

# 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:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submission reviewed by \_\_\_\_\_

Legistar # \_\_\_\_\_

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: 1 and 15 Ellis Potter Court

Title: \_\_\_\_\_

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

UDC meeting date requested 12/13/23

- New development       Alteration to an existing or previously-approved development  
 Informational       Initial approval       Final approval

## 3. Project Type

- Project in an Urban Design District  
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
 Planned Development (PD)  
     General Development Plan (GDP)  
     Specific Implementation Plan (SIP)  
 Planned Multi-Use Site or Residential Building Complex

### Signage

- Comprehensive Design Review (CDR)  
 Signage Variance (i.e. modification of signage height, area, and setback)  
 Signage Exception

### Other

- Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** Scott Kwiecinski  
**Street address** 5201 East Terrace Drive, Suite 300  
**Telephone** (608) 354-0820

**Company** Horizon Development Group, Inc.  
**City/State/Zip** Madison, WI 53718  
**Email** s.kwiecinski@horizondbm.com

**Project contact person** Kevin Burow  
**Street address** 8401 Greenway Blvd., Ste 900  
**Telephone** 608-836-3690

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

**Property owner (if not applicant)** Bin Ran, BR 15 Real Estate, LLC  
**Street address** 15 Ellis Potter Court  
**Telephone** 608-347-7618

**City/State/Zip** Madison, WI 53711  
**Email** binran1967@hotmail.com

**5. Required Submittal Materials**

- Application Form**
- 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 CDR or Signage Variance review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal\***
- 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.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. 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. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**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 October 6, 2023.
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 Scott Kwiecinski Relationship to property Developer  
 Authorizing signature of property owner  Date 11/25/2023

**7. Application Filing Fees**

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

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

- Urban Design Districts: \$350 (per §35.24(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 signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

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

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

## 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. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. 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 Variance 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

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.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal 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 (include material 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
- Proposed Signage (if applicable)
- 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)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance 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

November 27, 2022



Ms. Heather Stouder  
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 Application and UDC Submittals

1 and 15 Ellis Potter Ct  
KBA Project #2372

Ms. Heather Stouder:

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

**Organizational Structure:**

Owner: Horizon Development Group, Inc.  
5201 East Terrace Drive, Suite 300  
Madison, WI 53718  
(608) 354-0820  
Contact: Scott Kwiecinski  
s.kwiecinski@horizondbm.com

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

Engineer: Wyser Engineering  
300 East Front Street  
Mt. Horeb, WI 53572  
(608) 437-1980  
Contact: Wade P. Wyse, P.E.  
Wade.wyse@wyserengineering.com

Landscape Architect: Paul Skidmore  
13 Red Maple Trail  
Madison, WI 53717  
(608) 335-1529  
Contact: Paul Skidmore  
paulskidmore@tdds.net

**Introduction:**

This proposed development involves the development of 1 and 15 Ellis Potter Ct.. at the intersection with Schroder Road. The site has a vacant lot, and a lot with a two-story commercial office building. This application requests the demolition of the existing 15 Ellis Potter Court building for the proposed new development in the Suburban Employment District which will be a mixed-use building along with a townhome building. This site is also located in Urban Design District #2 and as such requires approval from the Urban Design Commission.

This will be a WHEDA Tax-Credit project and these buildings will infill an existing vacant lot and replace a two-story office building that has been well used over its lifetime. They will provide much-needed

affordable housing units in an area of the city that is well connected by being located directly on a bus route. These design concepts will be discussed in more detail and your feedback on this is welcomed.

### **Project Description:**

The proposed project is a multi-family development consisting of a mixed-use building for Seniors 55+ in age along with a separate building with townhome units for families. The 11 townhomes will all be 3-bedroom units with direct entries and detached garages, while the 3-story mixed use building will have a total of 54 one- and two-bedroom units with underground parking, and a community outreach office located in the commercial space.

The buildings have been placed on the site to work best with the existing topography to take advantage of this sloping site such that access into the underground parking is achieved without a long ramp. The freestanding garages have been located along the northern property line to serve as a screening element to the self-storage units located on the adjacent property. View corridors are also able to be provided for the properties to the west, to be able to look towards the wildlife area to the east. The buildings will have a residential look with sloped roofs and the use of traditional materials of masonry to anchor the buildings to the site along with composite sidings and trim.

Parking is provided in an underground garage for the mixed-use building, and detached garages accompany the townhomes; both buildings will have surface parking as well, which has been located interior to the site to be screened from the public streets. There are also 2 bus stops within a block of this site, which further allows for easy access to many areas of the City.

### **City and Neighborhood Input:**

We have met with the City on several occasions for this proposed development including a meeting with the Development Assistance Team on September 21, 2023 and an additional meeting with Chris Wells, John Vogt, Jenny Kirchgatter and Jessica Vaughn on October 6, 2023. There was also a neighborhood meeting on October 2, 2023, with Alders Kristin Slack & Barbara McKinney, Chris Wells, and Julie Spears were in attendance, and the specific concern regarding this development was for locating the family townhome units and associated outdoor play space in a safer location and away from the traffic on Schroeder Road. This input has helped shape this proposed development.

### **Demolition Standards:**

We are proposing the existing building be demolished. The existing building is not a landmark structure, and it is not in an existing Historic District or part of a National Register. Given the commercial office use of this building and the fact that it is a large two-story structure, it is not possible to be relocated for possible reuse. Also, it is an old structure that is well-worn, and the size is such that it would not be cost effective to convert this into residential units. We will remove and reuse as much of the usable equipment and materials/furnishings as possible prior to the demolition. We believe the demolition standards can be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structures.

### **Conditional Use Approvals:**

The proposed development in this Suburban Employment zoning district requires conditional use approvals for having dwelling units in a mixed-use building, a residential building complex, and for an accessory structure to be located in the rear yard setback. The proposed building's size, scale and use are consistent with the requirements of the SE (Suburban Employment District) zoning.

### **Conformance with UDD No. 2 Requirements**

The project has been designed to generally conform to the guidelines set in the Urban Design District Number 2 and the following items have been incorporated into the design of the project:

- The existing grading and drainage patterns are being maintained so that the proposed development will fit in well and not alter the character of the site.
- The natural slope of the site is being utilized to provide easy access to the underground parking for the apartment building.
- Where possible, existing trees are being maintained to provide a mature tree canopy for the townhome building and new plantings have incorporated the recommended species for UDD No. 2.
- The placement of the buildings has been done to serve as screening of the property to the north while working with the existing contours and creating view corridors of the property to the east.
- The apartment building anchors this corner lot while serving as screening for the parking areas as well.
- The site lighting has been designed to provide the necessary levels of illumination while not causing any glare into the adjacent properties.
- Signage will be designed to be compliant with the UDD No. 2 requirements and will be submitted at a later date.
- The design of the buildings is residential in character with sloped roofs and utilize traditional materials of masonry and composite sidings and trim.
- The height of the buildings at 2 and 3 stories is in context to the existing two story with sloped roof office building that is currently on the site.
- The 3 story structure has varied horizontal and vertical planes and all facades have been designed with high quality materials to show equal importance.

### **Site Development Data:**

#### **Densities:**

Lot Area	85,407 S.F. / 1.96 acres
Dwelling Units	65 D.U.
Lot Area / D.U.	1,314 S.F./D.U.
Density	33.2 units/acre
Lot Coverage	53,386 S.F. / 63%
Usable Open Space	26,578 S.F. (409 S.F. / unit)

### **Mixed-Use Building:**

**Building Height:** 3 Stories / 50'-0"

Commercial Space: 1,065 SF

Dwelling Unit Mix:

One Bedroom	26
<u>Two Bedroom</u>	<u>28</u>
Total	54 D.U.

Vehicle Parking:

Underground	54
<u>Surface parking lot</u>	<u>18</u>
Total	72 vehicle stalls

Bicycle Parking:

Garage Floor-Mount	40
Garage Wall-Mount	14
<u>Guest Surface</u>	<u>10</u>
Total	64 bike stalls

**Townhome Building:**

Building Height: 2 Stories / 32'-6"

Dwelling Unit Mix:

<u>Three Bedroom</u>	<u>11</u>
Total	11 D.U.

Vehicle Parking:

Detached garage parking	10
<u>Surface parking lot</u>	<u>20</u>
Total	30 vehicle stalls

**Project Schedule:**

It is anticipated that construction will start in Fall of 2024 and be completed in Fall of 2025.

Thank you for your time reviewing our proposal.

Sincerely,



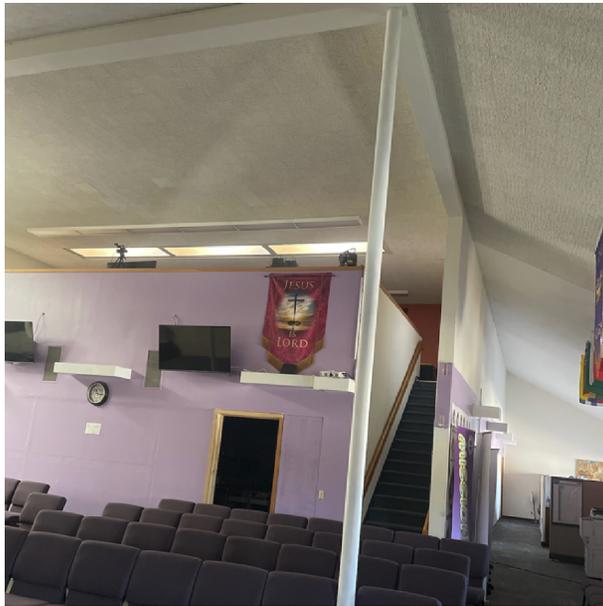
Kevin Burow, AIA, NCARB, LEED AP  
Managing Member



Building to be removed - Exterior photos

15 Ellis Potter Ct., Madison, WI





# Horizon Development

1 & 15 Ellis Potter Ct Madison,  
Wisconsin

PROJECT NUMBER: 2372

## PROJECT TEAM

### OWNER

HORIZON DEVELOPMENT GROUP  
Scott Kwiecinski  
Vice President  
5201 East Terrace Drive, Suite 300,  
Madison, WI, 53718  
Phone: 608.354.0820

### ARCHITECT

KNOTHE & BRUCE ARCHITECTS  
Kevin Burow, AIA  
8401 Greenway Blvd, Suite 900  
Middleton, WI 53562  
Phone: 608.836.3690

### LANDSCAPE DESIGN

Paul Skidmore  
Office: 608-335-1529  
paulskidmore@tds.net

### CIVIL ENGINEER

WYSER ENGINEERING  
Wade Wyse  
300 East Front Street,  
Mount Horeb, WI, 53572  
608.437.1980  
wade.wyse@wyserengineering.com

## SHEET INDEX

COVER SHEET  
CERTIFIED SURVEY MAP

### SITE

C-1.1 SITE PLAN  
C-1.2 SITE LIGHTING PLAN  
C-1.3 FIRE DEPARTMENT ACCESS PLAN  
C-1.4 LOT COVERAGE  
C-1.5 USABLE OPEN SPACE

