

URBAN DESIGN COMMISSION APPLICATION

UDC

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



FOR OFFICE USE ONLY:

Date Received _____ Initial Submittal
Paid _____ Revised Submittal

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

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

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

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

1. Project Information

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

Title: _____

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

UDC meeting date requested July 30, 2025

New development

Alteration to an existing or previously-approved development

Informational

Initial Approval

Final Approval

3. Project Type

Project in an Urban Design District

Signage

Comprehensive Design Review (CDR)

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

Modifications of Height, Area, and Setback

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

Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Planned Development (PD)

Other

General Development Plan (GDP)

Please specify

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

4. Applicant, Agent, and Property Owner Information

Applicant name

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Project contact person

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Property owner (if not applicant)

3357-59 EAST WASHINGTON AVENUE LLC

Street address _____

City/State/Zip _____

Telephone _____

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.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

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

5. Required Submittal Materials

Application Form

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

Letter of Intent

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

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

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

Electronic Submittal

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

Notification to the District Alder

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 5/13/25.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Travis Fauchald Relationship to property Developer

Authorizing signature of property owner Mary B Banovetz Mary B Banovetz (Jun 13, 2025 08:11 CDT) Date Jun 13, 2025
JOHN R. BRIGHAM TRUST MARY B BANOVETZ TRUST & E

7. Application Filing Fees

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

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

- Urban Design Districts: \$350 (*per §33.24(6) MGO*)
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (*per §33.24(6)(b) MGO*)
- Comprehensive Design Review: \$500 (*per §31.041(3)(d)(1)(a) MGO*)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (*per §31.041(3)(d)(1)(c) MGO*)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (*per §31.041(3)(d)(2) MGO*)

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:

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Name of applicant Travis FauchaldRelationship to property DeveloperAuthorizing signature of property owner Date 6.12.25

3357-59 EAST WASHINGTON AVENUE LLC

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- Planned Multi-Use Site or Residential Building Complex

June 16, 2025

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



Re: Letter of Intent – Land Use Submittal and UDC Submittal

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

Ms. Meagan Tuttle:

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

Organizational Structure:

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

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

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

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

Introduction:

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

This application requests approval for the following:

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

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

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

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

Project Description:

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

Walk-up residential units along both primary street facades provide a strong human-scale, pedestrian connection to the building neighborhood. The two ends of the building are stepped-down to be 4 stories to soften the ends of the building where facing the residential neighbors. Additionally, the corner retail area will feature outdoor seating within a landscaped patio, creating a pedestrian-friendly environment.

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

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

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

City and Neighborhood Input:

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

Conformance with UDD No. 5 Requirements

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

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

Conditional Use Approvals:

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

Site Development Data:

Densities:

Lot Area	104,438 S.F./ 2.40 acres
Dwelling Units	177 D.U.
Lot Area / D.U.	590 S.F./ D.U.
Density	73.8 units/acre
Lot Coverage	77,565 S.F. / 74 %

Building Heights:

Building 1 (Apartment):	5 Stories / 66'-0"
Building 2 (Townhome):	2 Stories / 25'-8"

Commercial Area:

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

Dwelling Unit Mix:

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

Vehicle Parking:

Building 1 (Apartment):		Building 2 (Townhome):	
Underground	114	Garage	6
Surface parking lot	35	Surface Parking	6
Total	149 vehicle stalls	Total	12 vehicle stalls

Site Total: 161 Stalls

Bicycle Parking:

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

Site Total: 218 bike stalls

Project Schedule:

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

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Burow".

Kevin Burow, AIA, NCARB, LEED AP
Managing Member



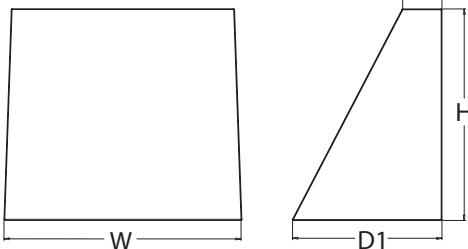
WDGE1 LED

Architectural Wall Sconce



Specifications

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



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

*See ordering tree for details

Catalog
Number

Notes

Volker Fair Oaks

Type

Lighting Fixture Type A

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

Introduction

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

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

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

WDGE LED Family Overview

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

Ordering Information

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

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

Options	Finish
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) ⁵ PE Photocell, Button Type ⁶ DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) ⁷ DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. DSLE Dual Switching (1 Driver, 2 Light Engines) CCE Coastal Construction ⁴	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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WDGE1 LED
Rev. 08/07/24

Accessories

Ordered and shipped separately.

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

NOTES

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

Performance Data

Lumen Output

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

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

Electrical Load

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

Lumen Ambient Temperature (LAT) Multipliers

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

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

Lumen Multiplier for 90CRI

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

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

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Projected LED Lumen Maintenance

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

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

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

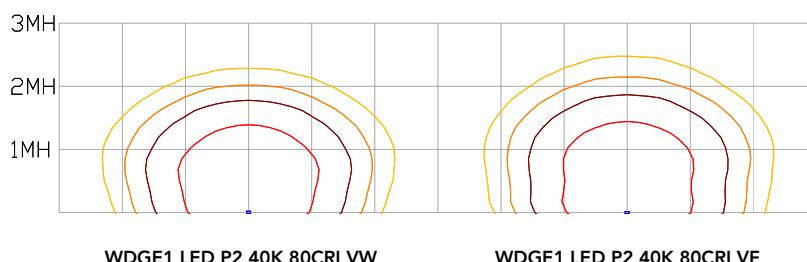
Photometric Diagrams

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

LEGEND

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

MH = 8ft
Grid = 8ft x 8ft



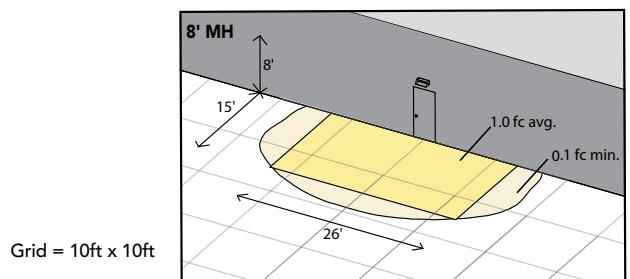
Emergency Egress Options

Emergency Battery Backup

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

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

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

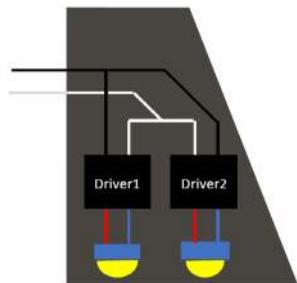


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

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

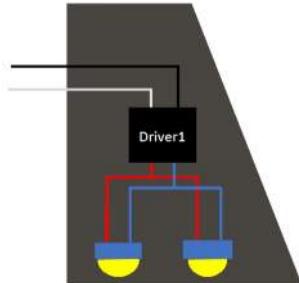
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

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

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



Mounting, Options & Accessories



E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

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

FINISH

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

OPTICS

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

ELECTRICAL

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

INSTALLATION

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

LISTINGS

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

GOVERNMENT PROCUREMENT

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

WARRANTY

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

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

WAC LIGHTING

Rockport

Outdoor Wall Sconce 3000K

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

Example: **WS-W77211-BK**

For custom requests please contact customs@waclighting.com

DESCRIPTION

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

FEATURES

- Downlight illumination
- ACLED driverless technology
- 5 Year warranty

SPECIFICATIONS

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

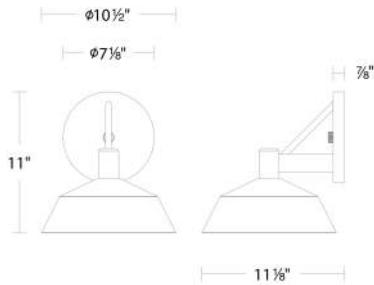


FINISHES:



Black

LINE DRAWING:



WS-W77211

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 payout. 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/zout (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

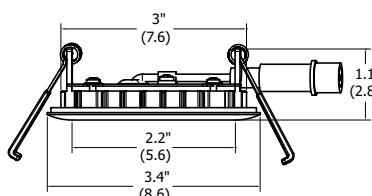
Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Specifications

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



All dimensions are inches (centimeters) unless otherwise indicated.

Catalog
Number

Notes

Volker Fair Oaks

Type

Lighting Fixture Type C

Wafer LED Recessed Downlight

WF3

3" LED Module

IC/Non-IC

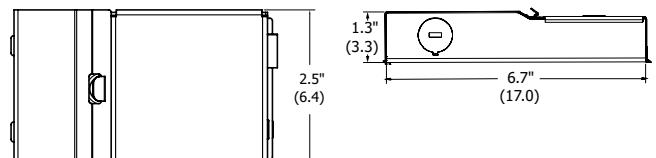
New Construction/Remodel



Matte black

Brushed nickel

Oil-rubbed bronze



ORDERING INFORMATION

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

Example: WF3 LED 30K MW

WF3	LED	CCT/CRI/W/Lumens ¹	Finish
Series	Lamp		
WF3 3" wafer-thin LED downlight	LED LED	27K ² 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

1 Total system delivered lumens.

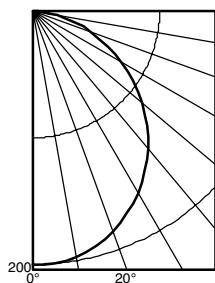
2 Available in Matte White only.

WF3 3" LED Wafer Module

PHOTOMETRICS

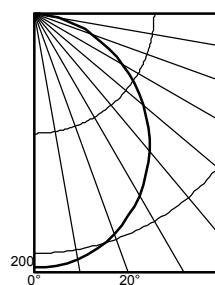
Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
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WF3 LED 27K, 2700 K LEDs, 8 watts, 545 lumens, 68.1 lm/w, test no. ISF 30891P2



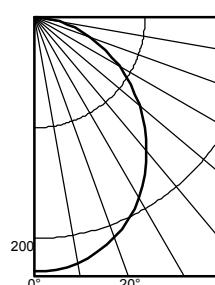
Ave	Lumens	Zone	Lumens	% Lamp	pf	20%			70%			50%			50% beam - 63.3°	10% beam - 108.2°			
						pc	80%	70%	50%	pc	50%	30%	10%	pc	50%	30%	10%		
0	201	0° - 30°	154.4	28.3	0	119	119	119	116	116	116	111	111	111	111	111	111		
5	200	19	0° - 40°	250.9	46.0	1	104	100	96	102	98	95	98	94	92	98	94	92	
15	192	54	0° - 60°	435.3	79.8	2	91	84	79	89	83	78	86	80	76	86	80	76	
25	176	81	0° - 90°	545.2	100.0	3	80	72	65	78	71	65	75	69	64	75	69	64	
35	154	96	90° - 180°	0.0	0.0	4	71	62	56	70	61	55	67	60	54	67	60	54	
45	127	98	0° - 180°	545.2	*100.0	5	63	54	48	62	54	48	60	53	47	60	53	47	
55	97	86	*Efficiency				6	57	48	42	56	48	42	54	47	41	54	47	41
65	65	65					7	52	43	37	51	43	37	50	42	37	50	42	37
75	34	36					8	47	39	33	47	39	33	45	38	33	45	38	33
85	8	9					9	43	35	30	43	35	30	42	35	30	42	35	30
90	0						10	40	32	27	40	32	27	39	32	27	39	32	27

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



Ave	Lumens	Zone	Lumens	% Lamp	pf	20%			70%			50%			50% beam - 63.3°	10% beam - 108.2°			
						pc	80%	70%	50%	pc	50%	30%	10%	pc	50%	30%	10%		
0	212	0° - 30°	163.2	28.3	0	119	119	119	116	116	116	111	111	111	111	111	111		
5	212	20	0° - 40°	265.1	46.0	1	104	100	96	102	98	95	98	94	92	98	94	92	
15	203	57	0° - 60°	460.0	79.8	2	91	84	79	89	83	78	86	80	76	86	80	76	
25	186	86	0° - 90°	576.1	100.0	3	80	72	65	78	71	65	75	69	64	75	69	64	
35	163	102	90° - 180°	0.0	0.0	4	71	62	56	70	61	55	67	60	54	67	60	54	
45	134	104	0° - 180°	576.1	*100.0	5	63	54	48	62	54	48	60	53	47	60	53	47	
55	102	91	*Efficiency				6	57	48	42	56	48	42	54	47	41	54	47	41
65	69	68					7	52	43	37	51	43	37	50	42	37	50	42	37
75	36	38					8	47	39	33	47	39	33	45	38	33	45	38	33
85	8	10					9	43	35	30	43	35	30	42	35	30	42	35	30
90	0						10	40	32	27	40	32	27	39	32	27	39	32	27

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



Ave	Lumens	Zone	Lumens	% Lamp	pf	20%			70%			50%			50% beam - 62.8°	10% beam - 107.4°			
						pc	80%	70%	50%	pc	50%	30%	10%	pc	50%	30%	10%		
0	230	0° - 30°	176.6	29.0	0	119	119	119	116	116	116	111	111	111	111	111	111		
5	229	22	0° - 40°	285.2	46.8	1	104	100	96	102	98	95	98	95	92	98	95	92	
15	219	62	0° - 60°	488.6	80.2	2	91	84	79	89	83	78	86	80	76	86	80	76	
25	202	93	0° - 90°	609.5	100.0	3	80	72	66	79	71	65	76	69	64	76	69	64	
35	174	109	90° - 120°	0.1	0.0	4	71	63	56	70	62	55	67	60	55	67	60	55	
45	141	109	90° - 130°	0.1	0.0	5	64	55	48	63	54	48	60	53	47	60	53	47	
55	106	95	90° - 150°	0.1	0.0	6	57	49	42	57	48	42	55	47	42	55	47	42	
65	70	70	90° - 180°	0.1	0.0	7	52	44	37	51	43	37	50	42	37	50	42	37	
75	38	40	0° - 180°	609.6	*100.0	8	48	39	33	47	39	33	46	38	33	46	38	33	
85	9	11	*Efficiency				9	44	36	30	43	35	30	42	35	30	42	35	30
90	1						10	40	33	27	40	32	27	39	32	27	39	32	27

DIMMER COMPATIBILITY

COMPATIBLE DIMMERS

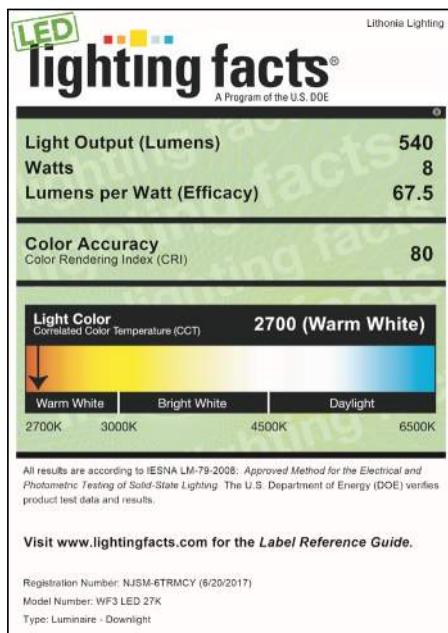
Leviton	Lutron		Sensorswitch	Synergy/Leviton
6633-PA	Maestro MACL-153M (TX)	Diva/Skylark DVP-253PCTRP-253P	Panel Module HW/LP-RPM-4A-120	nSP5 PCD 2W
IPL06-LED/INC mode	Maestro Wireless MRF2-6ELV	Skylark CTCL-150	Panel Module HW/LP-RPM-4U-120	nSP5 PCD ELV 120
6615-P	Gen 3.0 DVCL-153P (T9)	Caseta Wireless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

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

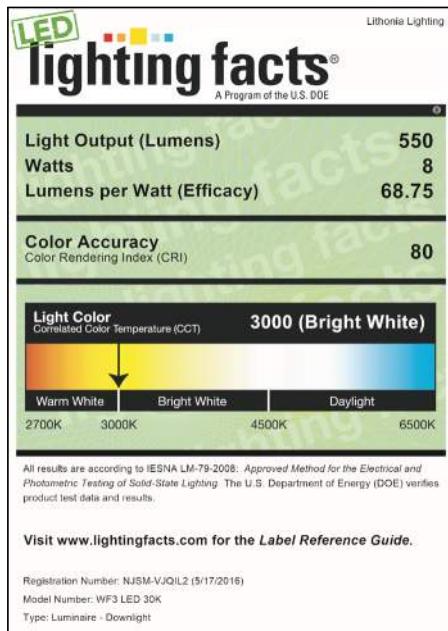
WF3 3" LED Wafer Module

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



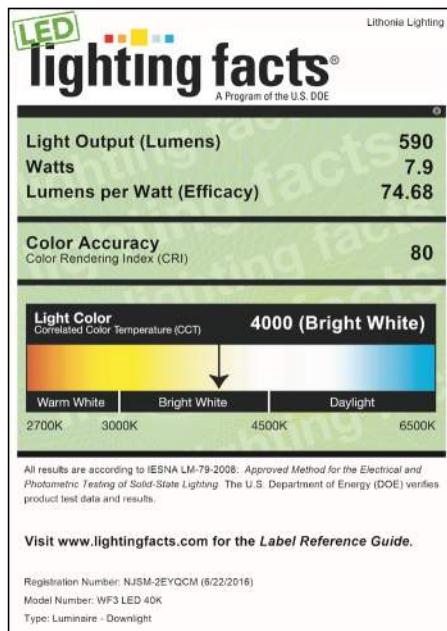
3" ENERGY DATA - 3000K	
Lumens	550
Color temperature	3000K
CRI	80
Lumens/Watt	68.75
Min. starting temperature	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A standards
Input voltage	120V
Total Harmonic Distortion	13.5%
Min. power factor	0.97
Input frequency	50/60 Hz
Rated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



WF3 3" LED Wafer Module

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



CLIFF 3418 / 3419

PROJECT PROJET

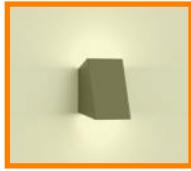
SPEC TYPE

NOTES

Volker Fair Oaks
Lighting Fixture Type D

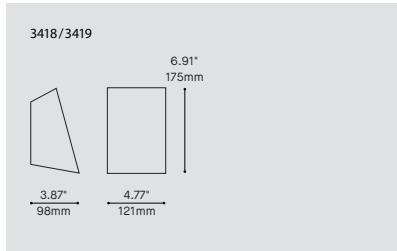


FINISH FINI



BLKE

WHE



ORDERING SPECIFICATION SPÉCIFICATION DE COMMANDE

CODE

MODEL MODÈLE

3418 CLIFF - DUAL DIRECTION
3419 CLIFF - SINGLE DIRECTION

LIGHT SOURCE SOURCE LUMINEUSE

3418
LED,LO LOW OUTPUT
LED REGULAR OUTPUT
LED,HO HIGH OUTPUT

3419
LED REGULAR OUTPUT
LED,HO HIGH OUTPUT

COLOR TEMPERATURE TEMPÉRATURE DE COULEUR

30 3000K
35 3500K
40 4000K

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

90 90+ CRI

VOLTAGE VOLTAGE

120V 120 VOLT
277V 277 VOLT

DIMMING OPTION OPTION DE GRADATION

DV 0-10V DIMMING (120V-277V)
DP PHASE DIMMING (120V ONLY)

LED DIMMING DRIVER IS STANDARD IN THIS PRODUCT, PLEASE SPECIFY YOUR DIMMING TYPE

EMERGENCY BATTERY BATTERIE D'URGENCE

FOR INDOOR INSTALLATION ONLY. FOR 120V-277V ONLY. EM DRIVER BOX INCLUDED, INSTALLED REMOTELY.
SEE EM GUIDE FOR DETAILS.

EMB* EMERGENCY BATTERY FOR REMOTE BOX

* 3981EA ACCESSORY IS REQUIRED

HOUSING FINISH FINI BOITIER

BLKE BLACK FINE TEXTURE
WHE WHITE FINE TEXTURE

DIFFUSER FINISH FINI DIFFUSEUR

FRO FROSTED

ACCESSORY ACCESSOIRE

3981EA ELECTRICAL BOX FOR EMB EMERGENCY BATTERY

PRODUCT CHARACTERISTICS CARACTÉRISTIQUES DU PRODUIT

ADA BIM DIM EMB IES LED

DESIGN:

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

INSTALLATION:

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

LIGHT SOURCE:

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

HOUSING:

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

CERTIFIED:

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

CONCEPTION:

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

INSTALLATION:

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

SOURCE LUMINEUSE:

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

BOITIER:

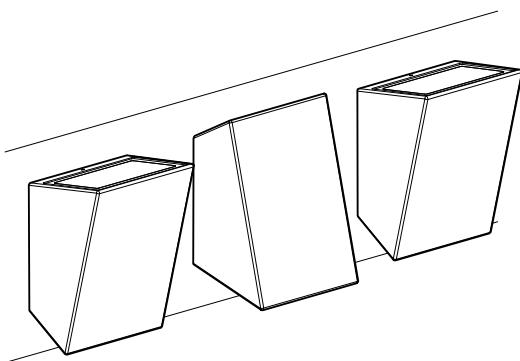
Boîtier durable en aluminium moulé permet une haute résistance aux conditions extérieures variées. Disponible en fini texturé noir ou blanc.

