

# Archipelago Village - WHEDA Office Building

Wisconsin Housing and Economic Development Authority  
908 E. Main St.

Madison, Wisconsin

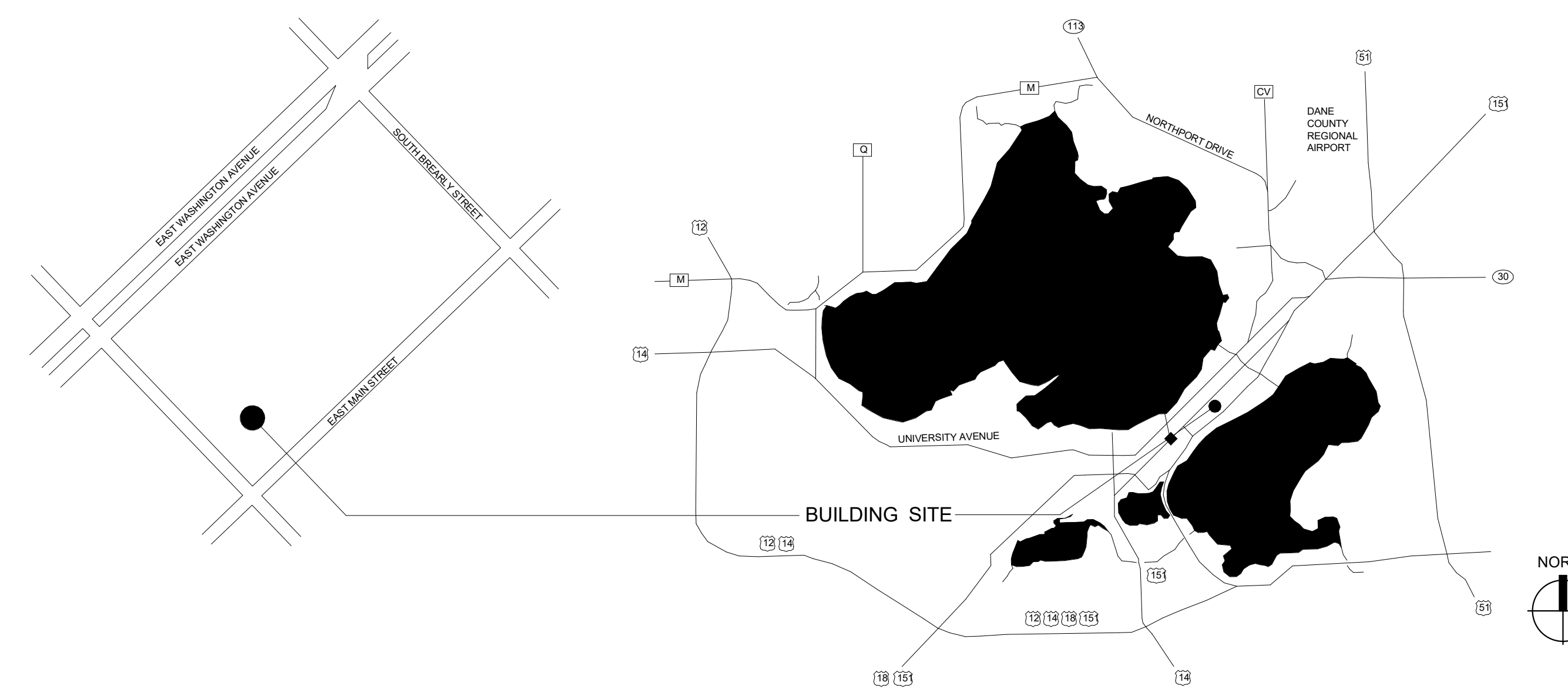
2016.36.03

## March 11, 2020 Land Use Application

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C = Issued for Construction  
B = Issued for Bidding  
R = Issued for Reference Only

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Architect:  
749 University Row Suite 300  
Madison, WI 53705  
608-274-2741

PRELIMINARY  
NOT FOR CONSTRUCTION

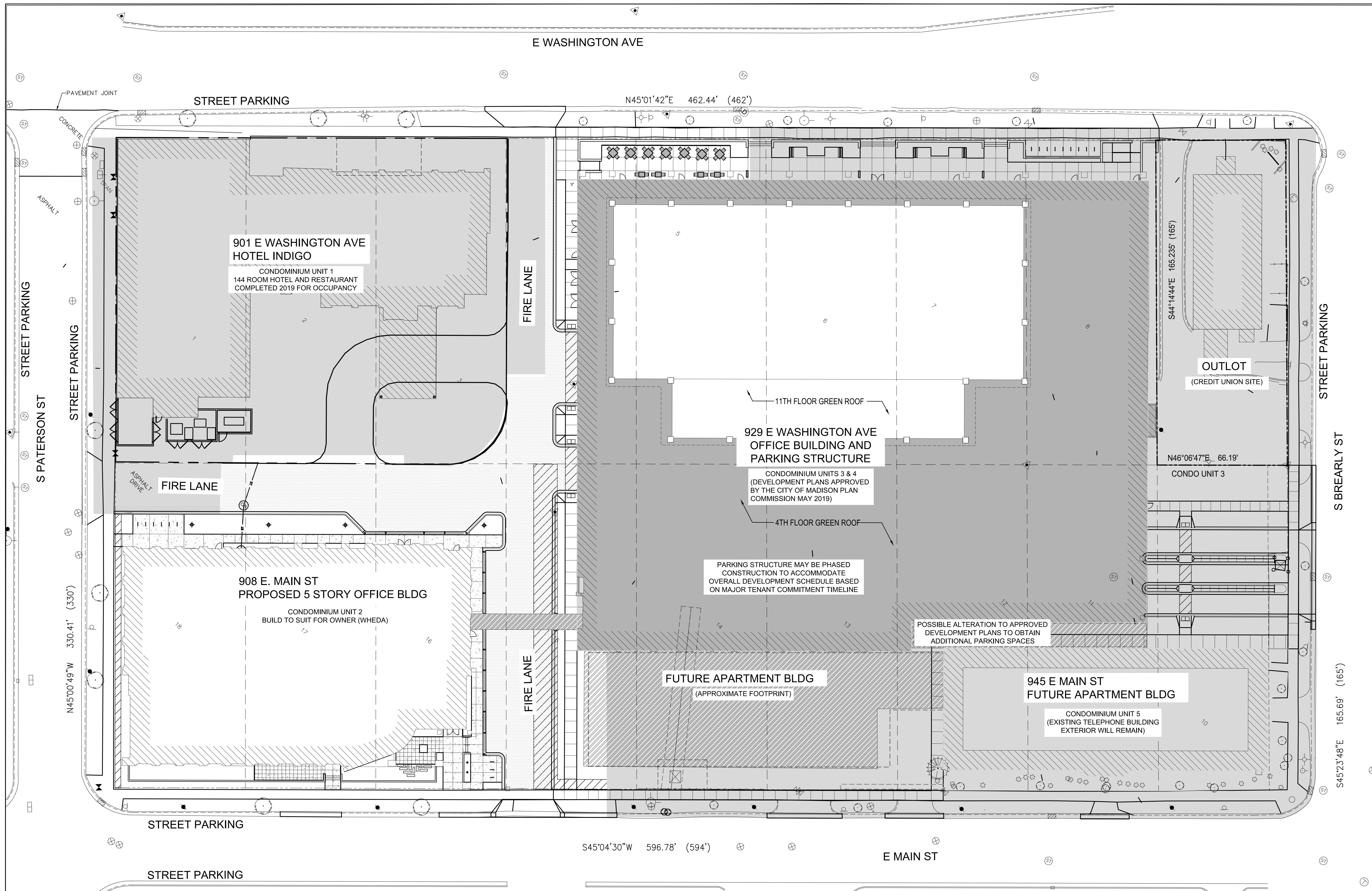
Archipelago Village - WHEDA  
Office Building  
Wisconsin Housing and Economic  
Development Authority  
908 E. Main St.  
Madison, Wisconsin

2016.36.03

DATE	ISSUANCE/REVISIONS
03/11/2020	LAND USE APPLICATION

COVER SHEET

CD01



Notes: \_\_\_\_\_

**Archipelago Village**

WHEDA Office Building -  
Condominium Unit 2

WHEDA Building  
908 E Main St  
Madison, Wisconsin

Project #: 2016.36.03

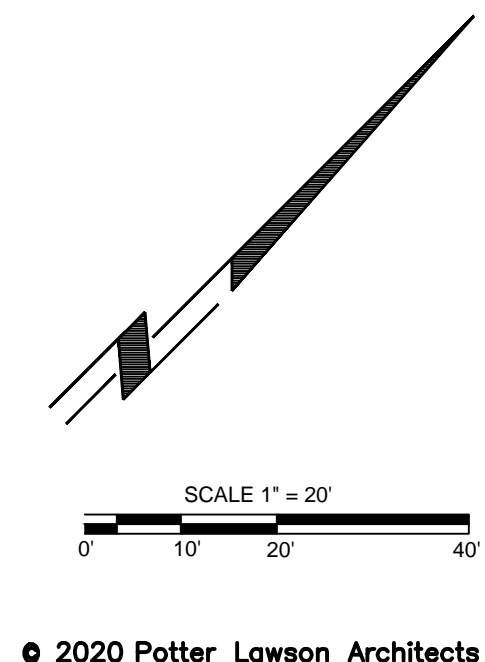
Date	Issuance/Revisions	Symbol
03/11/2020	MADISON LUA	