C100 SITE PLAN  
C200 GRADING & EROSION CONTROL PLAN  
C300 DETAILED GRADING PLAN  
C400 UTILITY PLAN  
C500 DETAILS

L-1.1 LANDSCAPE PLAN

### ARCHITECTURAL

A-1.0 BASEMENT PLAN  
A-1.1 FIRST FLOOR PLAN  
A-1.2 SECOND FLOOR PLAN  
A-1.3 THIRD FLOOR PLAN  
A-2.1 EXTERIOR ELEVATIONS - APARTMENT  
A-2.2 EXTERIOR ELEVATIONS - APARTMENT  
A-2.3 EXTERIOR ELEVATIONS - APARTMENT  
A-2.4 EXTERIOR ELEVATIONS - COLOR - APARTMENT  
A-2.5 EXTERIOR ELEVATIONS - COLOR - APARTMENT  
A-2.6 EXTERIOR ELEVATIONS - COLOR - APARTMENT

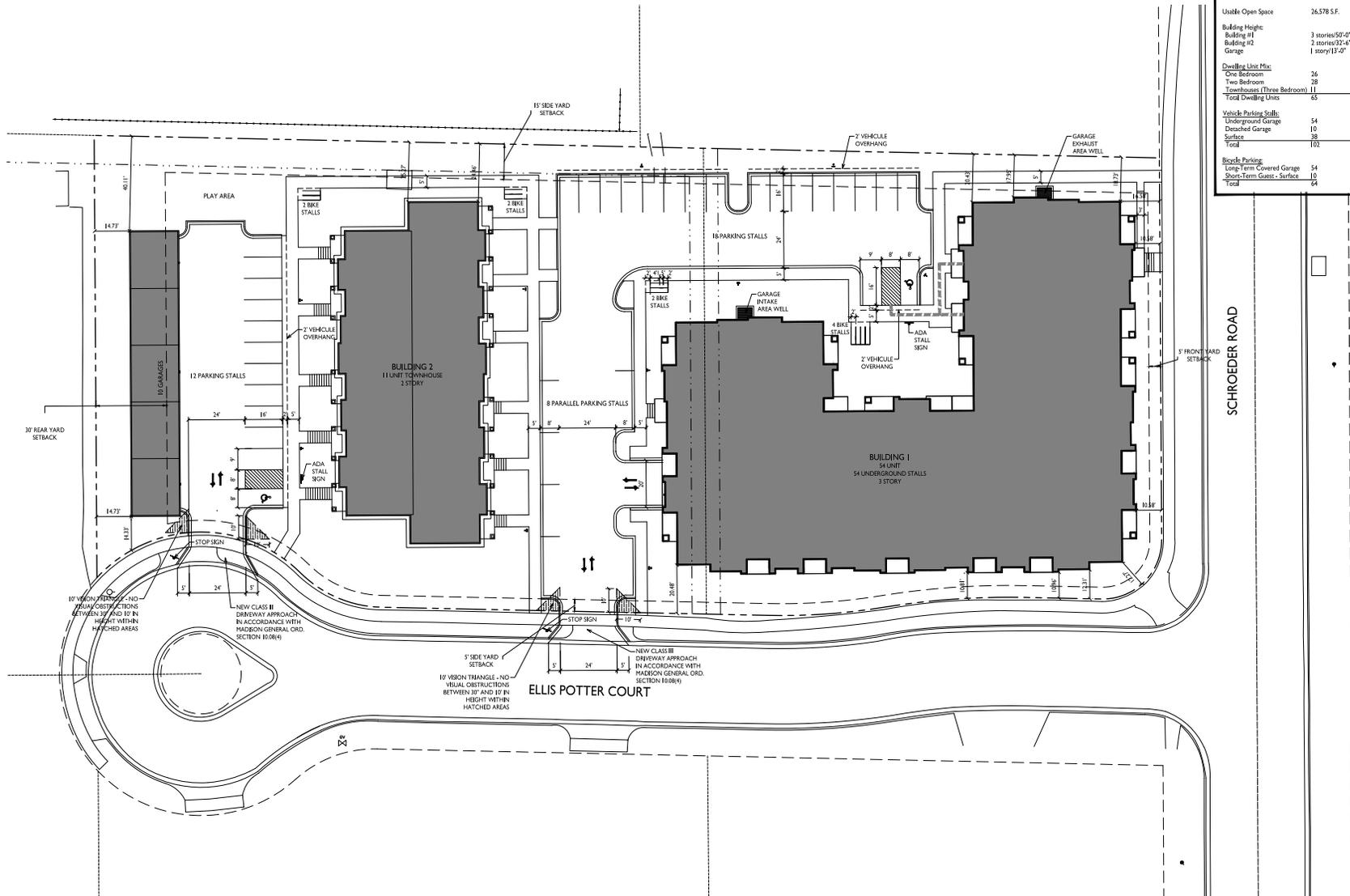
A-2.1 EXTERIOR ELEVATIONS - TOWNHOUSE  
A-2.2 EXTERIOR ELEVATIONS - COLORED - TOWNHOUSE

A-2.1 EXTERIOR ELEVATIONS - GARAGE  
EXTERIOR RENDERINGS  
MATERIAL BOARD



UDC SUBMITTAL - NOVEMBER 27, 2023





Site Development Data:		SE - SUBURBAN EMPLOYMENT	
Zoning			
<b>Densities:</b>			
Lot Area	85,407 S.F./1.96 ACRES		
Dwelling Units	65 units		
Lot Area / D.U.	1,314 S.F./D.U.		
Density	33.2 units/Acre		
<b>PROVIDED</b>			
Lot Coverage	53,386 S.F. (63%)	<b>ZONING REQ'D</b>	75% Max.
Usable Open Space	26,578 S.F.		26,000 S.F.
<b>Building Height:</b>			
Building #1	3 stories/50'-0"		
Building #2	2 stories/32'-6"		
Garage	1 story/12'-0"		
<b>Dwelling Unit Mix:</b>			
One Bedroom	26		
Two Bedroom	29		
Townhouses (Three Bedroom)	11		
<b>Total Dwelling Units</b>	<b>65</b>		
<b>Vehicle Parking Stalls:</b>			
Underground Garage	54		
Dispersed Garage	10		
Surface	98		
<b>Total</b>	<b>102</b>		
<b>Bicycle Parking:</b>			
Long-Term Covered Garage	54		
Short-Term Guest - Surface	10		
<b>Total</b>	<b>64</b>		



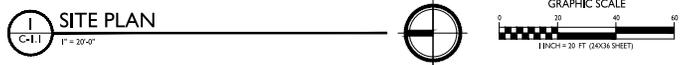
ISSUED  
 Issued for LDC Submittal - November 27, 2023  
 Issued for LLA Submittal - November 27, 2023

PROJECT TITLE  
 Horizon  
 Development

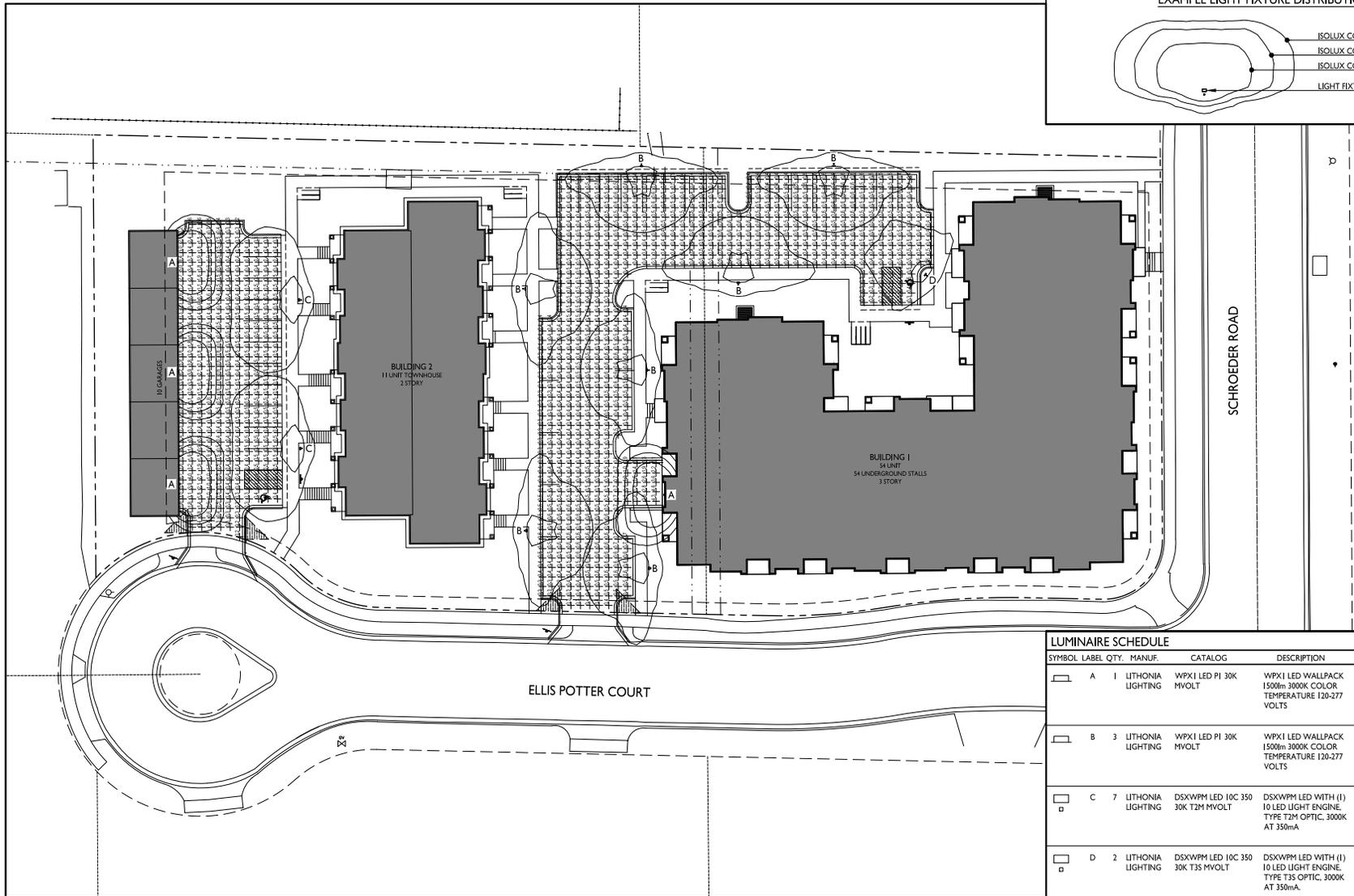
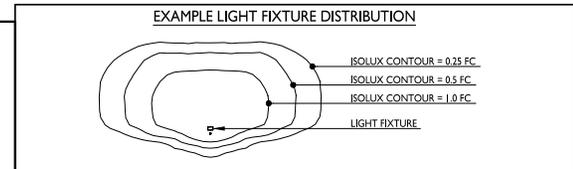
1 & 15 Ellis Potter Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 Site Plan

SHEET NUMBER

C-I.1  
 PROJECT NO. 2372  
 © Knothe & Bruce Architects, LLC

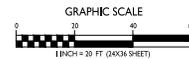


LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
North Parking Lot	+	0.9 fc	6.4 fc	0.2 fc	32.0:1	4.5:1
South Parking Lot	+	0.5 fc	4.6 fc	0.2 fc	23.0:1	2.5:1



LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	1	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK 1500lm 3000K COLOR TEMPERATURE 120-277 VOLTS	WPX1_LED_P1_30K_MVOLT.isx	9'-0" ABOVE GRADE ON BUILDING
	B	3	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK 1500lm 3000K COLOR TEMPERATURE 120-277 VOLTS	WPX1_LED_P1_30K_MVOLT.isx	8'-0" ABOVE GRADE ON BUILDING
	C	7	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2M MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2M OPTIC, 3000K AT 350mA	DSXWPM_LED_10C_350_30K_T2M_MVOLT.isx	16'-0" POLE ON 2'-0" TALL CONC. BASE
	D	2	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T3S MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3S OPTIC, 3000K AT 350mA	DSXWPM_LED_10C_350_30K_T3S_MVOLT.isx	16'-0" POLE ON 2'-0" TALL CONC. BASE
	E	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T4M MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K AT 350mA	DSXWPM_LED_10C_350_30K_T4M_MVOLT.isx	16'-0" POLE ON 2'-0" TALL CONC. BASE

**SITE LIGHTING PLAN**  
C-1.2 1" = 20'-0"



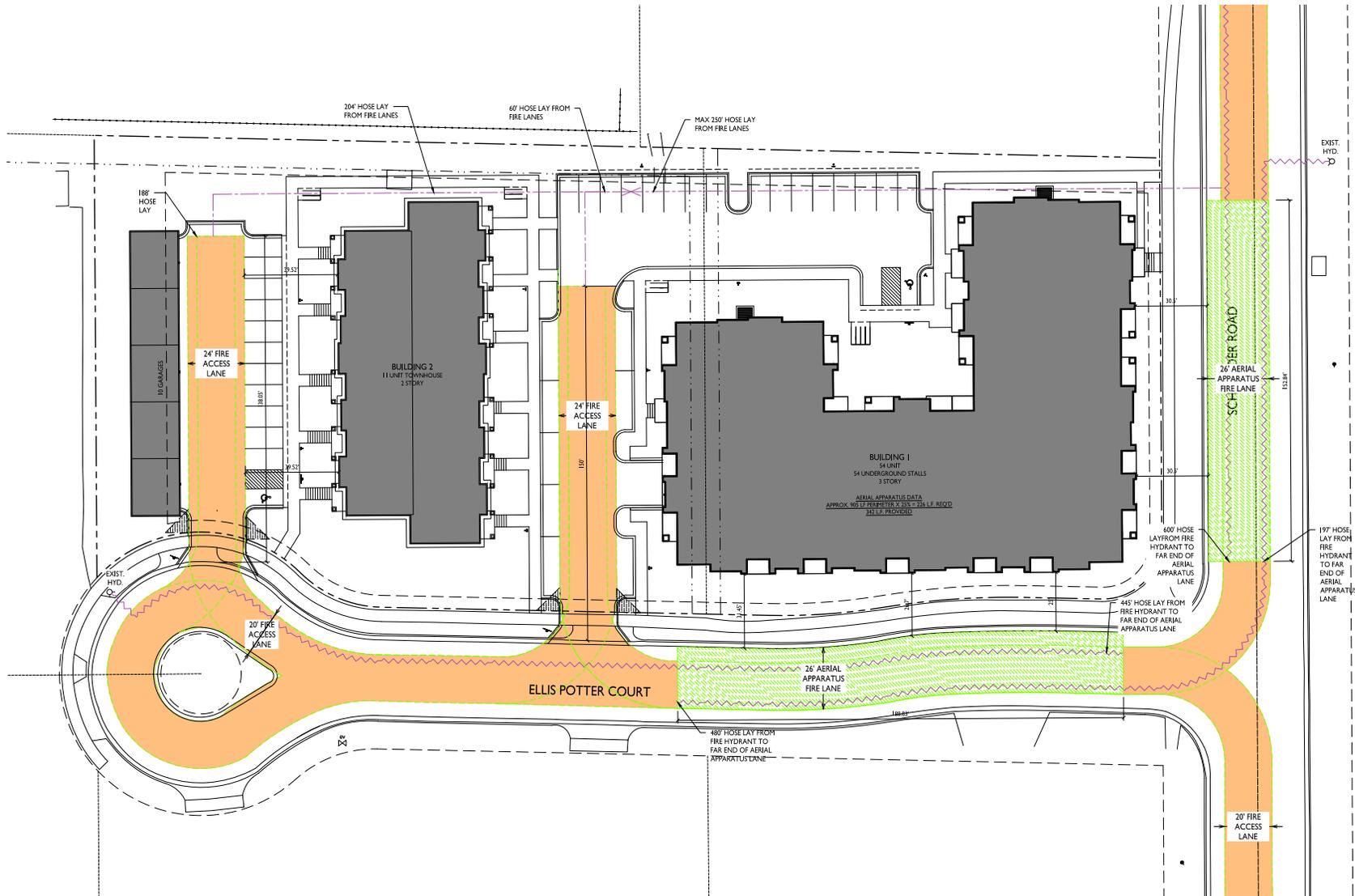
ISSUED  
Issued for UDC Submittal - November 27, 2023  
Issued for LIA Submittal - November 27, 2023

PROJECT TITLE  
Horizon  
Development

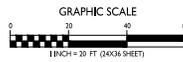
I & 15 Ellis Potter Ct  
Madison, Wisconsin  
SHEET TITLE  
Site Lighting Plan

SHEET NUMBER  
**C-1.2**

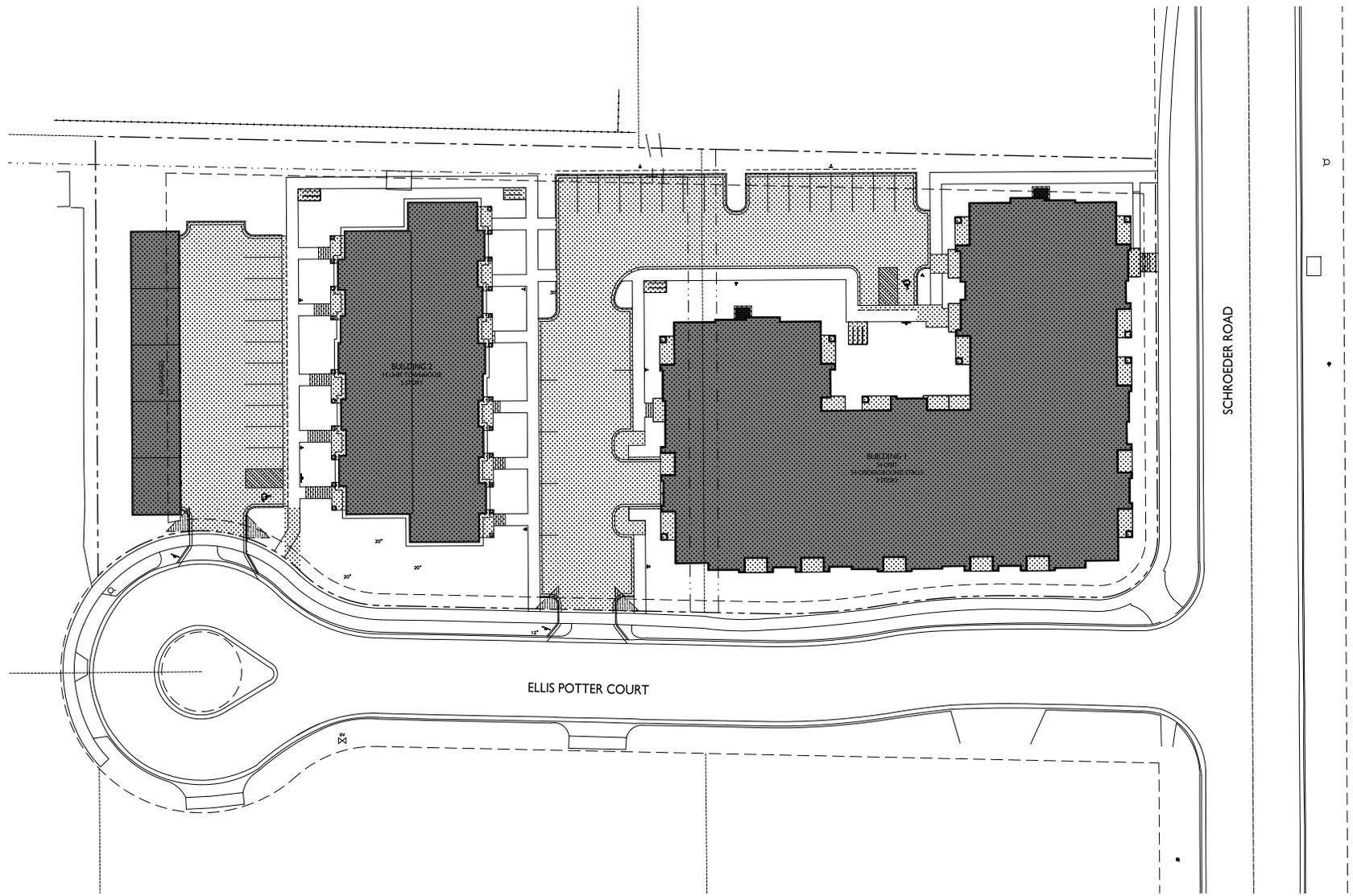
PROJECT NO. 2372  
© Knothe & Bruce Architects, LLC



**FIRE DEPARTMENT ACCESS PLAN**  
 C-I.3 1" = 20'-0"



**LOT COVERAGE**  
 ZONING: SE - SUBURBAN EMPLOYMENT  
 MAXIMUM LOT COVERAGE: 75%  
 LOT AREA: 85,407 S.F.  
 PROPOSED COVERAGE: 53,386 S.F. / 63%



ISSUED  
 Issued for LDC Submittal - November 27, 2023  
 Issued for LIA Submittal - November 27, 2023

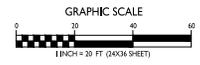
PROJECT TITLE  
 Horizon  
 Development

1 & 15 Ellis Potter Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 Lot Coverage