CERTIFIÉ:

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

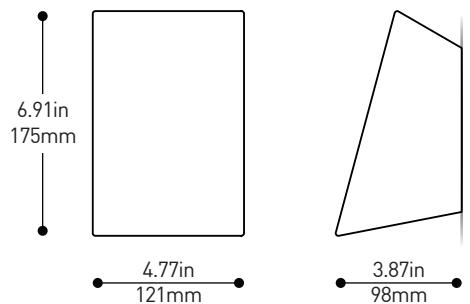
EUREKA

SPECIFICATION



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

IP 65 UL WET



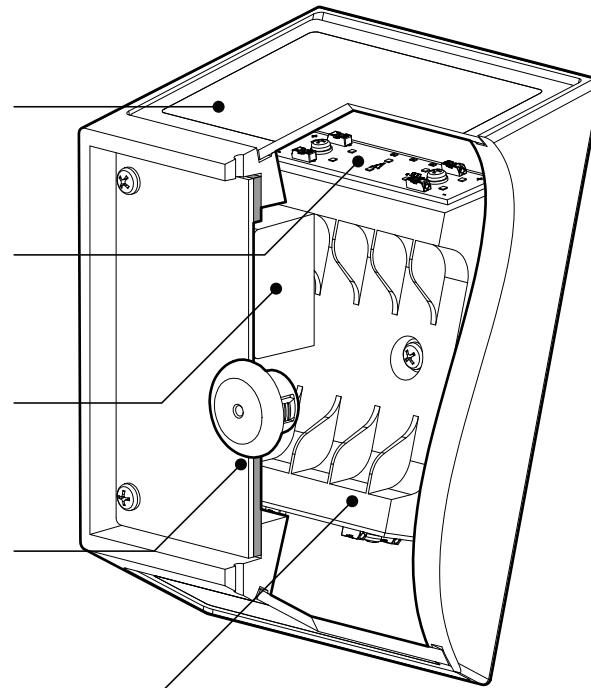
DURABLE DIFFUSER
A solid frosted tempered glass lens produces a diffused wide beam angle

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

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

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

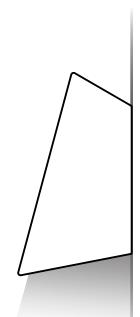
THERMAL MANAGEMENT
A custom designed heat sink helps dissipate much of the heat emitted from the LED modules



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

3418
Dual direction

3419
Single direction



PRODUCT SPECIFICATION

3418

3419

PERFORMANCE

SYSTEM WATTAGE (LO/REG/HO)
11.4W / 16.7W / 23.9W

904LM / 1253LM / 1688LM

8.5W / 12W

778LM / 1048LM

OTHER INFORMATIONS

LUMINAIRE'S WEIGHT
7LBS / 3KG

> 60 000 HRS

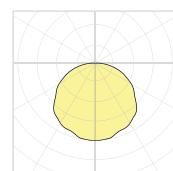
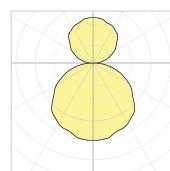
7LBS / 3KG

> 60 000 HRS

EFFICACY MULTIPLIERS

LIGHT DISTRIBUTION

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



3418

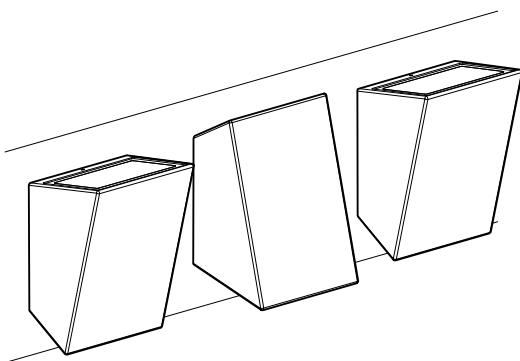
3419



Visit our website for warranty terms and conditions.

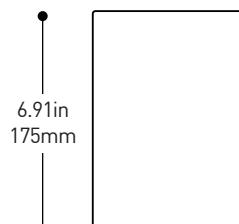


TECHNICAL DATA

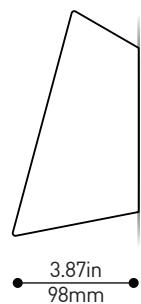


CHANGER DE SENS
Cliff peut être installé dans différentes positions, permettant de créer des installations uniques

IP 65 UL WET



4.77in
121mm



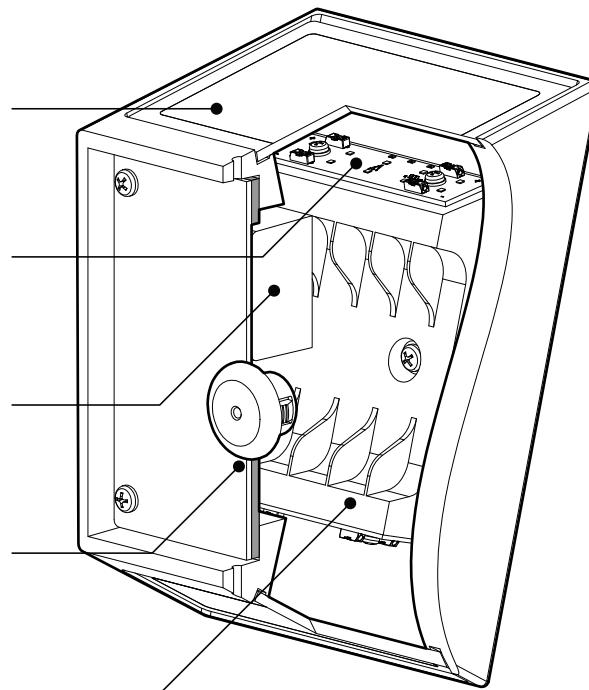
DIFFUSEUR DURABLE
Une lentille givrée en verre trempé produit un large faisceau lumineux diffus

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

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

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

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



CONFORME A L'ADA

Avec moins de 4" de profondeur, Cliff est idéal pour tous les environnements où la conformité à l'ADA est requise

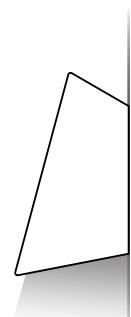
3418

Direction double



3419

Direction unique



SPÉCIFICATION PRODUIT

3418

3419

PERFORMANCE

PUISANCE TOTALE (LO/REG/HO)
11.4W / 16.7W / 23.9W

904LM / 1253LM / 1688LM

8.5W / 12W

778LM / 1048LM

AUTRES INFORMATIONS

POIDS PAR TÊTE

L70 (MAINTENANCE DE LA LUMIÈRE)

7LBS / 3KG

> 60 000 H

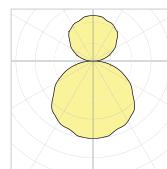
7LBS / 3KG

> 60 000 H

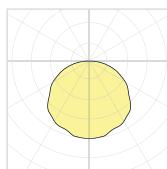
FACTEUR D'EFFICACITÉ

DISTRIBUTION LUMINEUSE

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



3418



3419



Visitez notre site Web pour les termes et conditions.



EUREKA

WAC LIGHTING

Slant

11" Outdoor Wall Sconce 3000K

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

Example: **WS-W14911-BK**

For custom requests please contact customs@waclighting.com

DESCRIPTION

Cleverly designed, minimalistic lighting.

FEATURES

- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

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

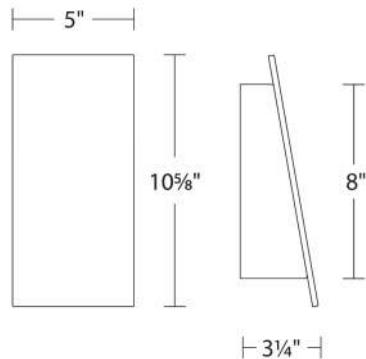


FINISHES:



Black

LINE DRAWING:



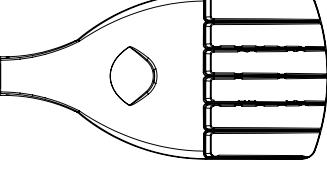


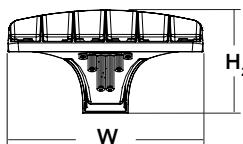
D-Series Size 0

LED Area Luminaire



Specifications

EPA:	0.95 ft ² (.09 m ²)	
Length:	26"	(66.0 cm)
Width:	13"	(33.0 cm)
Height ₁ :	3"	(7.62 cm)
Height ₂ :	7"	(17.8 cm)
Weight (max):	16 lbs	(7.25 kg)



Catalog Number

Notes

Volker Fair Oaks

Type

Lighting Fixture Types F through H

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

Introduction

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



A+ Capable options indicated by this color background.

Ordering Information

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

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

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

Ordering Information

Accessories

Ordered and shipped separately.

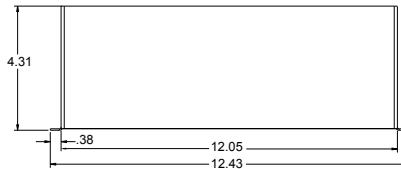
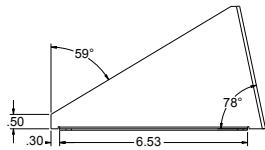
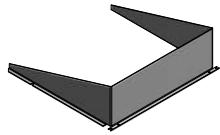
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁹
DSHORT SBK U	Shorting cap ¹⁹
DSXOHS 20C U	House-side shield for P1, P2, P3 and P4 ¹⁷
DSXOHS 30C U	House-side shield for P10, P11, P12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

For more control options, visit [DTL](#) and [ROAM](#) online.
Link to [nLight Air 2](#)

NOTES

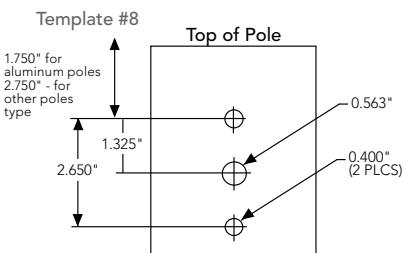
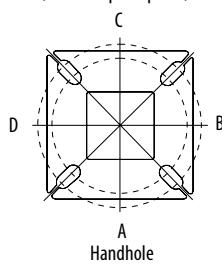
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available with BL30,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

EGS – External Glare Shield



Drilling

HANDHOLE ORIENTATION (from top of pole)



Tenon Mounting Slipfitter

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

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

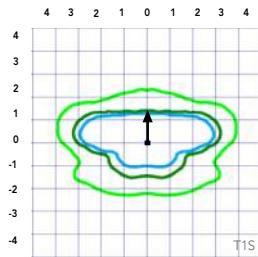
Photometric Diagrams

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

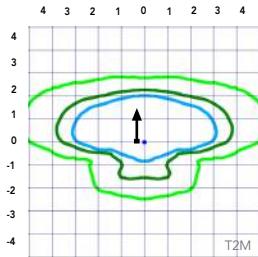
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND

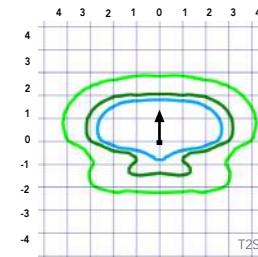
- 0.1 fc
- 0.5 fc
- 1.0 fc



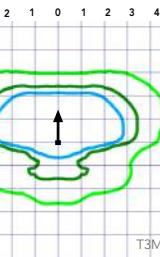
Test No.



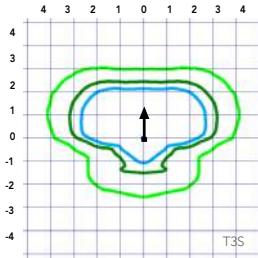
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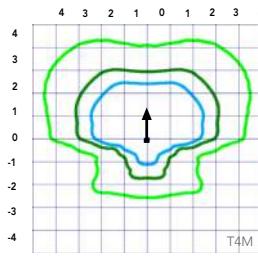
Test No. LIT23457P25 tested in accordance withIESNA LM-79-08.



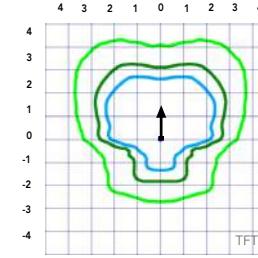
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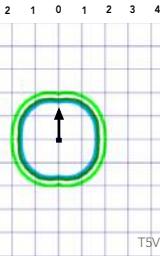
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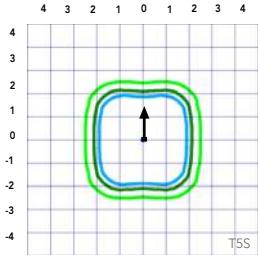
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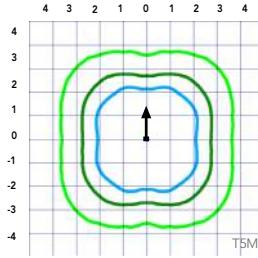
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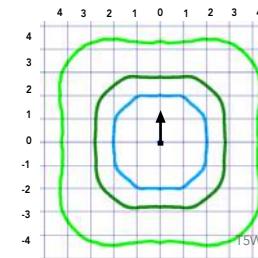
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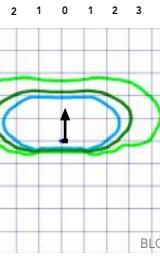
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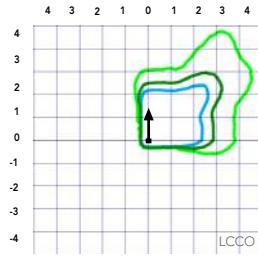
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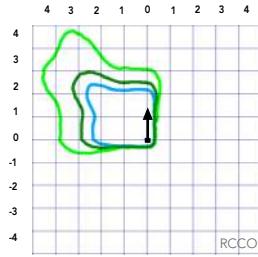
Test No. LIT23451P25 tested in accordance withIESNA LM-79-08.



Test No.



Test No.



Test No.

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

Projected LED Lumen Maintenance

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

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

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

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

*for use with separate Dusk to Dawn or timer.

Controls Options

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

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

Performance Data

Lumen Output

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Forward Optics

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

Performance Data

Lumen Output

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

Forward Optics

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

Performance Data

Lumen Output

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

Rotated Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCC0	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCC0	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
P11	30	700	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132
				T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109
				LCC0	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78
				RCC0	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78
P12	30	1050	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCC0	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCC0	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125
				T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125
				T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67
				LCC0	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44
					5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44

A+ Capable Luminaire

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

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

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

1. See ordering tree for details.

2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire.

Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

FINISH

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

OPTICS

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

ELECTRICAL

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

STANDARD CONTROLS

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

nLIGHT AIR CONTROLS

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

INSTALLATION

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

LISTINGS

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

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

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

WARRANTY

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

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

CENTINELA

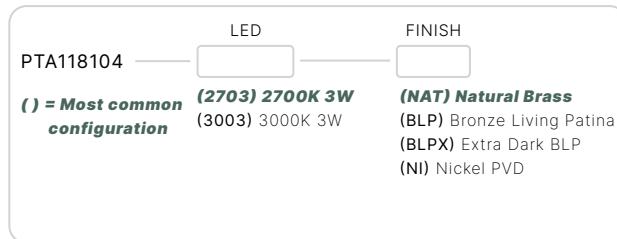
PTA118104

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

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



CONFIGURATOR:

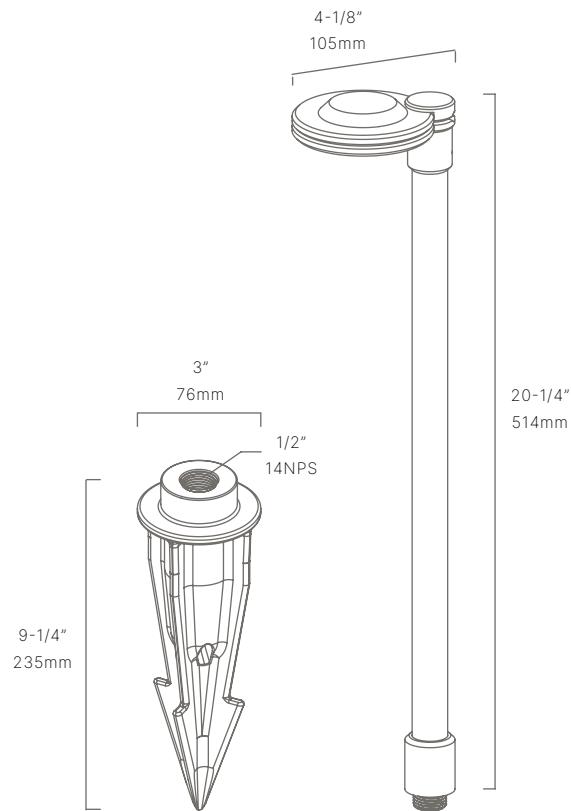


AVAILABLE FINISHES:



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

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



P. 760.931.2910

O. 2742 Loker Ave. W Carlsbad CA 92010

W. www.auroralight.com

MADE IN USA
WITH DOMESTIC & IMPORTED MATERIALS



AURORALIGHT

PROJECT:

SKU #:

TYPE:

ADD-ONS

MOUNTS

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

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



P. 760.931.2910

O. 2742 Loker Ave. W Carlsbad CA 92010

W. www.auroralight.com

MADE IN USA
WITH DOMESTIC & IMPORTED MATERIALS

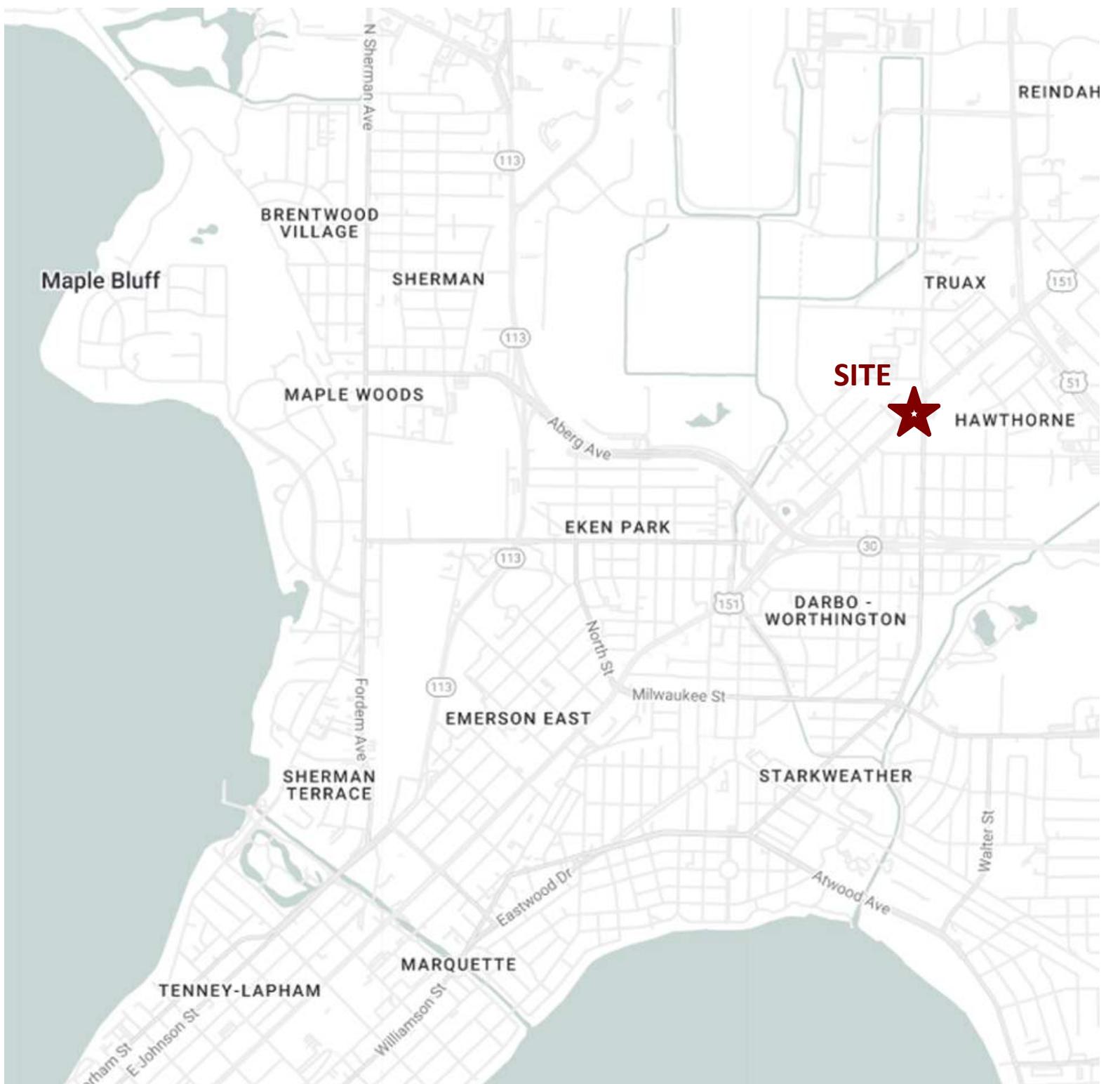




Mixed-Use Redevelopment

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

5 Story Mixed-Use Building with Underground
Parking & a 2 Story Townhome Building with
Individual First Floor Garages



SHEET INDEX

Site Sheets		Building 1 - Apartment Building	Building 2 - Townhome Building
G 000	Cover Sheet	AC100.1 Basement Floor Plan - Bldg 1	AC101.2 First Floor Plan - Bldg 2
G 002	Locator Map	AC101.1 First Floor Plan - Bldg 1	AC102.2 Second Floor Plan - Bldg 2
G 003	Context Photos	AC102.1 Second Floor Plan - Bldg 1	AC103.2 Roof Plan - Bldg 2
		AC103.1 Third Floor Plan - Bldg 1	
C300	Site Plan	AC104.1 Fourth Floor Plan - Bldg 1	AC201.2 Exterior Elevations
C400	Grading & Erosion Control Plan	AC105.1 Fifth Floor Plan - Bldg 1	AC202.2 Exterior Elevations Colored
C500	Utility Plan	AC106.1 Roof Plan - Bldg 1	AC900 Material Board
L100	Landscape Plan	AC201.1 Exterior Elevations	
L101	Detailed Landscape Plan	AC202.1 Exterior Elevations	Concept Images
L102	Detailed Landscape Plan	AC203.1 Exterior Elevations Colored	
L103	Detailed Landscape Plan	AC204.1 Exterior Elevations Colored	
L104	Detailed Landscape Plan		
L200	Landscape Details & Notes		
CA101	Architectural Site Plan		
CA102	Site Lighting Plan		
CA103	Fire Department Access Plan		
CA104	Lot Coverage		