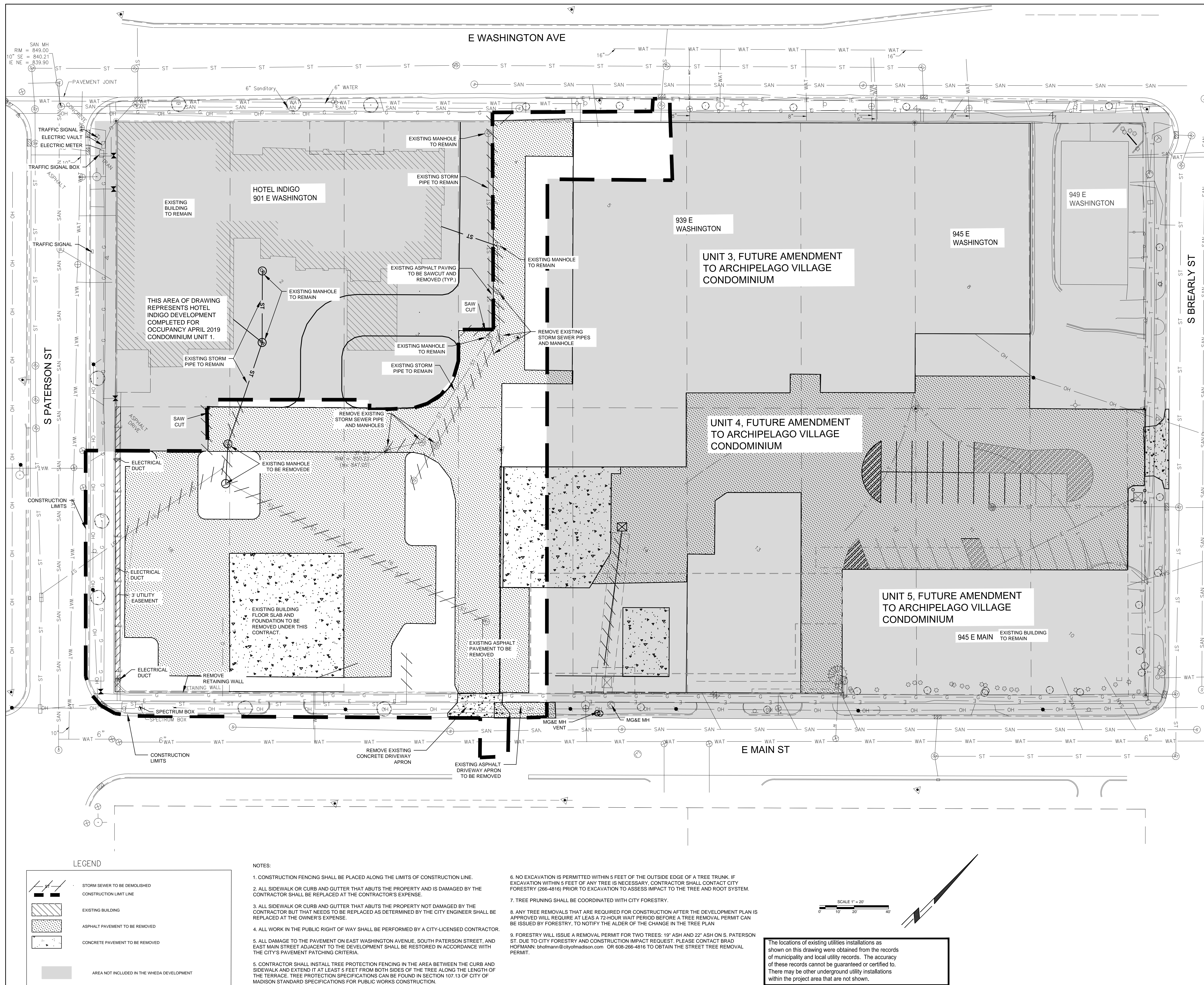
**ARCHIPELAGO SITE  
OVERALL PLAN**

**C100**

LEGEND

<ul style="list-style-type: none"> <li>○ SANITARY MANHOLE</li> <li>○ YARD CLEANOUT</li> <li>○ STORM MANHOLE</li> <li>○ STORM INLET</li> <li>○ STORM CATCH BASIN</li> <li>△ APRON ENDWALL</li> <li>○ WATER MANHOLE</li> <li>○ HYDRANT</li> <li>○ WATER VALVE</li> <li>○ GAS METER</li> <li>○ GAS VALVE</li> <li>○ LIGHT POLE</li> <li>○ TRAFFIC SIGNAL</li> <li>○ MONITORING WELL</li> <li>○ ELECTRICAL OUTLET</li> <li>○ UTILITY HOLE</li> <li>○ GUY WIRE / DEAD MAN</li> <li>○ ELECTRIC PEDESTAL</li> <li>○ ELECTRIC MANHOLE</li> <li>○ CABLE PEDESTAL</li> <li>○ BOLLARD</li> <li>○ SIGN</li> <li>○ HANDICAP RAMP</li> <li>○ HANDICAP STALL</li> <li>○ STONE WALL</li> </ul>	<ul style="list-style-type: none"> <li>— CATCH CURB</li> <li>— REJECT CURB</li> <li>— WAT — BURIED WATER MAIN</li> <li>— SAN — SANITARY SEWER</li> <li>— ST — STORM SEWER</li> <li>— SF — SILT FENCE</li> <li>— RD — ROOF DRAIN</li> <li>— OH — OVERHEAD WIRES</li> <li>— CATV — BURIED CABLE TV LINES</li> <li>— E — BURIED ELECTRIC</li> <li>— T — BURIED TELEPHONE</li> <li>— FO — FIBER OPTIC</li> <li>— G — BURIED GAS MAIN</li> <li>— CAUTION</li> <li>— PROPERTY LINE</li> <li>— UTILITY EASEMENT</li> <li>— SETBACK LINE</li> <li>▨ BUILDING</li> <li>▨ WORK NOT INCLUDED IN THE WHEDA DEVELOPMENT</li> </ul>
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Notes:

**Archipelago Village**

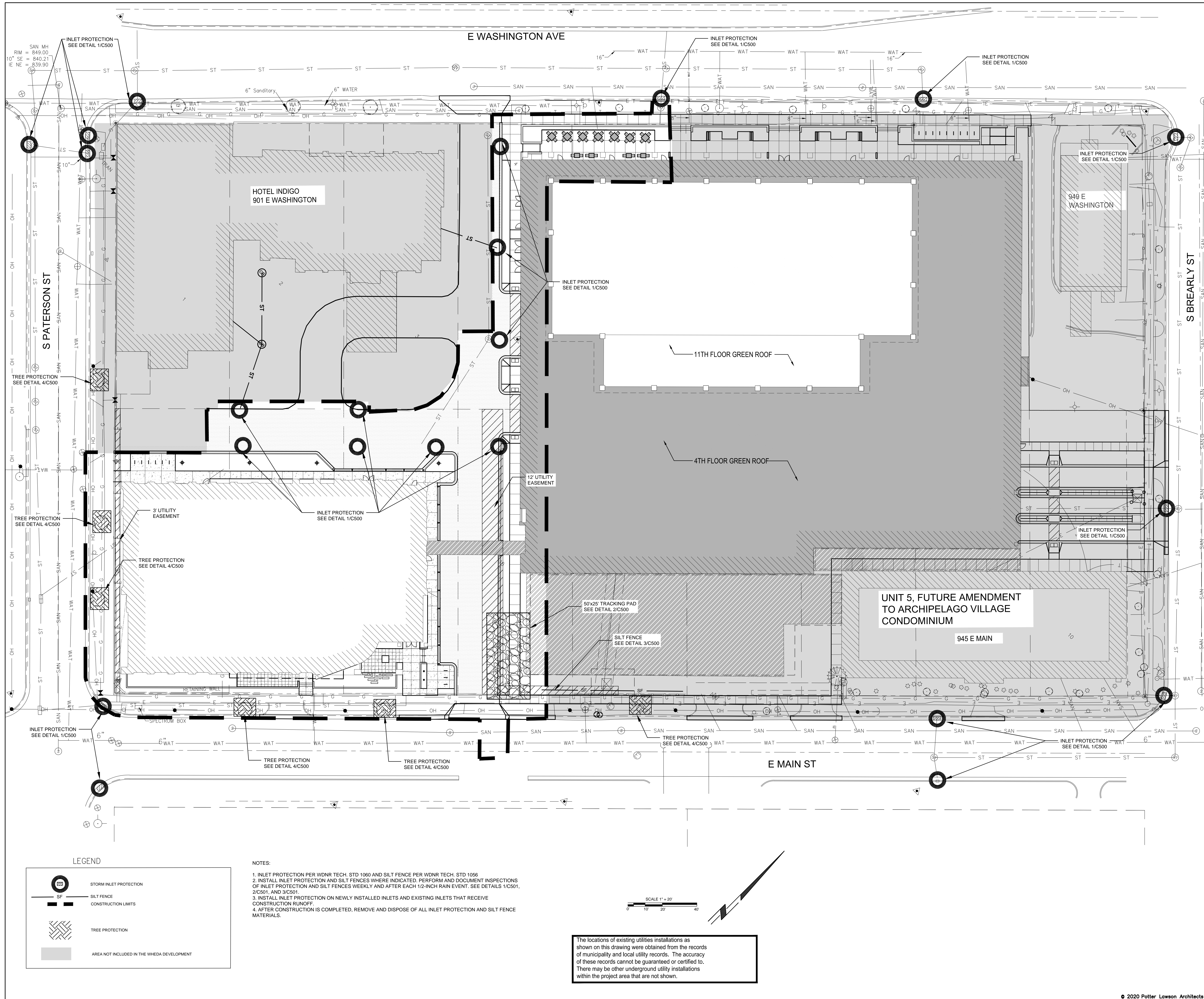
**WHEDA Office Building -  
Condominium Unit 2**

**WHEDA Building  
908 E Main St  
Madison, Wisconsin**

**Project #: 2016.36.03**

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**WHEDA SITE  
DEMOLITION PLAN**



Notes: \_\_\_\_\_

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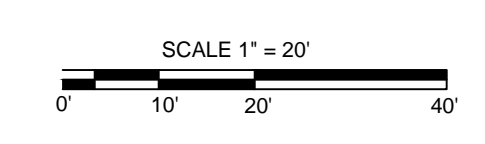
**WHEDA SITE  
EROSION CONTROL PLAN**

**C102**

**LEGEND**

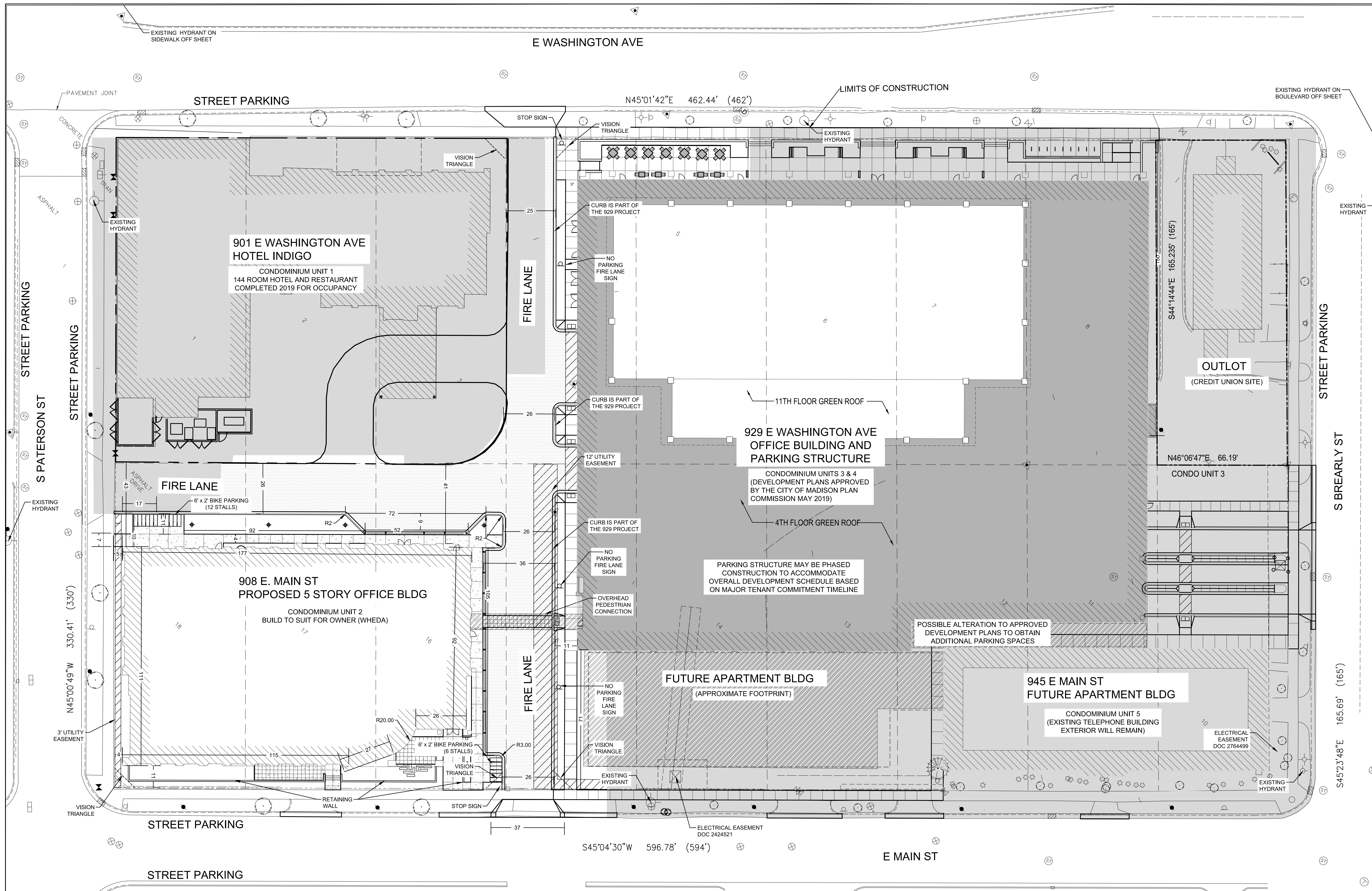
- STORM INLET PROTECTION
- SILT FENCE
- CONSTRUCTION LIMITS
- TREE PROTECTION
- AREA NOT INCLUDED IN THE WHEDA DEVELOPMENT

- NOTES:**
1. INLET PROTECTION PER WIDNR TECH. STD 1090 AND SILT FENCE PER WIDNR TECH. STD 1096
  2. INSTALL INLET PROTECTION AND SILT FENCES WHERE INDICATED. PERFORM AND DOCUMENT INSPECTIONS OF INLET PROTECTION AND SILT FENCES WEEKLY AND AFTER EACH 1/2-INCH RAIN EVENT. SEE DETAILS 1/C501, 2/C501, AND 3/C501.
  3. INSTALL INLET PROTECTION ON NEWLY INSTALLED INLETS AND EXISTING INLETS THAT RECEIVE CONSTRUCTION RUNOFF.
  4. AFTER CONSTRUCTION IS COMPLETED, REMOVE AND DISPOSE OF ALL INLET PROTECTION AND SILT FENCE MATERIALS.



