORM SEWER
- 14" STM 14" 14" HERCP STORM SEWER
- 15" STM 15" 15" RCP STORM SEWER
- GAS GAS NATURAL GAS LINE
- COMM COMM COMMUNICATION LINE
- E E ELECTRIC LINE
- ▭ ASPHALT PAVEMENT
- ▭ CONCRETE PAVEMENT
- 860 CONTOUR MAJOR
- 861 CONTOUR MINOR



PREPARED BY:
MICHAEL S. MARTY
30 EAST WASHINGTON STREET
MADISON, WI 53702
(608) 437-1972 (direct)
(608) 209-5284 (mobile)
mike.marty@wyserengineering.com
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PREPARED FOR:
JOHN LEJA
1000 W. WASHINGTON AVENUE
WALWISKEE, WI 53597

SURVEYED BY: MSM
DRAWN BY: MSM
REVIEWED BY: ZMR
APPROVED BY: MSM

521 E. WASHINGTON AVENUE
MADISON, WI 53703

ALTA/NSPS LAND TITLE SURVEY

THE NE 1/4 OF LOT 3, AND THE NW 106 FEET OF LOT FOUR, BLOCK 116, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTER OF DEEDS, EXCEPT THAT PART CONVEYED TO THE CITY OF MADISON IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 1852305, DANE COUNTY REGISTER OF DEEDS, LOCATED IN THE NE 1/4-SW 1/4 AND THE SE 1/4-SW 1/4 ALL IN FRACTIONAL SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

Revisions:

No.	Date:	Description:
1	03/29/24	Update Caption and Monumentation Found on Block 116



MARCH 07th, 2024
REVISED: MARCH 29th, 2024

BENCHMARK TABLE

BM - #	ELEVATION	DESCRIPTION
BM - 1	863.74'	NE BOLT OF FIRE HYDRANT LOCATED ON THE SOUTHEAST SIDE OF E. WASHINGTON AVENUE, 60' SOUTHWEST OF THE INTERSECTION WITH S. BLAIR STREET.
BM - 2	861.17'	SE BOLT OF FIRE HYDRANT LOCATED ON THE SOUTHWEST SIDE OF N. BLAIR STREET, 40' NORTHWEST OF THE INTERSECTION WITH E. WASHINGTON AVENUE.
BM - 3	875.58'	EAST TAG BOLT "BURY 6-0" OF FIRE HYDRANT LOCATED BY THE SOUTH QUADRANT OF E. WASHINGTON AVE. & S. FRANKLIN ST. ON E. WASHINGTON AVE. FRONTAGE.
BM - 4	874.50'	SOUTH TAG BOLT "BURY 7-0" OF FIRE HYDRANT LOCATED IN THE SOUTH QUADRANT OF E. WASHINGTON AVE. & S. FRANKLIN ST. ON S. FRANKLIN ST. FRONTAGE.

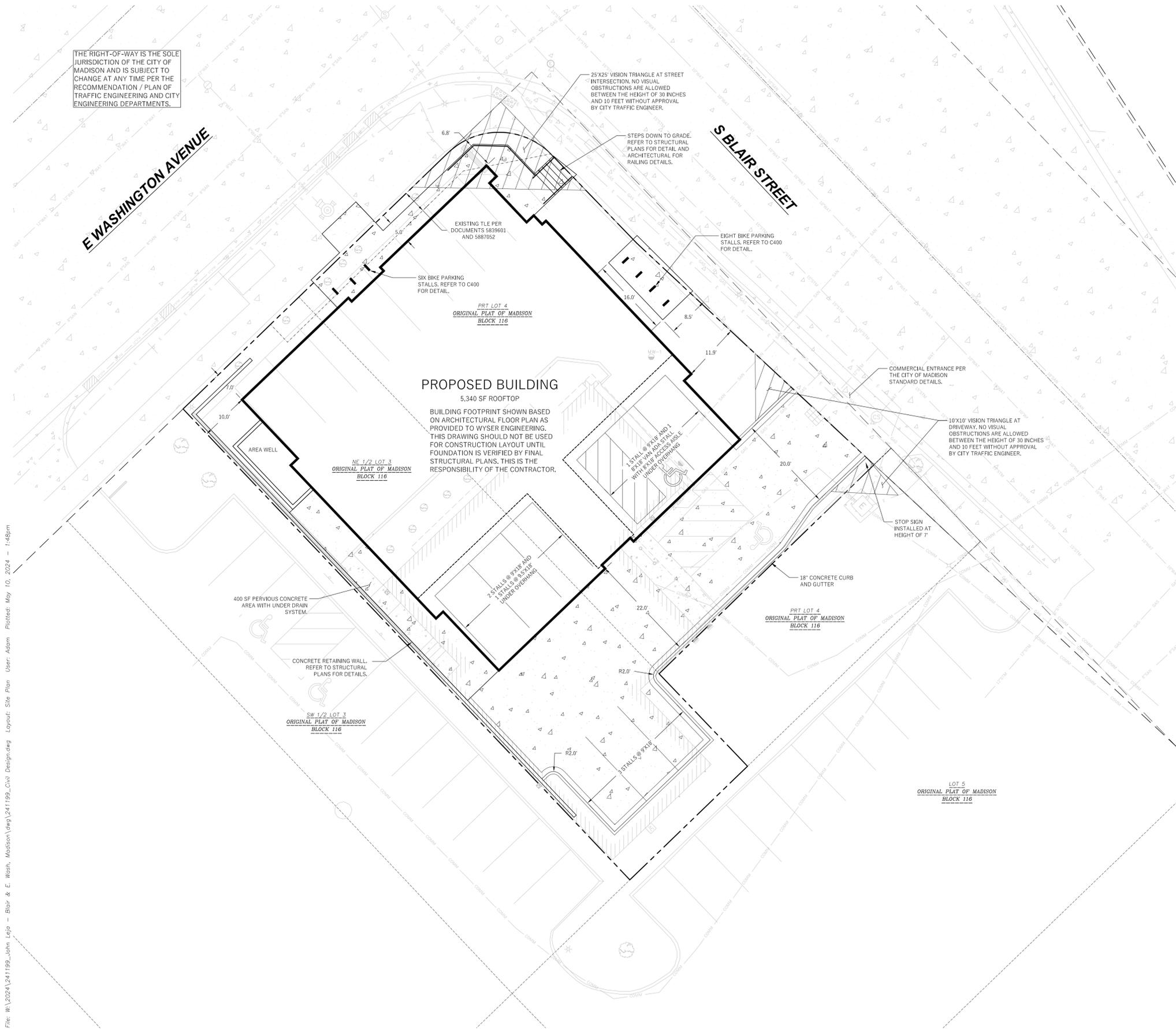
Graphic Scale
SCALE: 1"=10' (22"x34"); 1"=20' (11"x17")

Wyser Number	241199
Set Type	ALTA
Date Issued	03/29/2024
Sheet Number	C001



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File: W:\2024\241199_John_Lajo - Blair & E. Wash, Madison\dwg\241199_Civil_Design.dwg Layout: Site Plan User: Adam Plotted: May 10, 2024 - 1:48pm



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.

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- PERVIOUS CONCRETE PAVEMENT
- CONCRETE PAVEMENT

GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON FEBRUARY 9 AND 20, 2024. 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.
- 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.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- 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.
- 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.
- 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 CONSTRUCTION.