PROJECT DATE: 2025.06.16

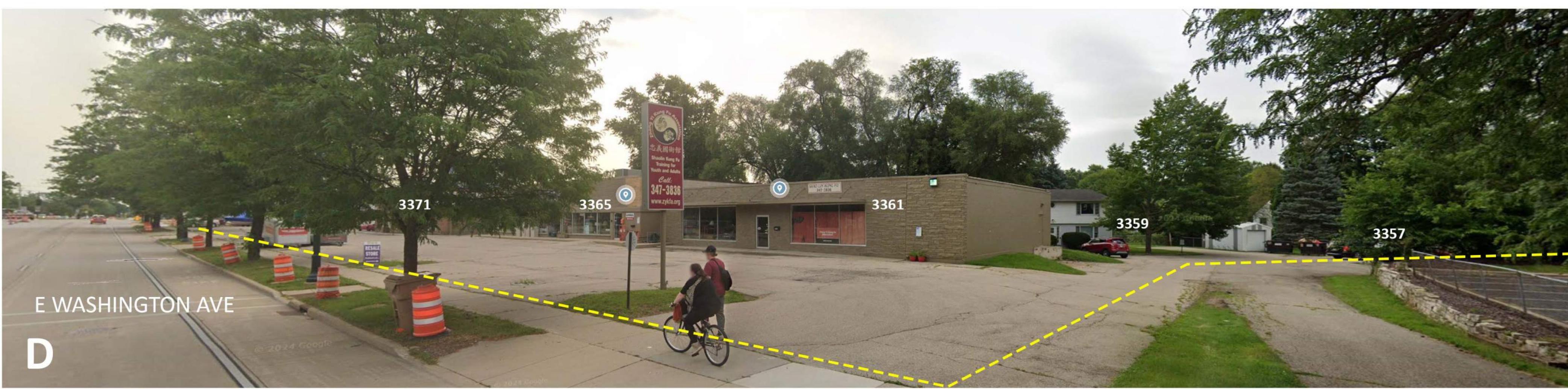
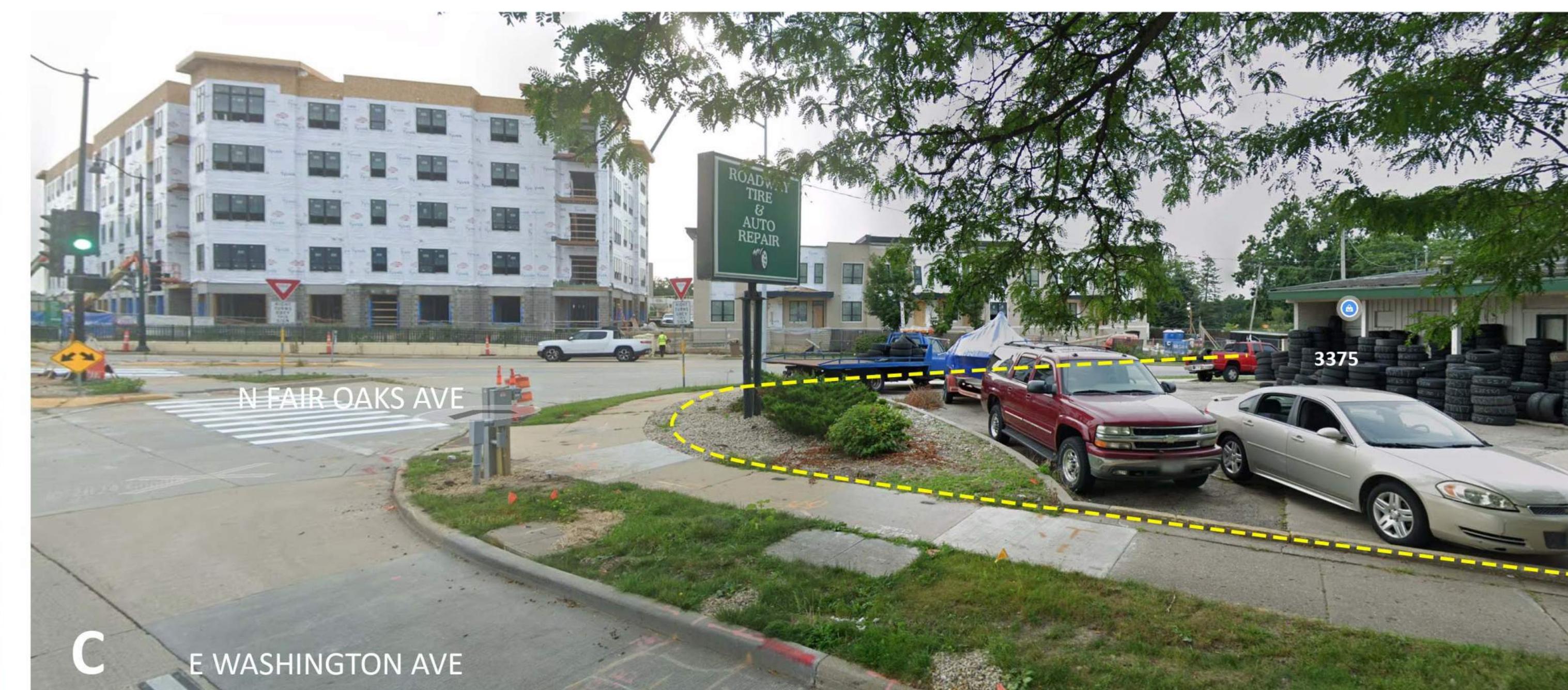
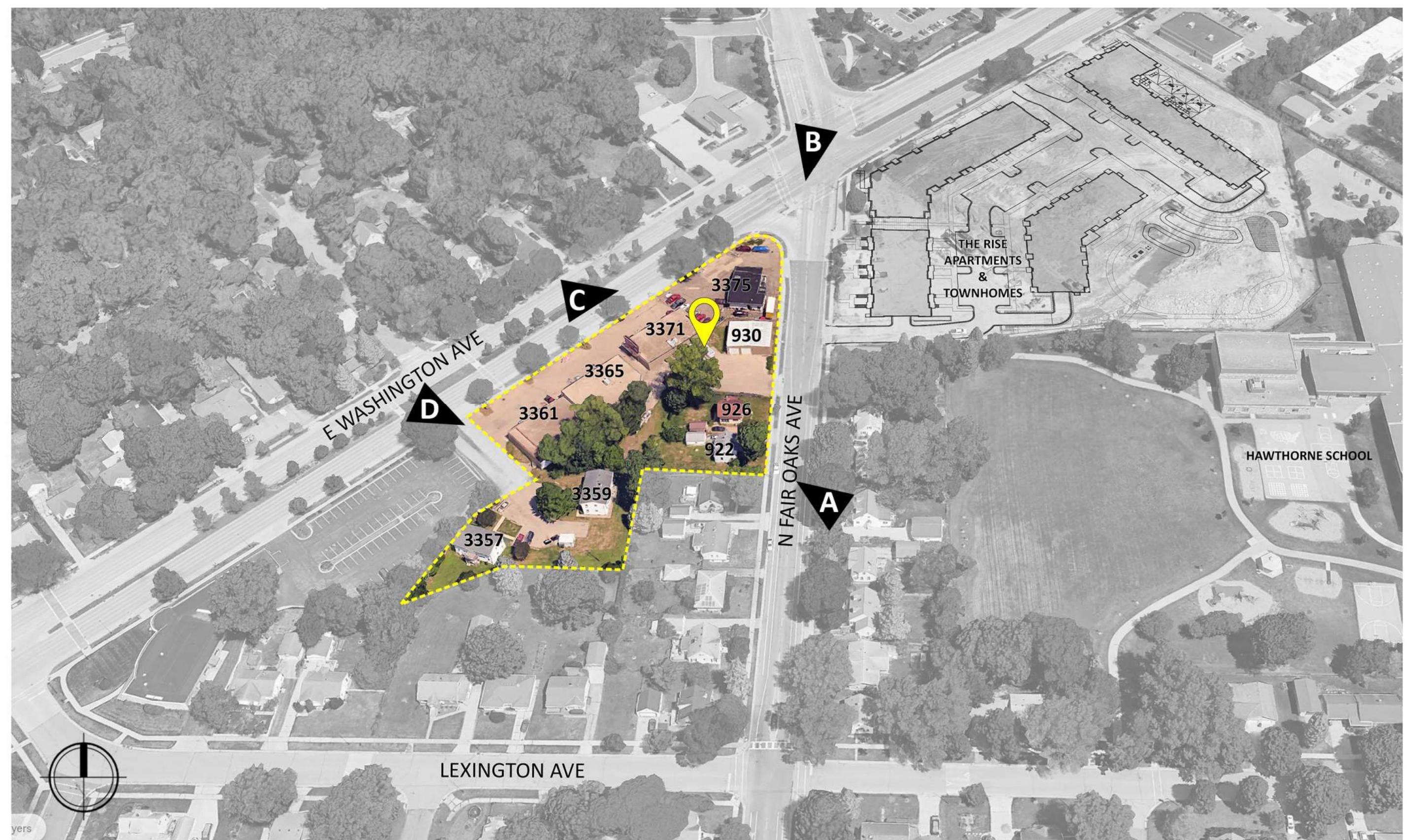
PROJECT NUMBER 2439

ISSUED FOR:
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16



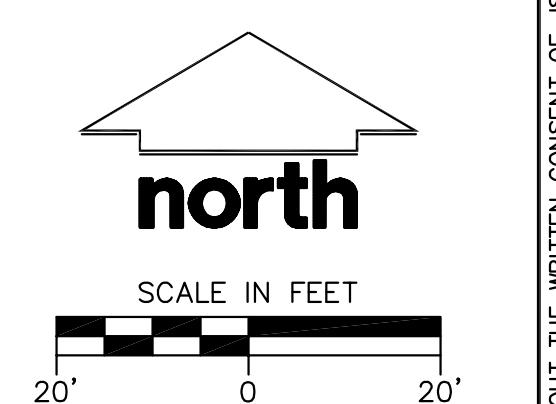
Locator Map

Multi-Family Development
3357-3375 E. Washington Ave. & 922-930 N. Fair Oaks Ave.
UDC FINAL SUBMITTAL | 2025.06.16 | 2439



Context Photos

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



MODIFICATIONS:	
#	Date: Description:
1	
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Prepared By: ZHG 02/03/25

SHEET TITLE:
ALTA/NSPS LAND
TITLE SURVEYSHEET NUMBER:
1 OF 1

PROJECT NO: 24-14692

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

ALTA/NSPS LAND TITLE SURVEY

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

LEGEND
GOVERNMENT CORNER
1" IRON PIPE FOUND
3/4" REBAR FOUND
1/2" x 30' REBAR SET (4.30 LBS/LF)
5/8" x 24" REBAR SET (0.50 LBS/LF)
BENCHMARK
FINISHED FLOOR SHOT LOCATION
BLINDS
SOIL
SAN
SANITARY
WATER
WATER MAIN
WATERMAN OR GASMAN VALVE
CURB STOP/SERVICE VALVE
STORM MANHOLE
SQUARE CASTED INLET
CONCRETE CURB & GUTTER
GAS REGULATOR METER
ELECTRIC MANHOLE
ELECTRIC METER
LIGHT POLE
PHONE POLE W/GUY
VAULT
TELEPHONE MANHOLE
DECIDUOUS TREE
EDGE OF WOODS OR BRUSH
BUILDING
INDEX CONTOUR
INTERMEDIATE CONTOUR
BITUMEN PAVEMENT
WALL LINE
CONCRETE PAVEMENT
DISCONTINUED PAVED PIPE LINE
() DENOTES RECORD DATA DEPICTING THE SAME LINE AS THE GROUND AS RETRACED BY THIS SURVEY

VICINITY MAP AND BENCHMARK LOCATION MAP
NOT TO SCALE

- FIELD WORK PERFORMED DECEMBER 03, 2024 THRU JANUARY 20, 2025.
- BEARING AND DISTANCE ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, RECORDED AS 1057242.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP MONUMENT MARKING THE CENTER CORNER OF SECTION 31, TOWN 8, RICE, ELEVATION = 863.31'.
- CONTOUR INTERVAL IS ONE FOOT.
- SURFACE FEATURES AND APPEARANCES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO RECORDS AND MAPS. DIGGERS HOTLINE TICKET NO. 20244807160, 20244807145, 20244807152, 20244807150, 20244807148, 20244807146, 20244807143, 20244807134, 20244807129 WITH A CLEAR DATE OF DECEMBER 03, 2024.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
MGE (ELECTRIC AND GAS)
CHARTER COMMUNICATIONS
SUPRANET COMMUNICATIONS, INC
WINDSTREAM
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- CITY LIGHTING DRAWN IN PAPER, NOT FIELD MARKED BY DIGGERS HOTLINE.

SANITARY SEWER MANHOLES			
STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE
SAN-1	873.92	N 865.87	10" VCP
	E 866.01	8"	PVC
	SW 865.86	10"	VCP
SAN-2	873.06	NW 865.83	10" VCP
	E 865.98	3"	PVC
	S 865.78	10"	VCP
SAN-3	873.76	N 865.10	10" VCP
	S 865.18	6"	VCP
SAN-4	877.72	SE 868.35	6" VCP
	SW 868.18	3"	PVC
SAN-5	872.88	E 868.17	6" VCP
	SW 868.17	6"	VCP
	NW 868.08	8"	VCP
SAN-6	875.56	N 868.06	8" VCP
	NE 868.16	5"	VCP
	SW 868.62	8"	PVC

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

BENCHMARKS

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

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

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE
STM-1	873.69	SW 868.39	15" RCP
	W 869.42	12"	RCP
	E 869.34	15"	RCP
STM-2	878.94	SE 874.39	12" RCP
	NW 874.39	12"	RCP
STM-3	876.28	NE 874.29	18" RCP
	SE 872.30	12"	RCP
	NW 872.23	12"	RCP
STM-4	874.80	SW 872.23	24" RCP

CURVE TABLE

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

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

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

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

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(17) EASEMENT AND RESTRICTION AS SET FORTH IN AWARD OF DAMAGES RECORDED JUNE 23, 1953 IN VOLUME 259, PAGE 100 AS DOCUMENT NO. 855908. (AFFECTS PARCEL D)

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(18) RIGHT OF WAY AS DESCRIBED IN QUIT CLAIM DEED RECORDED DECEMBER 26, 1962, IN VOLUME 750 OF DEEDS, PAGE 54, AS DOCUMENT NO. 1061958. (AFFECTS PARCEL F)

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(19) TEMPORARY LIMITED EASEMENT AS SET FORTH IN AWARD OF COMPENSATION RECORDED DECEMBER 03, 2004 AS DOCUMENT NO. 3997207. (AFFECTS PARCEL D)

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON, EXPIRED DECEMBER 06, 2004.

(20) TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED OCTOBER 02, 2008, BY AND BETWEEN _____ AS LESSOR AND ADAMS OUTDOOR ADVERTISING AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF SIGN SITE LEASE RECORDED MARCH 28, 2013 AS DOCUMENT NO. 4973737 OF OFFICIAL RECORDS. (AFFECTS PORTION OF PARCEL C)

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS A BLANKET EASEMENT IN NATURE, AND IS NOT PLOTTED HEREON.

(21) LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OF FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, AND THEREFORE IS NOT PLOTTED HEREON.

(22) RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, AND THEREFORE IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

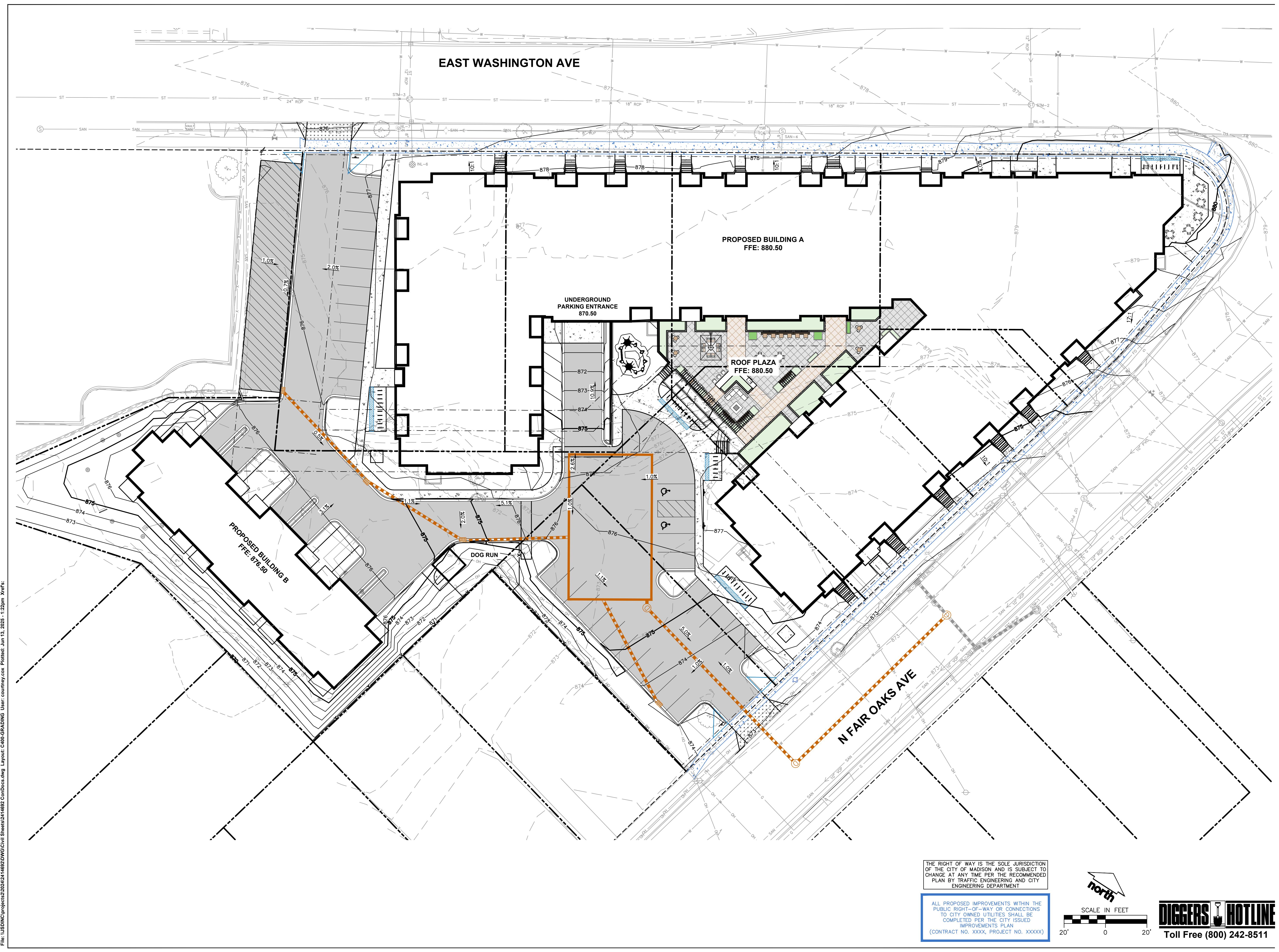
(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-1240261-MAD, COMMITMENT DATE: NOVEMBER 11, 2024 AT 7:30 A.M.)