The locations of existing utilities installations as shown on this drawing were obtained from the records of municipality and local utility records. The accuracy of these records cannot be guaranteed or certified to. There may be other underground utility installations within the project area that are not shown.

Notes: \_\_\_\_\_



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WHEDA Building 908 E Main St

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## WHEDA SITE LAYOUT PLAN

# C103

**GENERAL**

- THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF HIS BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIVITIES.
- ALL ELEVATIONS ARE REFERENCED TO THE LOCAL DATUM AND BASED ON A SURVEY PERFORMED BY VIERBICHER AND ASSOCIATES ON NOVEMBER 8, 2007.
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK.
- ALL STAKES NECESSARY FOR THE CONTRACTOR TO DETERMINE LOCATION AND/OR GRADES FOR ANY SECTION OF THE WORK HEREIN DESCRIBED SHALL BE SET BY THE OWNER, OR THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.
- MATERIAL TESTS CONDUCTED BY ANY INDEPENDENT TESTING LAB MAY BE ORDERED BY THE ENGINEER OR OWNER. IF SUCH TESTING IS ORDERED, THE CONTRACTOR SHALL FURNISH THE SAMPLES AND THE COST OF TESTING SHALL BE PAID BY THE OWNER. RETESTING OF ANY FAILING TESTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
- ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
- A PRE CONFERENCE MAY BE HELD PRIOR TO CONSTRUCTION START UP.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS OF CONSTRUCTION AS MAY BE REQUIRED TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY. SIGNING SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROL DEVICES. ALL OTHER SIGNS MUST BE PRE-APPROVED BY OWNER.

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING.
- ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION - EDITION OF 2009, HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.
- WHERE SPECIFIC PORTIONS OF THESE SPECIFICATIONS ARE IN CONFLICT WITH THE STANDARD SPECIFICATIONS, THESE SPECIFICATIONS SHALL GOVERN.
- THERE ARE NO FRONT OR SIDE YARD SETBACKS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.
- CONTRACTOR SHALL REPLACE ANY CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK, CURB, AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEED TO BE REPLACED DUE TO UNDESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
- NO VISUAL OBSTRUCTIONS TO BE LOCATED WITHIN VISION TRIANGLES BETWEEN THE HEIGHTS OF 2'-5" TO 2'-5" BEHIND THE PROPERTY LINE AT STREETS AND 10' BEHIND THE PROPERTY LINE AT DRIVEWAYS.

Site Area	Lot 4.27 Ac / Disturbed 3.25Ac
Total Building Sq.Ft.	93,891 G.S.F. (WHEDA)
Building Footprint Sq.Ft.	19,372 Sq. Ft. (WHEDA)
Building Type	Office (WHEDA)
Lot Coverage (Block)	70%

Lot Area	Lot 186,001 SF / 4.27 Ac
Building Footprint Sq.Ft. (901)	18,703 SF
Building Footprint Sq.Ft. (929 Green)	34,028 SF
Building Footprint Sq.Ft. (929 Impervious)	33,441 SF
Building Footprint Sq.Ft. (945)	10,295 SF
Site Paving	61,473 SF
Landscape Area	29,764 SF
Total Green (Incl. Green Roof)	63,792 SF
Total Impervious	122,209 SF

**CURB, GRADE BEAM CURB, SIDEWALK AND MISCELLANEOUS**

- WHERE INDICATED ON THE PLANS, INSTALL CONCRETE SIDEWALK IN ACCORDANCE WITH SECTION 602 OF THE STANDARD SPECIFICATIONS.
- CONCRETE CURB SHALL BE INSTALLED WHERE INDICATED ON THE PLANS. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 601 OF THE STANDARD SPECIFICATIONS. DIMENSIONS SHALL BE AS SHOWN ON THE DETAIL SHEET.
- ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.
- ALL ENTRANCES SHALL HAVE THE EXISTING 6" VERTICAL FACE SAWED AND REMOVED OR THE ENTIRE CURB AND GUTTER LENGTH REMOVED AND REPLACED WITH CONCRETE GUTTER SECTION.

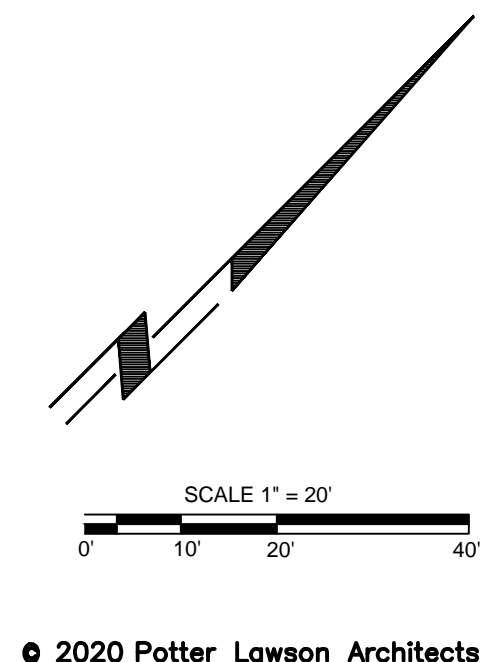
**PARKING NOTES**

- THERE IS NOT SURFACE PARKING. ALL PARKING WILL BE LOCATED WITHIN THE 929 PARKING RAMP.
- SEE ARCHITECTURAL DRAWINGS FOR PARKING AND PHASING BUILDINGS.
- THE PARKING STRUCTURE WILL BE SIZED FOR THE WHEDA BUILDING, HOTEL INDIGO, AND THE 929 BUILDING.
- ALL ENTRANCES SHALL HAVE THE EXISTING 6" VERTICAL FACE SAWED AND REMOVED OR THE ENTIRE CURB AND GUTTER LENGTH REMOVED AND REPLACED WITH CONCRETE GUTTER SECTION.

**LEGEND**

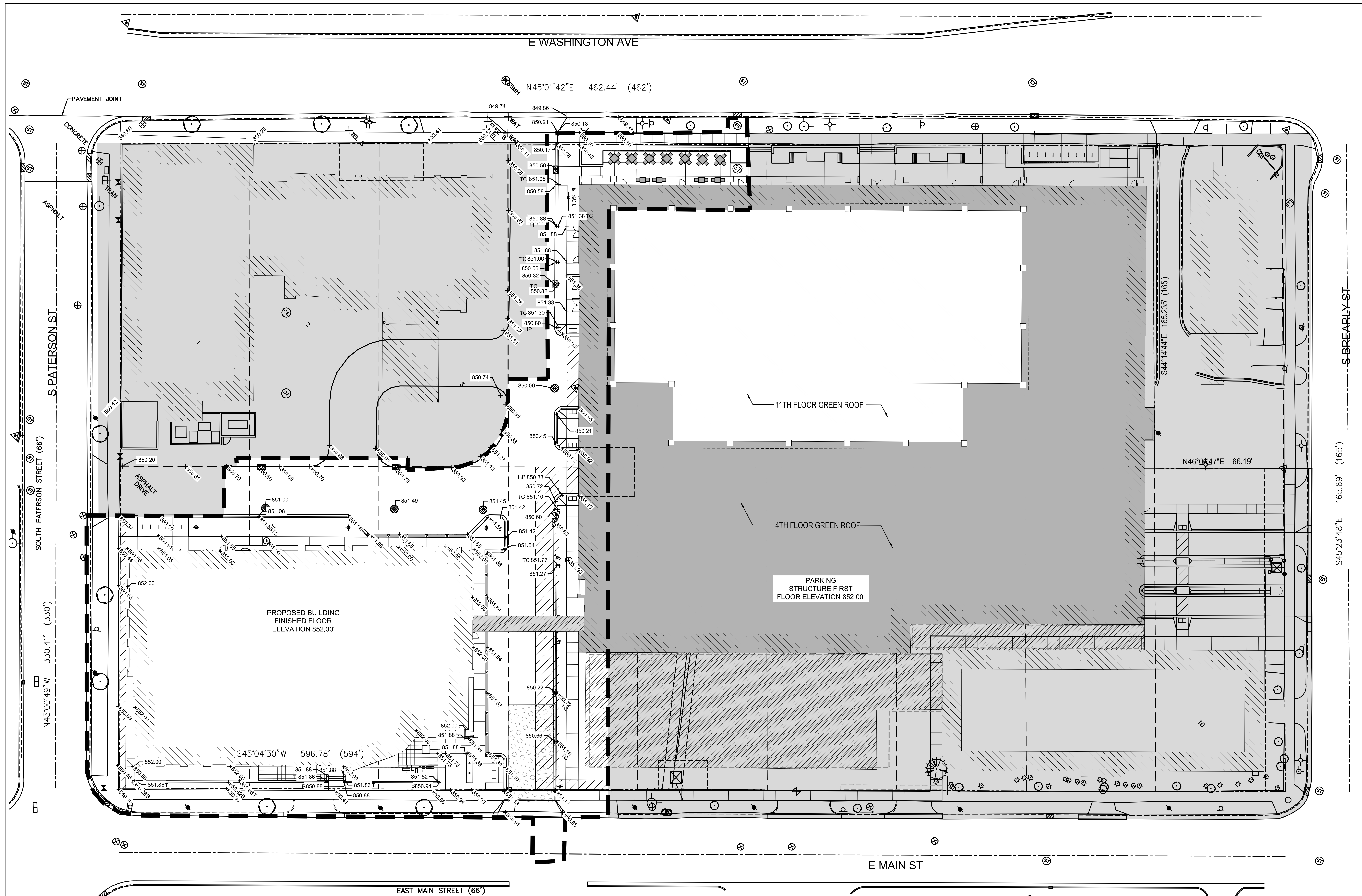
- SANITARY MANHOLE
- YARD CLEANOUT
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- APRON ENDWALL
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- GAS METER
- GAS VALVE
- LIGHT POLE
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- ELECTRIC MANHOLE
- CABLE PEDESTAL
- ROLLBAR SIGN
- HANDICAP RAMP
- HANDICAP STALL
- ○ ○ ○ STONE WALL

- CATCH CURB
- REJECT CURB
- WAT — BURIED WATER MAIN
- SAN — SANITARY SEWER
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- E — BURIED ELECTRIC
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- FO — FIBER OPTIC
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- CAUTION — PROPERTY LINE
- UTILITY EASEMENT
- SETBACK LINE
- BUILDING
- ADA TRUNCATED DOMES
- WORK NOT INCLUDED IN THE WHEDA DEVELOPMENT



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Notes: \_\_\_\_\_

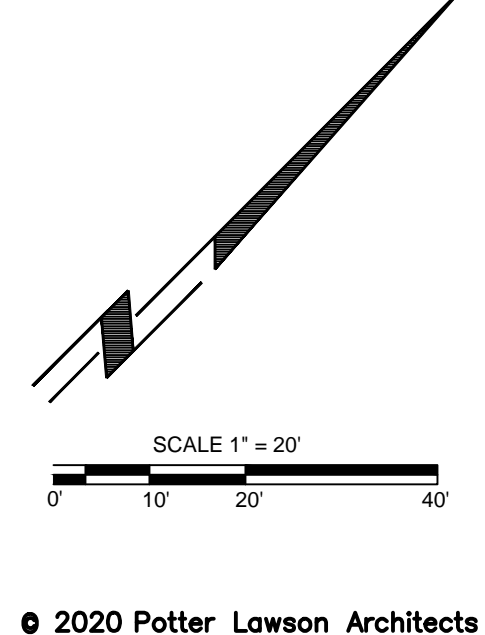


**GRADING AND EROSION CONTROL**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED ROADS, PARKING AREAS, BUILDING PADS AND EROSION CONTROL DEVICES TO THE PROPOSED GRADE ELEVATIONS AND LOCATIONS SHOWN ON THE GRADING PLAN.
2. THE CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC SOILS FOUND WITHIN THE GRADING LIMITS IN ACCORDANCE WITH SECTION 825 OF THE STANDARD SPECIFICATIONS. GRADE LANDSCAPE AREAS LOW TO ALLOW FOR PLACEMENT OF TOPSOIL, SOD AND PLANTINGS BY LANDSCAPE CONTRACTOR PER THE LANDSCAPE SPECIFICATIONS.
3. THE SUB GRADE FOR THE ROAD, PARKING AREAS, AND THE BUILDING PADS SHALL BE PREPARED IN ACCORDANCE WITH SECTION 207 OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2009 EDITION. COMPACTION OF THE SUB GRADE IN CUT SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 207.3.6.2 USING MECHANICAL COMPACTION EQUIPMENT. OPERATION OF SPREADING AND HAULING EQUIPMENT WILL NOT BE CONSIDERED AS ADEQUATE COMPACTION.
4. THE GRANULAR BASE COURSE SHALL BE PLACED ONLY ON SUB GRADE THAT HAS BEEN PROOF-ROLLED AND WITNESSED BY OWNER OR OWNER'S REPRESENTATIVE.
5. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.
6. CONTRACTOR IS RESPONSIBLE TO INSTALL ALL EROSION CONTROL DEVICES SHOWN ON THE PLANS IN ACCORDANCE WITH THE WDNR BEST MANAGEMENT PRACTICES.
7. ELEVATIONS SHOWN ARE FINISHED GROUND PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
8. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATIONS/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