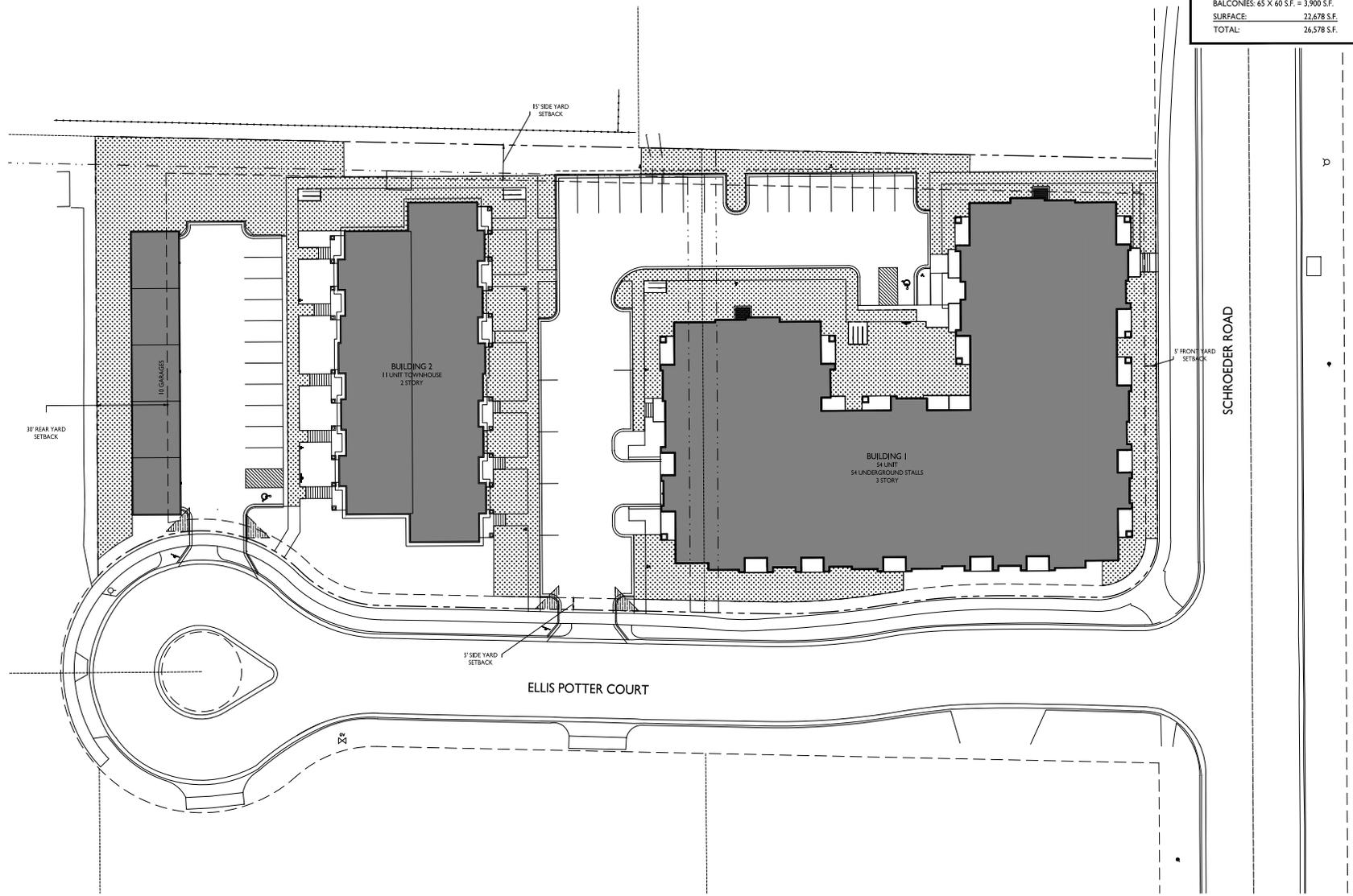
SHEET NUMBER

**C-I.4**  
 PROJECT NO. 2372  
 © Knothe & Bruce Architects, LLC

**LOT COVERAGE**  
 C-I.4 1" = 20'-0"



USABLE OPEN SPACE	
ZONING:	SE - SUBURBAN EMPLOYMENT
REQUIRED OPEN SPACE:	400 S.F. / D.U.
DWELLING UNITS:	65
65 X 400 =	26,000 S.F. OPEN SPACE REQUIRED
OPEN SPACE PROVIDED:	
BALCONIES:	65 X 60 S.F. = 3,900 S.F.
SURFACE:	22,678 S.F.
TOTAL:	26,578 S.F.



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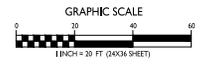
PROJECT TITLE  
Horizon  
Development

1 & 15 Ellis Potter Ct  
Madison, Wisconsin  
SHEET TITLE  
Usable Open  
Space

SHEET NUMBER

**C-I.5**  
PROJECT NO. 2372  
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**1** USABLE OPEN SPACE  
C-I.5 1" = 20'-0"













**GENERAL NOTES**

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE. REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
5. AS DEFINED BY SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 3 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [CITYOFMADISON.COM/BUSINESS/PWSPEC/CFM](http://CITYOFMADISON.COM/BUSINESS/PWSPEC/CFM)
6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISBURSE, 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 TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
7. SECTION 107.18(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REUSE EXCAVATED SPILLS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
8. ON THE PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERCTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 3 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NOTICES 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.

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Issued for UDC Submittal - November 27, 2023  
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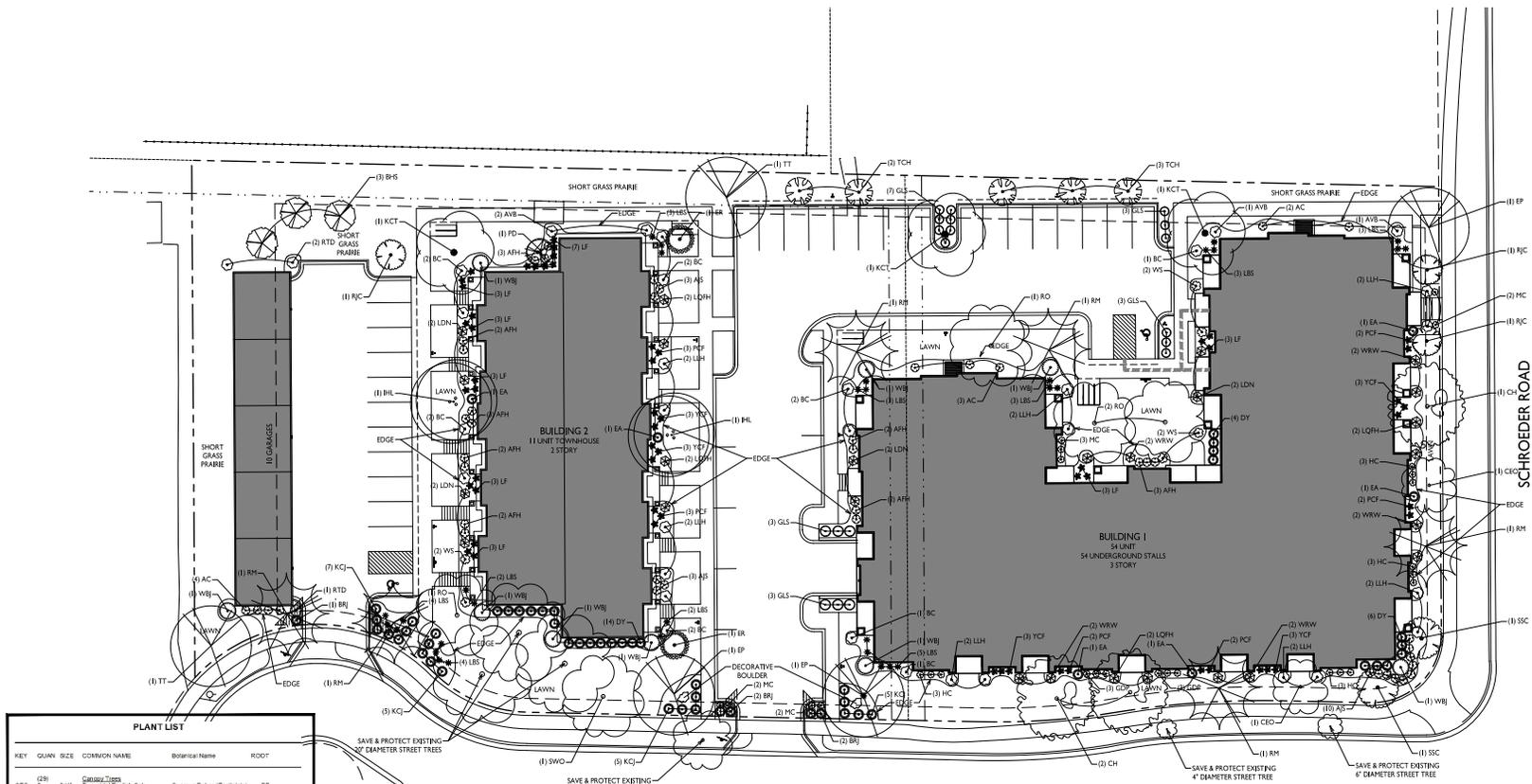
PROJECT TITLE  
**Horizon Development**

I & 15 Ellis Potter Ct  
Madison, Wisconsin  
SHEET TITLE  
**Landscape Plan**

SHEET NUMBER

**L-1.1**

PROJECT NO. **2372**  
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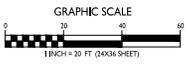