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

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

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

PARCEL D:
THE NORTHERLY 18 FEET OF LOT FOUR (4), BLOCK ONE (1), BRIGHAM'S COMMERCIAL PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF FAIR OAKS AVENUE WHICH IS 2034 FEET NORTH AND 33 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST 1/4 OF SAID SECTION 32, SAID POINT BEING THE NORTHEAST CORNER OF LOT 6 OF BLOCK 4 OF BRIGHAM'S FAIR OAKS ADDITION, THENCE NORTH 0° 17' EAST, 304.7 FEET TO THE SOUTHEAST LINE OF EAST WASHINGTON AVENUE; THENCE SOUTH 45° 25' WEST, 58.0 FEET ALONG SAID SOUTHEAST LINE; THENCE SOUTH 44° 29' WEST, 191.1 FEET ALONG SAID SOUTHEAST LINE; THENCE NORTH 0° 17' EAST, 304.7 FEET TO THE NORTHERLY 18 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 45° 25' WEST, 58.0 FEET ALONG SAID SOUTHEAST LINE; THENCE NORTH 44° 29' WEST, 191.1 FEET ALONG SAID SOUTHEAST LINE; THENCE SOUTH 0° 17' EAST, 304.7 FEET TO THE NORTHERLY 18 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 45° 25' WEST, 58.0 FEET ALONG SAID SOUTHEAST LINE; THENCE NORTH 44° 29' WEST, 191.1 FEET ALONG SAID SOUTHEAST LINE; THENCE SOUTH 0° 17' EAST, 304.7 FEET TO THE NORTHERLY 18 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 45° 25' WEST, 58.0 FEET ALONG SAID SOUTHEAST LINE; THENCE NORTH 44° 29' WEST, 191.1 FEET ALONG SAID SOUTHEAST LINE; THENCE SOUTH 0° 17' EAST, 304.7 FEET TO THE NORTHERLY 18 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 45° 25' WEST, 58.0 FEET ALONG SAID SOUTHEAST LINE; THENCE NORTH 44° 29' WEST, 191.1 FEET AL



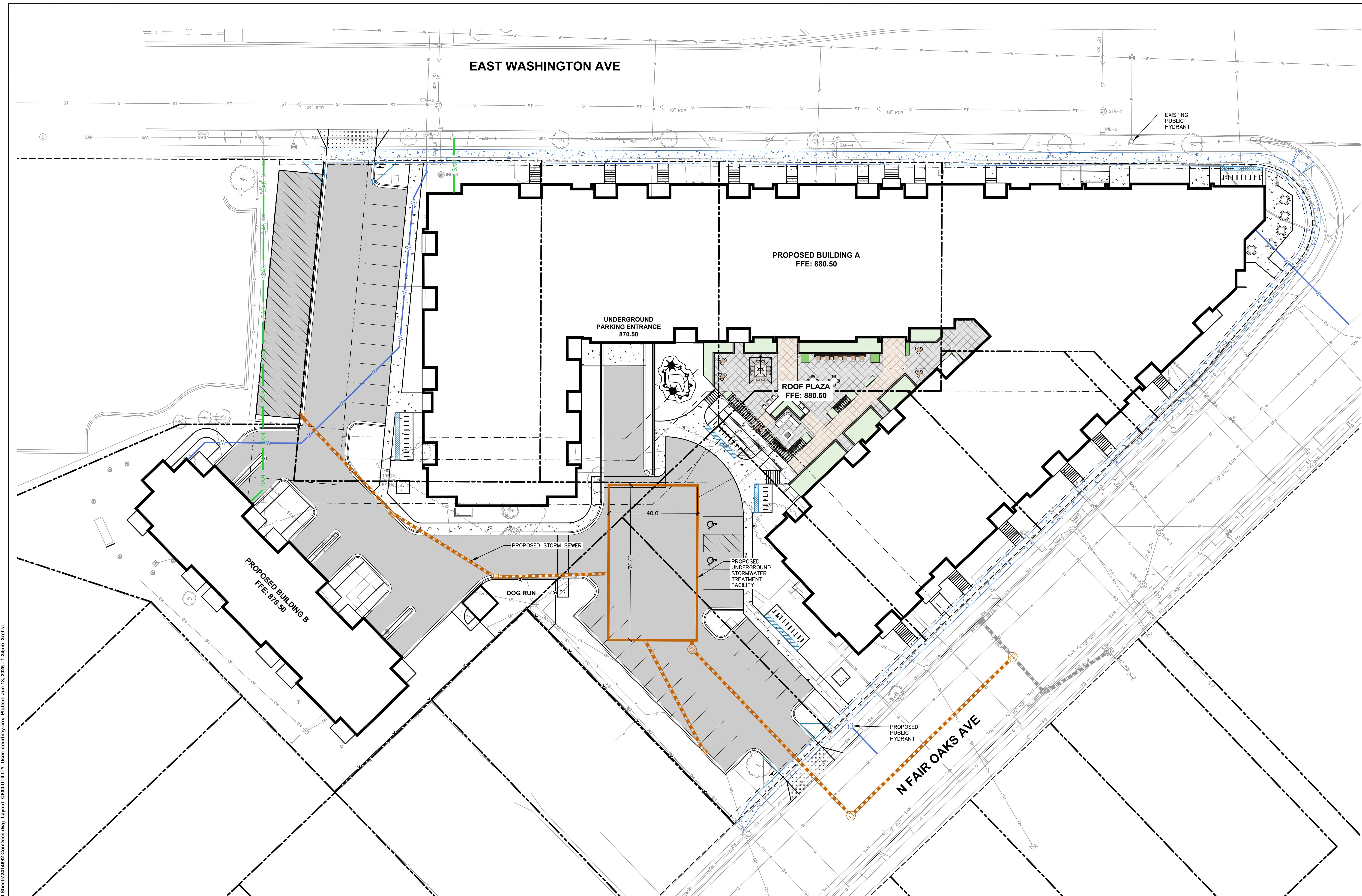
PLAN MODIFICATIONS:		
#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
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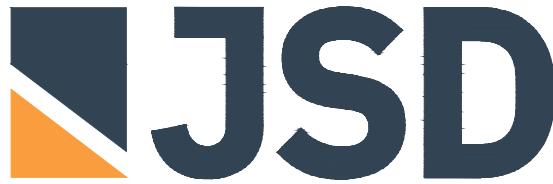
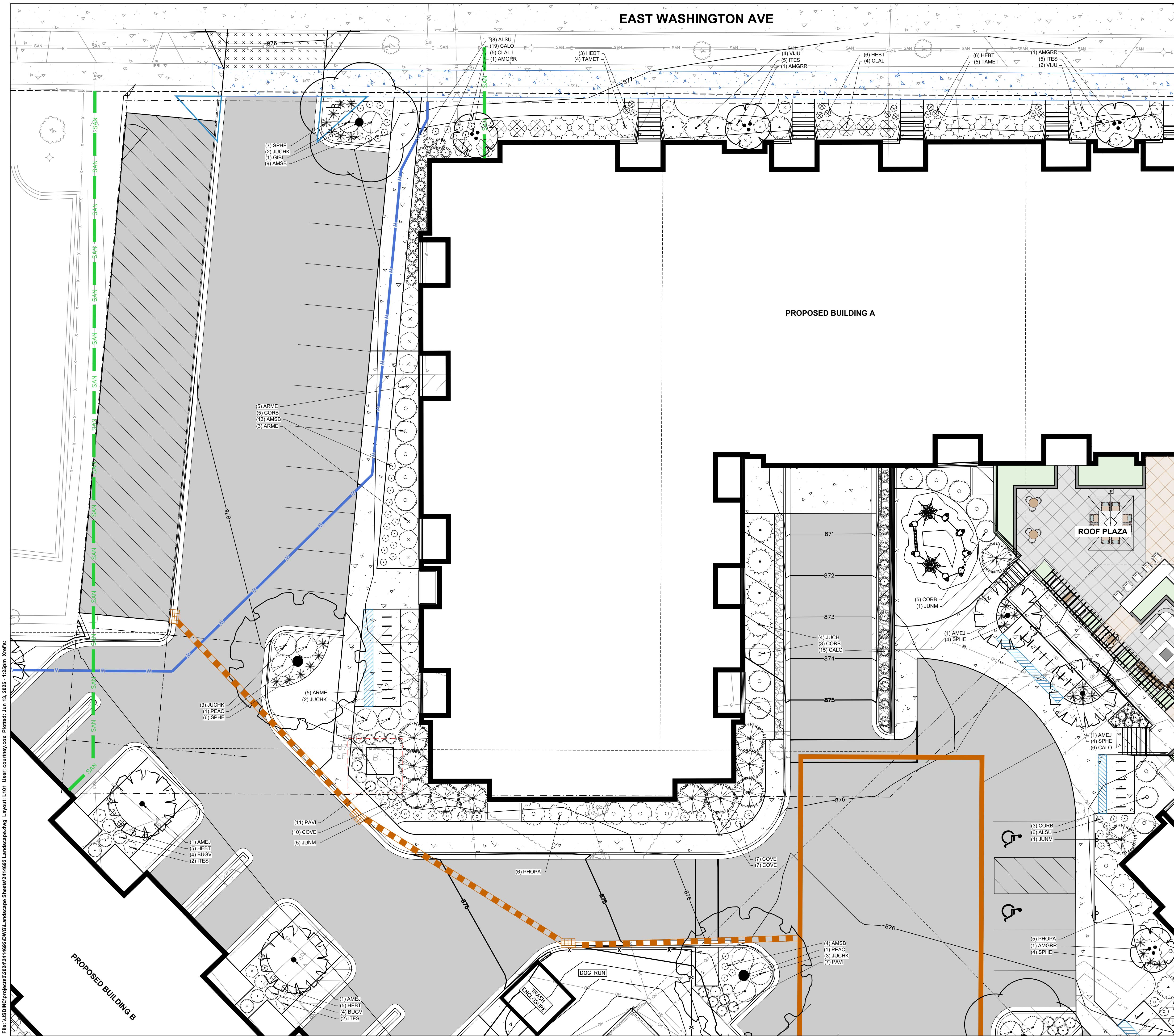
Designed By: CAC
Reviewed By: CWD
Approved By: CWD

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:

C500





CREATE THE VISION ➤ TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
 507 WEST VERGAS AVENUE, SUITE 500
 VERGAS, WISCONSIN 53593
 P. 608.846.5060

CLIENT:
VOLKER DEVELOPMENT INC

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

PROJECT:
FAIR OAKS REDEVELOPMENT

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

PLAN MODIFICATIONS:

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

DETALL D LANDSCAPE PLAN

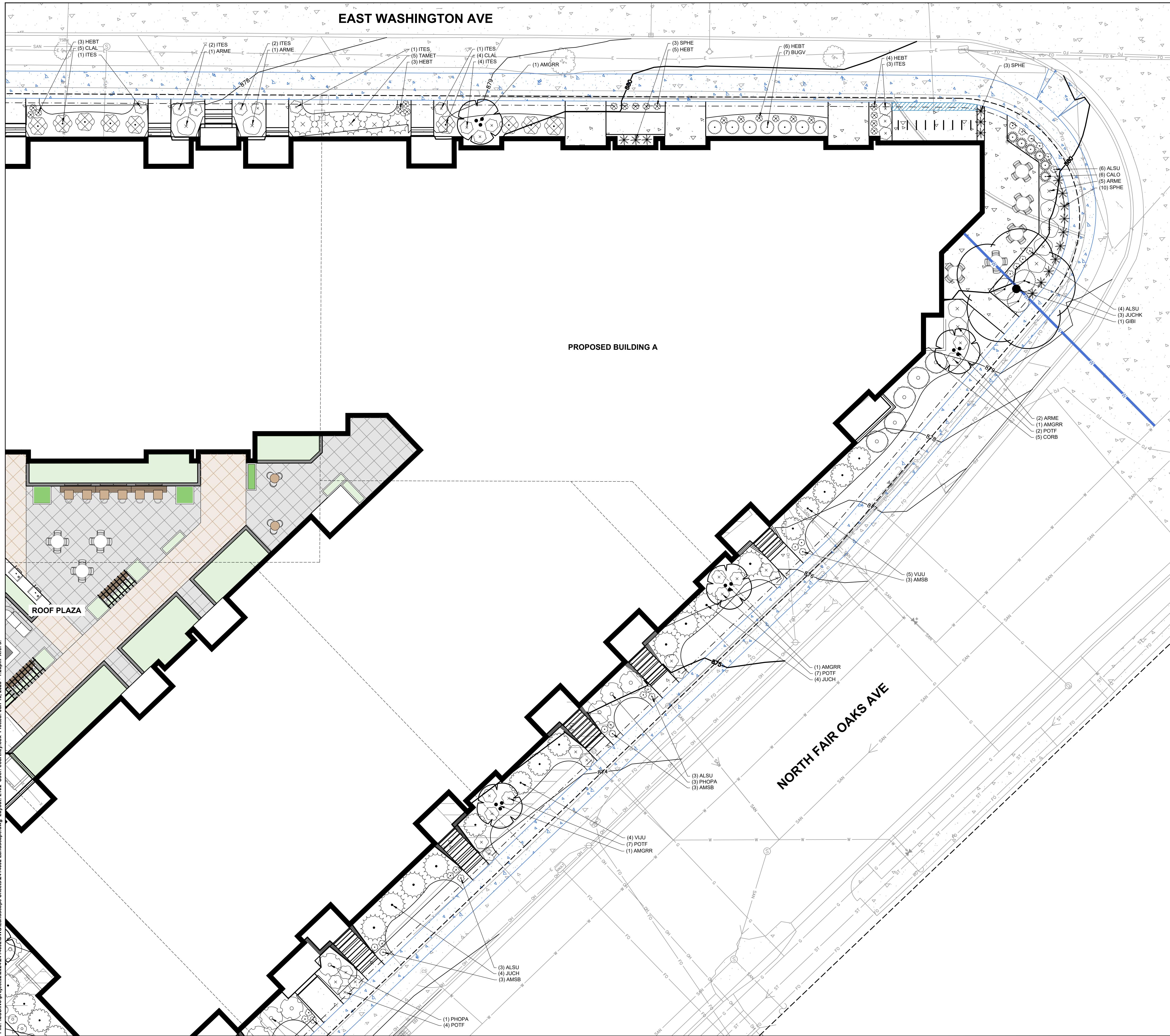
SHEET NUMBER: **L101**

DIGGERS HOTLINE Toll Free (800) 242-8511

File: USDNCProject2024024116920DWLandscape.dwg Layout: L101 User: courtney/cas Plotdate: Jun 13, 2025 - 1:25pm Xref's:

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24-14692



PLANT SCHEDULE

SYMBOL **CODE** **BOTANICAL / COMMON NAME**

EVERGREEN TREE

PIGL *Picea glauca*
White Spruce

ORNAMENTAL TREES

AMEJ *Amelanchier laevis 'JFS-Arb'*
Spring Flurry® Allegheny Serviceberry

AMGR *Amelanchier x grandiflora 'Robin Hill'*
Robin Hill Apple Serviceberry

OVERSTORY DECIDUOUS TREES

CEOP *Celtis occidentalis 'Prairie Pride'*
Prairie Pride Hackberry

GIBI *Ginkgo biloba 'Autumn Gold' TM*
Autumn Gold Maidenhair Tree

PEAC *Platanus x acerifolia 'Morton Circle' TM*
Exclamation London Plane Tree

UPRIGHT EVERGREEN SHRUB

JUNM *Juniperus chinensis 'Mountbatten'*
Mountbatten Juniper

JIVC *Juniperus virginiana 'Canaertii'*
Canaertii Eastern Redcedar

DECIDUOUS SHRUBS

ARME *Aronia melanocarpa 'Morton'* TM
Iroquois Beauty Black Chokeberry

CLAL *Clethra alnifolia 'Ruby Spice'*
Ruby Spice Clethra

CORB *Cornus sericea 'Bergeson's Compact'*
Bergeson's Red Twig Dogwood

ITES *Itea virginica 'Sprich'*
Little Henry® Sweetspire

PHOPA *Physocarpus opulifolius 'Amber Jubilee'*
Amber Jubilee Ninebark

POTF *Potentilla fruticosa 'Goldfinger'*
Goldfinger Bush Cinquefoil

VIJU *Viburnum x juddii*
Judd Viburnum

BUGV *Buxus x 'Green Velvet'*
Green Velvet Boxwood

JUCHK *Juniperus chinensis 'Kallays Compacta'*
Kally Pfitzer Compact Juniper

JUCH *Juniperus chinensis 'Sea Green'*
Sea Green Juniper

TAMET *Taxus x media 'Tauntonii'*
Taunton's Anglo-Japanese Yew

EVERGREEN SHRUBS

ALSU *Allium x 'Summer Beauty'*
Summer Beauty Allium

AMSB *Amsonia tabernaemontana 'Blue Ice'*
Blue Ice Eastern Bluestar

CALO *Calamagrostis x acutiflora 'Overdam'*
Overdam Feather Reed Grass

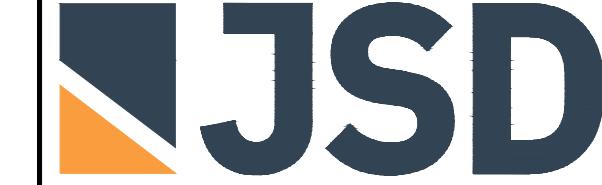
COVE *Coreopsis verticillata 'Zagreb'*
Zagreb Tickseed

HEBT *Heuchera x 'Berry Timeless'*
Berry Timeless Coral Bells

PAVI *Panicum virgatum 'Shenandoah'*
Shenandoah Switch Grass

SPHE *Sporobolus heterolepis*
Prairie Dropseed

PERENNIALS & GRASSES



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERGAS AVENUE, SUITE 500
VERGAS, MINNESOTA 55383
P. 608.846.5060

CLIENT:
VOLKER DEVELOPMENT INC

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

PROJECT:
FAIR OAKS REDEVELOPMENT

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

PLAN MODIFICATIONS:

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

Designed By: MRA

Reviewed By: KJY

Approved By: KJY

SHEET TITLE:

DETAILED LANDSCAPE PLAN

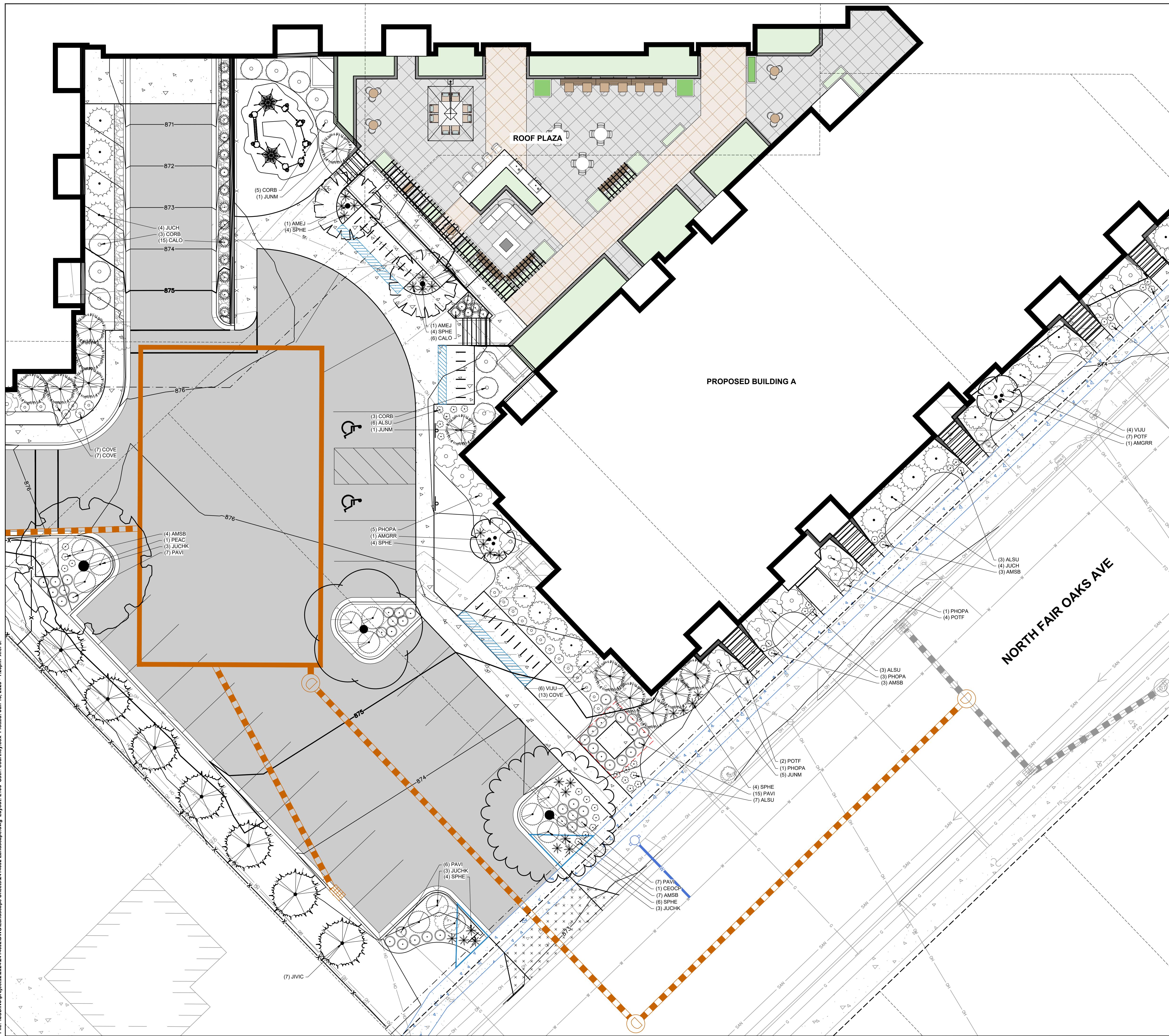
SHEET NUMBER:

L102

DIGGERS HOTLINE

Toll Free (800) 242-8511

File: USDINCProject202402414820DWGLandscape.dwg Layout: L102 User: courtny/cas Plottd: Jun 13, 2025 - 1:29pm Xref's:



PLANT SCHEDULE

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

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

VOLKER DEVELOPMENT INC

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

PROJECT: **FAIR OAKS REDEVELOPMENT**

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

PLAN MODIFICATIONS:		
#	Date:	Description:
<u>1</u>	<u>06.16.25</u>	<u>LAND USE SUBMITTAL</u>
<u>2</u>		
<u>3</u>		
<u>4</u>		
<u>5</u>		
<u>6</u>		
<u>7</u>		
<u>8</u>		
<u>9</u>		
<u>10</u>		
<u>11</u>		
<u>12</u>		
<u>13</u>		

Designed By:	M
Reviewed By:	L

SHEET TITLE:
**DETAILED
LANDSCAPE PLAN**

LANDSCAPE PLAN

1. *What is the primary purpose of the study?* (e.g., to evaluate the effectiveness of a new treatment, to describe a population, to compare two groups).