SITE INFORMATION BLOCK:

SITE ADDRESS: 512 E WASHINGTON AVENUE
 SITE ACREAGE: 10,527 SQ.FT. (0.24 AC)
 USE OF PROPERTY: MULTI-FAMILY
 ZONING: URBAN MIXED-USE (UMX)

SETBACKS:
 FRONT YARD: 5 FEET
 REAR YARD: 10 FEET
 SIDE YARD: 5 FEET

TOTAL NUMBER OF PARKING STALLS: 8
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1

TOTAL NUMBER OF BIKE STALLS: 14

EXISTING IMPERVIOUS SURFACE AREA: 9,069 SQ.FT.
 ROOFTOP: 3,325 SQ.FT.
 PAVED: 5,744 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 8,669 SQ.FT.
 ROOFTOP: 5,340 SQ.FT.
 PAVED (INCLUDES 400 SQ.FT. PERMEABLE PAVEMENT): 3,329 SQ.FT.

MAXIMUM LOT COVERAGE: 90% (9,474 SQ.FT.)
 EXISTING LOT COVERAGE: 86.1%
 PROPOSED LOT COVERAGE: 82.3%

USABLE OPEN SPACE REQUIRED: 700 SQ.FT. (10 SQ.FT. PER BEDROOM)
 USABLE OPEN SPACE PROVIDED: 1,163 SQ.FT.

WYSER ENGINEERING

521 EAST WASHINGTON AVENUE REDEVELOPMENT

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: SITE PLAN

521 E WASHINGTON AVENUE
MADISON, WI 53703

Revisions:

No.	Date:	Description:

Graphic Scale:

Wyser Number: 24-1199

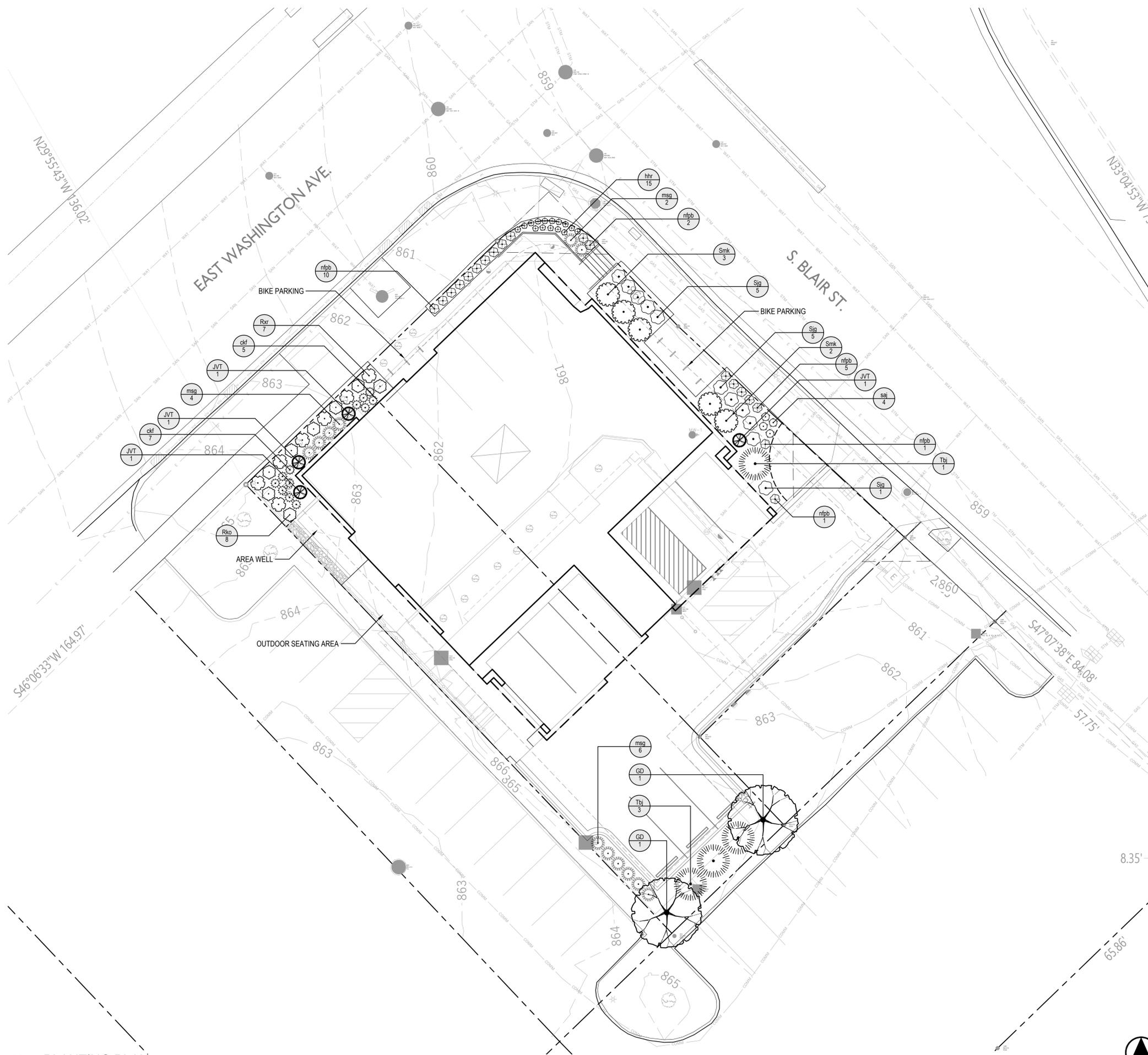
Set Type: CITY REVIEW

Date Issued: 05/13/2024

Sheet Number: **C101**

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LEGEND:

	PROPERTY LINE
	1 1/2" DIAMETER, WASHED, DECORATIVE STONE MULCH
	RIGID ALUMINUM EDGING.
	EXISTING CONTOURS

NOTES:

- SEE C102 FOR SITE DEMOLITION PLAN.
- SEE C201 FOR SITE PLAN.
- SEE C202 FOR SITE LIGHTING PLAN.
- SEE C203 FOR FIRE ACCESS PLAN.
- SEE C204 FOR LOT COVERAGE PLAN.
- SEE C300 FOR GRADING AND EROSION CONTROL PLAN.
- SEE C400 FOR SITE UTILITIES PLAN.
- ANY NEW TREES WITHIN PUBLIC ROW SHALL BE DETERMINED BY THE CITY FORESTER.
- LAWN AREAS WITHIN STREET TERRACE SHALL BE SEEDED.
- ALL PLANT BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
- PERMANENT IRRIGATION SHALL BE INSTALLED WITHIN ALL RAISED PLANTERS.

knothe & bruce
ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd, STE 900
Middleton, WI 53562

FIGUREGROUND
jporter@figureground-design.com
608-345-5101

ISSUED
LAND USE SUBMITTAL
NOT FOR CONSTRUCTION

PROJECT TITLE
**East Washington Avenue
Redevelopment**

521 E. Washington Ave
Madison, WI
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

L100
PROJECT NUMBER **2379**
© Knothe & Bruce Architects, LLC

1 PLANTING PLAN
SCALE: 1"=10'-0"



knothe & bruce
ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd, STE 900
Middleton, WI 53562