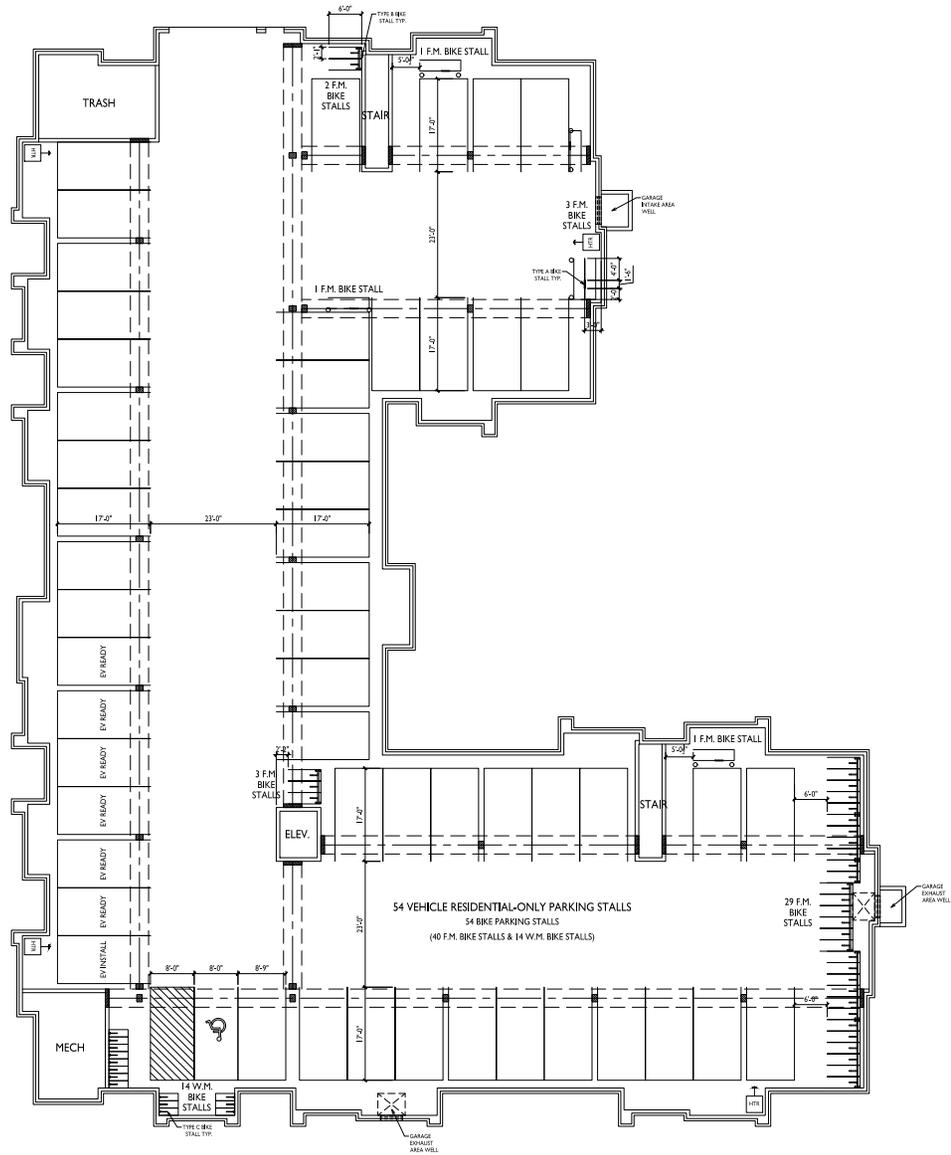
**PLANT LIST**

KEY	QUANTITY	COMMON NAME	Botanical Name	ROOT
(236)		<b>Deciduous Trees</b>		
CE0	2	Panorama Foliage Oak	Quercus Rubra 'Fastigiata'	BB
CH	3	Common Hackberry	Celtis Occidentalis	BB
EM	2	Grand Maple	Acer	ET
EP	2	Excelsior Planetree	Platanus Aserrata	BB
FL	2	Island Honeylocust	Gleditsia Triacanthos 'Imperial'	DD
KCT	3	Kentucky Coffeetree	Gymnocladia Dioica	BB
RM	6	Red Maple	Acer Rubrum	BB
RO	4	Red Oak	Quercus Rubra	BB
SWO	1	Swamp White Oak	Quercus bicolor	BB
TT	2	Tulip Tree	Liriodendron Tulipifera	BB
(14)		<b>Deciduous Trees</b>		
ER	3	Eastern Redbud	Cercis Canadensis	BB
PD	4	Prunella Dogwood	Cornus Amomomifolia	BB
RSC	4	Red Ash Dog	Fraxinus Red-Jade	BB
SOC	4	Spring Snow Crab	Malus 'Spring Snow'	BB
TCH	2	Thornless Cockspur Hawthorn	Crataegus Crugallii	BB
(5)		<b>Evergreen Trees</b>		
BMS	3	Black Hills Spruce	Picea Canadensis	BB
(123)		<b>Deciduous Shrubs</b>		
AC	9	Alpine Currant	Ribes alpinum	Per
AVB	6	Arroyo Viburnum	Viburnum Chamaemorus	Per
BC	13	Black Chokeberry	Aronia Melanocarpa	Per
CD	4	Cold Snap Forsythia	Forstia Aemulosa	Per
GL	19	On-Low Juniper	Juniperus Horizontalis	Per
HC	21	Hamamelis	Cornus Aemulosa	Per
LN	9	Little David Hydrangea	Hydrangea L. Davidii	Per
LL	18	Little Leaf Linden	Tilia Cordata	Per
LNH	24	Little Leaf Hydrangea	Hydrangea Nana	Per
LNH	24	Little Leaf Hydrangea	Hydrangea Nana	Per
RTD	3	Red Twig Dogwood	Cornus Sericea	Per
WB	3	White and Green Weigela	Weigela Foliacea	Per
WS	6	White Snowberry	Symphoricarpos Alba	Per
(96)		<b>Evergreen Shrubs</b>		
AVB	6	Black Holly	Ilex Opaca	BB
EA	6	Emerald Arborvitae	Thuja Occidentalis	BB
DY	24	Dwarf Yew	Taxus Media	EX
KC	15	Kalm's Cotoneaster	Cotoneaster Horizontalis	EX
PC	14	Palmetto Juniper	Juniperus Horizontalis	Per
WB	2	White Blue Juniper	Juniperus Horizontalis	Per
(133)		<b>Perennials</b>		
AFH	19	Autumn Frost Hosta	Hosta Autumn Frost	Con
AE	10	A-Spikenard	Aspidistra Spokenarda	Con
LB	20	Little Blue Star	Scilla Maritima	Con
LF	28	Lady Fern	Adiantum Matricariifolium	Con
MC	15	Moisture Loving	Conocarpus Eleocharis	Con
PC	14	Palmetto Juniper	Juniperus Horizontalis	Per
YCP	15	Yellow Cone Flower	Rudbeckia	Con

**ELLIS POTTER COURT**

**LANDSCAPE PLAN**  
1" = 20'-0"





**1** BASEMENT FLOOR PLAN  
 A-1.0 3/32" = 1'-0"

ISSUED  
 Issued for UDC Informational Submittal - October 23, 2023  
 Issued for UDC Submittal - November 27, 2023  
 Issued for LUA Submittal - November 27, 2023

PROJECT TITLE  
 Horizon  
 Development

1 & 15 Ellis Potter Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 Basement Floor  
 Plan

SHEET NUMBER

**A-1.0**  
 PROJECT NO. 2372  
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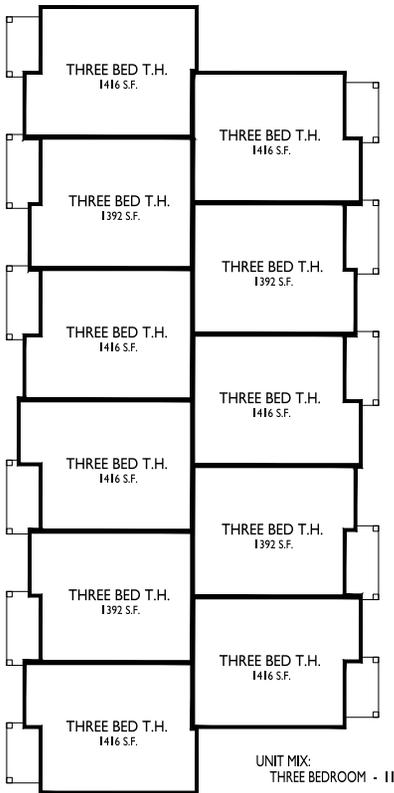
ISSUED  
 Issued for UDC Informational Submittal - October 23, 2023  
 Issued for UDC Submittal - November 27, 2023  
 Issued for LIA Submittal - November 27, 2023

PROJECT TITLE  
 Horizon  
 Development

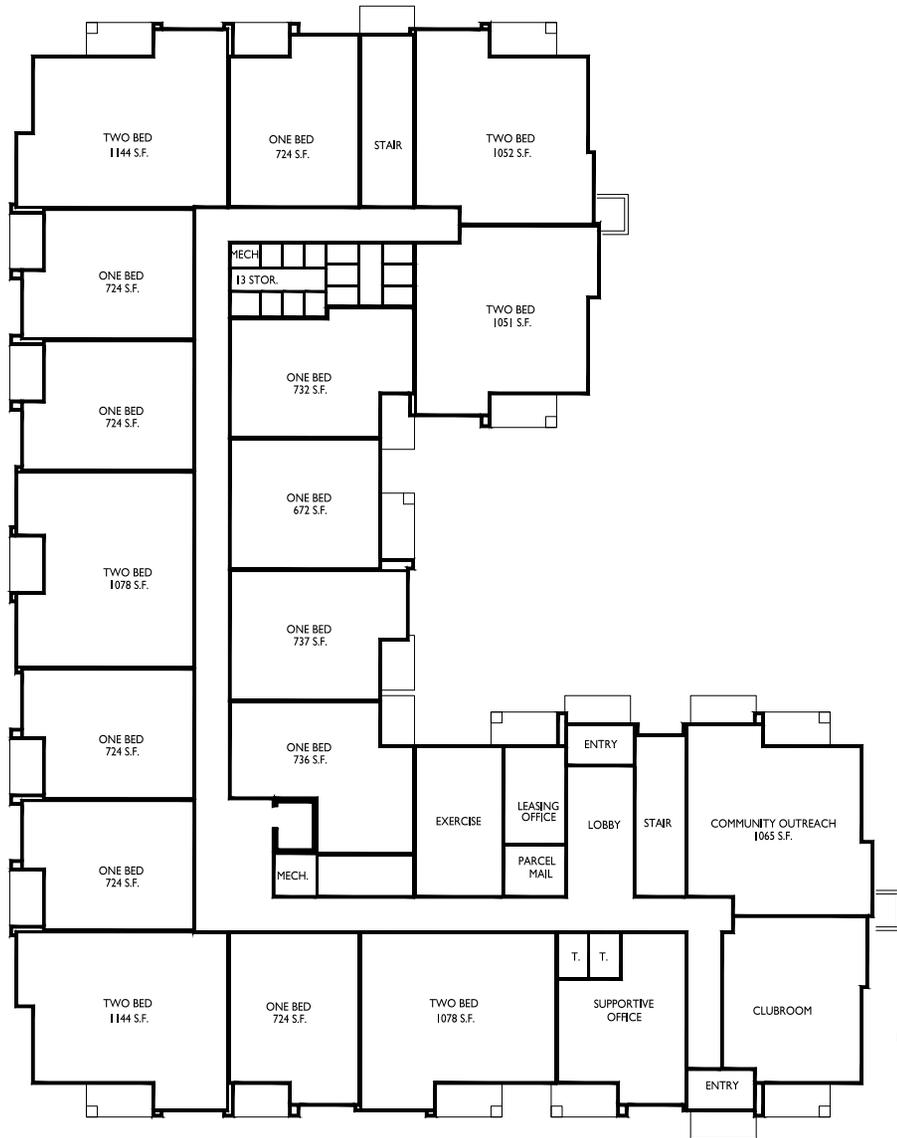
1 & 15 Ellis Potter Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 First Floor Plan

SHEET NUMBER

**A-1.1**  
 PROJECT NO. 2372  
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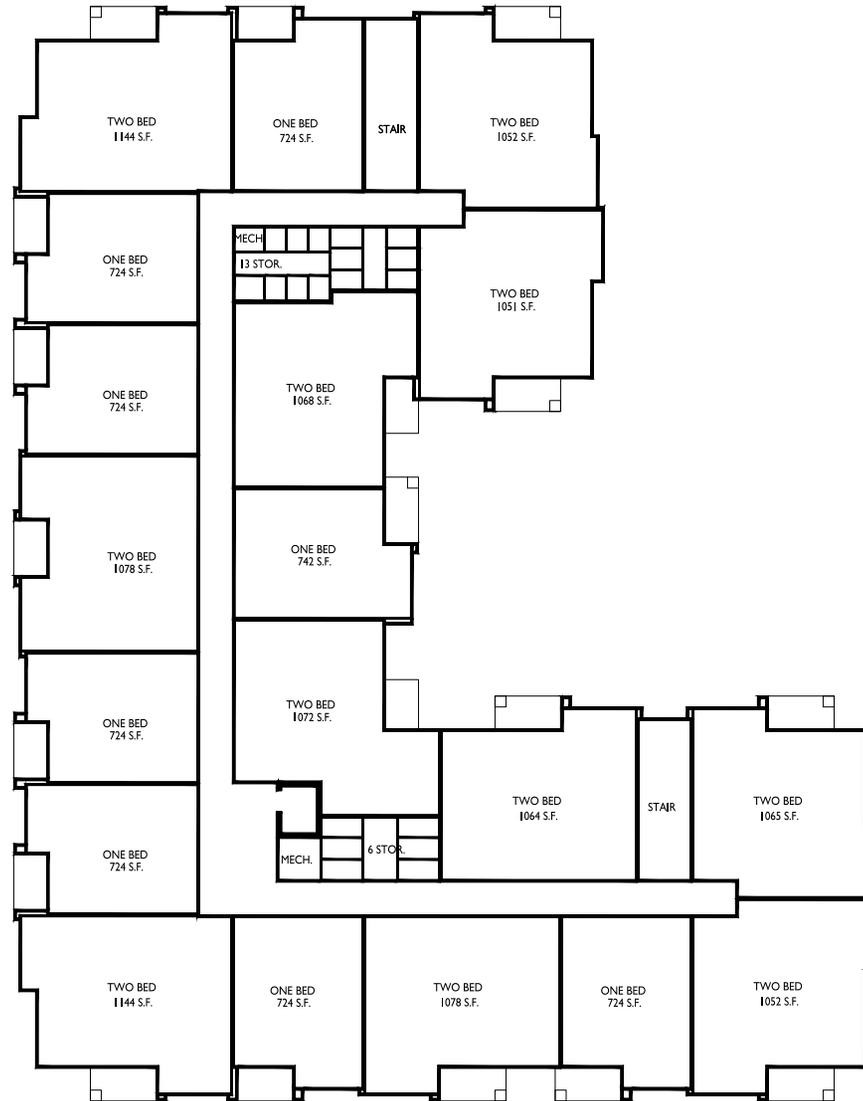
**2** FIRST FLOOR PLAN TOWNHOMES  
 A-1.1 3/32" = 1'-0"