1. *What is the relationship between the two concepts of the self?*

SHEET NUMBER:

1102

L103

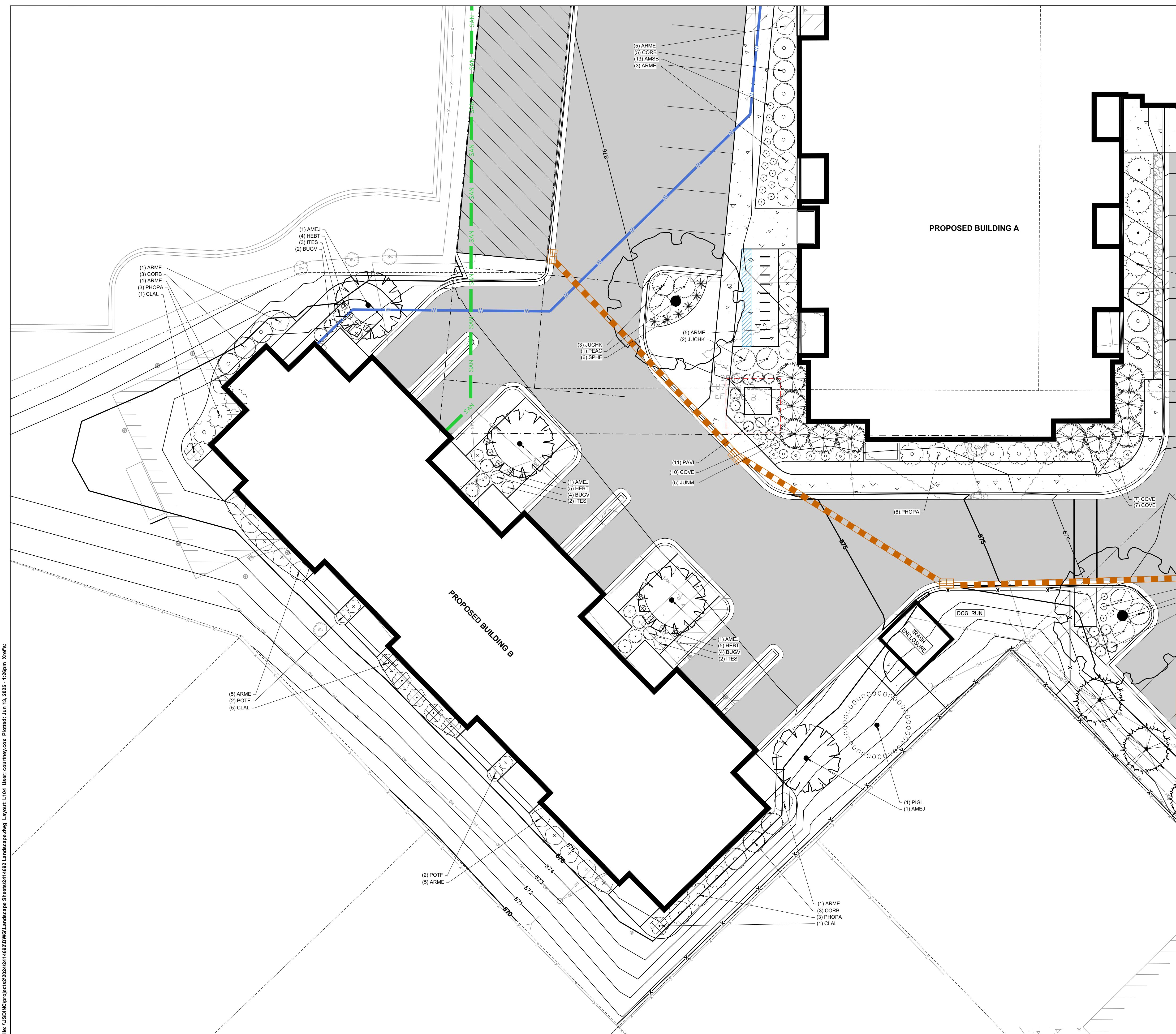
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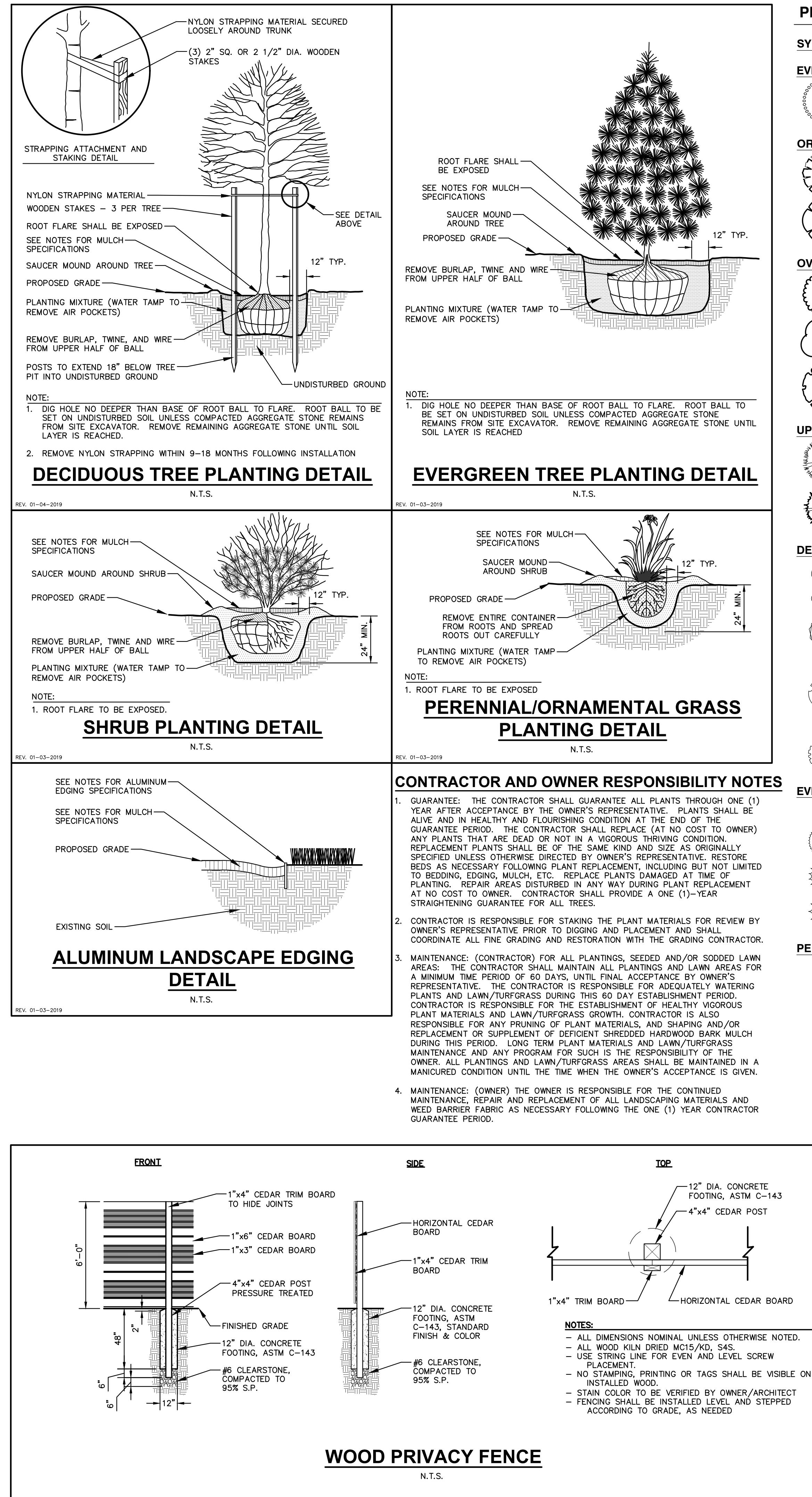
JSD PROJECT NO:

For more information, contact the Office of the Vice President for Research and the Office of the Vice President for Student Affairs.

For more information, contact the National Institute of Child Health and Human Development (NICHD) at 301-435-0911 or visit the NICHD website at www.nichd.nih.gov.

L103





SITE DEVELOPMENT DATA:	
<u>ZONING</u>	CC-T Commercial Corridor - Transitional
<u>DENSITIES:</u>	
<u>LOT AREA</u>	104,438 S.F. / 2.40 ACRES
<u>DWELLING UNITS</u>	
APT. BUILDING	171 UNITS
TOWNHOMES	6 UNITS
<u>TOTAL</u>	177 UNITS
<u>LOT AREA / D.U.</u>	590 S.F. / D.U.
<u>DENSITY</u>	73.8 UNITS / ACRE
<u>LOT COVERAGE</u>	77,565 S.F. (74%)
<u>BUILDING HEIGHT</u>	5 STORIES / 66'
<u>COMMERCIAL AREA</u>	3,286 S.F.
<u>GROSS BUILDING AREA (INCLUDES GARAGE)</u>	
BUILDING 1	250,859 S.F.
BUILDING 2	11,104 S.F.
<u>TOTAL</u>	261,963 S.F.
<u>DWELLING UNIT MIX:</u>	
<u>BUILDING 1</u>	
ONE BEDROOM	76
TWO BEDROOM	68
THREE BEDROOM	27
<u>TOTAL</u>	171 D.U.
<u>BUILDING 2</u>	
THREE BEDROOM	6 D.U.
<u>TOTAL</u>	177 D.U.
<u>VEHICLE PARKING STALLS:</u>	
GARAGE - BLDG 1	114 (INCL. 3 ADA)
GARAGE - BLDG 2	6
SURFACE	41 (INCL. 2 ADA)
<u>TOTAL</u>	161 VEHICLE STALLS
10% EV READY (17)	
<u>BICYCLE PARKING:</u>	
GARAGE - LONG-TERM	174
SURFACE - LONG-TERM	17
SURFACE - SHORT-TERM	20
SURFACE - COMMERCIAL	7
<u>TOTAL</u>	218 BICYCLE STALLS

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
COUNCILMEMBER AND CLERK OF THE DISTRICT
WHICH 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:

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 66-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

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

ON THIS PROJECT, STREET TREE PROTECTION ONE 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 I 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 PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.

PROJECT TITLE

Mixed-Use Redevelopment

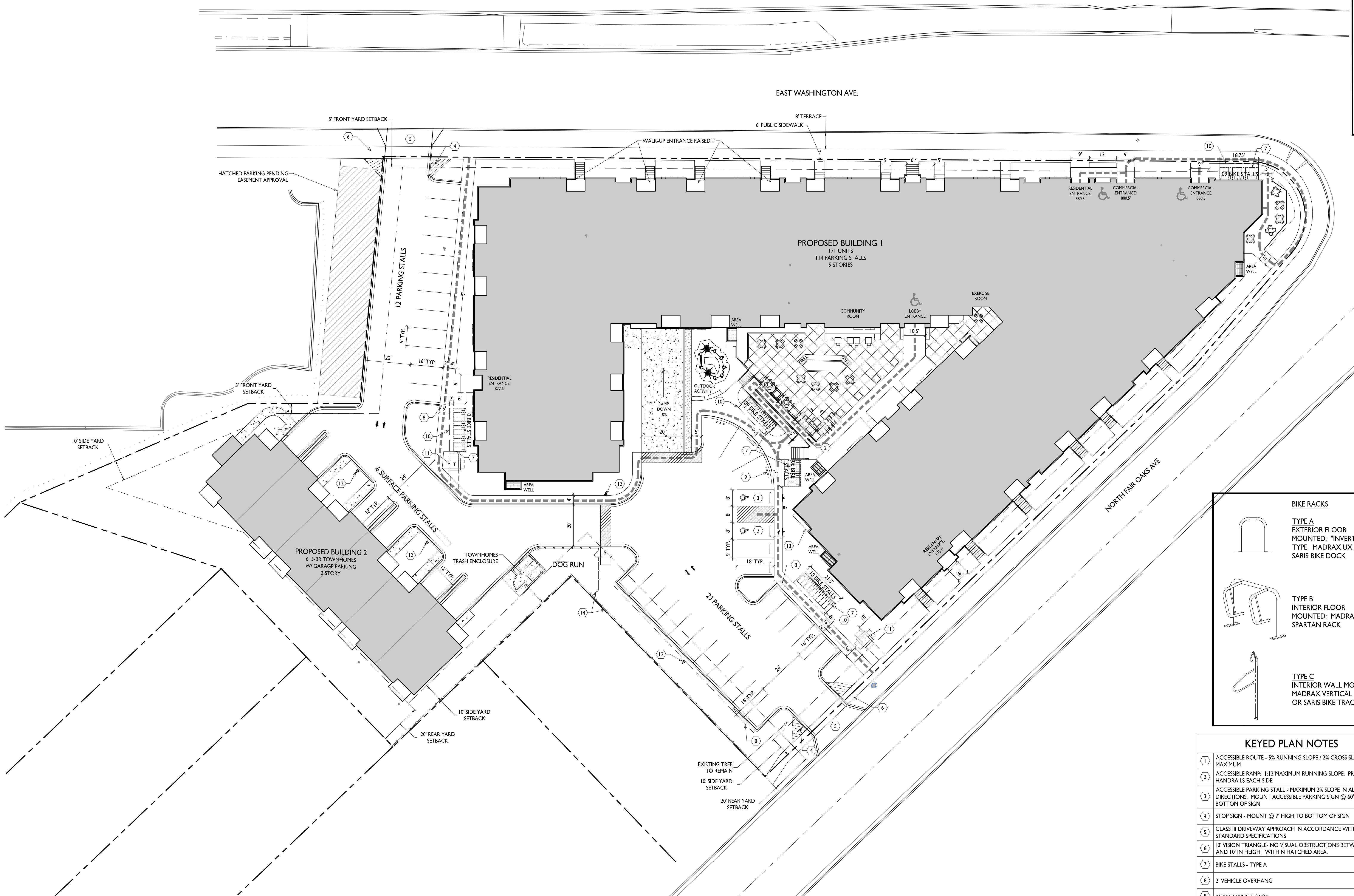
3361-3375 E Washington
Ave.
& 926-930 Fair Oaks Av
Madison, Wisconsin

SHEET TITLE
**Architectural
Site Plan**

SLIFT NUMBER

CA101

PROJECT NO. 2439



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



ARCHITECTURAL SITE PLAN

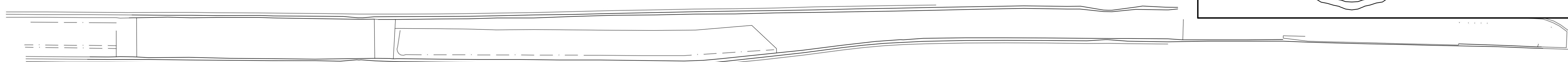
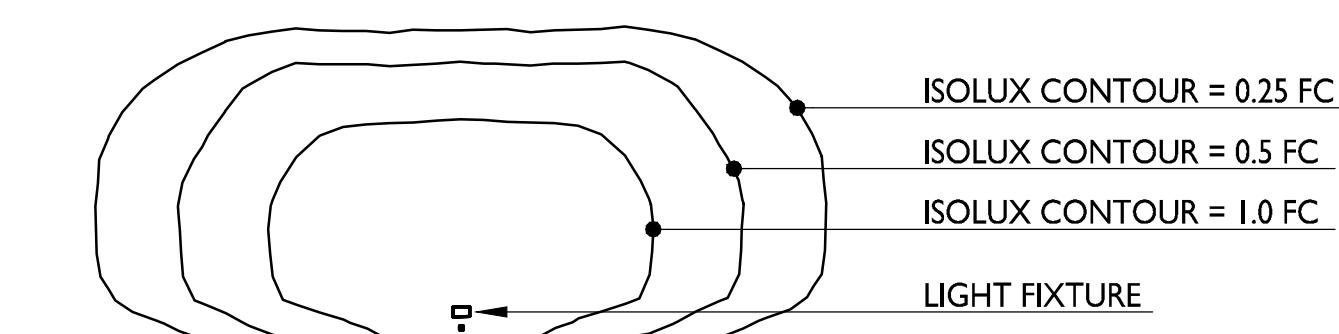
GRAPHIC SCALE

20 40 60

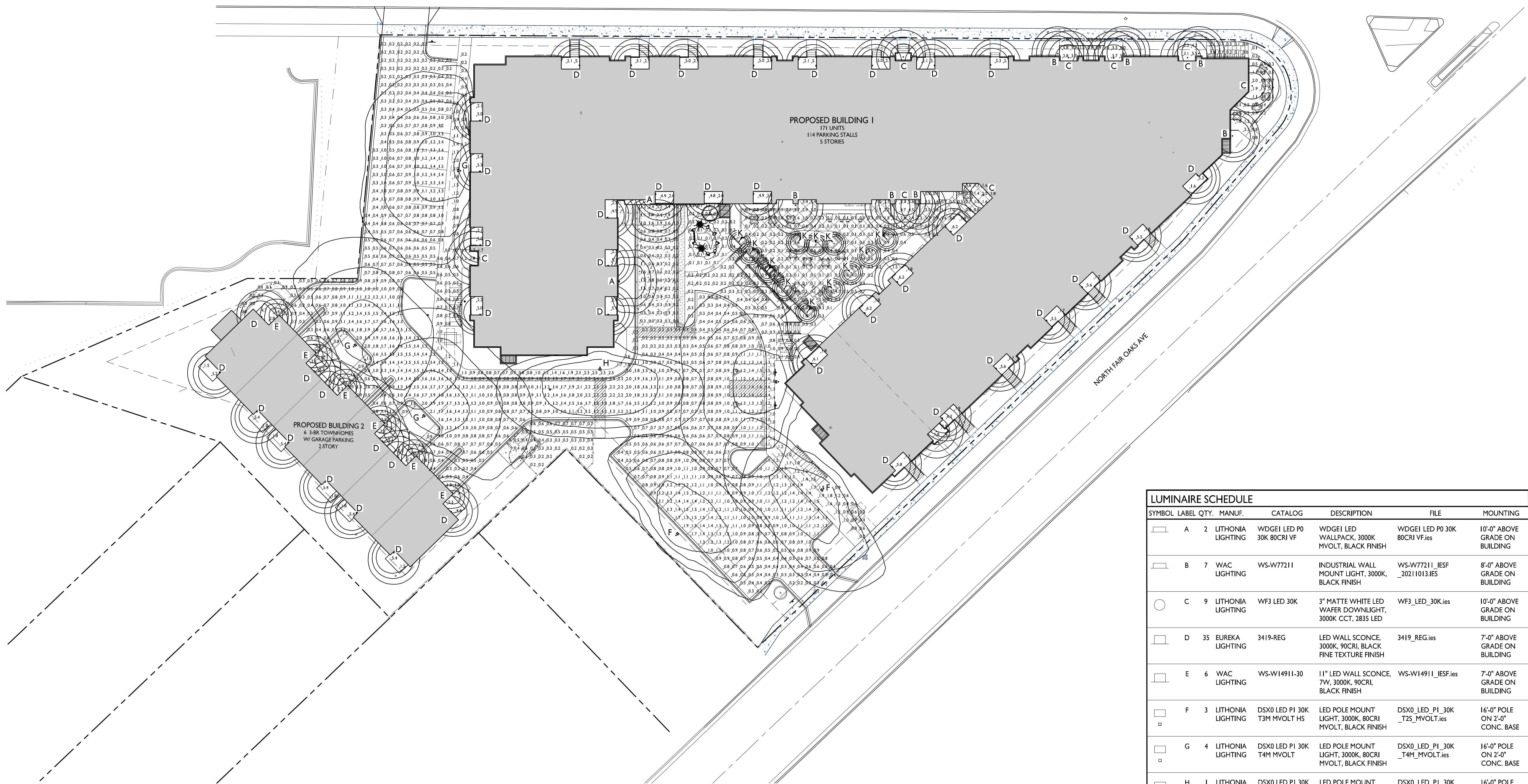
1 INCH = 20 FT (24X36 SHEET)

LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX / MIN.	AVG. / MIN.
Surface Parking & Drive Aisle	+	0.9 fc	2.9 fc	0.2 fc	14.5:1	4.5:1
Underground Driveway Entrance	+	0.7 fc	3.2 fc	0.2 fc	16.0:1	3.5:1
Roof Deck Plaza	+	0.6 fc	3.4 fc	0.1 fc	34.0:1	6.0:1
Play Area	+	0.3 fc	1.6 fc	0.1 fc	16.0:1	3.0:1
Dog Run	+	0.4 fc	0.7 fc	0.2 fc	3.5:1	2.0:1

EXAMPLE LIGHT FIXTURE DISTRIBUTION



EAST WASHINGTON AVE.



LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	2	LITHONIA LIGHTING	WDGE1 LED P0 30K 80CRI VF	WDGE1 LED PO 30K 80CRI VF.ies	WDGE1 LED PO 30K 80CRI VF.ies	10'-0" ABOVE GRADE ON BUILDING
□	B	7	WAC LIGHTING	WS-W7721I	INDUSTRIAL WALL MOUNT LIGHT, 3000K, BLACK FINISH	WS-W7721I_IESF _20211013.ies	8'-0" ABOVE GRADE ON BUILDING
○	C	9	LITHONIA LIGHTING	WF3 LED 30K	3" MATTE WHITE LED WAFER DOWNLIGHT, 3000K CCT, 2835 LED	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
□	D	35	EUREKA LIGHTING	3419-REG	LED WALL SCONCE, 3000K, 90CRI, BLACK FINE TEXTURE FINISH	3419_REG.ies	7'-0" ABOVE GRADE ON BUILDING
□	E	6	WAC LIGHTING	WS-W1491I-30	11" LED WALL SCONCE, 7V, 3000K, 90CRI, BLACK FINISH	WS-W1491I_IESF.ies	7'-0" ABOVE GRADE ON BUILDING
□	F	3	LITHONIA LIGHTING	DSX0 LED P1 30K T3M MVOLT HS	LED POLE MOUNT LIGHT, 3000K, 80CRI MVOLT, BLACK FINISH	DSX0_LED_P1_30K _T2S_MVOLT.ies	16'-0" POLE ON 2'-0" CONC. BASE
□	G	4	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT	LED POLE MOUNT LIGHT, 3000K, 80CRI MVOLT, BLACK FINISH	DSX0_LED_P1_30K _T4M_MVOLT.ies	16'-0" POLE ON 2'-0" CONC. BASE
□	H	1	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT	LED POLE MOUNT LIGHT, 3000K, 80CRI MVOLT, BLACK FINISH	DSX0_LED_P1_30K _T2S_MVOLT.ies	16'-0" POLE ON 2'-0" CONC. BASE
○	K	12	AURORA LIGHT INC.	LPLI-30 (3000K)	LED CIRCULAR PATH LIGHT, 3000K, 80CRI, BLPX FINISH	LPLI-30 (3000K).ies	2'-6" ABOVE GRADE IN PLANTER/SOIL