FIGUREGROUND
jporter@figureground-design.com
608-345-5101

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	STOCK	HEIGHT	QTY
EVERGREEN TREES							
	JVT	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	See Height	B&B	8'	4
OVERSTORY DECIDUOUS TREES							
	GD	Gleditsia triacanthos inermis 'Draves'	Street Keeper® Honey Locust	2.5" Cal.	B&B	18'	2
DECIDUOUS SHRUBS							
	Rxr	Rosa x 'Radcon'	Pink Knock Out® Shrub Rose	#3	Container	30"	7
	Rko	Rosa x 'Radrazz'	Knock Out® Shrub Rose	#3	Container	24"	8
	Sjg	Spiraea japonica 'Goldmound'	Goldmound Japanese Spirea	#3	Container	24"	11
	Smk	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	#5	Container	36"	5
EVERGREEN SHRUBS							
	Tbj	Thuja occidentalis 'BailJohn'™	Technito Arborvitae	#5	Container	48" Height	4
GRASSES & SEDGES							
	ckf	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Container	N/A	12
	msg	Miscanthus sinensis 'Gracillimus'	Gracillimus Eulalia Grass	#1	Container	N/A	12
HERBACEOUS PERENNIALS							
	hhr	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#1	Container	N/A	15
	nfb	Nepeta x faassenii 'Purrsian Blue'	Purrsian Blue Catmint	#1	Container	N/A	19
	saj	Sedum x 'Autumn Joy'	Autumn Joy Sedum	#1	Container	N/A	4

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NOT FOR CONSTRUCTION

City of Madison, WI Landscape Worksheet - 521 E. Washington Ave.

5/13/2024

Zoning: Regional Mixed-Use (RMX)

Developed Area (SF)	Landscape Points Required	Landscape Points Achieved
10,527	175	467

Points Tabulation

Plant Type/Element	Points	Quantity	Points Achieved
Overstory deciduous trees	35	2	70
Tall evergreen trees	35	4	140
Ornamental trees	15	0	0
Upright evergreen shrubs	10	4	40
Shrubs, deciduous	3	31	93
Shrubs, evergreen	4	0	0
Ornamental grasses/perennials	2	62	124
Decorative fencing/wall	4/LF	0	0
Existing specimen tree	14/cal. inch	0	0
Landscape furniture (public)	5/seat	0	0
Total Points Achieved			467

Development Frontage Landscaping

(1) overstory deciduous tree and (5) shrubs /30 LF

*(2) ornamental trees or (2) evergreen trees may be used in place of (1) overstory deciduous tree

Frontage (LF)	Overstory Trees Required	Overstory Trees Proposed/Existing	Shrubs Required	Shrubs Proposed/Existing
E. Washington Ave.	90	3 (3) evergreen trees]	15	15
S. Blair St.	106	4 [[1] evergreen tree]	18	17

*Interior Parking Lot Landscaping (for lots with 20 or more parking spaces) - N/A
(No surface parking lots with 20 or more parking spaces)

**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.

(Insufficient area for substantial landscaping between building and sidewalks)

PROJECT TITLE

**East Washington Avenue
Redevelopment**

521 E. Washington Ave
Madison, WI

SHEET TITLE

**PLANT SCHEDULE
& LANDSCAPE
POINTS
WORKSHEET**

SHEET NUMBER

L101

PROJECT NUMBER **2379**



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

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PROJECT TITLE
**PORCHLIGHT
 REDEVELOPMENT**

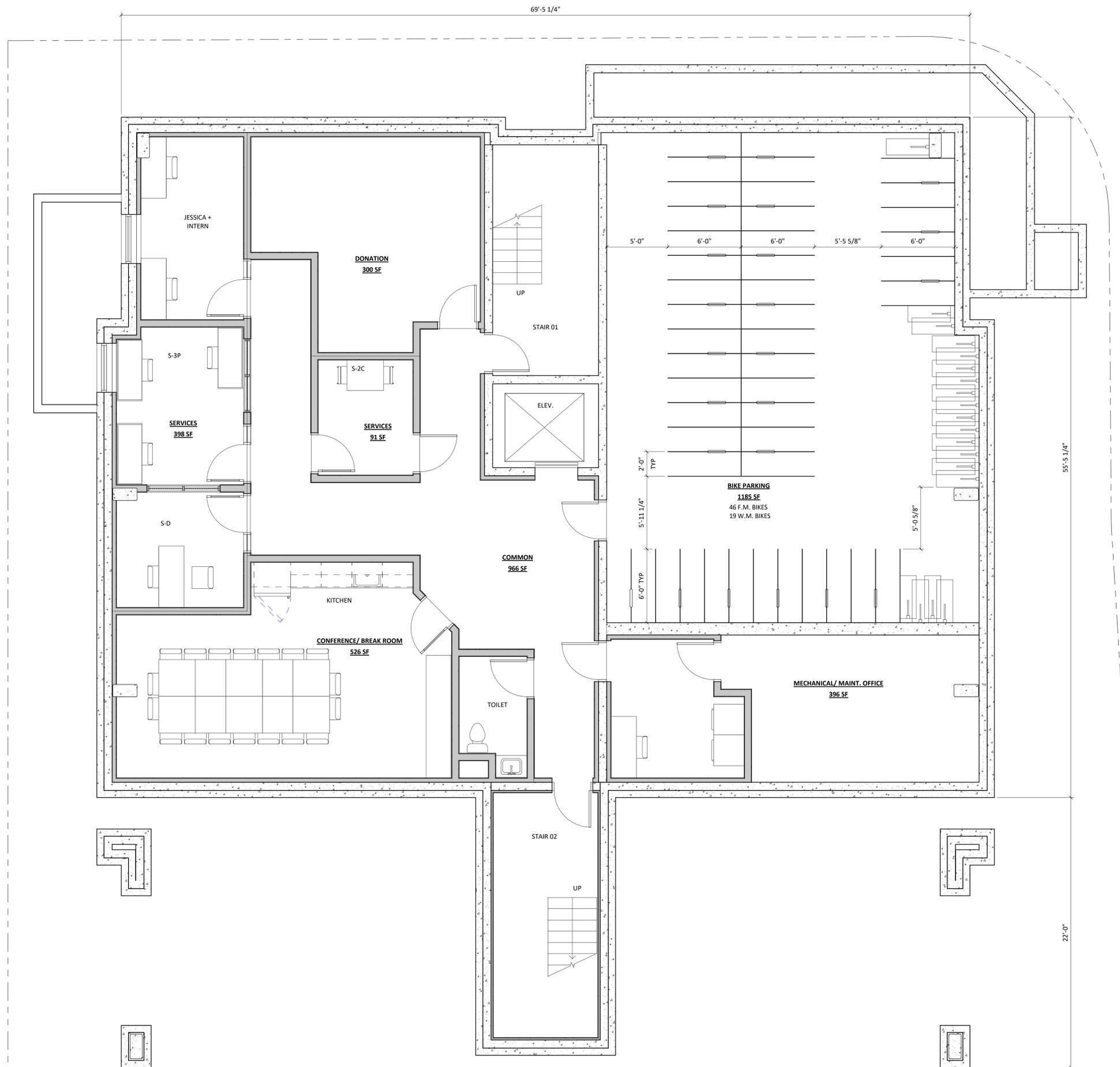
521 E. WASHINGTON
 AVE. MADISON, WI
 SHEET TITLE
**LOWER LEVEL
 PLAN**

SHEET NUMBER

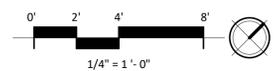
AC100

PROJECT NUMBER
2379

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1 LOWER LEVEL PLAN
 AC100 1/4" = 1'-0"