**1** FIRST FLOOR PLAN  
 A-1.1 3/32" = 1'-0"



UNIT MIX:  
 ONE BEDROOM - 26  
 TWO BEDROOM - 28  
 54



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 Issued for LUA Submittal - November 27, 2023

PROJECT TITLE  
 Horizon  
 Development

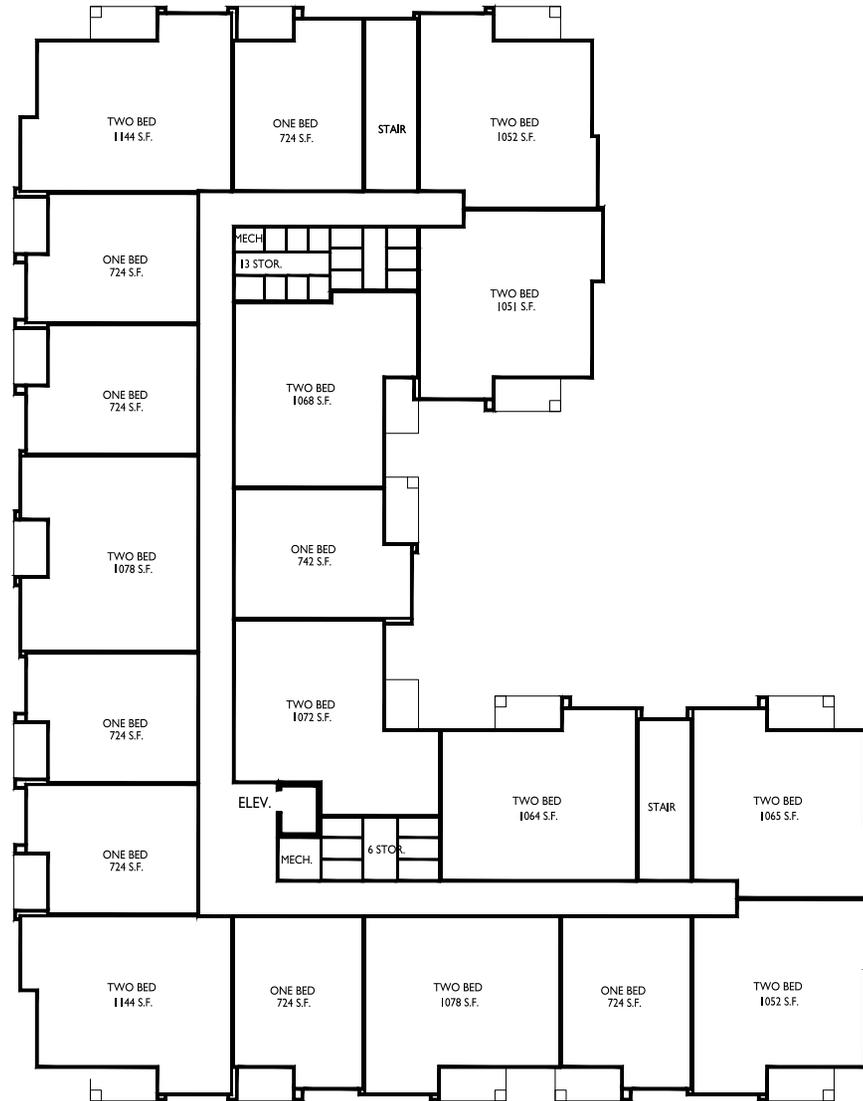
1 & 15 Ellis Potter Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 Second Floor Plan

SHEET NUMBER

1 SECOND FLOOR PLAN  
 A-1.2 3/32" = 1'-0"



A-1.2  
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PROJECT TITLE  
 Horizon  
 Development

1 & 15 Ellis Potter Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 Third Floor Plan

SHEET NUMBER

**THIRD FLOOR PLAN**  
 3/32" = 1'-0"

**A-1.3**  
 PROJECT NO. 2372  
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1 ELEVATION - SOUTH  
 1/8" = 1'-0"



2 ELEVATION - WEST  
 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	AGED PEWTER
03	BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
04	CAST STONE	ROCKCAST	CRème BUFF
05	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ALUMINUM STOREFRONT	TBD	BLACK
14	ASPHALT SHINGLE ROOF	TBD	TBD

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PROJECT TITLE  
 Horizon  
 Development

1 & 15 Ellis Potter Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 EXTERIOR  
 ELEVATIONS -  
 APARTMENT

SHEET NUMBER  
**A-2.1**  
 PROJECT NUMBER  
 2372



1 ELEVATION - NORTH  
A2.2 1/8" = 1'-0"



2 ELEVATION - EAST  
A2.2 1/8" = 1'-0"

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PROJECT TITLE  
Horizon  
Development

1 & 15 Ellis Potter Ct  
Madison, Wisconsin  
SHEET TITLE  
EXTERIOR  
ELEVATIONS -  
APARTMENT

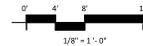
SHEET NUMBER

**A-2.2**

PROJECT NUMBER

2372

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	AGED PEWTER
03	BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
04	CAST STONE	ROCKCAST	CRème BUFF
05	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ALUMINUM STOREFRONT	TBD	BLACK
14	ASPHALT SHINGLE ROOF	TBD	TBD



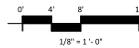
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 Issued for UDC Submittal - November 27, 2023  
 Issued for LUA Submittal - November 27, 2023



2 ELEVATION - HIDDEN NORTH  
 A-2.3 1/8" = 1'-0"



1 ELEVATION - HIDDEN SOUTH  
 A-2.3 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	AGED PEWTER
03	BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
04	CAST STONE	ROCKCAST	CRème BUFF
05	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ALUMINUM STOREFRONT	TBD	TBD
14	ASPHALT SHINGLE ROOF	TBD	TBD

PROJECT TITLE  
 Horizon  
 Development

1 & 15 Ellis Potter Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 EXTERIOR  
 ELEVATIONS -  
 APARTMENT

SHEET NUMBER

**A-2.3**

PROJECT NUMBER

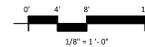
**2372**



1 COLORED ELEVATION - SOUTH  
 A-2.4 1/8" = 1'-0"



2 COLORED ELEVATION - WEST  
 A-2.4 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	AGED PEWTER
03	BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
04	EART STONE	ROCKCAST	CRème BUFF
05	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ALUMINUM STOREFRONT	TBD	BLACK
14	ASPHALT SHINGLE ROOF	TBD	TBD

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PROJECT TITLE  
 Horizon  
 Development

1 & 15 Ellis Potter Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 EXTERIOR  
 ELEVATIONS -  
 COLOR -  
 APARTMENT  
 SHEET NUMBER

**A-2.4**

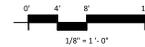
PROJECT NUMBER  
 2372



1 COLORED ELEVATION - NORTH  
A2.5 1/8" = 1'-0"



2 COLORED ELEVATION - EAST  
A2.5 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	AGED PEWTER
03	BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
04	EART STONE	ROCKCAST	CRème BUFF
05	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ALUMINUM STOREFRONT	TBD	TBD
14	ASPHALT SHINGLE ROOF	TBD	TBD

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PROJECT TITLE  
Horizon  
Development

1 & 15 Ellis Potter Ct  
Madison, Wisconsin  
SHEET TITLE  
EXTERIOR  
ELEVATIONS -  
COLOR -  
APARTMENT  
SHEET NUMBER

**A-2.5**

PROJECT NUMBER  
2372

ISSUED  
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PROJECT TITLE  
 Horizon  
 Development

1 & 15 Ellis Potter Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 EXTERIOR  
 ELEVATIONS -  
 COLOR -  
 APARTMENT  
 SHEET NUMBER

**A-2.6**

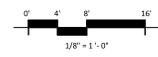
PROJECT NUMBER  
 2372



2 COLORED ELEVATION - HIDDEN NORTH  
 A-2.6 1/8" = 1'-0"



1 COLORED ELEVATION - HIDDEN SOUTH  
 A-2.6 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	AGED PEWTER
03	BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
04	CAST STONE	ROCKCAST	CRUME BUFF
05	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ALUMINUM STOREFRONT	TBD	TBD
14	ASPHALT SHINGLE ROOF	TBD	TBD



1 ELEVATION - NORTH  
 A-2.1 1/8" = 1'-0"



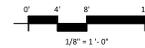
2 ELEVATION - SOUTH  
 A-2.1 1/8" = 1'-0"



4 ELEVATION - WEST  
 A-2.1 1/8" = 1'-0"



3 ELEVATION - EAST  
 A-2.1 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 8"	JAMES HARDIE	RICH ESPRESSO
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	AGED PEWTER
03	BRICK VENER	INTERSTATE BRICK	TUMBLEWEED
04	CAST STONE	ROCKCAST	CREME BLUFE
05	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	STANDING SEAM METAL ROOF	CMG	SILVER
14	ASPHALT SHINGLE ROOF	TBD	TBD

ISSUED  
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PROJECT TITLE  
 Horizon  
 Development

1 & 15 Ellis Potter Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 EXTERIOR  
 ELEVATIONS -  
 TOWNHOME