ISSUED
UDC Final & LU Submittal - 2025-06-16

PROJECT TITLE
Mixed-Use
Redevelopment

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

SHEET TITLE
Site Lighting Plan

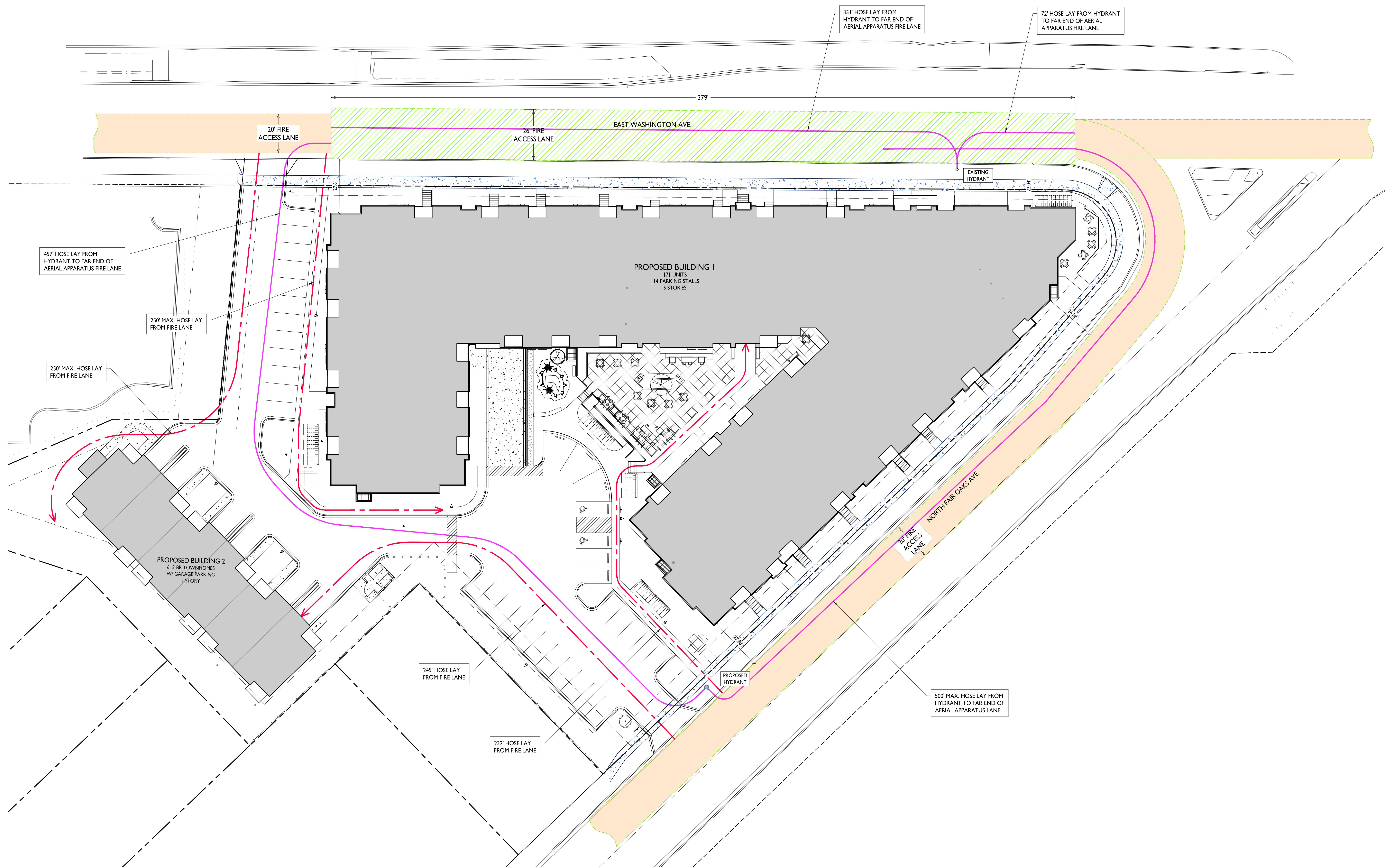
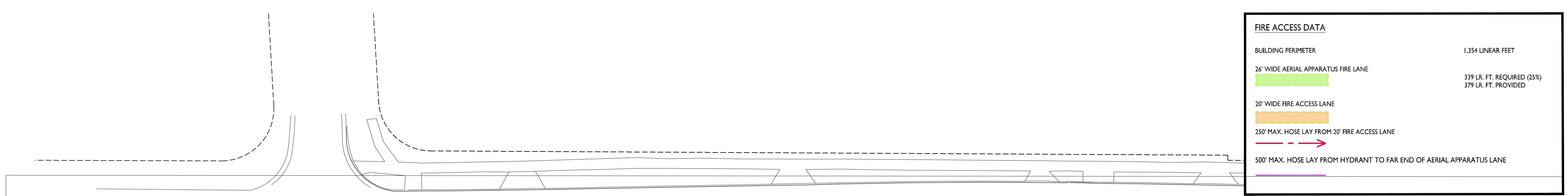
SHEET NUMBER

CA102

PROJECT NO.

2439

© Knothe & Bruce Architects, LLC



LOT COVERAGE	
ZONING	CC-T
MAXIMUM LOT COVERAGE	68,704 S.F. / 85%
LOT AREA	104,438 S.F.
PROPOSED LOT COVERAGE	77,565 S.F. / 74%

ISSUED
UDC Final & LU Submittal - 2025-04-16

PROJECT TITLE
Mixed-Use
Redevelopment

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

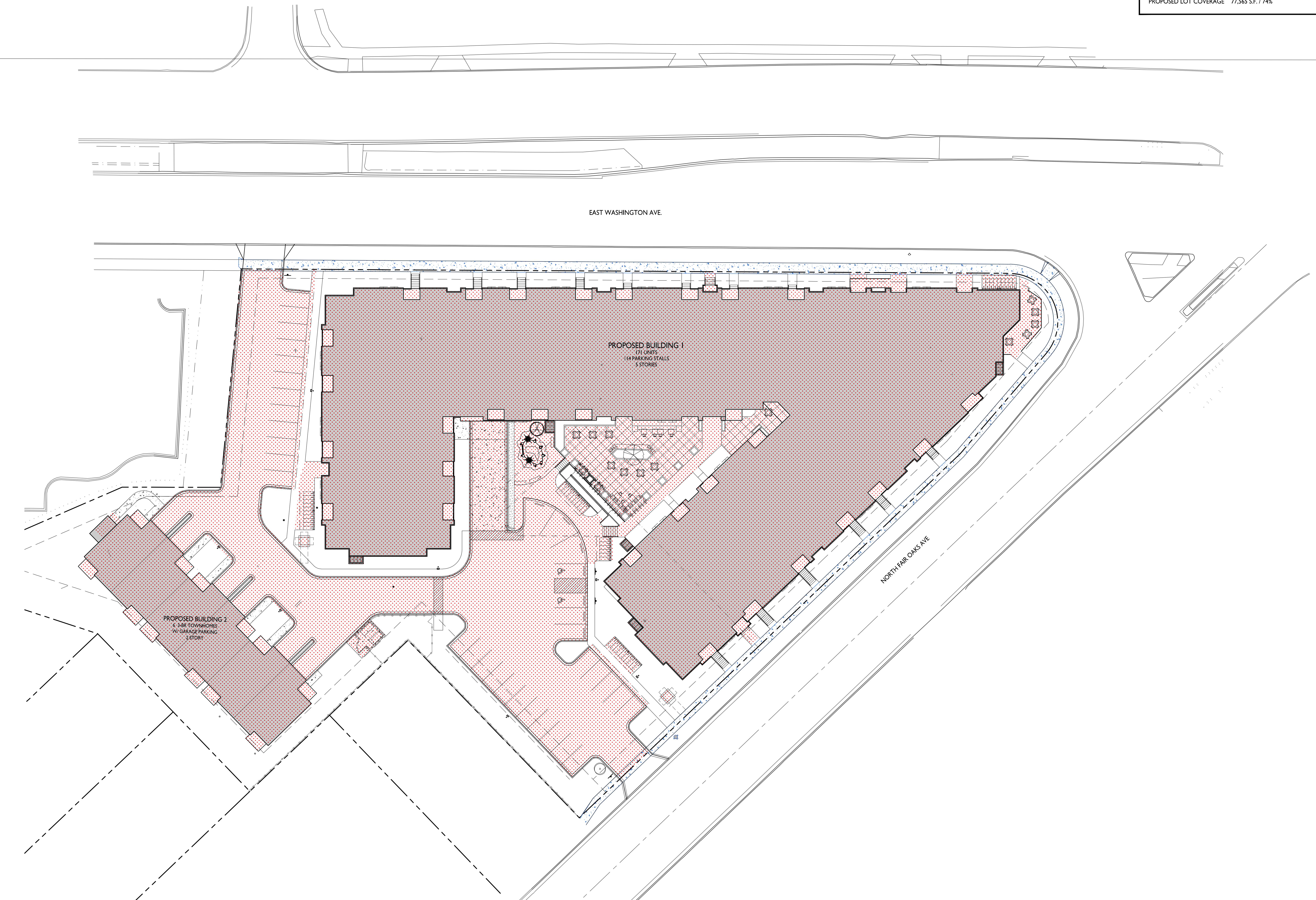
SHEET TITLE
Lot Coverage

SHEET NUMBER

CA104

PROJECT NO. 2439

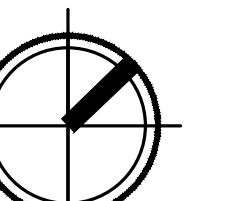
© Knothe & Bruce Architects, LLC



LOT COVERAGE

CA104

1" = 20'-0"



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



PROJECT TITLE

Mixed-Use

Redevelopment

EGEND

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

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

SHEET TITLE

Basement Floor
Plan - Bldg 1

SHEET NUMBER

AC100.1

PROJECT NUMBER
2439

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© INSTITUTE OF ELECTRICAL ENGINEERS

KEY PLAN



PROJECT TITLE
**Mixed-Use
Redevelopment**

LEGEND

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

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

SHEET TITLE
**First Floor Plan -
Bldg 1**

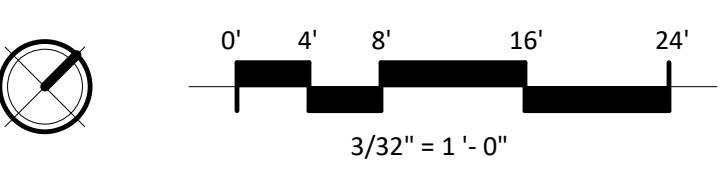
SHEET NUMBER

AC101.1

PROJECT NUMBER

2439

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



KEY PLAN



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

PROJECT TITLE
**Mixed-Use
Redevelopment**

LEGEND

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

E. Washington Ave. & N.
Fair Oaks Ave., Madison,
WI
SHEET TITLE
**Second Floor Plan
- Bldg 1**

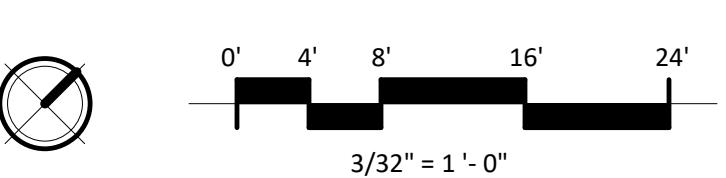
SHEET NUMBER

AC102.1

PROJECT NUMBER

2439

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



KEY PLAN



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

PROJECT TITLE
**Mixed-Use
Redevelopment**

LEGEND

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

E. Washington Ave. & N.
Fair Oaks Ave., Madison,
WI
SHEET TITLE
**Third Floor Plan -
Bldg 1**

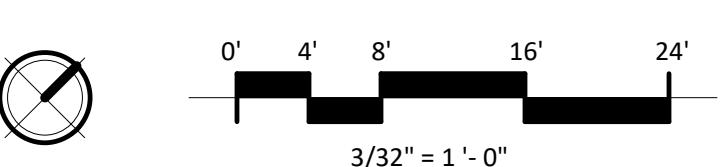
SHEET NUMBER

AC103.1

PROJECT NUMBER

2439

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



KEY PLAN



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

PROJECT TITLE
**Mixed-Use
Redevelopment**

LEGEND

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

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

SHEET TITLE
**Fourth Floor Plan -
Bldg 1**

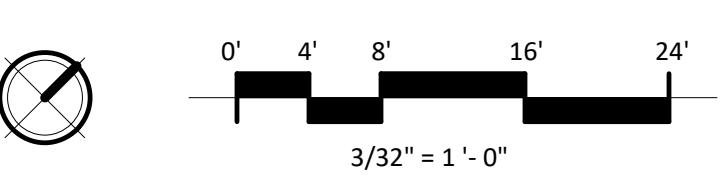
SHEET NUMBER

AC104.1

PROJECT NUMBER

2439

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



KEY PLAN



PROJECT TITLE
**Mixed-Use
Redevelopment**

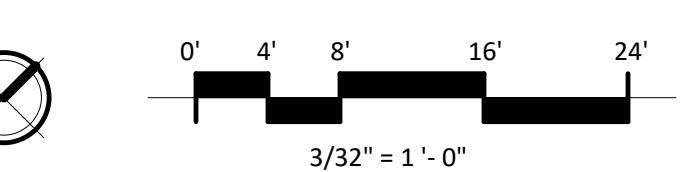
LEGEND

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

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

SHEET TITLE
**Fifth Floor Plan -
Bldg 1**

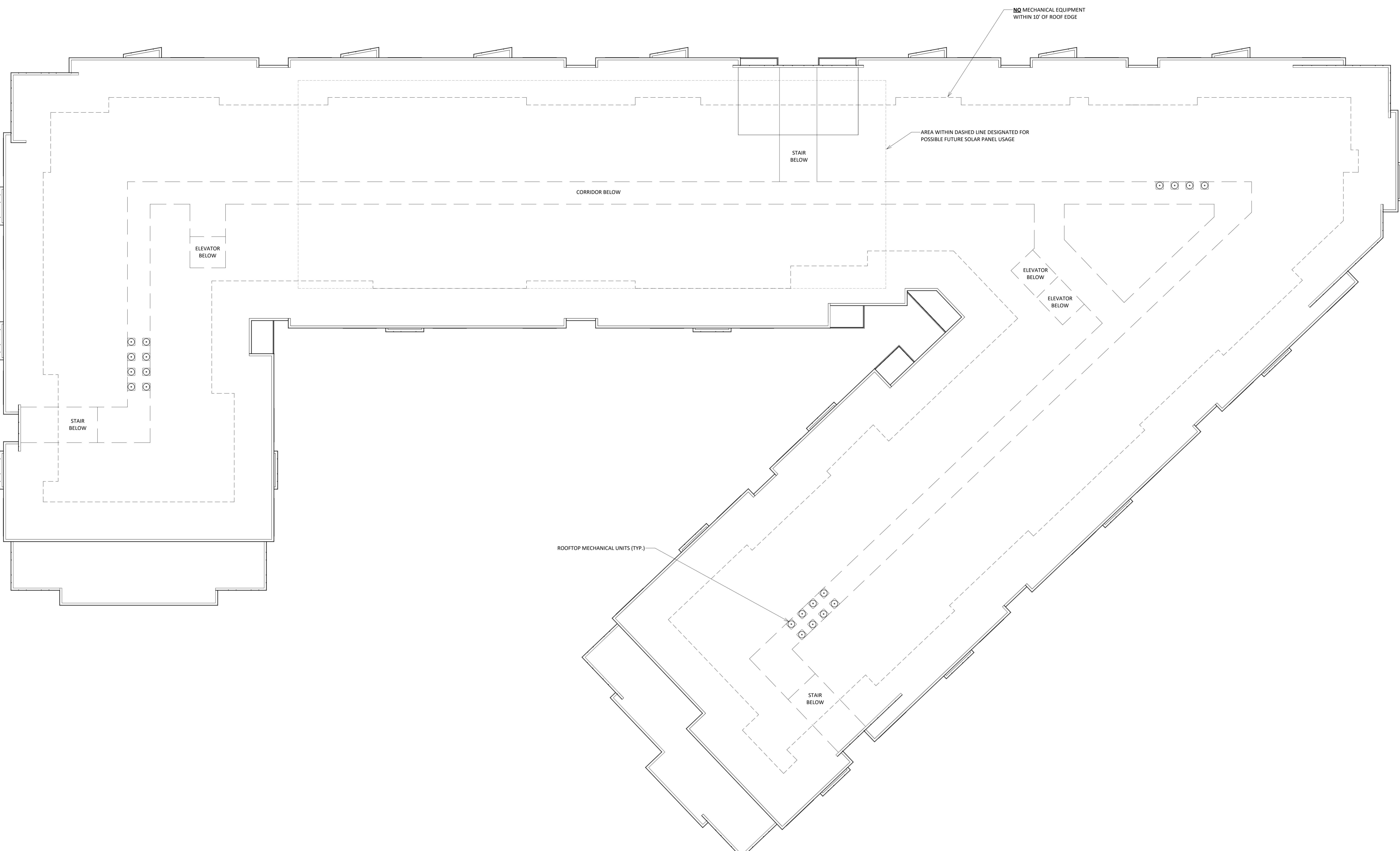
1 05 - FIFTH FLOOR PLAN
AC105.1 3/32" = 1'-0"



SHEET NUMBER
AC105.1

PROJECT NUMBER
2439

KEY PLAN



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

PROJECT TITLE
**Mixed-Use
Redevelopment**

E. Washington Ave. & N.
Fair Oaks Ave., Madison,
WI
SHEET TITLE
Roof Plan - Bldg 1

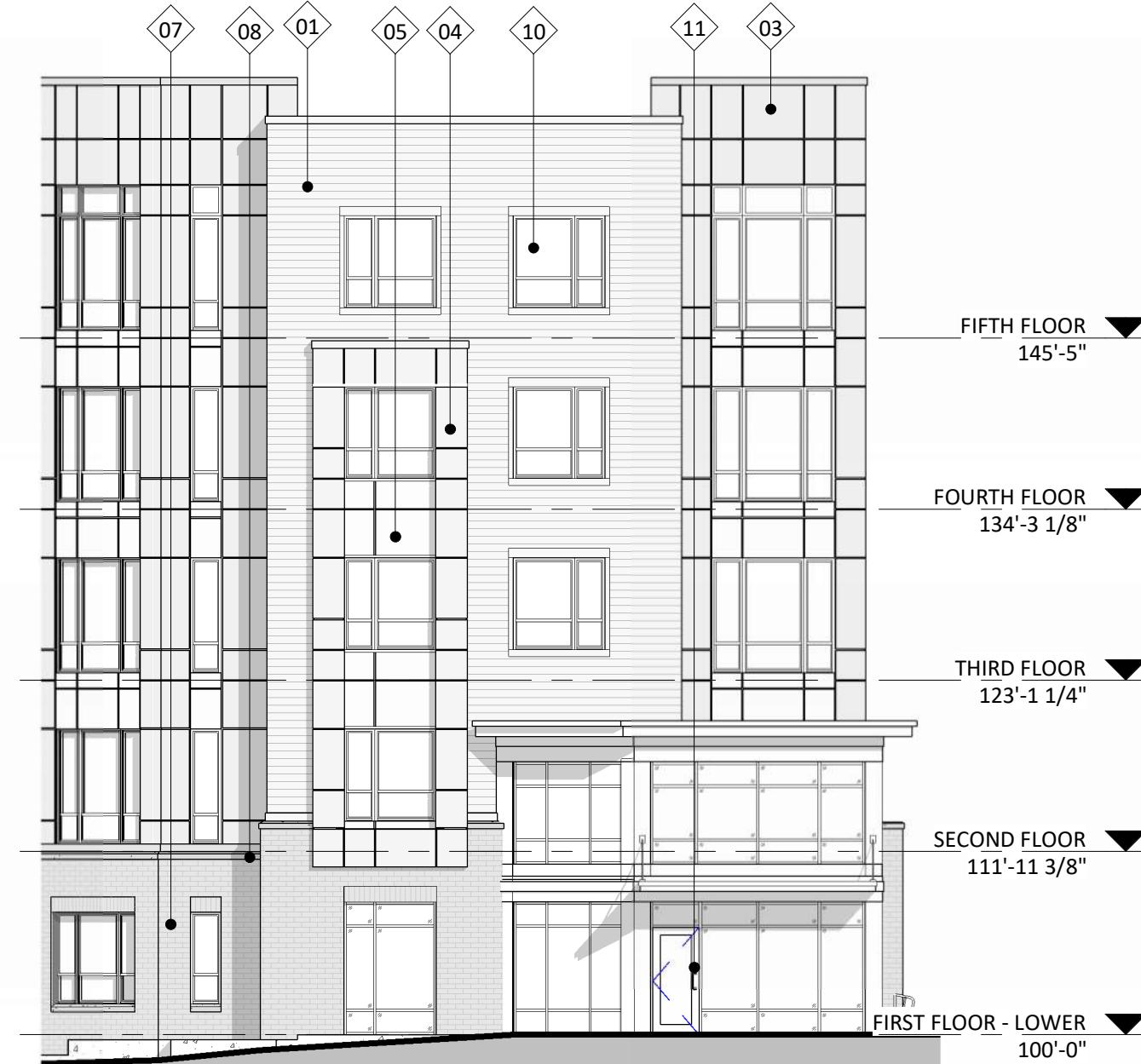
1 06 - ROOF PLAN
AC106.1 3/32" = 1'-0"

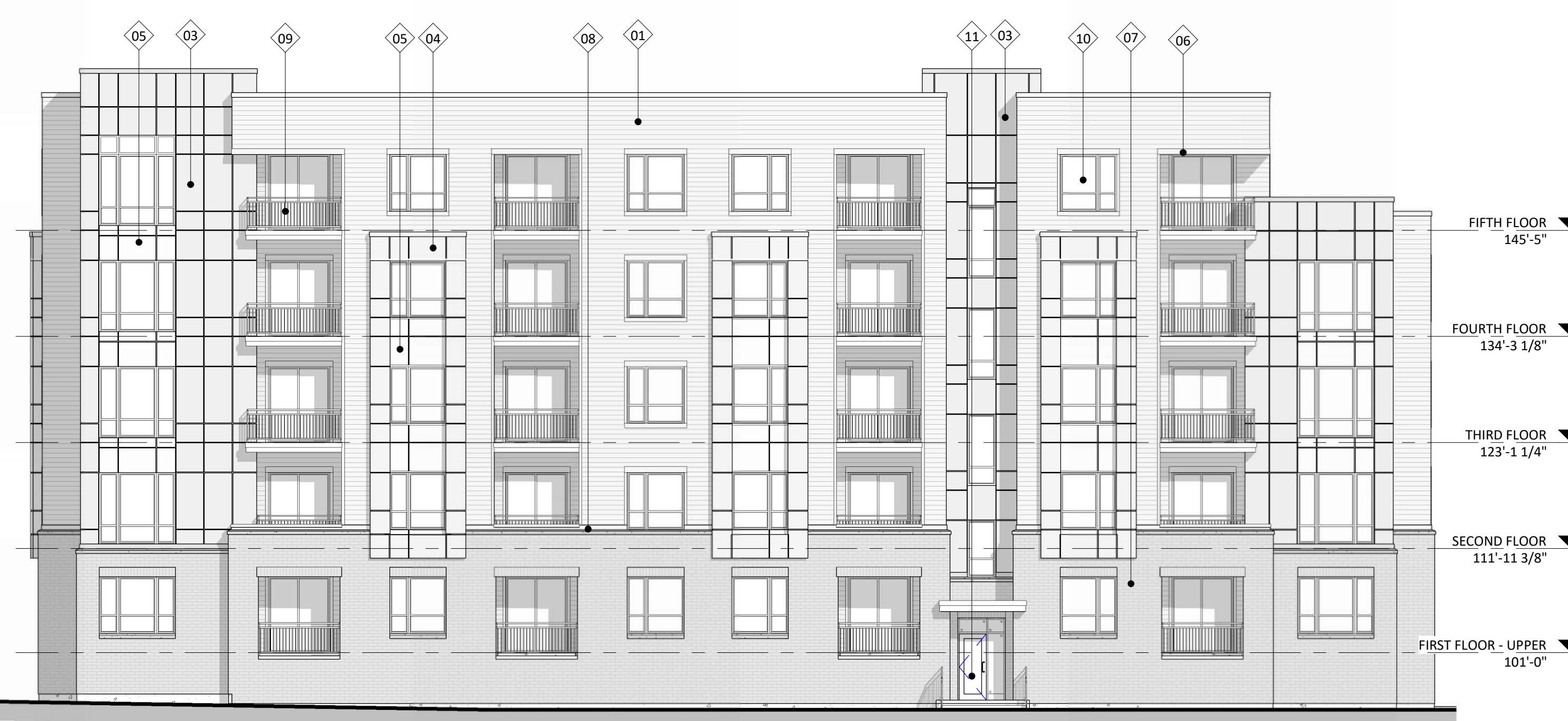
SHEET NUMBER

AC106.1

PROJECT NUMBER

2439


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

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

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

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

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

3/32" = 1'-0"