**LEGEND**

○ SANITARY MANHOLE	— CATCH CURB
⊙ YARD CLEANOUT	— REJECT CURB
⊕ STORM MANHOLE	— WAT— BURIED WATER MAIN
⊕ STORM INLET	— SAN— SANITARY SEWER
⊕ STORM CATCH BASIN	— ST— STORM SEWER
△ APRON ENDWALL	— SF— SILT FENCE
⊕ WATER MANHOLE	— RD— ROOF DRAIN
⊕ HYDRANT	— OH— OVERHEAD WIRES
⊕ WATER VALVE	— CATV— BURIED CABLE TV LINES
⊕ GAS METER	— E— BURIED ELECTRIC
⊕ GAS VALVE	— T— BURIED TELEPHONE
⊕ LIGHT POLE	— FO— FIBER OPTIC
⊕ TRAFFIC SIGNAL	— G— BURIED GAS MAIN
⊕ MONITORING WELL	⚠ CAUTION
⊕ ELECTRICAL OUTLET	— PROPERTY LINE
⊕ UTILITY POLE	— UTILITY EASEMENT
⊕ GUY WIRE / DEAD MAN	— SETBACK LINE
⊕ ELECTRIC PEDESTAL	▨ BUILDING
⊕ ELECTRIC MANHOLE	▨ ADA TRUNCATED DOMES
⊕ CABLE PEDESTAL	▨ AREA NOT INCLUDED IN THE WHEDA DEVELOPMENT
⊕ BOLLARD	
⊕ SIGN	
⊕ HANDICAP RAMP	
⊕ HANDICAP STALL	
⊕ STONE WALL	



## Archipelago Village

WHEDA Office Building -  
Condominium Unit 2

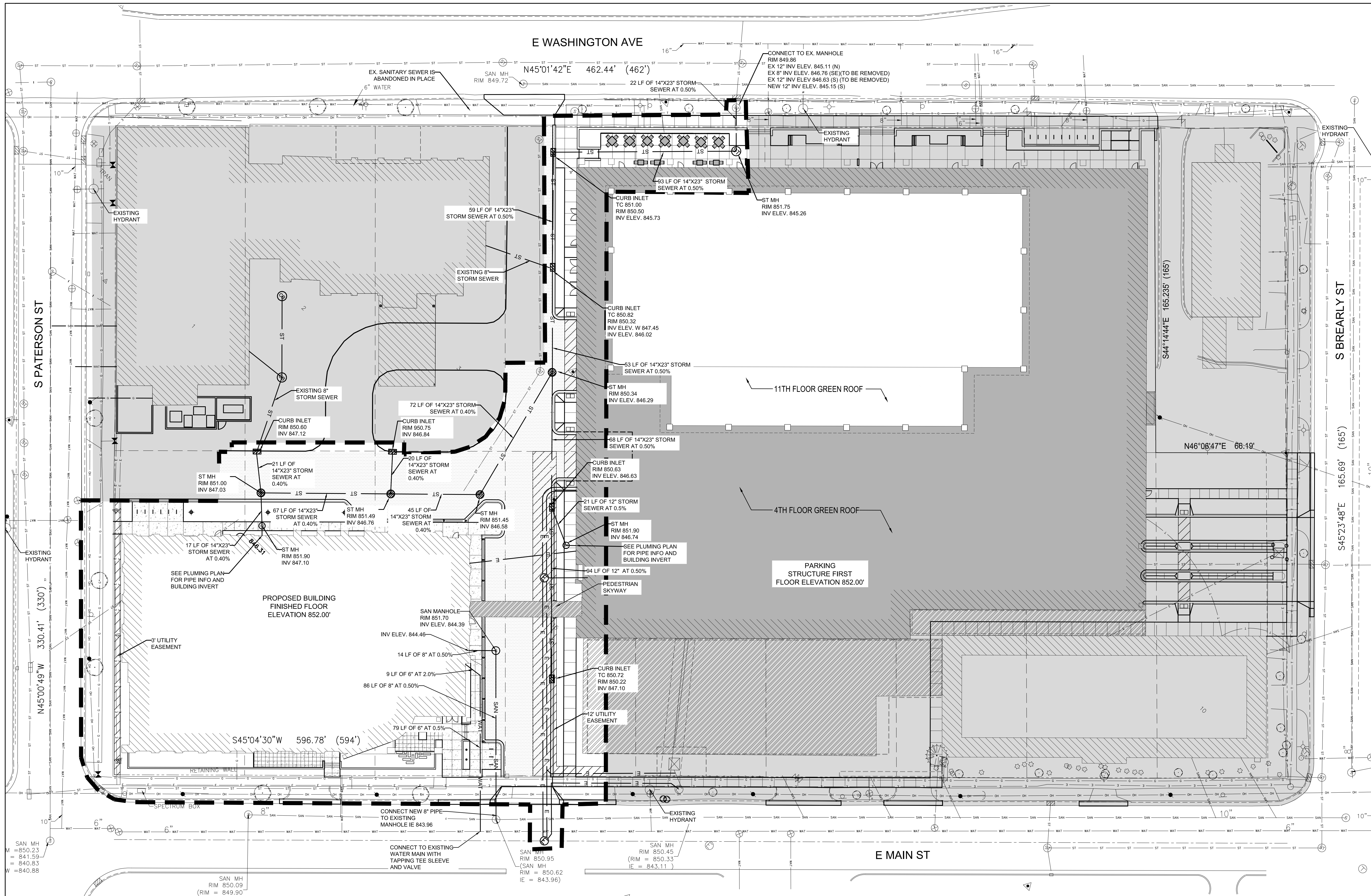
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## WHEDA SITE GRADING PLAN

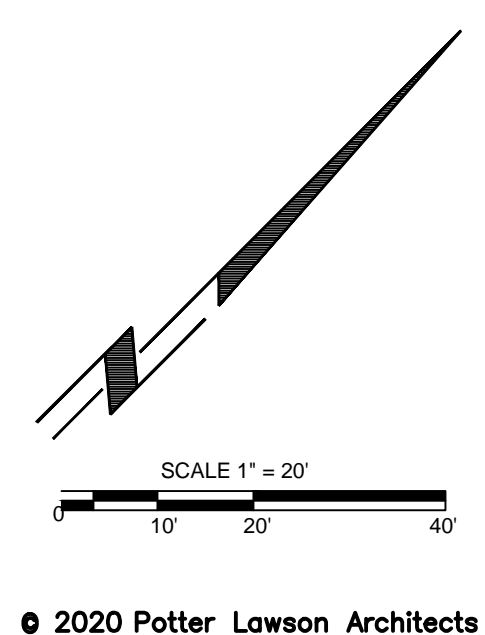
# C104



- STORM CONSTRUCTION**
1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON SPECIFICATIONS, STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, AND STANDARDS OF THE WISCONSIN DEPARTMENT OF COMMERCE FOR PRIVATE STORM SEWER.
  2. ALL STORM SEWER 12" IN DIAMETER, OR GREATER, SHALL BE CLASS III REINFORCED CONCRETE PIPE (ASTM C76) OR CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INTERIOR (ASTM D3350). JOINTS FOR ALL CONCRETE PIPE SHALL BE RUBBER GASKET. ALL STORM SEWERS 10" IN DIAMETER OR LESS SHALL BE PVC SCHEDULE 40 PIPE WITH SOLVENT WELD JOINTS.
  3. CLASS C BEDDING SHALL BE USED FOR ALL STORM SEWERS. TRENCHES SHALL BE BACK FILLED WITH COMPACTED CRUSHED STONE IN PAVED AREAS AND SPOIL IN LANDSCAPE AREAS.
  4. STORM SEWER MANHOLES AND CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
  5. THE STORM SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL LINES CLEAR UNTIL ACCEPTANCE BY THE OWNER.
  6. ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.
  7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATIONS/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

**LEGEND**

○ SANITARY MANHOLE	○ YARD CLEANOUT	○ STORM MANHOLE	○ STORM INLET	○ APRON ENDWALL	○ WATER MANHOLE	○ HYDRANT	○ WATER VALVE	○ GAS METER	○ GAS VALVE	○ LIGHT POLE	○ TRAFFIC SIGNAL	○ MONITORING WELL	○ ELECTRICAL OUTLET	○ UTILITY POLE	○ GUY WIRE / DEAD MAN	○ ELECTRIC PEDESTAL	○ ELECTRIC MANHOLE	○ CABLE PEDESTAL	○ BOLLARD	○ SIGN	○ HANDICAP RAMP	○ HANDICAP STALL	○ STONE WALL
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**Potter  
Lawson**  
Success by Design

**OTIE**  
An Oneida ESC Group Company  
5100 Eastpark Blvd., Suite 300, Madison, WI  
53718, ph. 608-243-6470 Job# 2017136

Notes: \_\_\_\_\_

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**WHEDA SITE  
UTILITY PLAN**

**C105**

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WHEDA SITE SITE DETAILS

C500

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

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

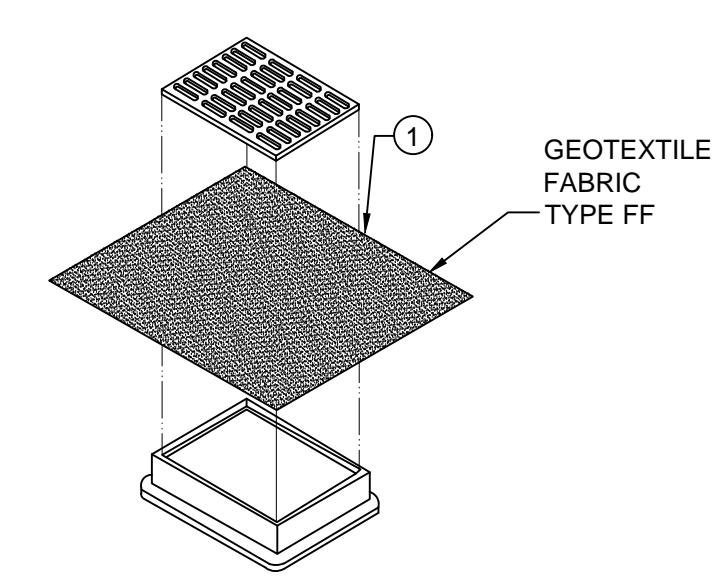
② FOR INLET PROTECTION, TYPE C (WITH CURB BOX) AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 X 4.

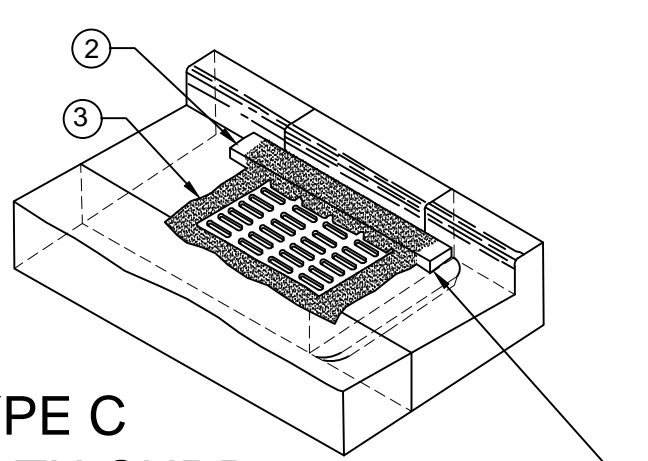
INSTALLATION NOTES:

TYPE B & C TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWING FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.