SHEET NUMBER

**A-2.1**

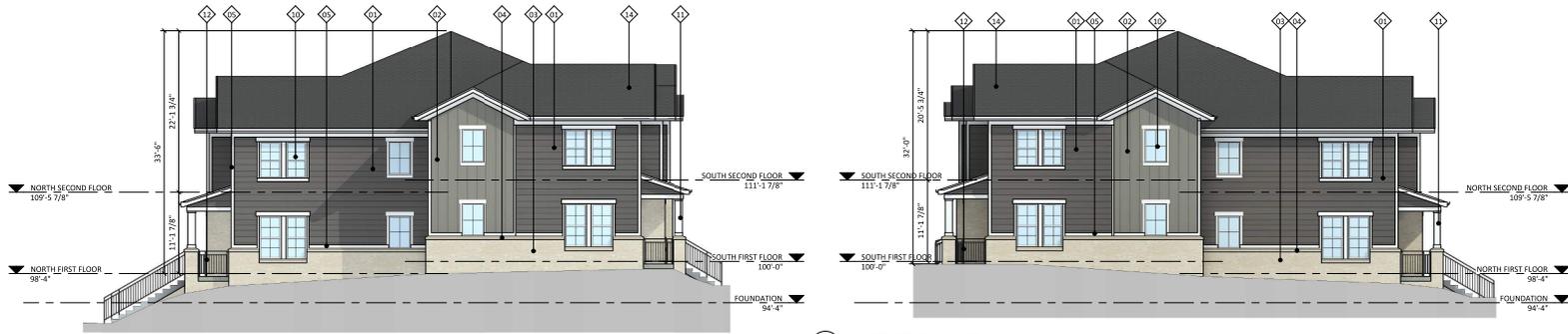
PROJECT NUMBER  
 2372



1 COLORED ELEVATION - NORTH  
 A-2.2 1/8" = 1'-0"



2 COLORED ELEVATION - SOUTH  
 A-2.2 1/8" = 1'-0"



4 COLORED ELEVATION - WEST  
 A-2.2 1/8" = 1'-0"

3 COLORED ELEVATION - EAST  
 A-2.2 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 8"	JAMES HARDIE	RICH ESPRESSO
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	AGED PEWTER
03	BRICK VENER	INTERSTATE BRICK	TUMBLEWEED
04	CAST STONE	ROCKCAST	CREME BLUFF
05	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	STANDING SEAM METAL ROOF	CMG	SILVER
14	ASPHALT SHINGLE ROOF	TBD	TBD

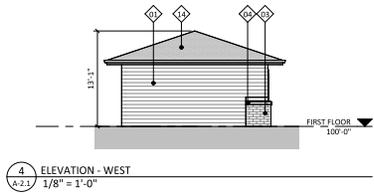
ISSUED  
 Issued for UDC Submittal - November 27, 2023  
 Issued for LUA Submittal - November 27, 2023

PROJECT TITLE  
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 Development

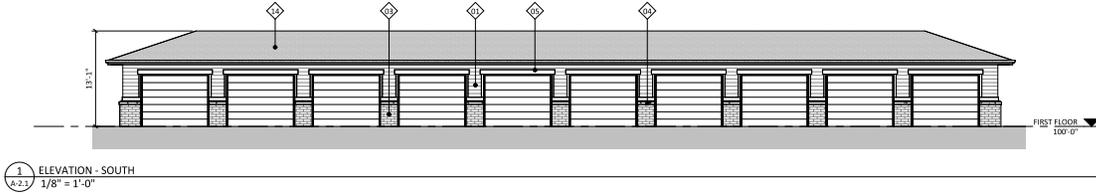
1 & 15 Ellis Potter Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 EXTERIOR  
 ELEVATIONS -  
 COLORED -  
 TOWNHOME  
 SHEET NUMBER

**A-2.2**

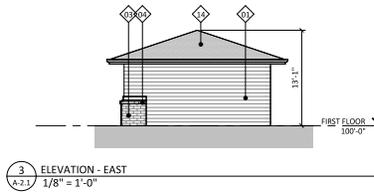
PROJECT NUMBER  
 2372



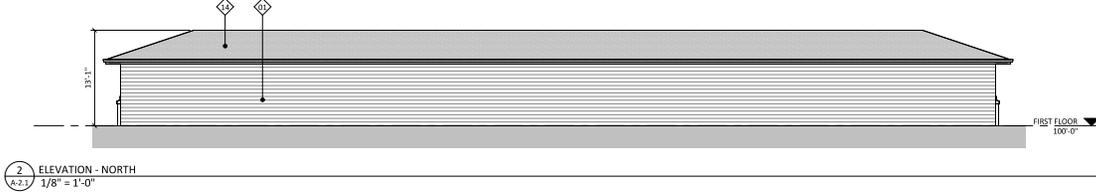
4 ELEVATION - WEST  
 A-2.1 1/8" = 1'-0"



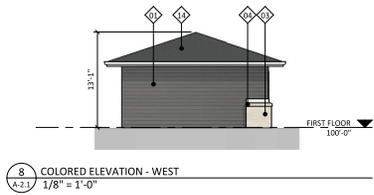
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 A-2.1 1/8" = 1'-0"



3 ELEVATION - EAST  
 A-2.1 1/8" = 1'-0"



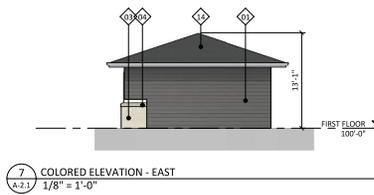
2 ELEVATION - NORTH  
 A-2.1 1/8" = 1'-0"



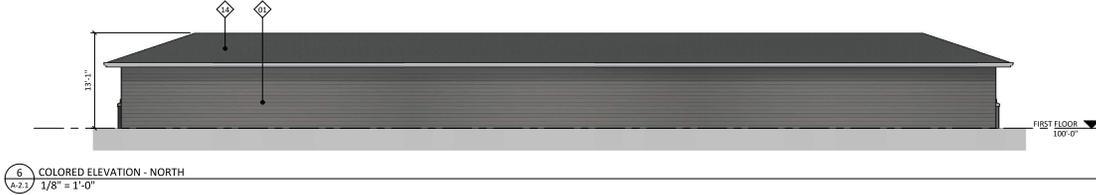
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 A-2.1 1/8" = 1'-0"



5 COLORED ELEVATION - SOUTH  
 A-2.1 1/8" = 1'-0"



7 COLORED ELEVATION - EAST  
 A-2.1 1/8" = 1'-0"



6 COLORED ELEVATION - NORTH  
 A-2.1 1/8" = 1'-0"

ISSUED  
 Issued for UDC - November 27, 2023  
 Issued for LUA - November 27, 2023

PROJECT TITLE  
 Horizon  
 Development

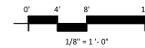
1 & 15 Ellis Potter Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 EXTERIOR  
 ELEVATIONS -  
 GARAGE

SHEET NUMBER

**A-2.1**

PROJECT NUMBER

2372



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
D1	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
D3	BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
D4	CAST STONE	ROCKCAST	CREME BUFF
D5	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
D6	ASPHALT SHINGLE ROOF	TBD	TBD



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## Horizon Development

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# Horizon Development

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**BRICK VENEER - INTERSTATE BRICK -  
TUMBLEWEED**



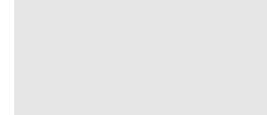
**COMPOSITE LAP SIDING 6"  
JAMES HARDIE - RICH  
ESPRESSO**



**COMPOSITE BOARD &  
BATTEN  
JAMES HARDIE - AGED  
PEWTER**



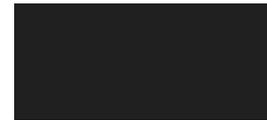
**CAST STONE - ROCKCAST -  
CREME BUFF**



**COMPOSITE WINDOWS - WHITE**



**STANDING SEAM ROOF - SILVER**



**RAILINGS - BLACK**



ISSUED  
 Issued for UDC Submittal - November 27, 2023  
 Issued for LIA Submittal - November 27, 2023



**BRICK VENEER - INTERSTATE BRICK -  
TUMBLEWEED**



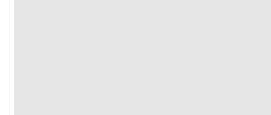
**COMPOSITE LAP SIDING 8"  
JAMES HARDIE - RICH  
ESPRESSO**



**COMPOSITE BOARD &  
BATTEN  
JAMES HARDIE - AGED  
PEWTER**



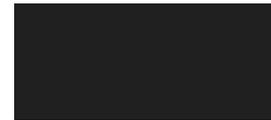
**CAST STONE - ROCKCAST -  
CREME BUFF**



**COMPOSITE WINDOWS - WHITE**



**STANDING SEAM ROOF - SILVER**



**RAILINGS - BLACK**

PROJECT TITLE  
 Horizon  
 Development

1 & 15 Ellis Potter Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 MATERIAL BOARD  
 TOWNHOME

SHEET NUMBER  
**A002**  
 PROJECT NUMBER  
 2372



# WPX LED Wall Packs



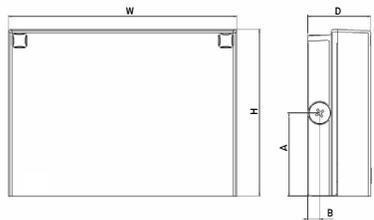
Catalog Number **Lighting Fixture Type A & B**

Notes

Type

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

## Specifications



Front View

Side View

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

## Introduction

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

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

## Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

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

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

### NOTES

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

## FEATURES & SPECIFICATIONS

### INTENDED USE

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

### CONSTRUCTION

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

### ELECTRICAL

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

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

### INSTALLATION

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

### LISTINGS

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

### WARRANTY

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

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



## Performance Data

### Electrical Load

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

### Projected LED Lumen Maintenance

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

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

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

### HID Replacement Guide

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

### Lumen Output

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

### Lumen Ambient Temperature (LAT) Multipliers

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

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

### Emergency Egress Battery Packs

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

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

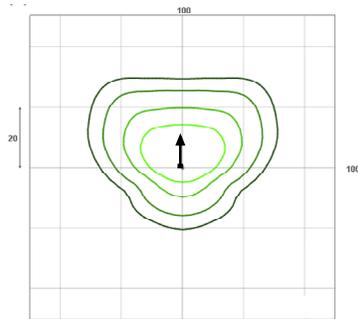
## Photometric Diagrams

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

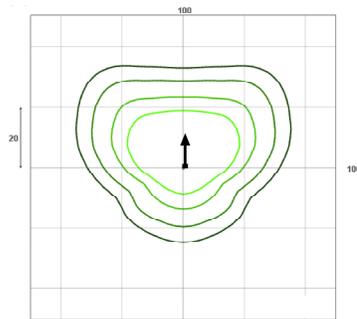
#### LEGEND

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<span style="display:inline-block; width:10px; height:10px; background-color:#90ee90;"></span>	0.5 fc
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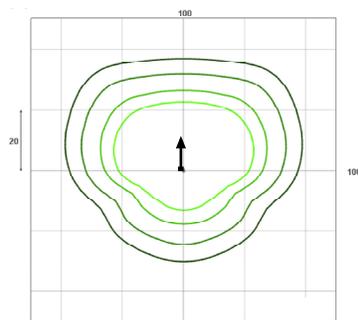
WPX1 LED P1



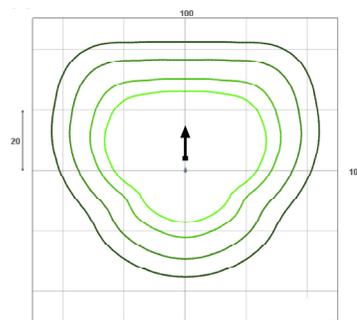
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.



# D-Series Pole Mount LED Area Luminaire

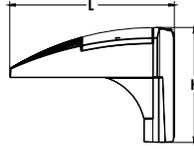
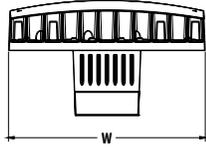


Buy American

d#series

## Specifications Luminaire

**EPA:** 0.8 ft<sup>2</sup> (.07 m<sup>2</sup>)  
**Width:** 13-3/4" (34.9 cm)  
**Length:** 11.5" (29.2 cm)  
**Height:** 8" (20.3 cm)  
**Weight:** 16.03 lbs (7.3 kg)



Catalog Number

Lighting Fixture Type C, D, & E

Notes

Type

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

## Introduction

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

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

## Ordering Information

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

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

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

### NOTES

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

### Accessories

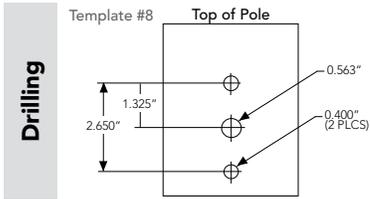
Ordered and shipped separately.