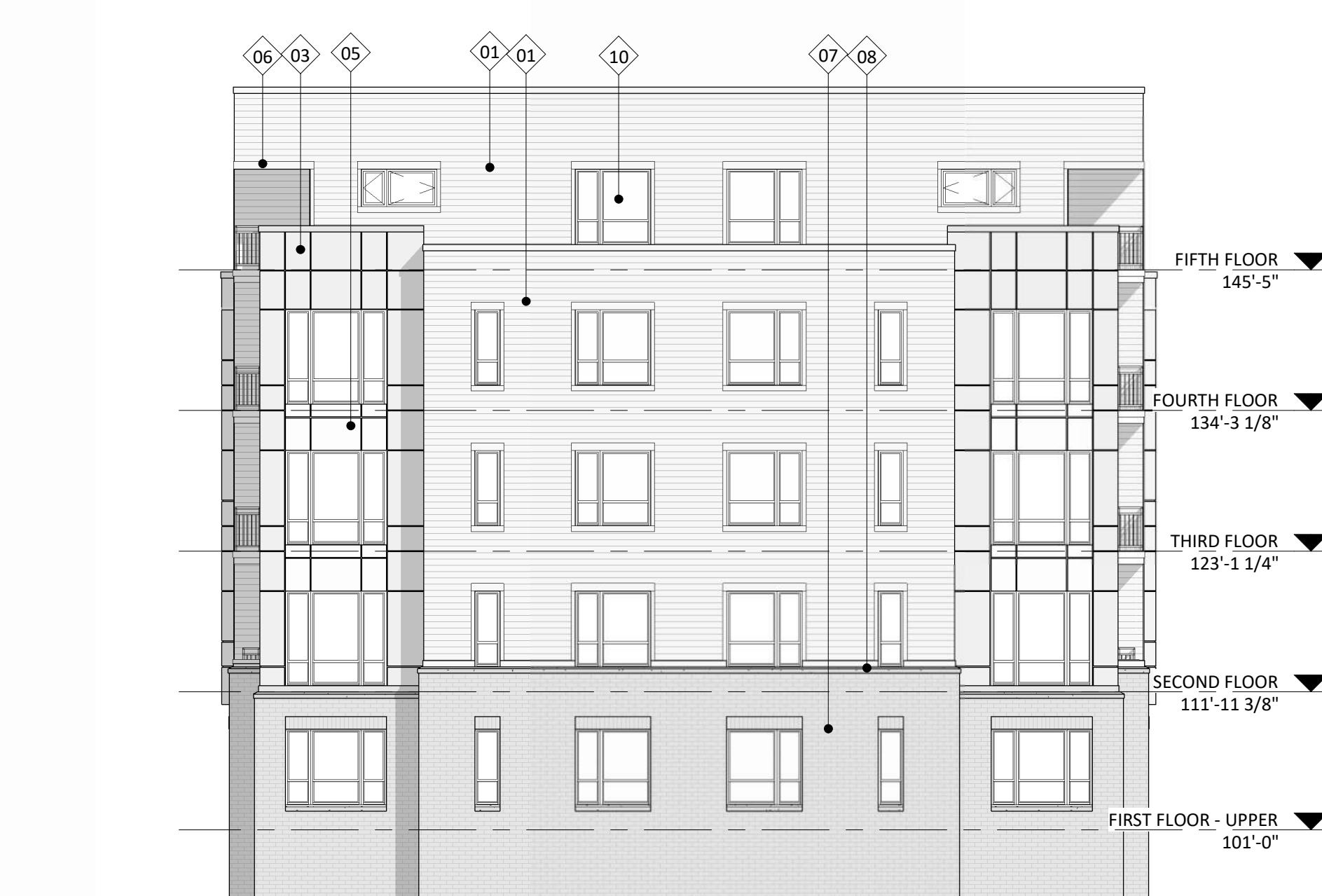
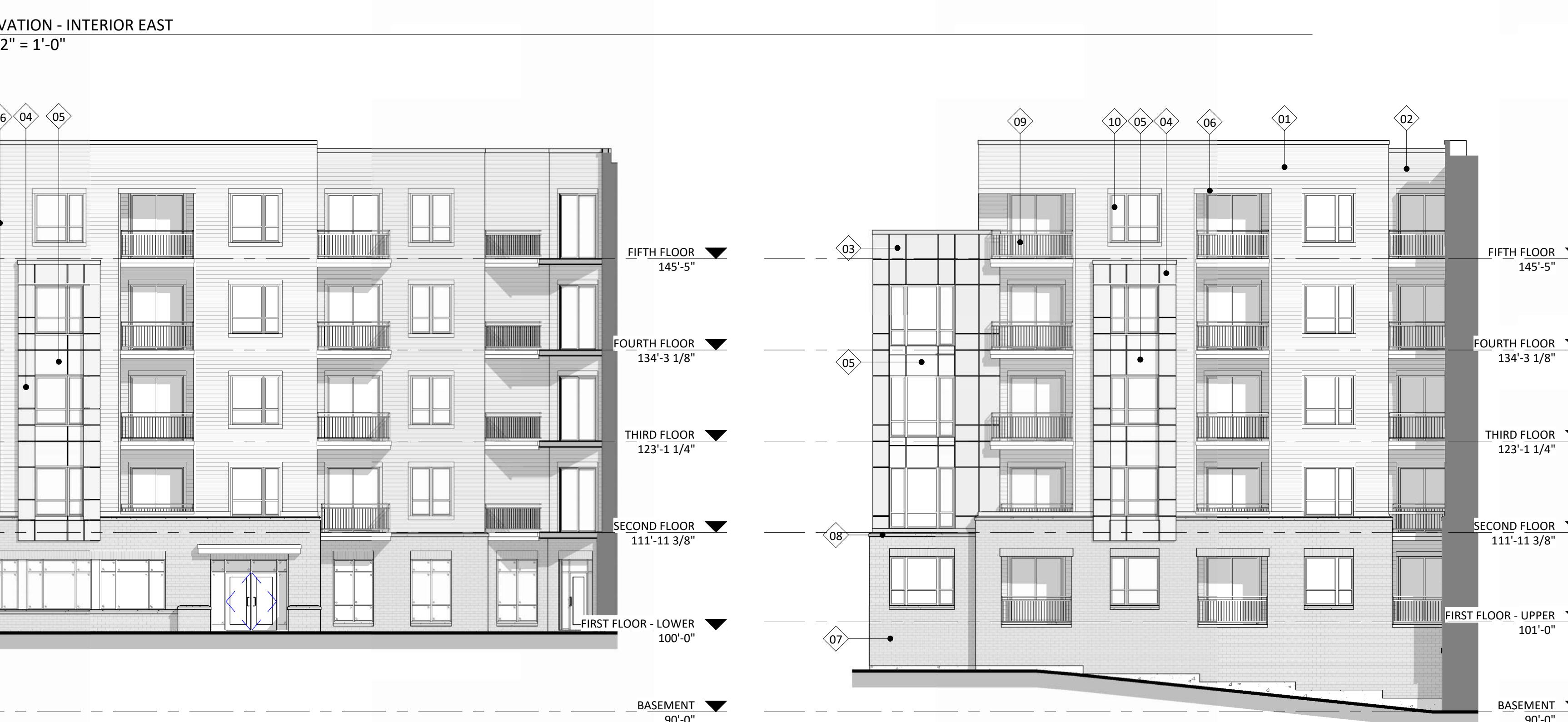
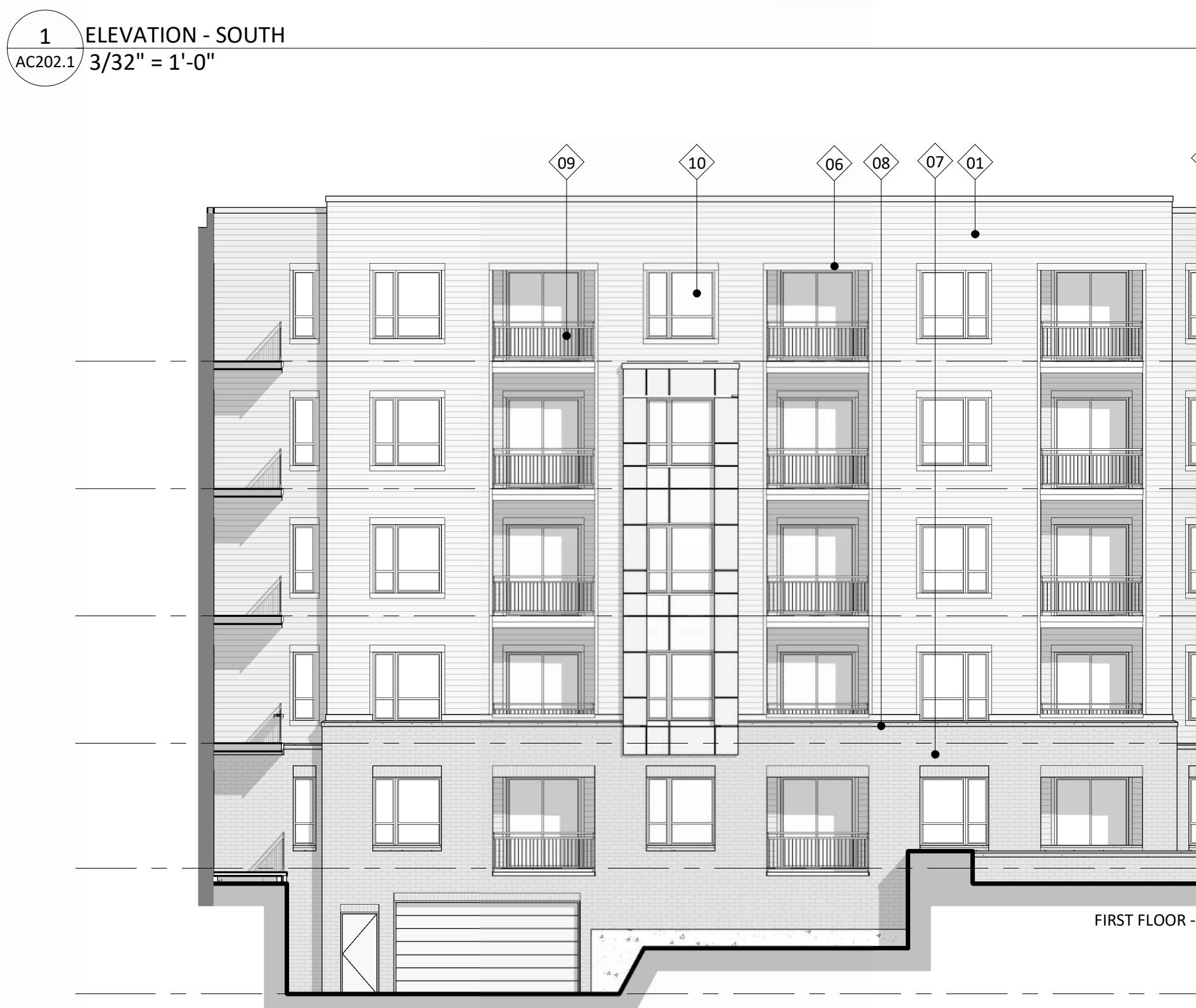
 PROJECT TITLE
**Mixed-Use
Redevelopment**

 E. Washington Ave. & N.
 Fair Oaks Ave., Madison,
 WI
 SHEET TITLE
**Exterior
Elevations**

 SHEET NUMBER
AC201.1
 PROJECT NUMBER
2439

KEY PLAN

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



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

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

PROJECT TITLE
Mixed-Use
Redevelopment

E. Washington Ave. & N.
Fair Oaks Ave., Madison,
WI
SHEET TITLE
Exterior
Elevations

SHEET NUMBER
AC202.1
PROJECT NUMBER
2439


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

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

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

 PROJECT TITLE
Mixed-Use
 Redevelopment

 E. Washington Ave. & N.
 Fair Oaks Ave., Madison,
 WI
 SHEET TITLE
Exterior
 Elevations Colored

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

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

EXTERIOR MATERIAL SCHEDULE

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

SHEET NUMBER

AC203.1

PROJECT NUMBER

2439

KEY PLAN

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



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

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



PROJECT TITLE
Mixed-Use
Redevelopment

E. Washington Ave. & N.
Fair Oaks Ave., Madison,
WI
SHEET TITLE
Exterior
Elevations Colored

SHEET NUMBER

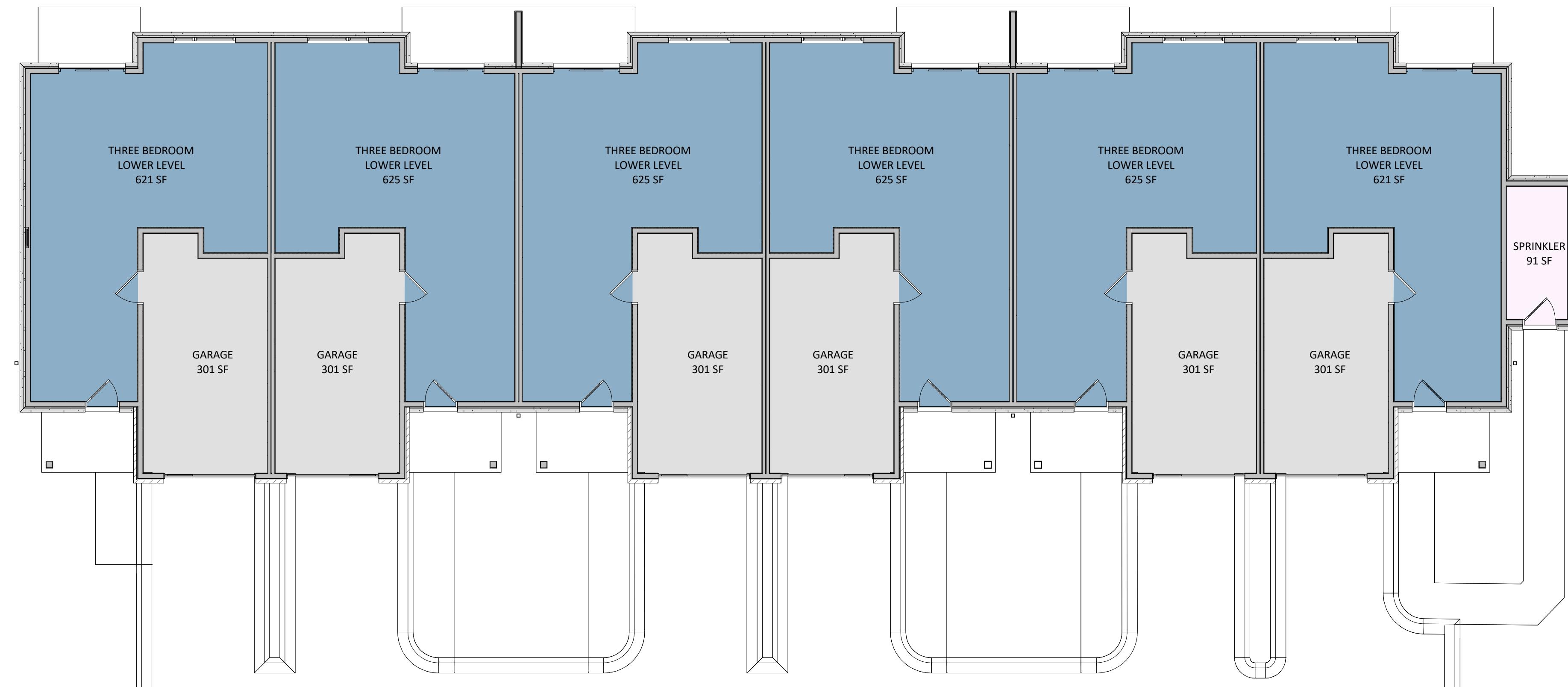
AC204.1

PROJECT NUMBER

2439

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

3/32" = 1'-0"



ISSUED
 UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
**Mixed-Use
 Redevelopment**