**TYPE B (WITHOUT CURB BOX)**  
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

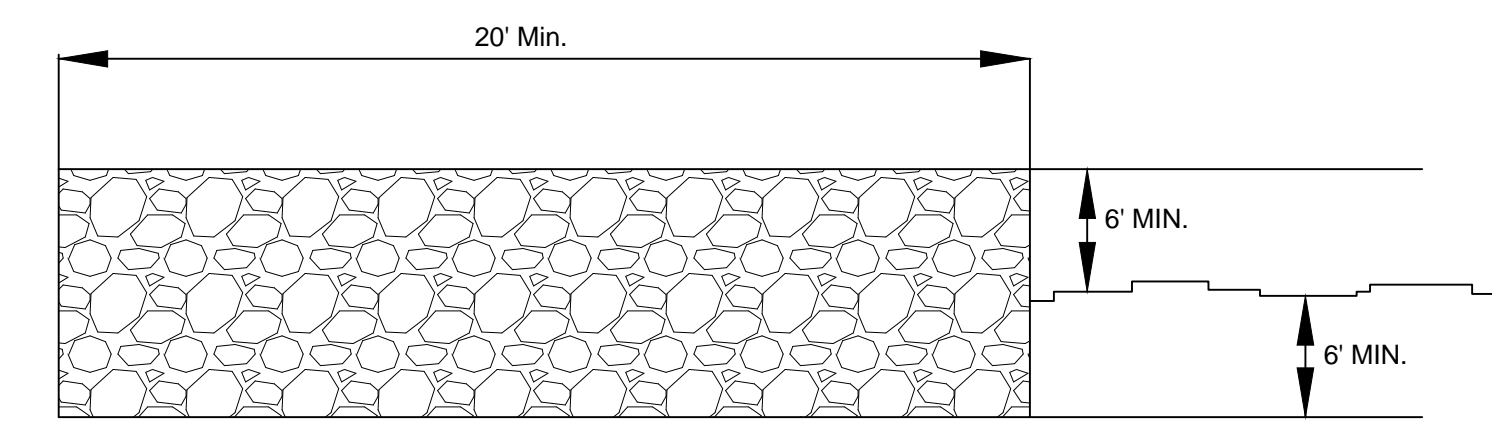


**TYPE C (WITH CURB BOX)**

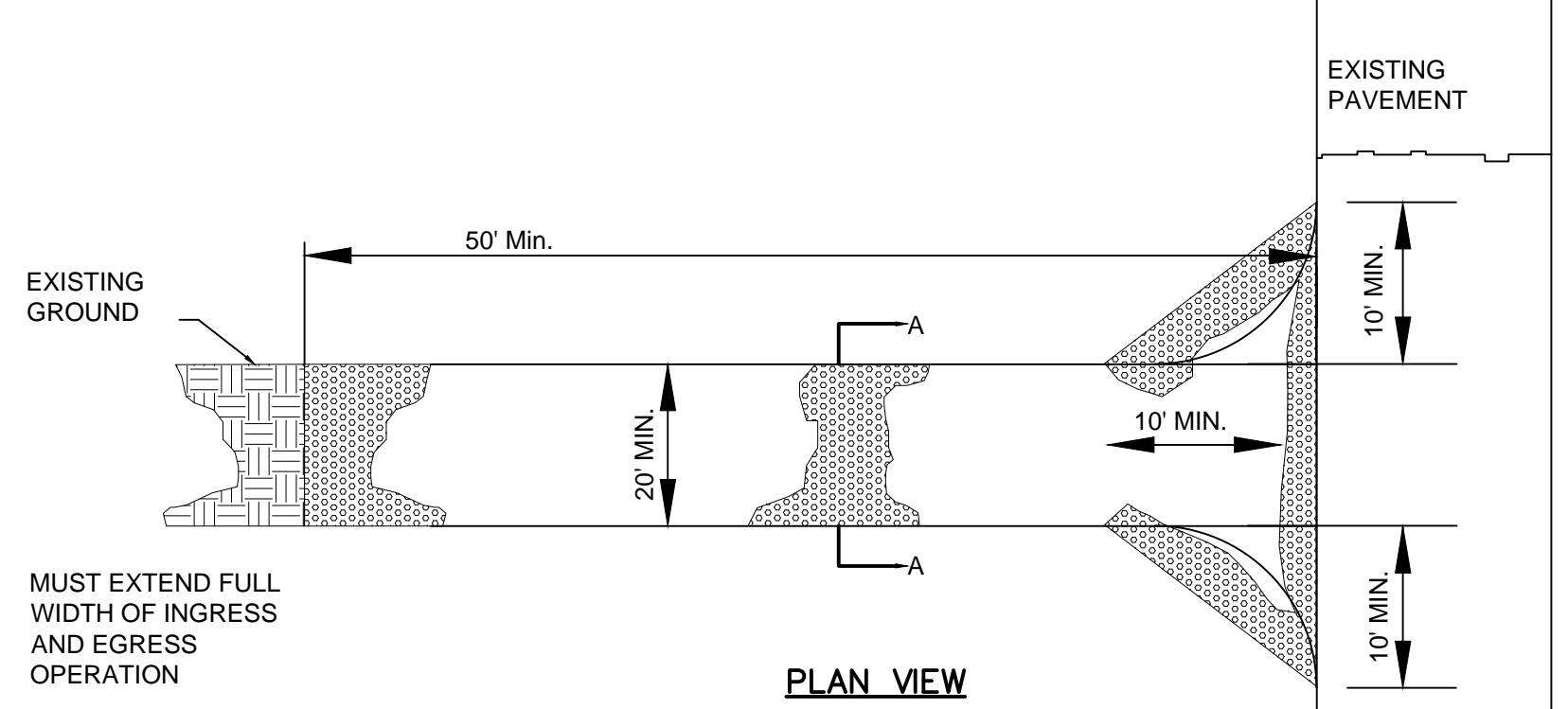
WOOD 2" x 4" EXTENDS 8" BEYOND GRATE WIDTH ON BOTH SIDES. LENGTH VARIES, SECURE TO GRATE WITH WIRE OR PLASTIC TIES.

**1 INLET PROTECTION**

NTS



SECTION A-A



PLAN VIEW

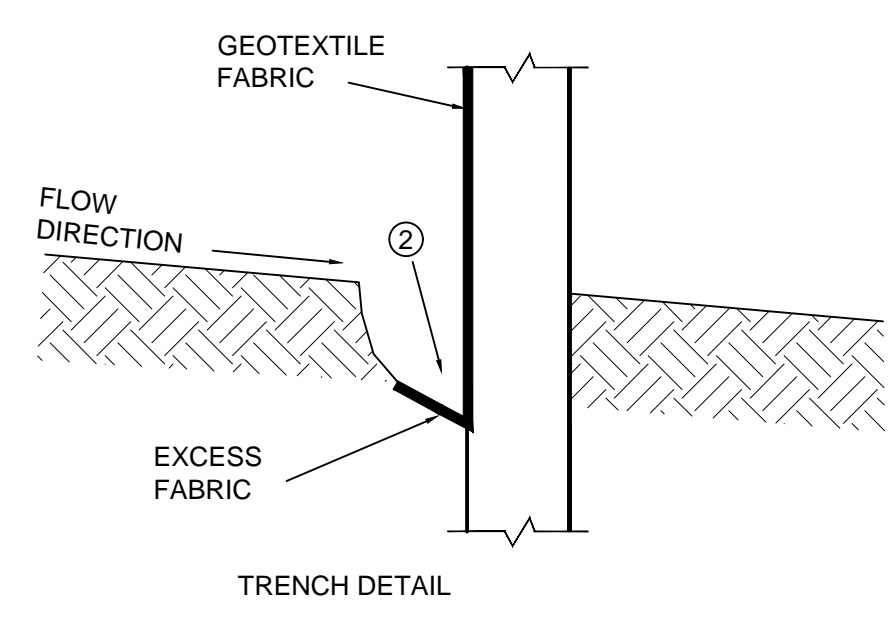
NOTES:

- 1) TRACKING MATS SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
- 2) LENGTH - MINIMUM OF 50'
- 3) WIDTH - 20' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDED A TURNING RADIUS.
- 4) STONE - CLEAR OR WASHED (3"-6") SHALL BE PLACED AT LEAST 12" DEEP OVER THE LENGTH AND WIDTH OF ENTRANCE.
- 5) SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" OF STONE OVER THE PIPE TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
- 6) LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

**2 STABILIZED CONST. ENTRANCE**

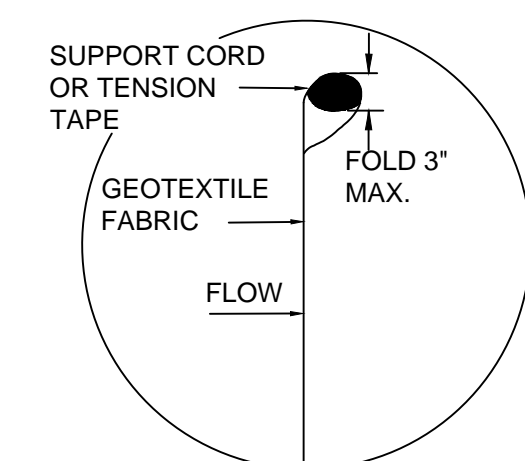
NTS

TRACKING MAT FOR CONSTRUCTION EGRESS POINTS

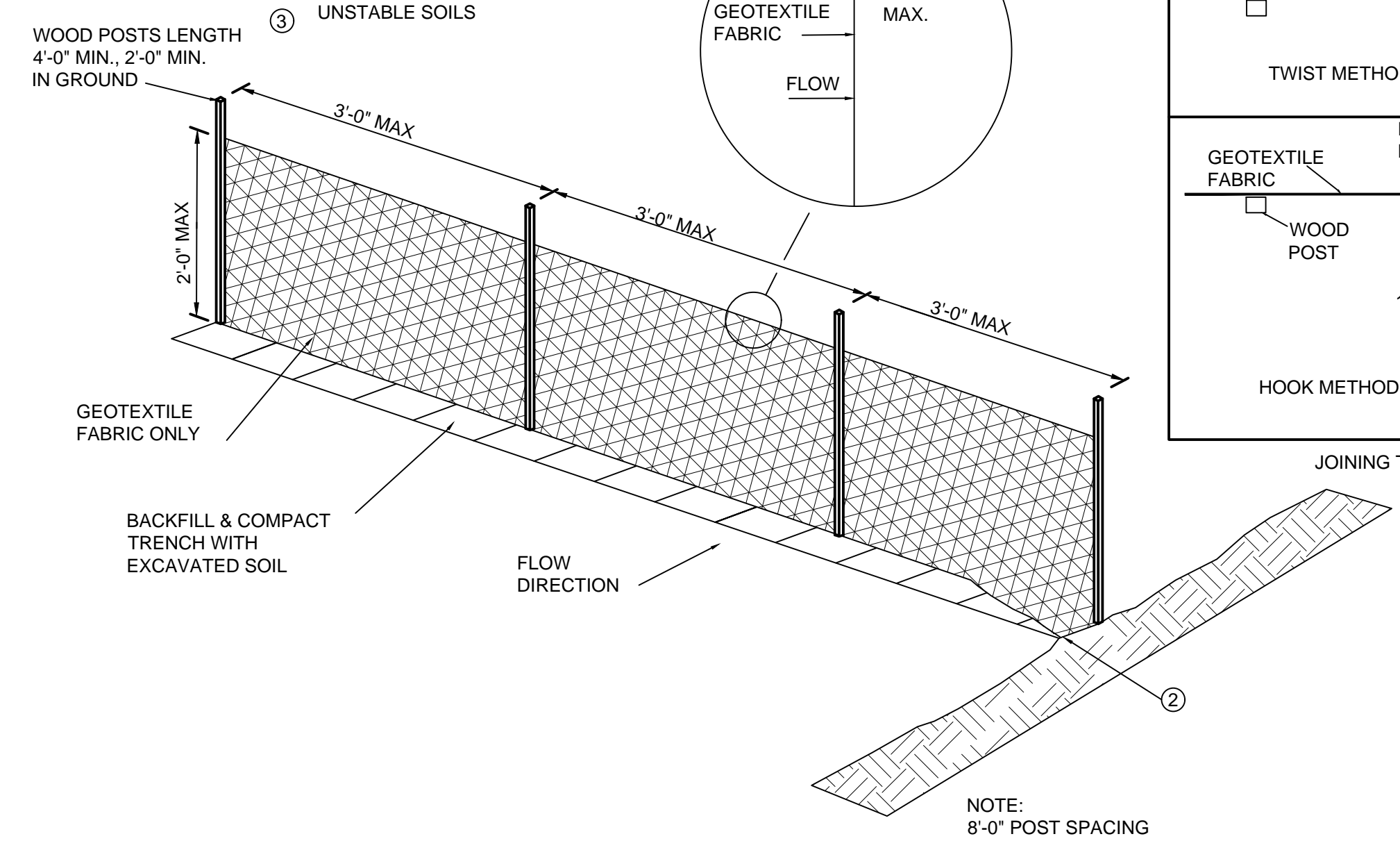


TRENCH DETAIL

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.