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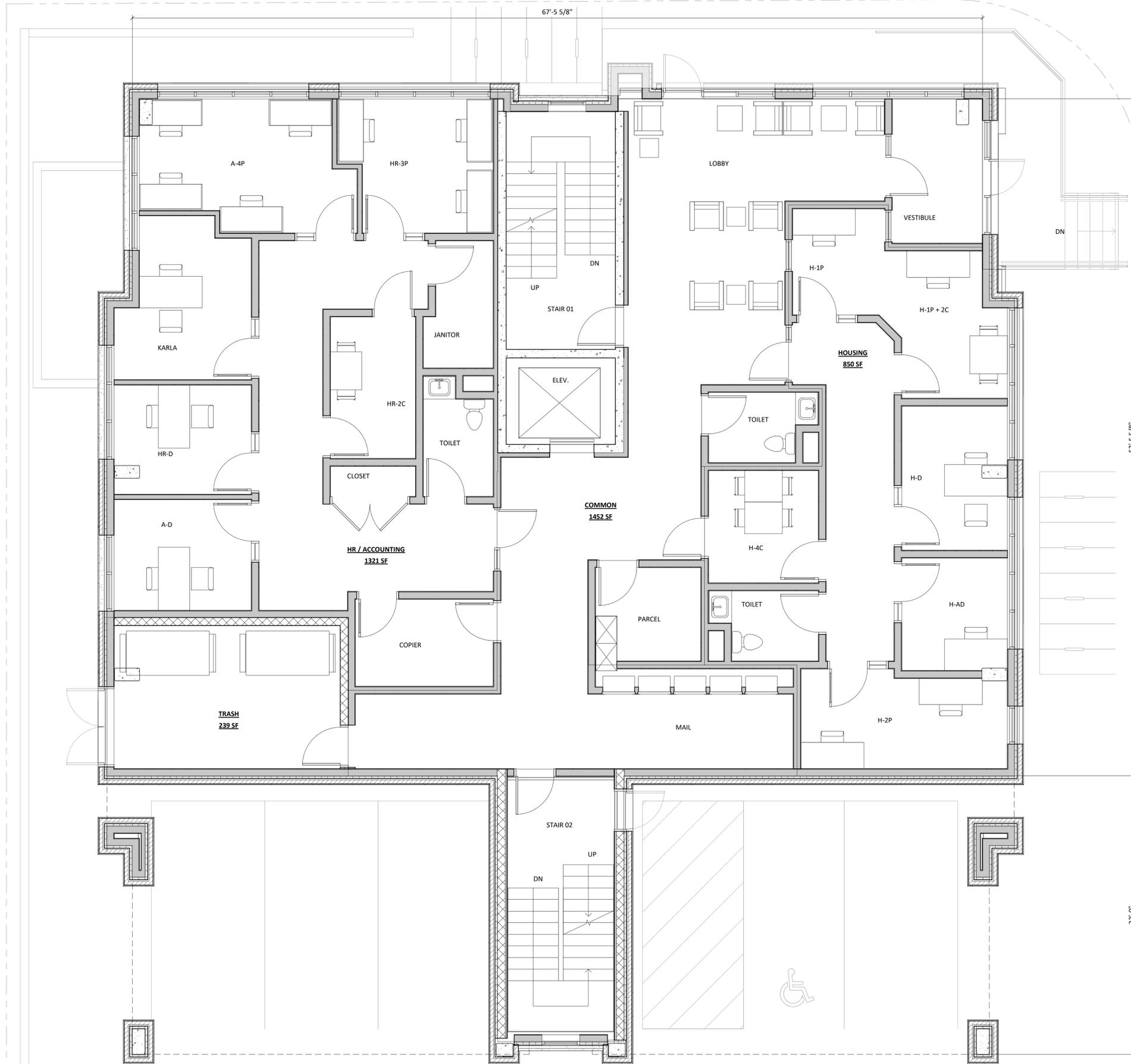
PROJECT TITLE
**PORCHLIGHT
REDEVELOPMENT**

521 E. WASHINGTON
AVE. MADISON, WI
SHEET TITLE
LEVEL 01 PLAN

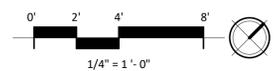
SHEET NUMBER

AC101

PROJECT NUMBER
2379



1 LEVEL 01 PLAN
AC101 1/4" = 1'-0"



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PROJECT TITLE
**PORCHLIGHT
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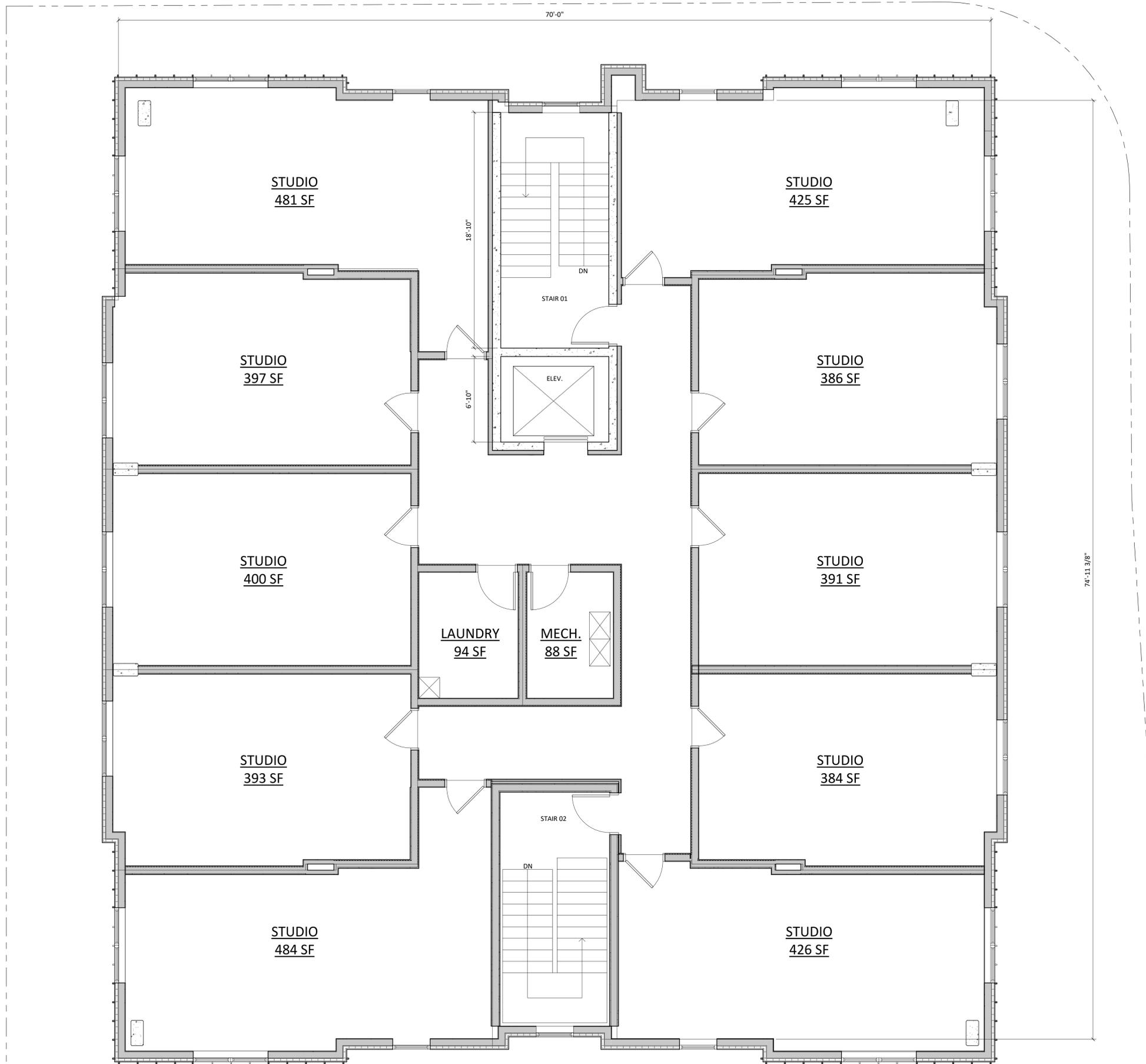
521 E. WASHINGTON
 AVE. MADISON, WI
 SHEET TITLE
**LEVELS 02-07
 PLAN**