LEGEND



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

SHEET TITLE

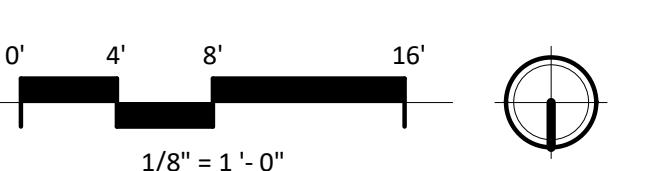
**First Floor Plan
 Townhouse**

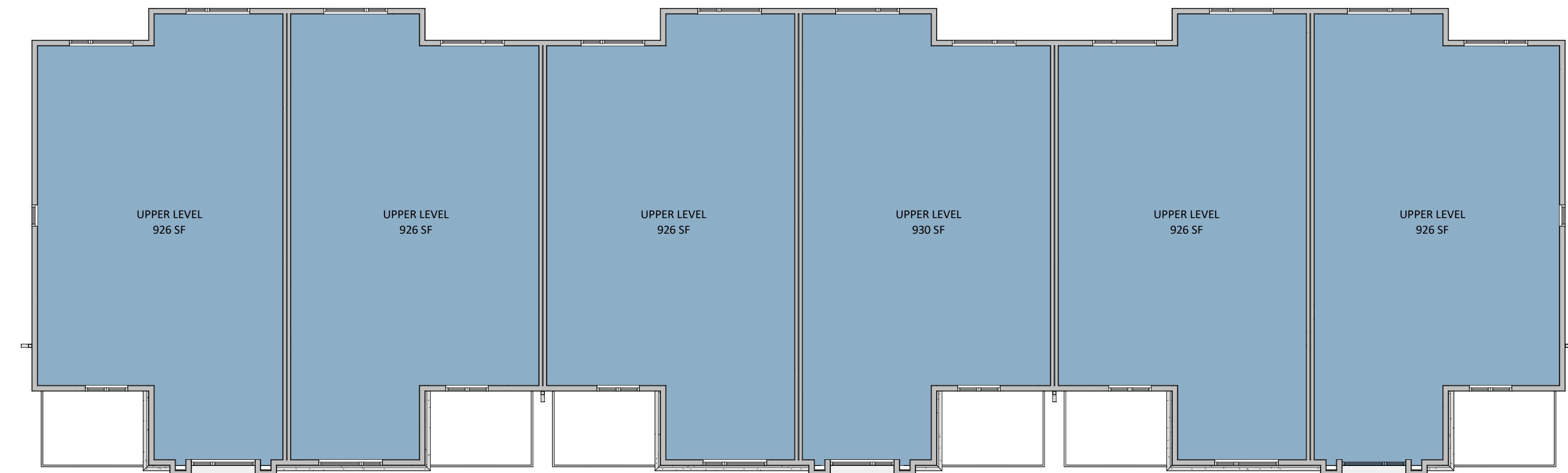
SHEET NUMBER

AC101.2

PROJECT NUMBER

2439





ISSUED
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use
Redevelopment

LEGEND

	3 Bed
	Parking
	Utility

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

SHEET TITLE
Second Floor Plan
Townhouse

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

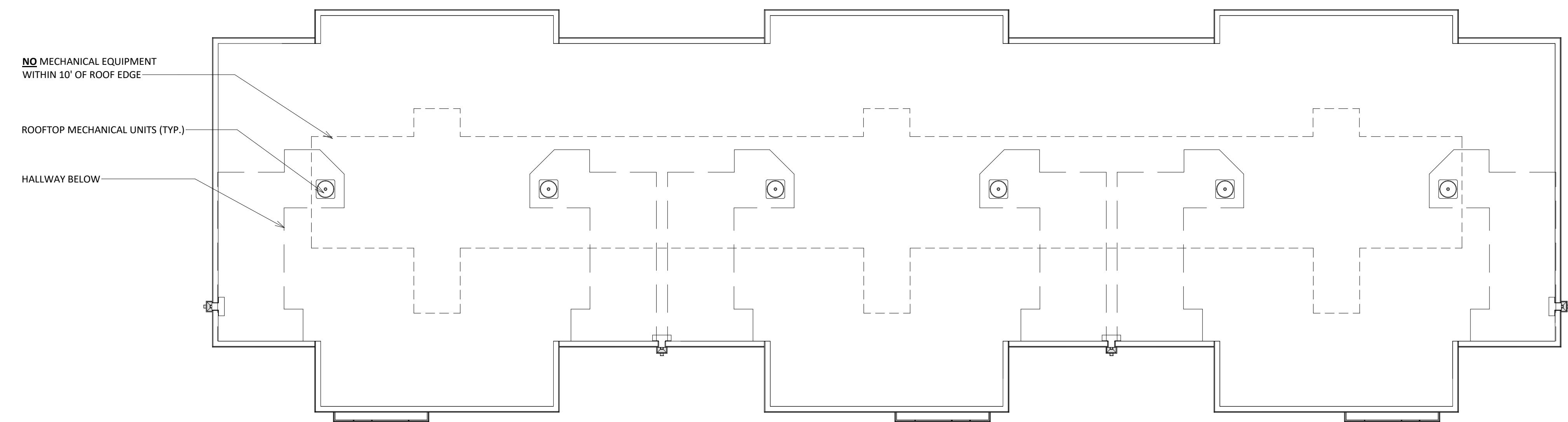


SHEET NUMBER

AC102.2

PROJECT NUMBER

2439



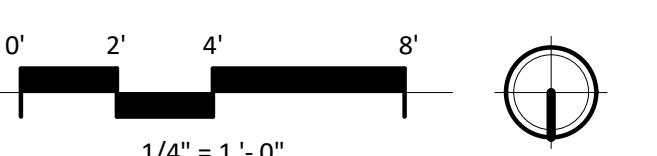
PROJECT TITLE
Mixed-Use
Redevelopment

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

E. Washington Ave. & N
Fair Oaks Ave., Madison,
WI
SHEET TITLE
Roof Plan
Townhouse

SHEET NUMBER

AC103.2

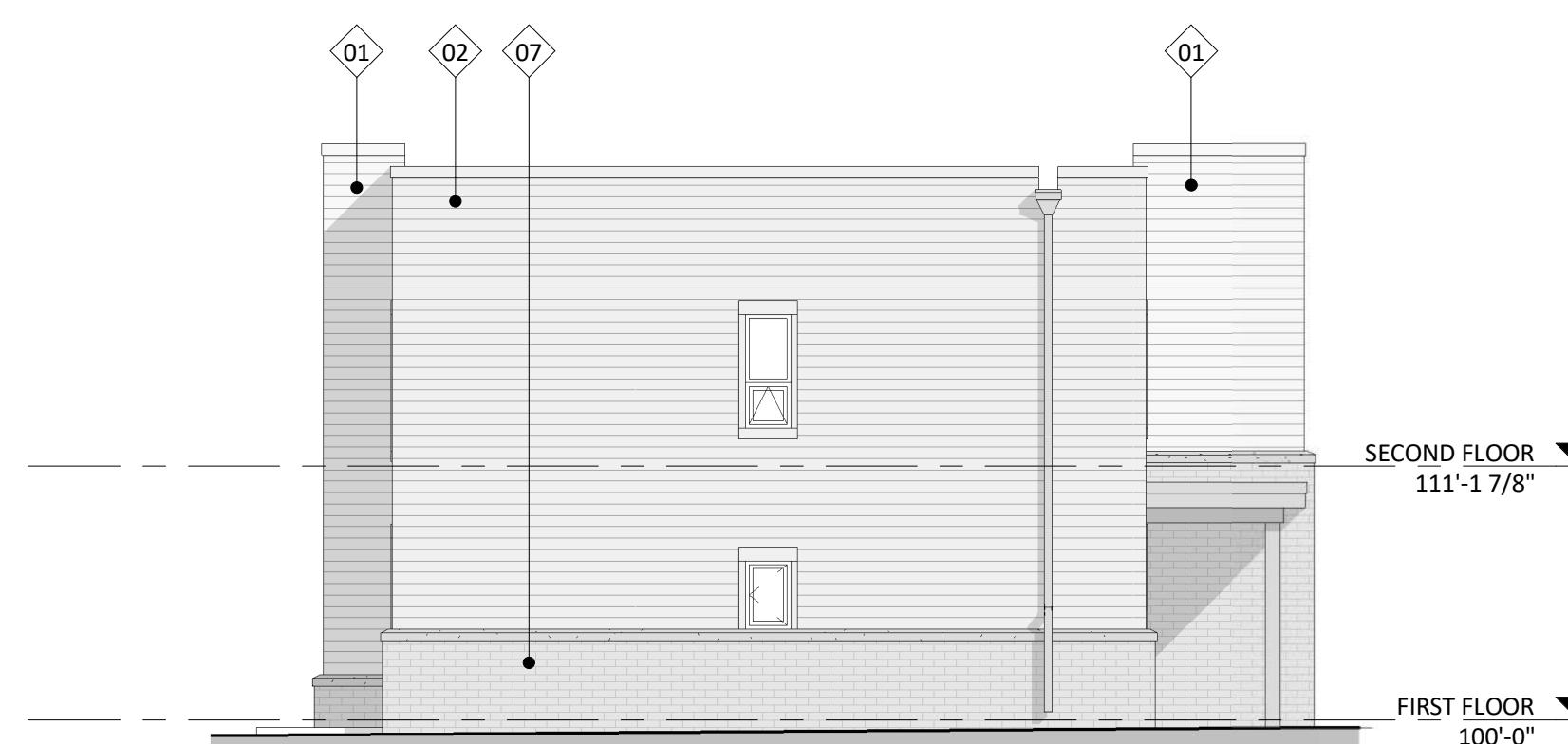


PROJECT NUMBER

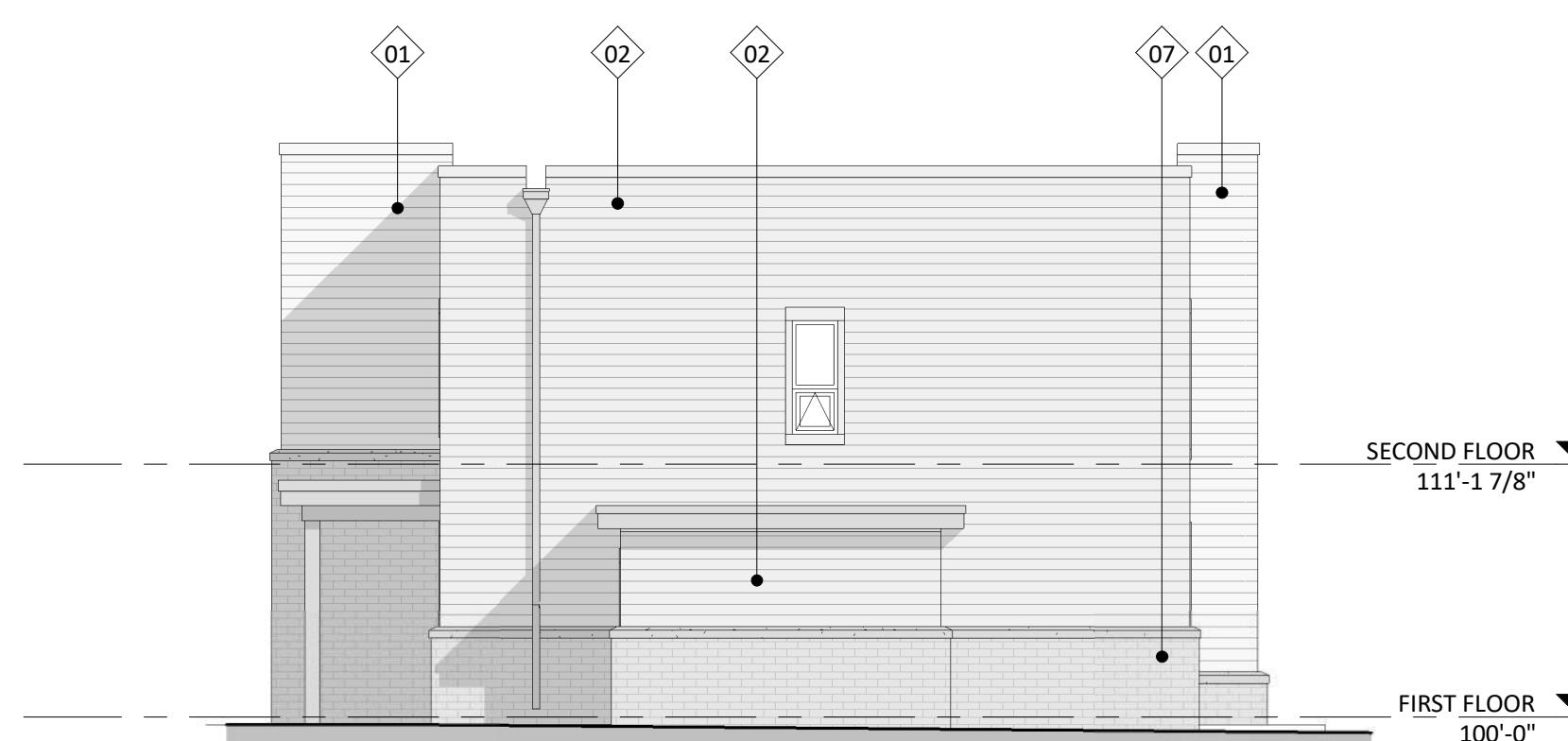
2439



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



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



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



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

ISSUED
 UDC Final & LU Submittal - 2025.06.16

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

PROJECT TITLE
**Mixed-Use
 Redevelopment**

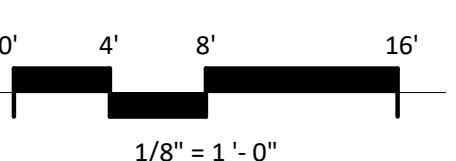
E. Washington Ave. & N
 Fair Oaks Ave., Madison,
 WI
 SHEET TITLE
**Exterior
 Elevations
 Townhouse**

SHEET NUMBER

AC201.2

PROJECT NUMBER

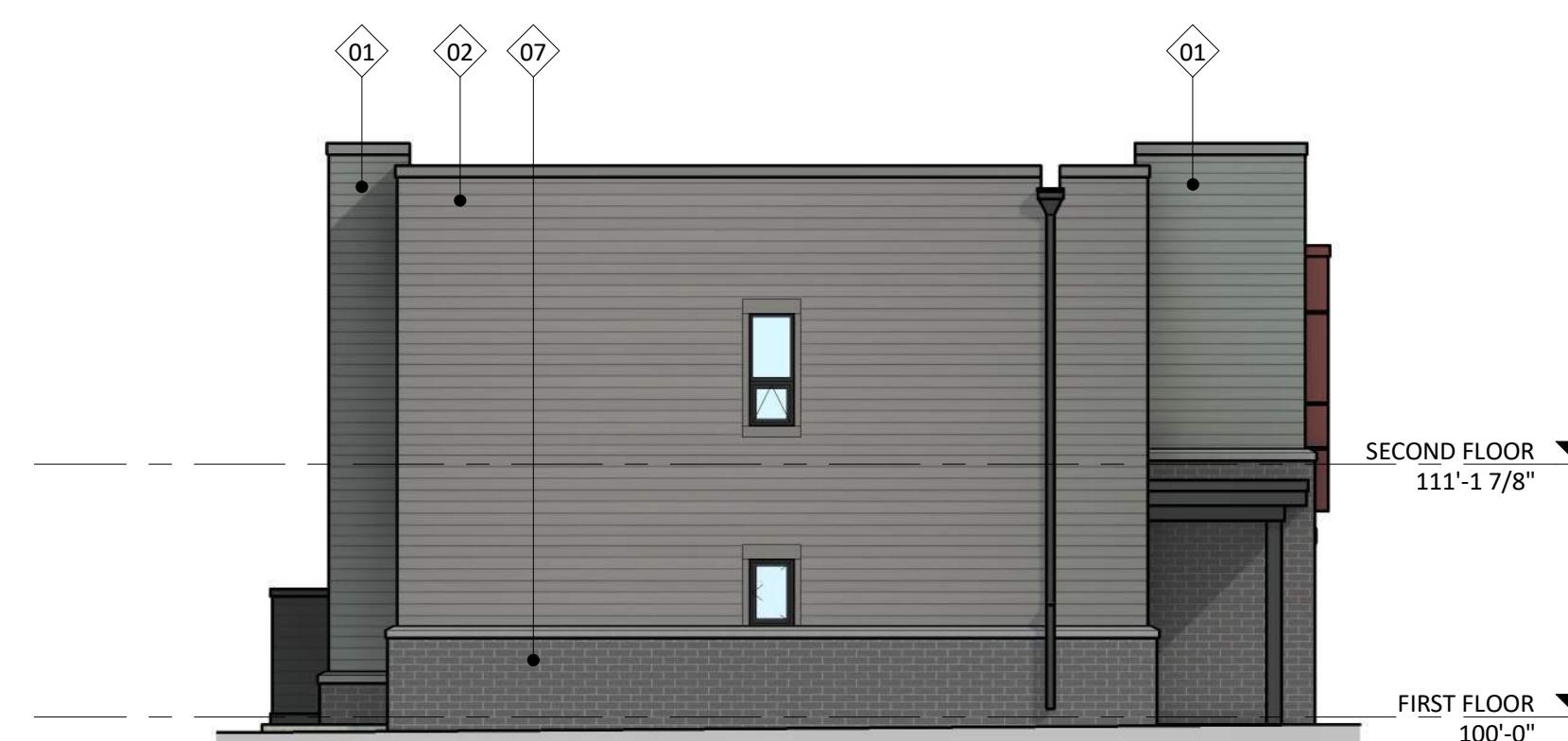
2439



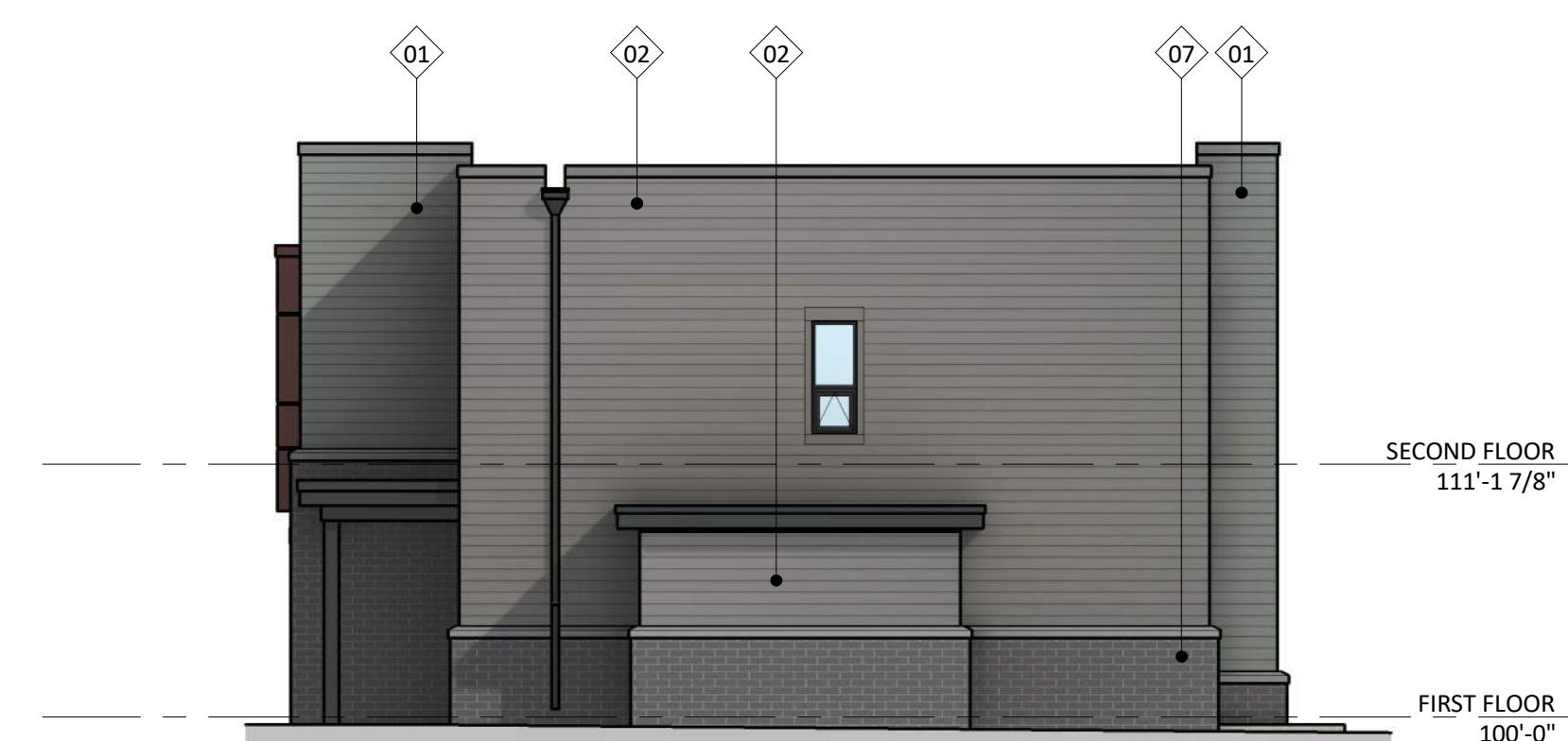
KEY PLAN



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



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



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

ISSUED
 UDC Final & LU Submittal - 2025.06.16

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

PROJECT TITLE
**Mixed-Use
 Redevelopment**



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

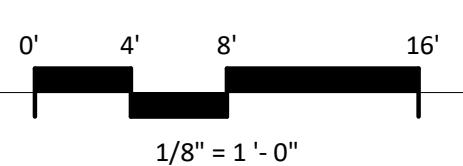
E. Washington Ave. & N
 Fair Oaks Ave., Madison,
 WI
 SHEET TITLE
**Exterior
 Elevations Colored
 Townhouse**

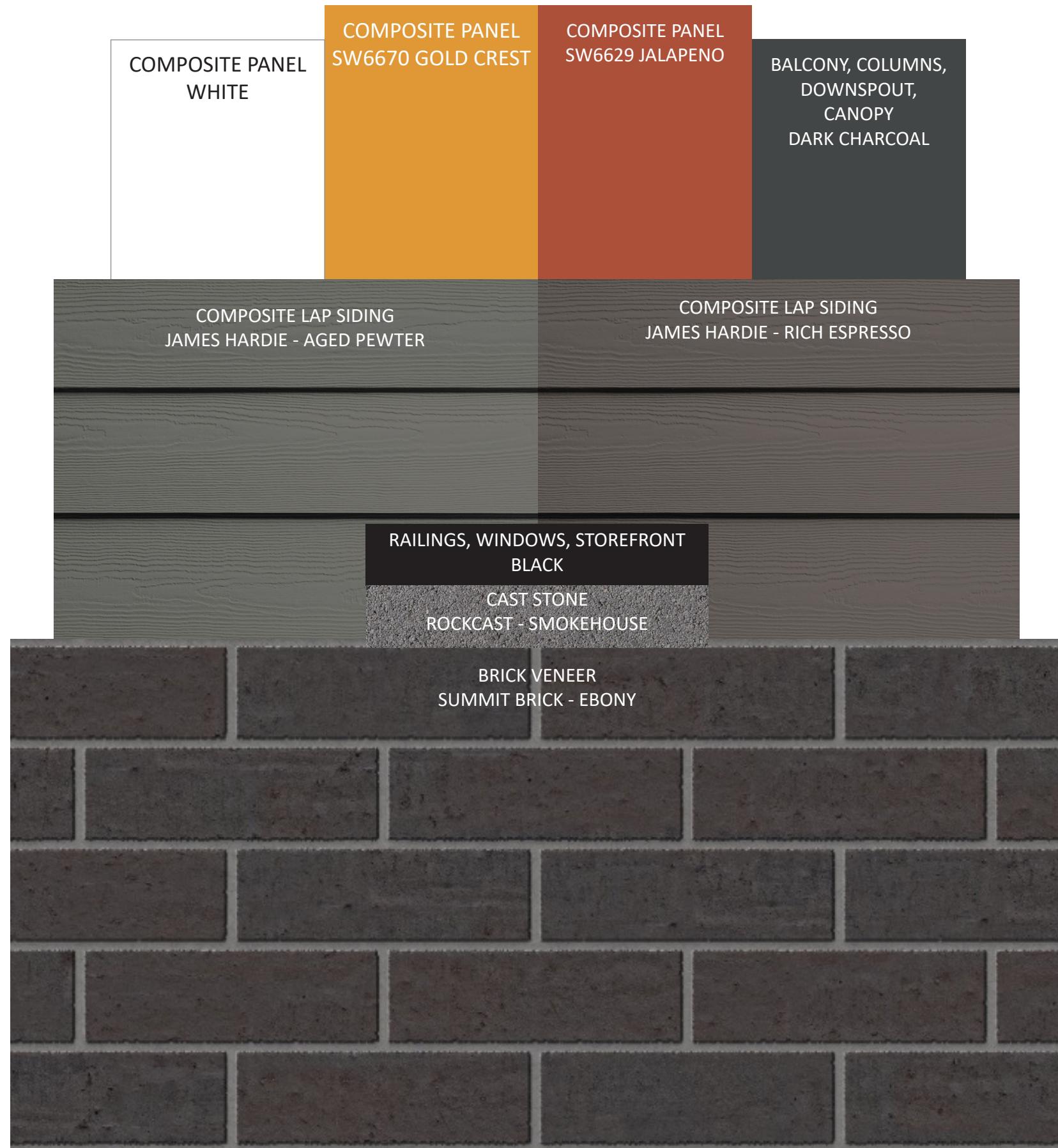
SHEET NUMBER

AC202.2

PROJECT NUMBER

2439





ISSUED
 UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
**Mixed-Use
 Redevelopment**

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

SHEET TITLE
Material Board

SHEET NUMBER

AC900

PROJECT NUMBER
2439



Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI
kba
UDC & LU SUBMITTAL | 2025.06.16 | 2439
knothe + bruce
ARCHITECTS



Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI
kba
UDC & LU SUBMITTAL | 2025.06.16 | 2439
knothe + bruce
ARCHITECTS



Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI
kba
UDC & LU SUBMITTAL | 2025.06.16 | 2439
knothe + bruce ARCHITECTS



Concept Image

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



UDC & LU SUBMITTAL | 2025.06.16 | 2439



Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI
kba
UDC & LU SUBMITTAL | 2025.06.16 | 2439
knothe + bruce
ARCHITECTS



Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI
kba
UDC & LU SUBMITTAL | 2025.06.16 | 2439
knothe + bruce
ARCHITECTS



Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI
kba
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knothe + bruce
ARCHITECTS