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



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DSXWPM-LED  
 Rev. 04/19/21  
 Page 1 of 5



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

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

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

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

## Performance Data

### Lumen Output

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

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

# Performance Data

## Lumen Output

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

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

## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

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

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

### Projected LED Lumen Maintenance

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

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

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

### Electrical Load

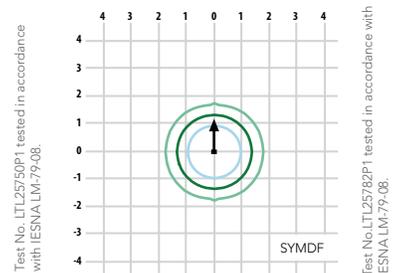
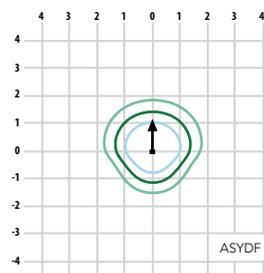
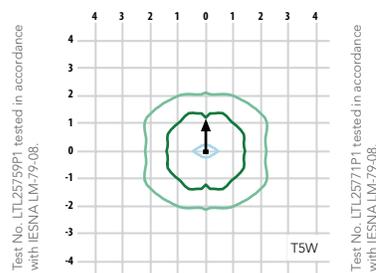
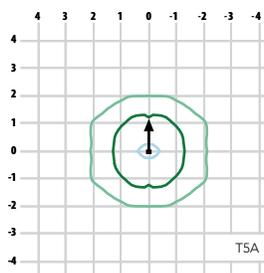
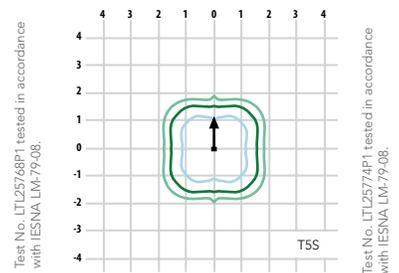
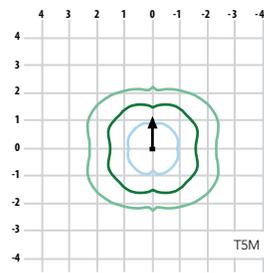
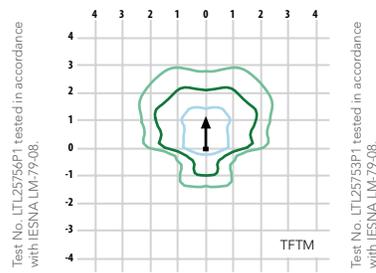
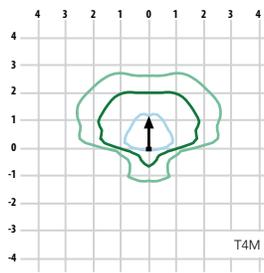
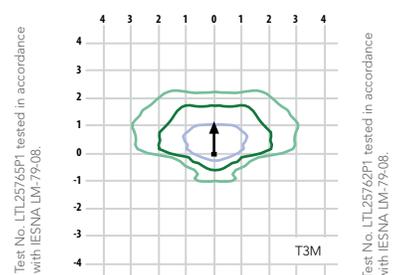
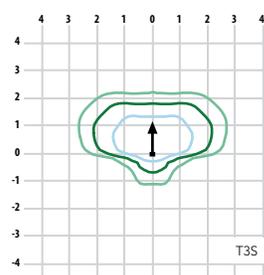
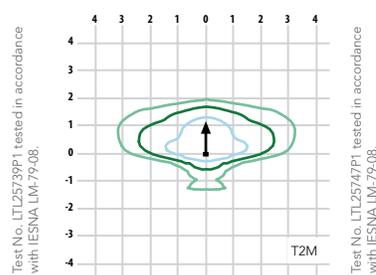
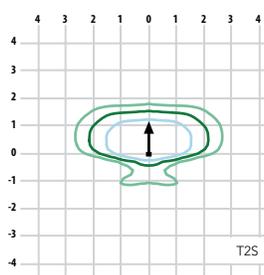
LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W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

## Photometric Diagrams

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

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

#### LEGEND





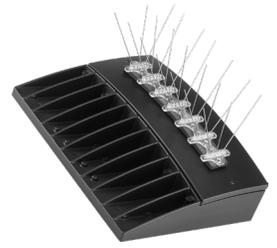
**Mounting detail**



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



**HS - House-side shields**



**BSW - Bird-deterrent spikes**



**WG - Wire guard**



**VG - Vandal guard**



**DDL - Diffused drop lens**

## FEATURES & SPECIFICATIONS

### INTENDED USE

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

### CONSTRUCTION

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

### FINISH

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

### OPTICS

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

### ELECTRICAL

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

### INSTALLATION

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

### LISTINGS

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

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

### BUY AMERICAN

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

### WARRANTY

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

[www.acuitybrands.com/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/terms-and-conditions)

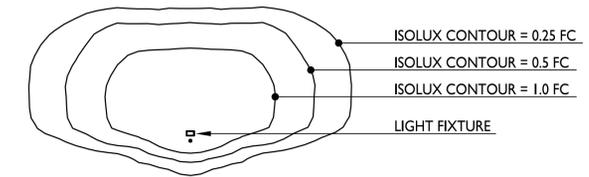
**Note:** Actual performance may differ as a result of end-user environment and application.

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

Specifications subject to change without notice.

LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
North Parking Lot	+	0.9 fc	6.4 fc	0.2 fc	32.0:1	4.5:1
South Parking Lot	+	0.5 fc	4.6 fc	0.2 fc	23.0:1	2.5:1

EXAMPLE LIGHT FIXTURE DISTRIBUTION



ISSUED  
 Issued for UDC Submittal - November 27, 2023  
 Issued for LUA Submittal - November 27, 2023

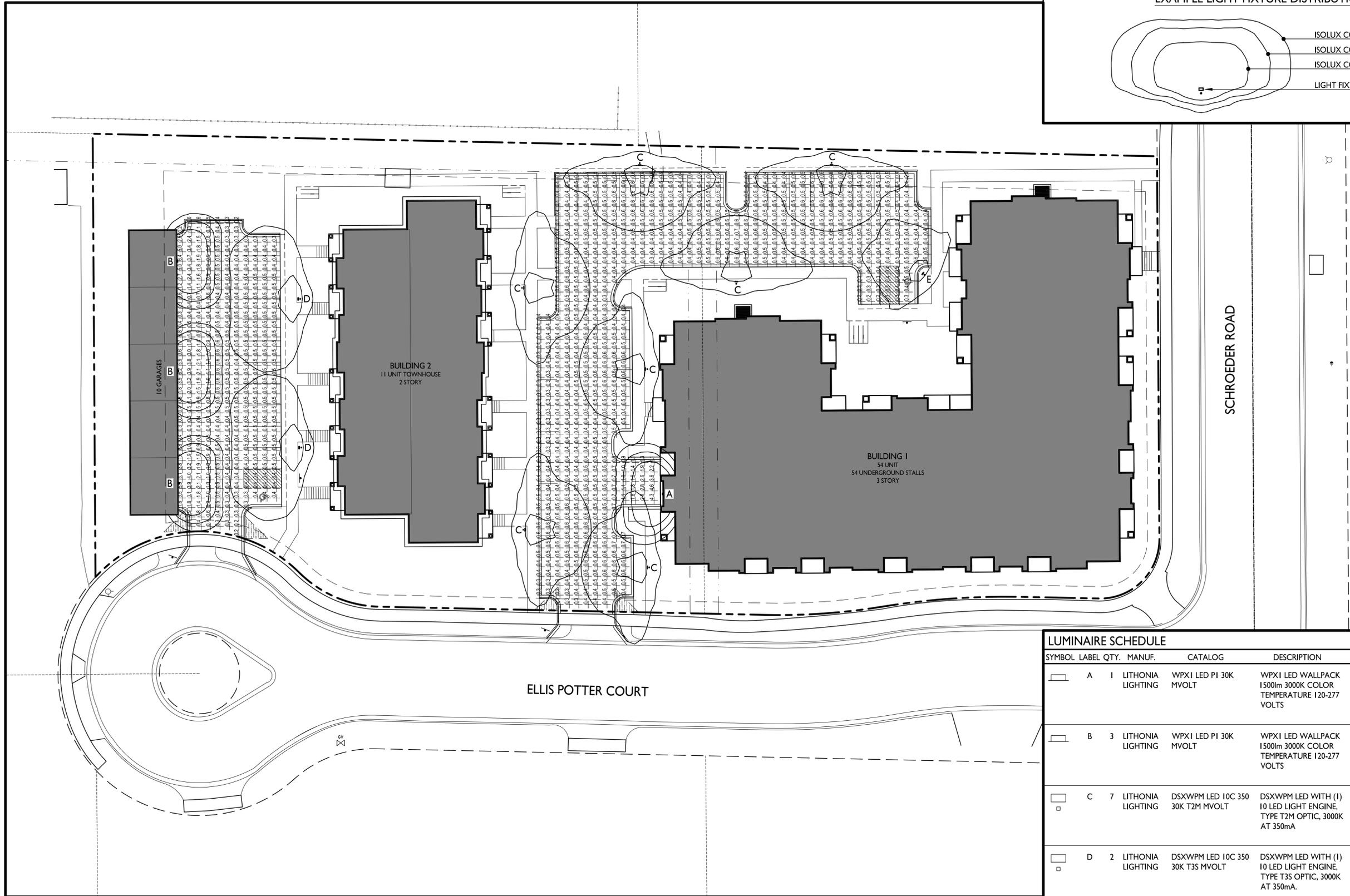
PROJECT TITLE  
**Horizon  
 Development**

1 & 15 Ellis Potter Ct  
 Madison, Wisconsin  
 SHEET TITLE  
**Site Lighting Plan**

SHEET NUMBER

**C-1.2**

PROJECT NO. **2372**  
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LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	1	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK 1500lm 3000K COLOR TEMPERATURE 120-277 VOLTS	WPX1_LED_P1_30K_MVOLT.ies	9'-0" ABOVE GRADE ON BUILDING
	B	3	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK 1500lm 3000K COLOR TEMPERATURE 120-277 VOLTS	WPX1_LED_P1_30K_MVOLT.ies	8'-0" ABOVE GRADE ON BUILDING
	C	7	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2M MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2M OPTIC, 3000K AT 350mA	DSXWPM_LED_10C_350_30K_T2M_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	D	2	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T3S MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3S OPTIC, 3000K AT 350mA.	DSXWPM_LED_10C_350_30K_T3S_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	E	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T4M MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K AT 350mA	DSXWPM_LED_10C_350_30K_T4M_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE

**1 SITE LIGHTING PLAN**  
 C-1.2 1" = 20'-0"