SHEET NUMBER

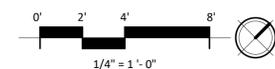
AC102

PROJECT NUMBER

2379



1 LEVELS 02-07 PLAN
 AC102 1/4" = 1'-0"



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**PORCHLIGHT
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521 E. WASHINGTON
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SHEET TITLE
LEVEL 08 PLAN

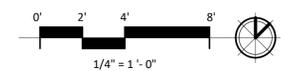
SHEET NUMBER

AC108

PROJECT NUMBER
2379



1 LEVEL 08 PLAN
AC108 1/4" = 1'-0"



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**PORCHLIGHT
REDEVELOPMENT**

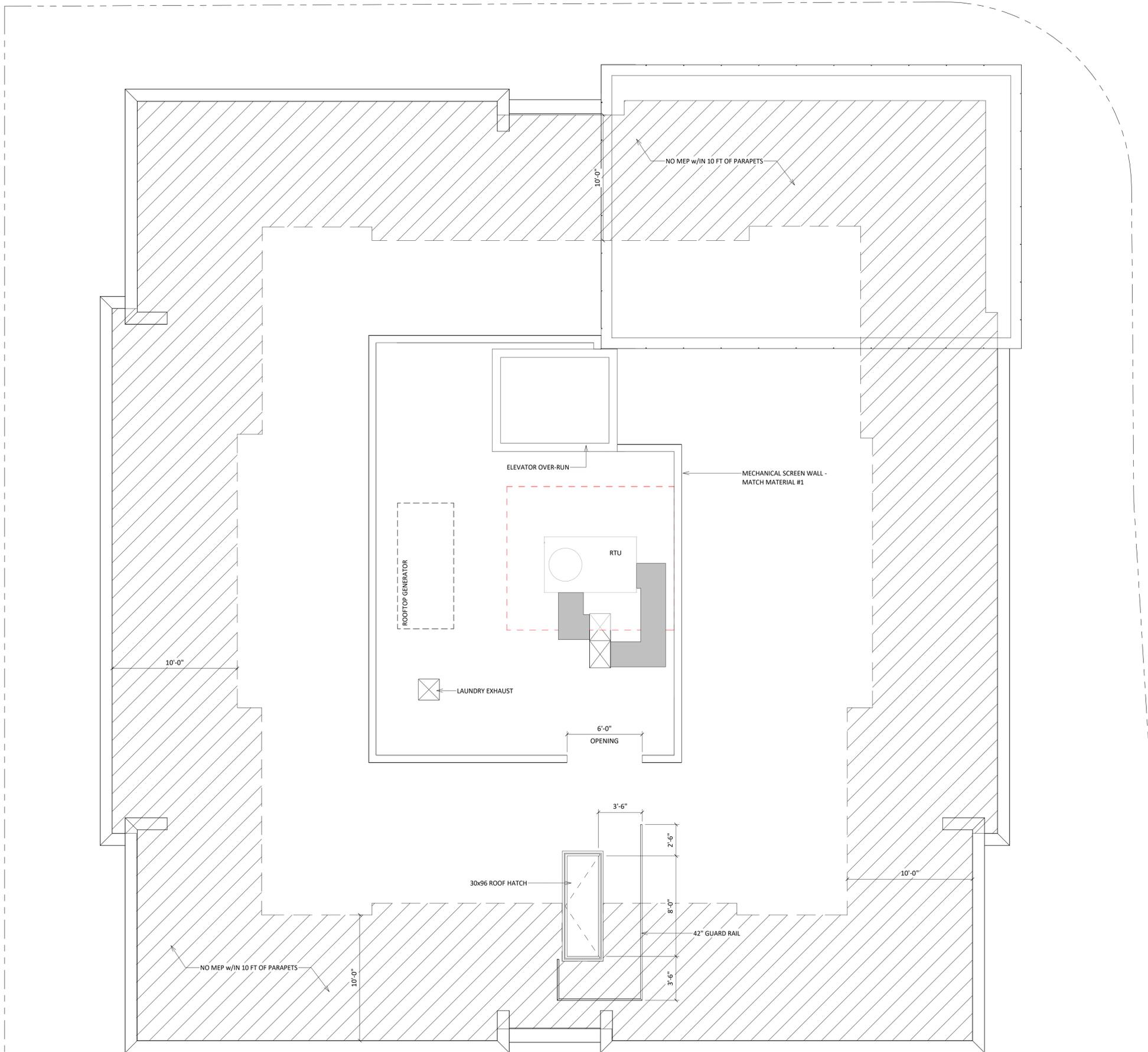
521 E. WASHINGTON
AVE. MADISON, WI
SHEET TITLE
ROOF PLAN

SHEET NUMBER

AC109

PROJECT NUMBER

2379



1 ROOF PLAN
AC109 1/4" = 1'-0"



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PROJECT TITLE
**PORCHLIGHT
REDEVELOPMENT**

521 E. WASHINGTON
AVE. MADISON, WI
SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

AC201

PROJECT NUMBER

2379



1 CITY ELEVATION - NORTH WEST
AC201 1/8" = 1'-0"



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

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	TBD	ASCOT WHITE
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

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PROJECT TITLE
**PORCHLIGHT
REDEVELOPMENT**

521 E. WASHINGTON
AVE. MADISON, WI
SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

AC202

PROJECT NUMBER

2379



2 CITY ELEVATION - SOUTH WEST
AC202 1/8" = 1'-0"



1 CITY ELEVATION - SOUTH EAST
AC202 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	TBD	ASCOT WHITE
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

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PROJECT TITLE
**PORCHLIGHT
REDEVELOPMENT**

521 E. WASHINGTON
AVE. MADISON, WI
SHEET TITLE
**EXTERIOR COLOR
ELEVATIONS**

SHEET NUMBER

AC203

PROJECT NUMBER

2379



1 CITY ELEVATION - NORTH WEST COLOR
AC203 1/8" = 1'-0"



2 CITY ELEVATION - NORTH EAST COLOR
AC203 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	TBD	ASCOT WHITE
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