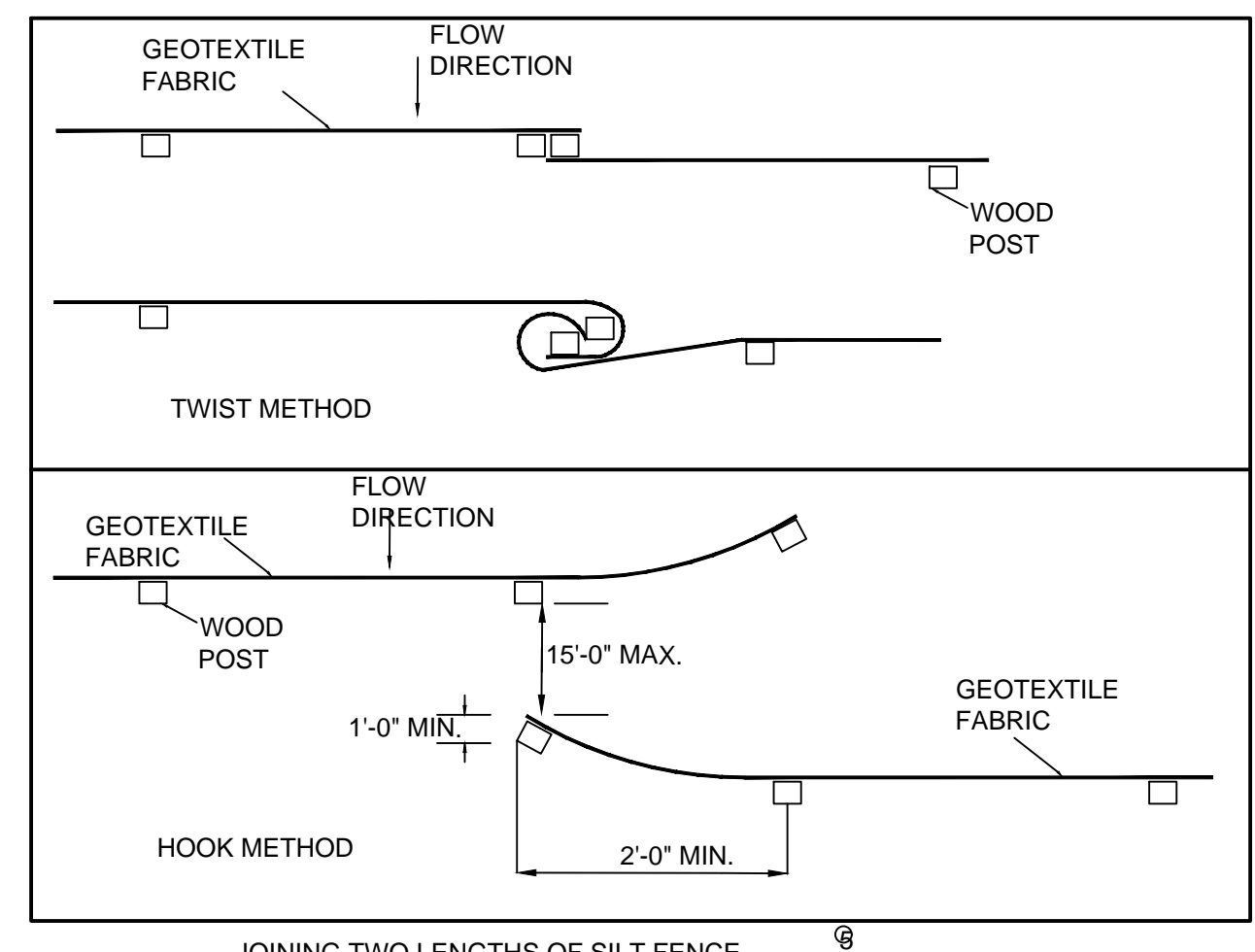
FOLD 3" MAX.



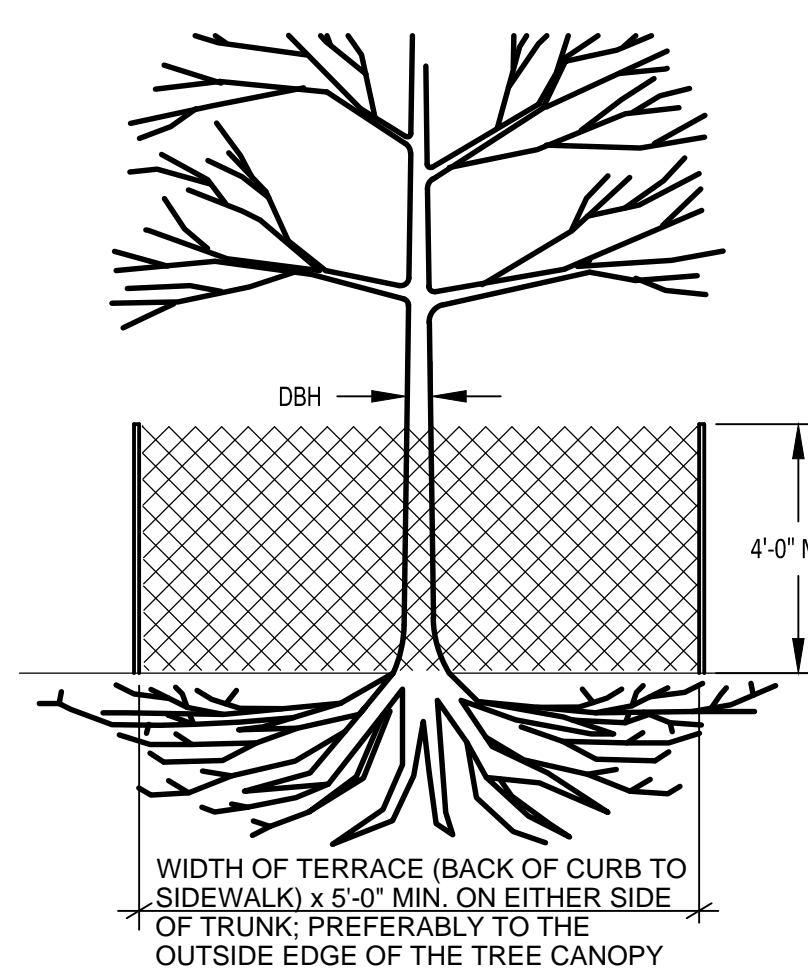
**3 SILT FENCE**

NTS

NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



JOINING TWO LENGTHS OF SILT FENCE



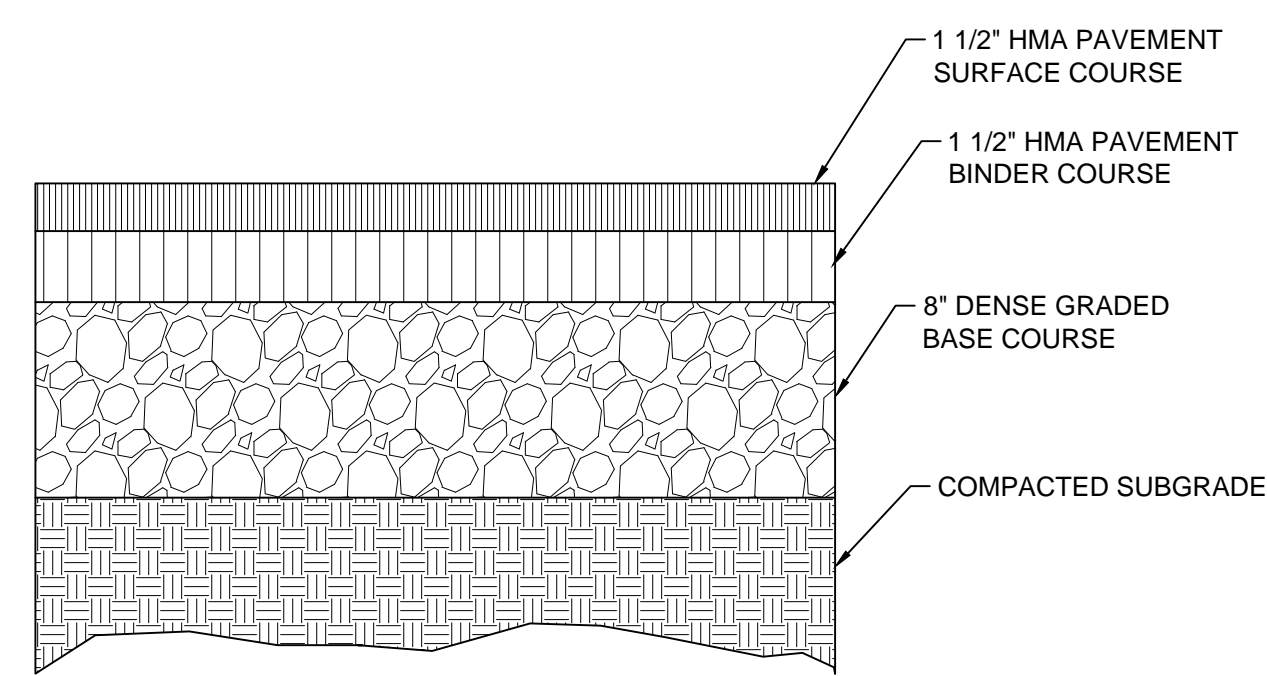
NOTES:

1. ALL TREES SHOWN TO BE RETAINED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED DURING CONSTRUCTION WITH TREE PROTECTION FENCING. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO ANY SITE WORK. SEE SPECIFICATION 31 13 16 "SELECTIVE TREE PROTECTION AND REMOVAL" AND PERFORM ALL WORK IN THE RIGHT-OF-WAY IN ACCORDANCE WITH CITY OF MADISON STANDARD 107.13 "TREE PROTECTION SPECIFICATION".
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. NO CONSTRUCTION MATERIALS, EQUIPMENT, OR SUPPLIES MAY BE STORED IN THE TREE PROTECTION AREA.
3. INSTALL TREE PROTECTION FENCE STAKES AT 6'-0" O.C., MAX.
4. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5- FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE, PREFERABLY TO THE OUTSIDE EDGE OF THE TREE CANOPY (OVERHEAD). NO EXCAVATION IS PERMITTED WITHIN 5- FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5- FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL COORDINATED WITH CITY FORESTRY. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