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PROJECT TITLE
**PORCHLIGHT
REDEVELOPMENT**

521 E. WASHINGTON
AVE. MADISON, WI
SHEET TITLE
**EXTERIOR COLOR
ELEVATIONS**

SHEET NUMBER

AC204

PROJECT NUMBER

2379



2 CITY ELEVATION - SOUTH EAST COLOR
AC204 1/8" = 1'-0"



1 CITY ELEVATION - SOUTH WEST COLOR
AC204 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	TBD	ASCOT WHITE
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

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PROJECT TITLE
**PORCHLIGHT
REDEVELOPMENT**

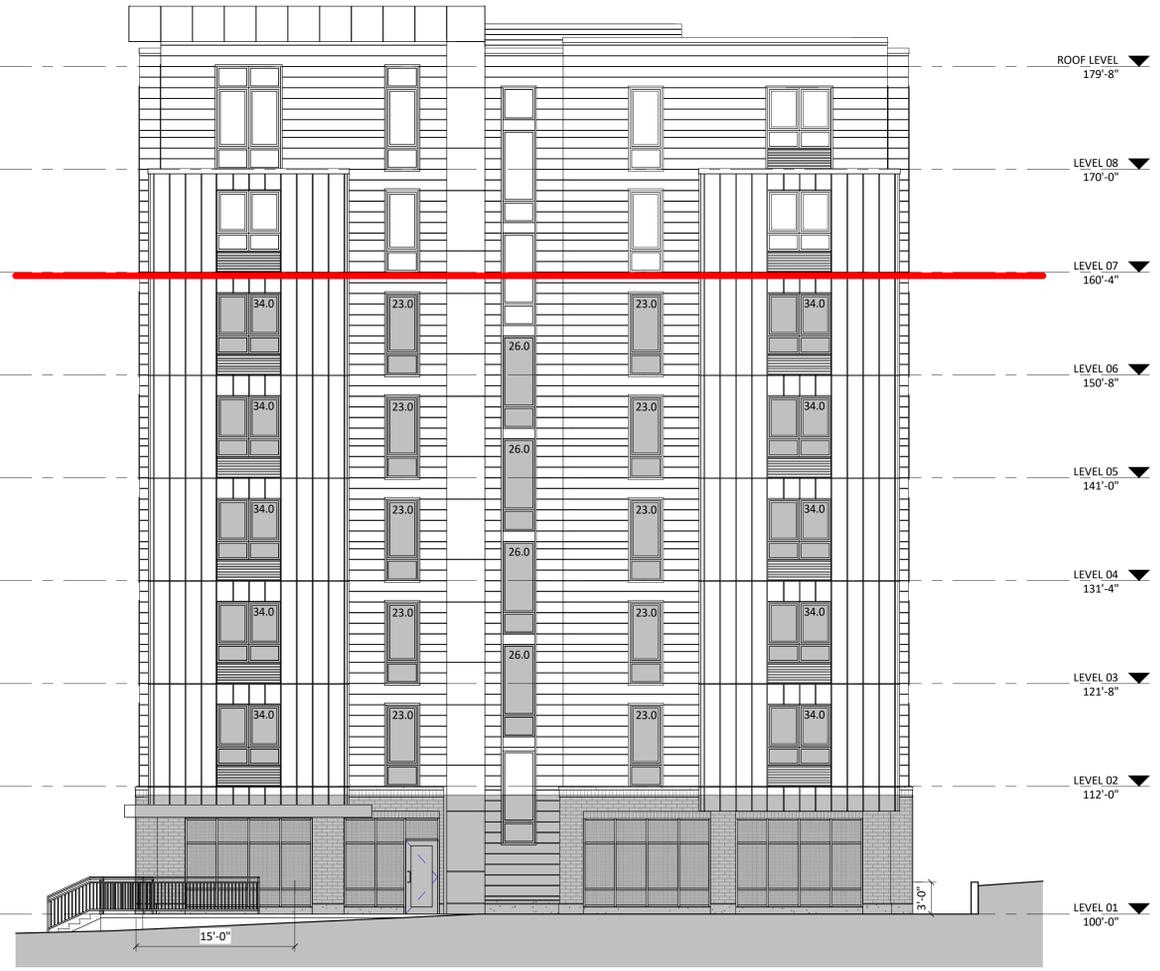
521 E. WASHINGTON
AVE. MADISON, WI
SHEET TITLE
**BIRD-SAFE
COMPLIANCE**

SHEET NUMBER

AC205

PROJECT NUMBER

2379



1 NORTH WEST - BIRD-SAFE GLAZING
AC205 1/8" = 1'-0"

FACADE AREA: 4,434 S.F.
GLASS AREA: 1,006 S.F. (22.7% OF FACADE)
FIRST FLOOR: 410 S.F. (50% OF FLOOR)
SECOND-SIXTH FLOOR: 152 S.F. (21.2% OF FLOOR)



2 NORTH EAST - BIRD-SAFE GLAZING
AC205 1/8" = 1'-0"

FACADE AREA: 4,737 S.F.
GLASS AREA: 1067 S.F. (22.5% OF FACADE)
FIRST FLOOR: 307 S.F. (50% OF FLOOR)
SECOND - SIXTH FLOOR: 170 S.F. (22.8% OF FLOOR)

FOR NON-RESIDENTIAL USES AT GROUND FLOOR LEVEL, WINDOWS AND DOORS OR OTHER OPENINGS SHALL COMPRISE AT LEAST SIXTY PERCENT (60%) OF THE LENGTH AND AT LEAST (40%) OF THE AREA OF THE GROUND FLOOR OF THE PRIMARY STREET FACADE. AT LEAST FIFTY PERCENT (50%) OF THE WINDOWS ON THE PRIMARY STREET FACADE SHALL HAVE THE LOWER SILL WITHIN THREE (3) FEET OF GRADE. FOR RESIDENTIAL USES AT GROUND LEVEL, A MINIMUM OF FIFTEEN PERCENT (15%) OF THE GROUND LEVEL OF RESIDENTIAL FACADES OR SIDE AND REAR FACADES NOT FRONTING A PUBLIC STREET SHALL CONSIST OF WINDOWS AND DOOR OPENINGS. ON UPPER STORIES, WINDOW OR BALCONY OPENINGS SHALL OCCUPY A MINIMUM OF FIFTEEN PERCENT (15%) OF THE UPPER-STORY WALL AREA.

GLASS AREA SHALL BE MEASURED AS ONE (1) CONTINUOUS PANEL OF GLASS OR OTHER TRANSPARENT MATERIAL, OR A SET OF TWO (2) OR MORE SUCH PANELS DIVIDED BY MULLIONS OF SIX (6) INCHES IN WIDTH OR NARROWER. PANELS SURROUNDED ON ALL SIDES BY SOLID WALLS OR MULLIONS WIDER THAN SIX (6) INCHES SHALL BE CONSIDERED INDIVIDUAL WINDOWS. SPANDREL OR OPAQUE GLASS WITH REFLECTIVITY OF 14% OR LESS SHALL NOT BE INCLUDED IN THE CALCULATION OF GLASS AREA.

FOR BUILDING FACADES WHERE THE FIRST SIXTY (60) FEET FROM GRADE ARE COMPRISED OF LESS THAN FIFTY PERCENT (50%) GLASS:
A. AT LEAST EIGHTY-FIVE PERCENT (85%) OF THE GLASS ON GLASS AREAS FIFTY (50) SQUARE FEET OR OVER MUST BE TREATED; AND
B. OF ALL GLASS AREAS OVER FIFTY (50) SQUARE FEET, ANY GLASS WITHIN FIFTEEN (15) FEET OF A BUILDING CORNER MUST BE TREATED.

FOR BUILDINGS AND STRUCTURES OF ANY SIZE, ALL AT-GRADE GLASS FEATURES SUCH AS SOUND WALLS OR GLASS SCREENS MUST BE TREATED.



ISSUED
LU & UDC SUBMITTAL - 05.13.2024

PROJECT TITLE
**PORCHLIGHT
REDEVELOPMENT**

521 E. WASHINGTON
AVE. MADISON, WI
SHEET TITLE
**BIRD-SAFE
COMPLIANCE**

SHEET NUMBER

AC206

PROJECT NUMBER

2379



FACADE AREA: 4,721 S.F.
GLASS AREA: 850 S.F. (18% OF FACADE)

2 SOUTH WEST - BIRD-SAFE GLAZING
AC206 1/8" = 1'-0"



FACADE AREA: 4,426 S.F.
GLASS AREA: 809 S.F. (18.3% OF FACADE)

1 SOUTH EAST - BIRD-SAFE GLAZING
AC206 1/8" = 1'-0"

FOR NON-RESIDENTIAL USES AT GROUND FLOOR LEVEL, WINDOWS AND DOORS OR OTHER OPENINGS SHALL COMPRISE AT LEAST SIXTY PERCENT (60%) OF THE LENGTH AND AT LEAST (40%) OF THE AREA OF THE GROUND FLOOR OF THE PRIMARY STREET FACADE. AT LEAST FIFTY PERCENT (50%) OF THE WINDOWS ON THE PRIMARY STREET FACADE SHALL HAVE THE LOWER SILL WITHIN THREE (3) FEET OF GRADE. FOR RESIDENTIAL USES AT GROUND LEVEL, A MINIMUM OF FIFTEEN PERCENT (15%) OF THE GROUND LEVEL OF RESIDENTIAL FACADES OR SIDE AND REAR FACADES NOT FRONTING A PUBLIC STREET SHALL CONSIST OF WINDOWS AND DOOR OPENINGS. ON UPPER STORIES, WINDOW OR BALCONY OPENINGS SHALL OCCUPY A MINIMUM OF FIFTEEN PERCENT (15%) OF THE UPPER-STORY WALL AREA.

GLASS AREA SHALL BE MEASURED AS ONE (1) CONTINUOUS PANEL OF GLASS OR OTHER TRANSPARENT MATERIAL, OR A SET OF TWO (2) OR MORE SUCH PANELS DIVIDED BY MULLIONS OF SIX (6) INCHES IN WIDTH OR NARROWER. PANELS SURROUNDED ON ALL SIDES BY SOLID WALLS OR MULLIONS WIDER THAN SIX (6) INCHES SHALL BE CONSIDERED INDIVIDUAL WINDOWS. SPANDREL OR OPAQUE GLASS WITH REFLECTIVITY OF 14% OR LESS SHALL NOT BE INCLUDED IN THE CALCULATION OF GLASS AREA.

FOR BUILDING FACADES WHERE THE FIRST SIXTY (60) FEET FROM GRADE ARE COMPRISED OF LESS THAN FIFTY PERCENT (50%) GLASS:

- A. AT LEAST EIGHTY-FIVE PERCENT (85%) OF THE GLASS ON GLASS AREAS FIFTY (50) SQUARE FEET OR OVER MUST BE TREATED; AND
- B. OF ALL GLASS AREAS OVER FIFTY (50) SQUARE FEET, ANY GLASS WITHIN FIFTEEN (15) FEET OF A BUILDING CORNER MUST BE TREATED

FOR BUILDINGS AND STRUCTURES OF ANY SIZE, ALL AT-GRADE GLASS FEATURES SUCH AS SOUND WALLS OR GLASS SCREENS MUST BE TREATED.

 INDICATES BIRD-SAFE GLAZING

 INDICATES BIRD-SAFE GLAZING NOT REQ'D



DISTANCE VIEW 1 FROM E. WASHINGTON AVENUE

PORCHLIGHT REDEVELOPMENT
521 E. WASHINGTON AVE. MADISON, WI

UDC INFO SUBMITTAL | 04.22.2024 | KBA #2379



knothe • bruce
ARCHITECTS



DISTANCE VIEW 2 FROM E. WASHINGTON AVENUE

PORCHLIGHT REDEVELOPMENT
521 E. WASHINGTON AVE. MADISON, WI

UDC INFO SUBMITTAL | 04.22.2024 | KBA #2379



knothe • bruce
ARCHITECTS



DISTANCE VIEW 3 FROM E. WASHINGTON AVENUE

PORCHLIGHT REDEVELOPMENT
521 E. WASHINGTON AVE. MADISON, WI

UDC INFO SUBMITTAL | 04.22.2024 | KBA #2379



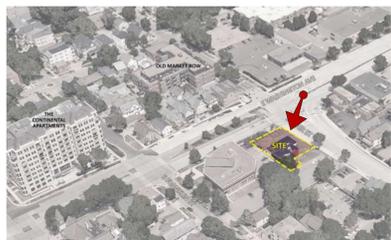


DISTANCE VIEW 4 FROM WEBSTER ST.

PORCHLIGHT REDEVELOPMENT
521 E. WASHINGTON AVE. MADISON, WI

UDC INFO SUBMITTAL | 04.22.2024 | KBA #2379





VIEW FROM STREET INTERSECTION

PORCHLIGHT REDEVELOPMENT
521 E. WASHINGTON AVE. MADISON, WI

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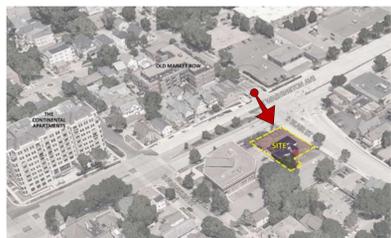


VIEW FROM S. BLAIR STREET

PORCHLIGHT REDEVELOPMENT
521 E. WASHINGTON AVE. MADISON, WI

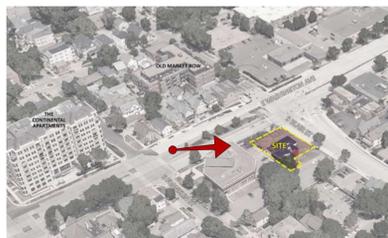
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VIEW FROM STREET INTERSECTION