**4 TREE PROTECTION**

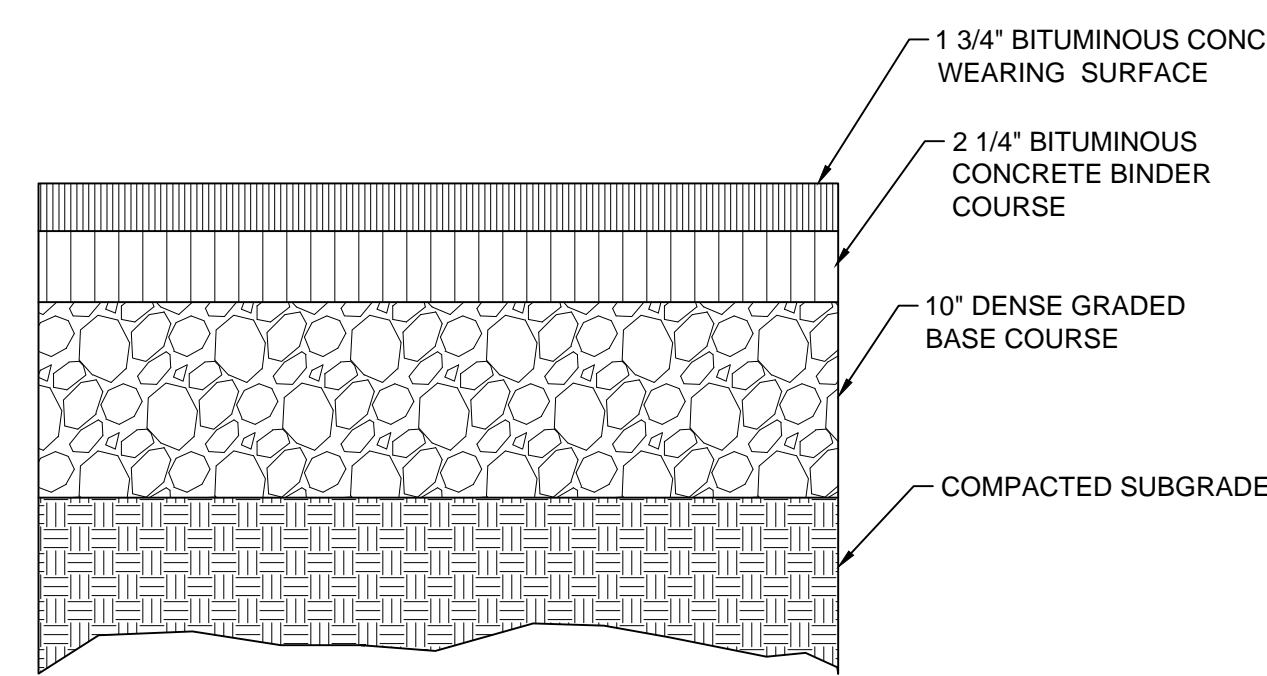
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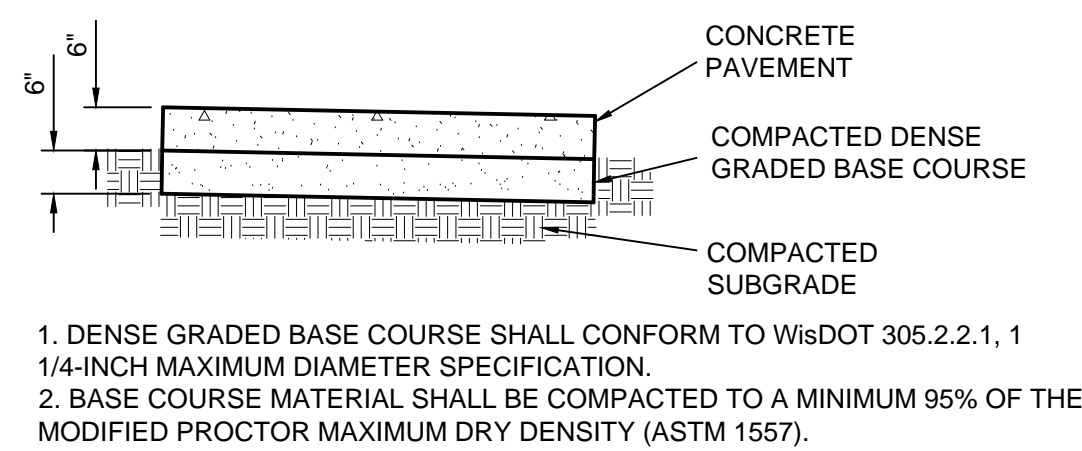
- NOTES**
- HMA PAVEMENT WisDOT SUPERPAVE TYPE E-0.3 MIX DESIGN, WITH A MAXIMUM NOMINAL AGGREGATE SIZE OF 9.5MM COMPACTED TO 92% OF THE MAXIMUM SPECIFIC GRAVITY AS DETERMINED BY ASTM D2041.
  - DENSE GRADED BASE COURSE SHALL CONFORM TO WisDOT STANDARD SPECIFICATIONS 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION.
  - BASE COURSE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).

**1 HMA PAVEMENT - PARKING AND DRIVE AREAS**  
NTS



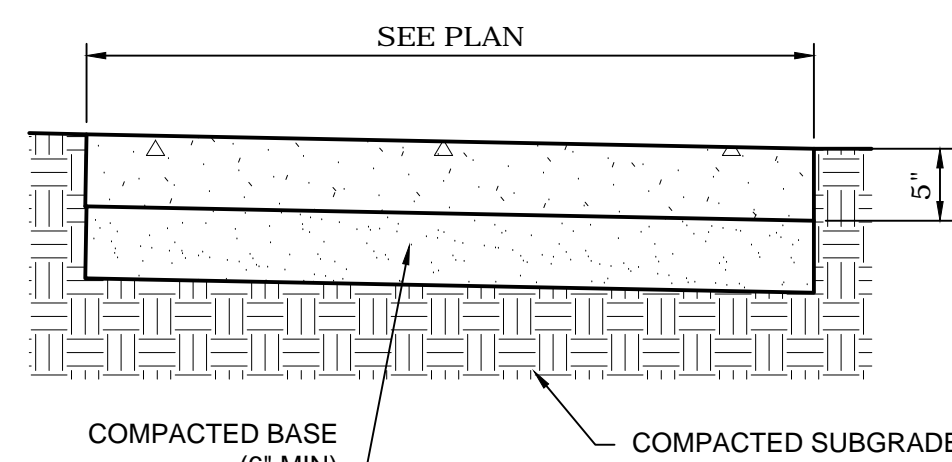
- NOTES**
- HMA PAVEMENT WisDOT SUPERPAVE TYPE E-1 MIX DESIGN, WITH A MAXIMUM NOMINAL AGGREGATE SIZE OF 12.5MM COMPACTED TO 92% OF THE MAXIMUM SPECIFIC GRAVITY AS DETERMINED BY ASTM D2041.
  - DENSE GRADED BASE COURSE SHALL CONFORM TO WisDOT STANDARD SPECIFICATIONS 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION.
  - BASE COURSE MATERIAL SHALL BE PLACED IN INDIVIDUAL 5" LIFTS COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).

**2 HMA PAVEMENT - HEAVY DUTY DRIVE AREAS**  
NTS



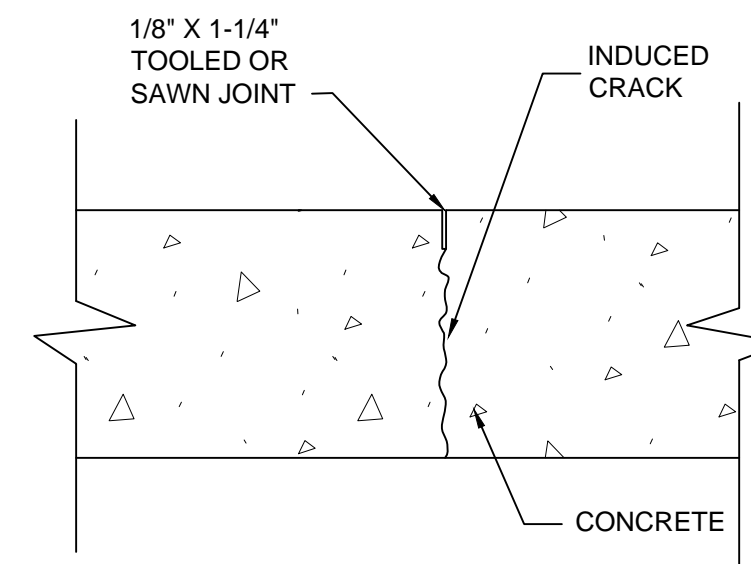
- NOTES**
- DENSE GRADED BASE COURSE SHALL CONFORM TO WisDOT 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION.
  - BASE COURSE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).