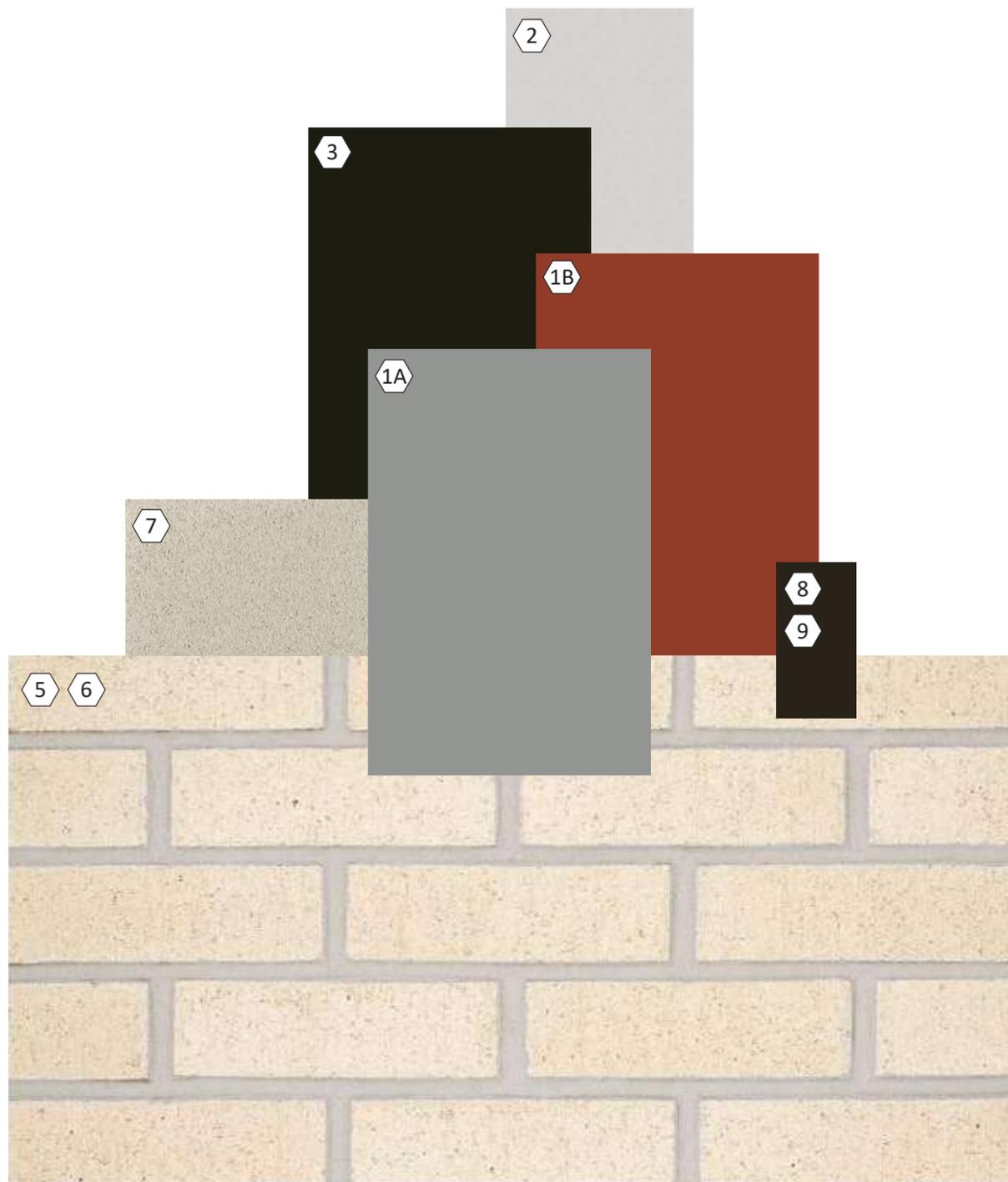


VIEW FROM E. WASHINGTON AVENUE

PORCHLIGHT REDEVELOPMENT
521 E. WASHINGTON AVE. MADISON, WI

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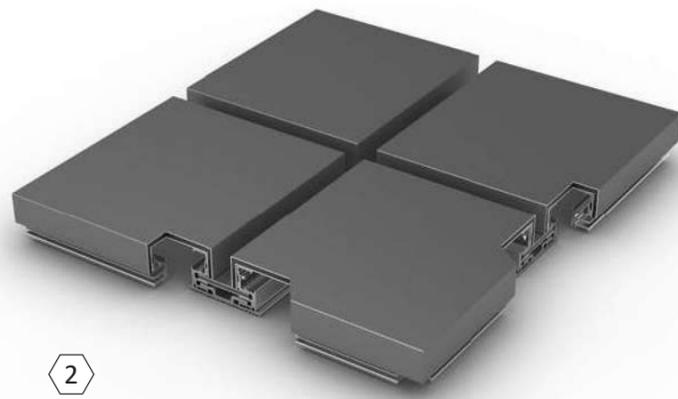
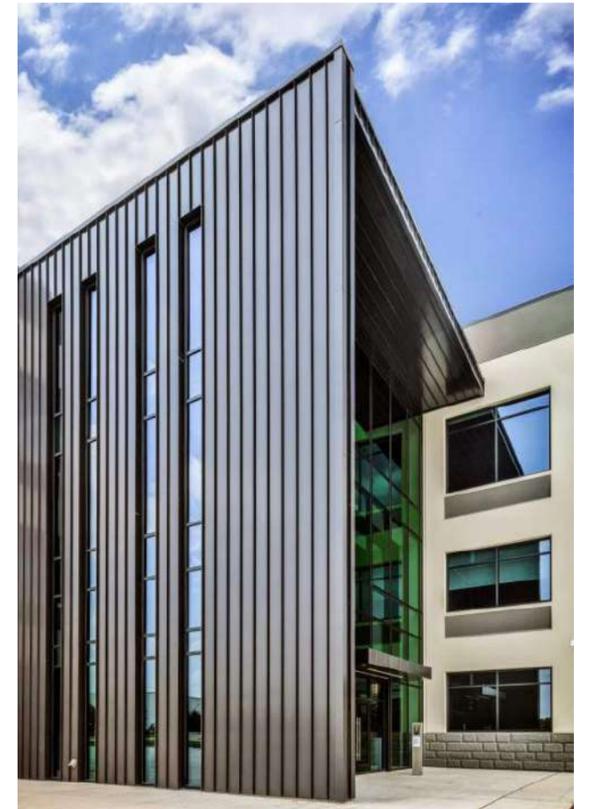
VIEW FROM INTERSECTION ALONG E. WASHINGTON AVE.

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	TBD	ASCOT WHITE
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

*PLEASE NOTE THAT COLOR MAY DIFFER SLIGHTLY FROM HOW IT APPEARS ON YOUR SCREEN DUE TO VARYING MONITOR SETTINGS.



WINDOW LOUVER EXAMPLES



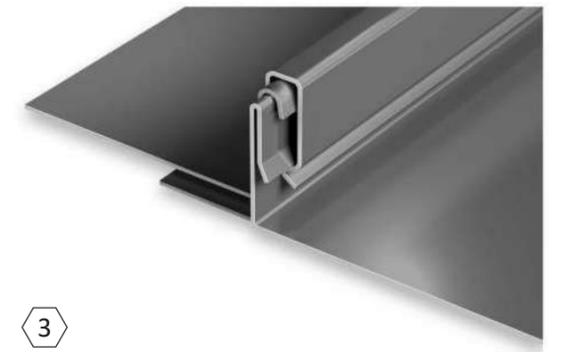
2

*COMPOSITE PANEL



1A 1B

*HORIZONTAL REVEAL PANEL



3

*STANDING SEAM VERTICAL SIDING

*PROFILE ONLY, NOT COLOR

PROFILES & WINDOW LOUVERS