**3 CONCRETE PAVEMENT**  
NTS

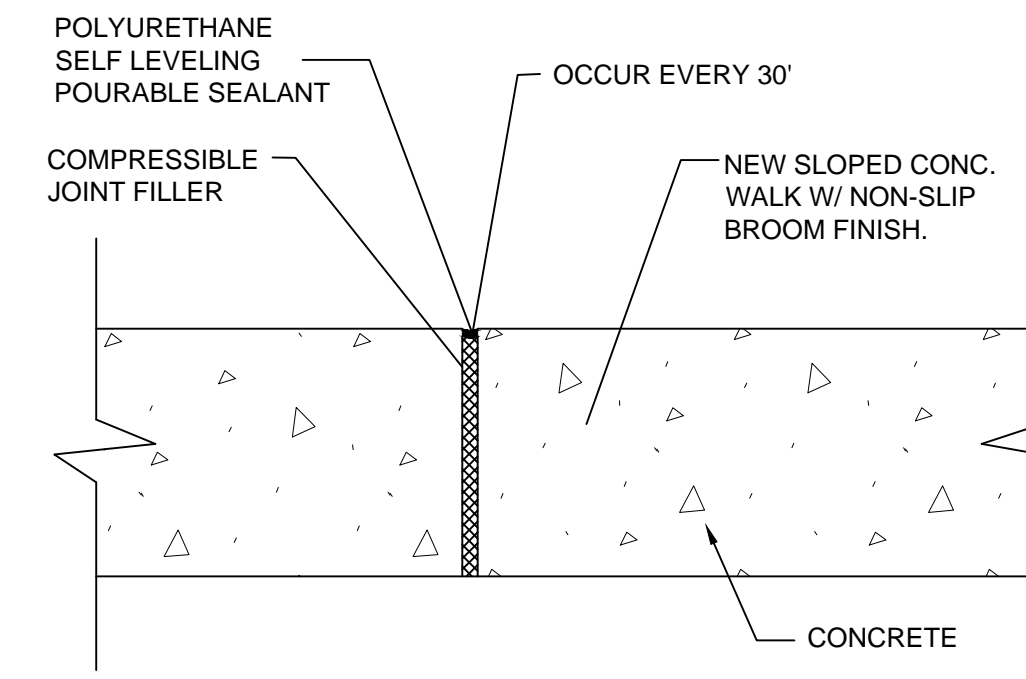


SEE DETAIL 8/C-4.0 FOR CONTROL JOINTS  
SEE DETAIL 8/C-4.0 FOR EXPANSION JOINTS

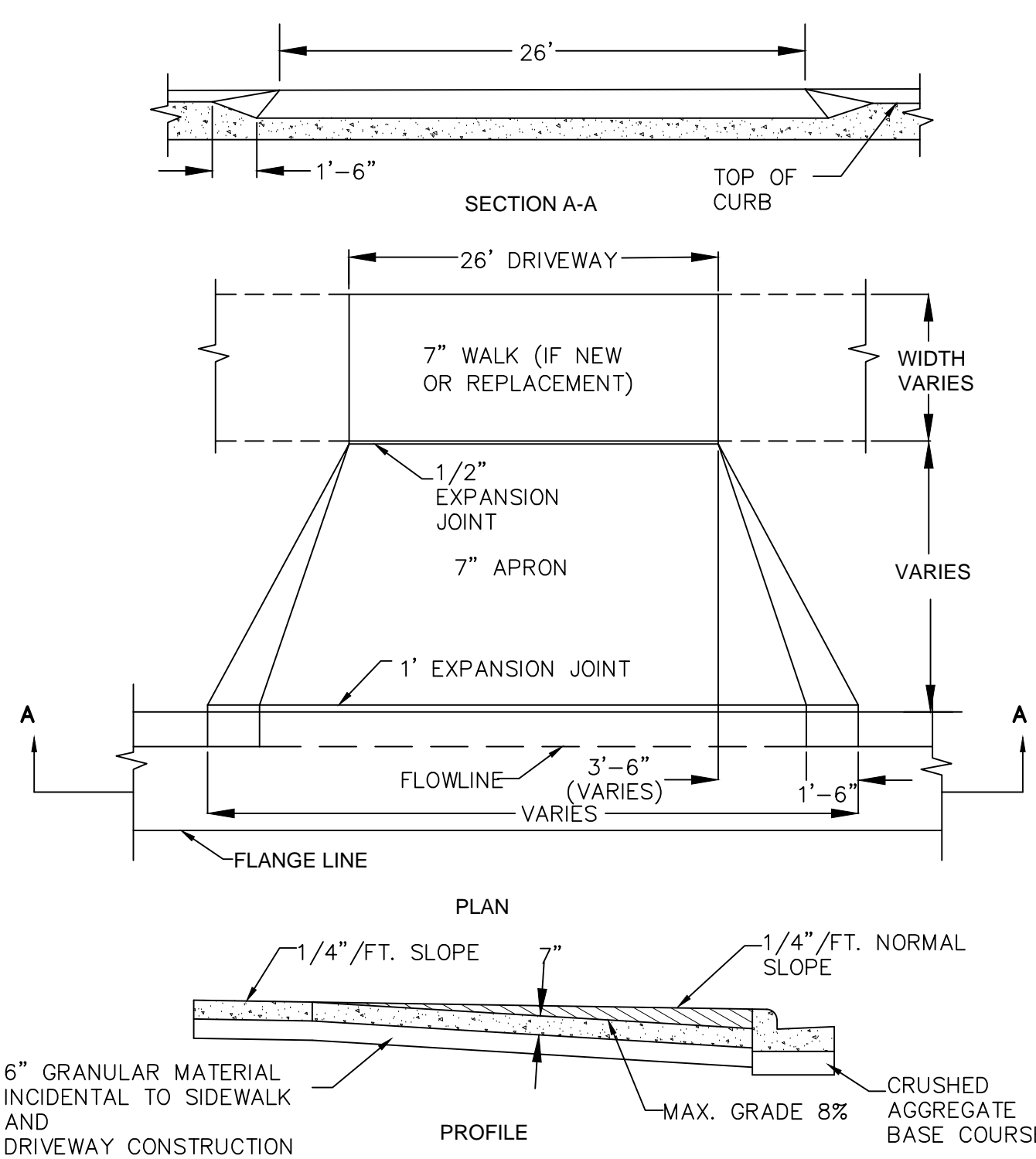
**4 CONCRETE SIDEWALK**  
NTS



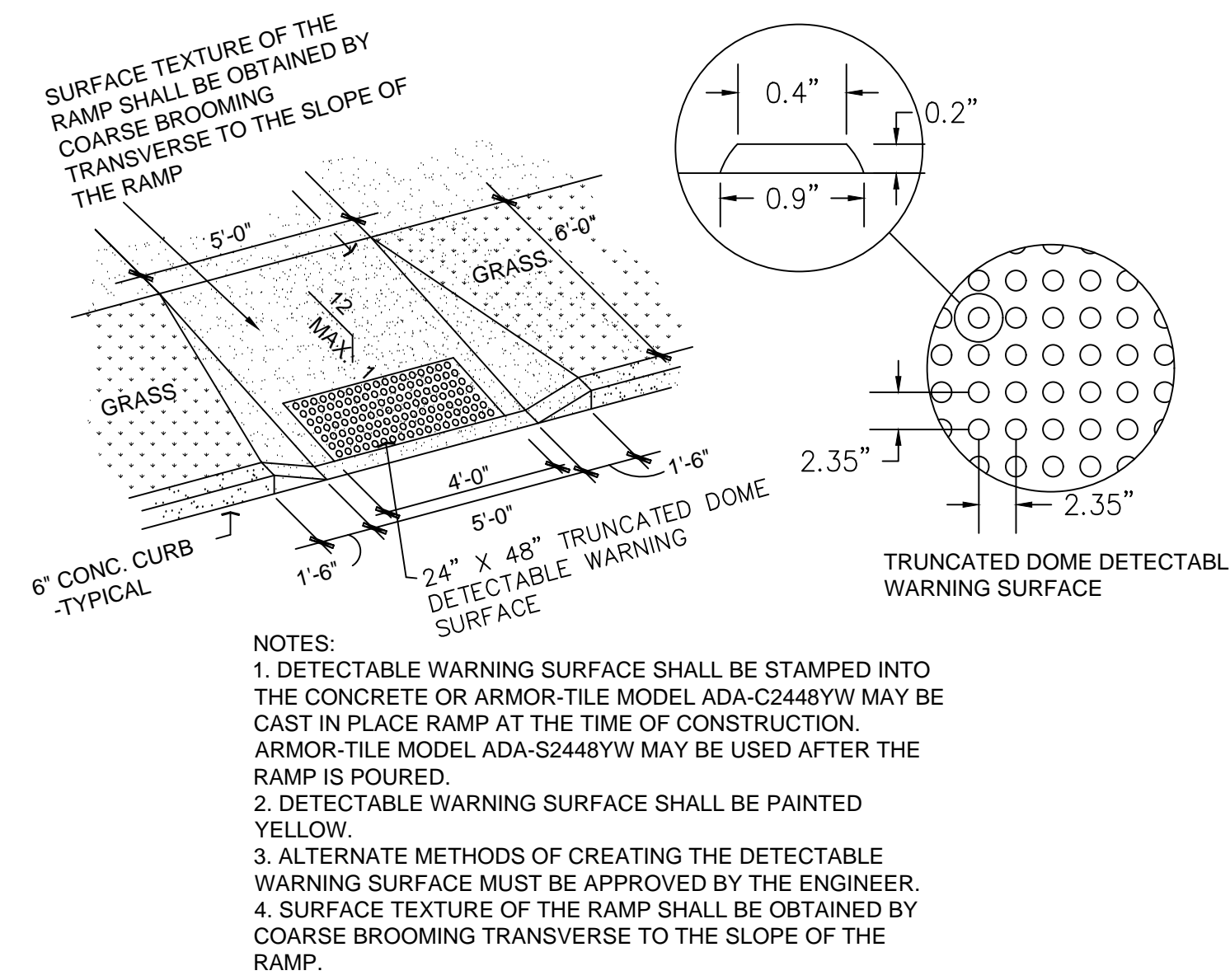
**5 CONTROL JOINT**  
NTS



**6 EXPANSION JOINT**  
NTS

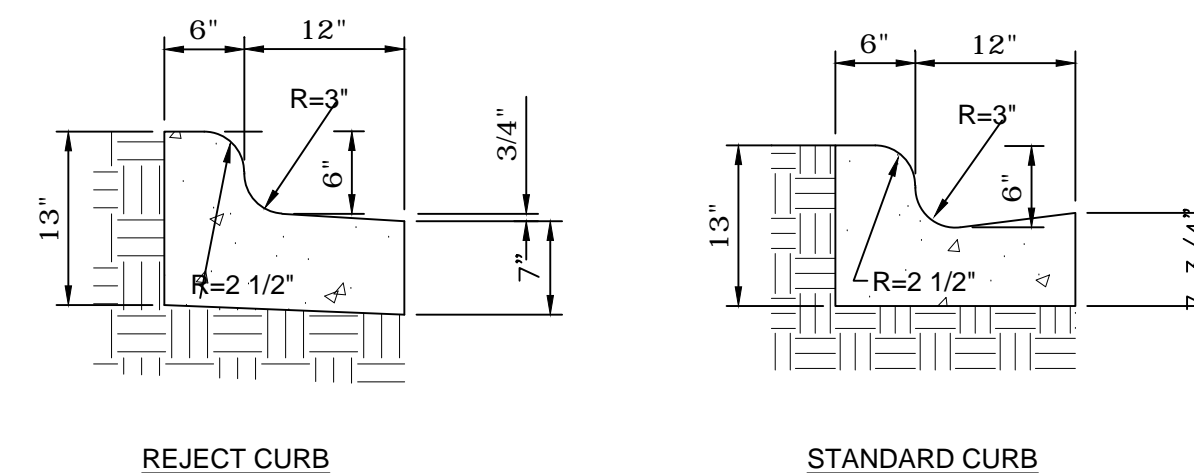


**7 COMMERCIAL DRIVEWAY**  
NTS



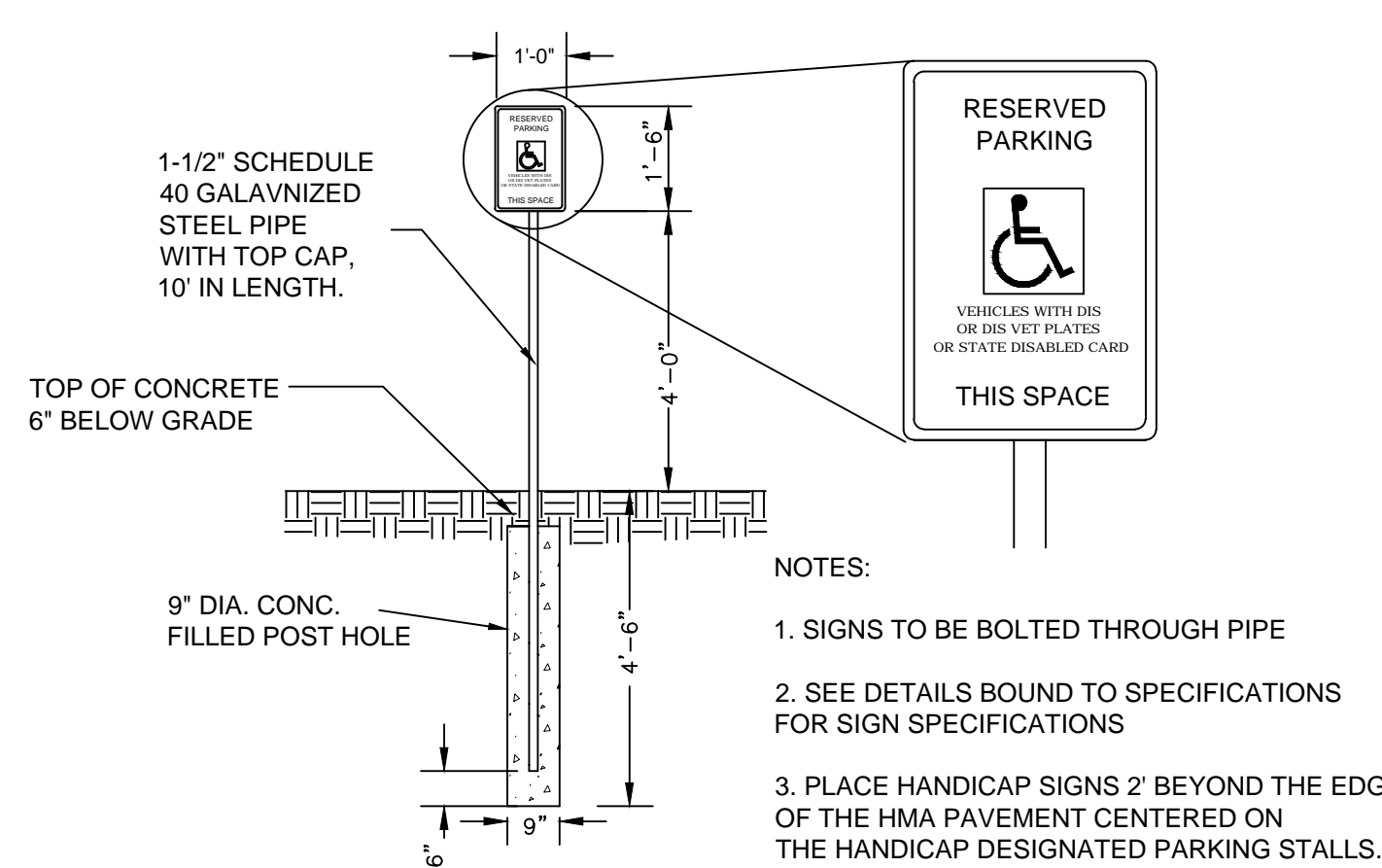
- NOTES**
- DETECTABLE WARNING SURFACE SHALL BE STAMPED INTO THE CONCRETE OR ARMOR-TILE MODEL ADA-C2448YW MAY BE CAST IN PLACE RAMP AT THE TIME OF CONSTRUCTION. ARMOR-TILE MODEL ADA-S2448YW MAY BE USED AFTER THE RAMP IS POURED.
  - DETECTABLE WARNING SURFACE SHALL BE PAINTED YELLOW.
  - ALTERNATE METHODS OF CREATING THE DETECTABLE WARNING SURFACE MUST BE APPROVED BY THE ENGINEER.
  - SURFACE TEXTURE OF THE RAMP SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP.

**8 CURB RAMP**  
NTS



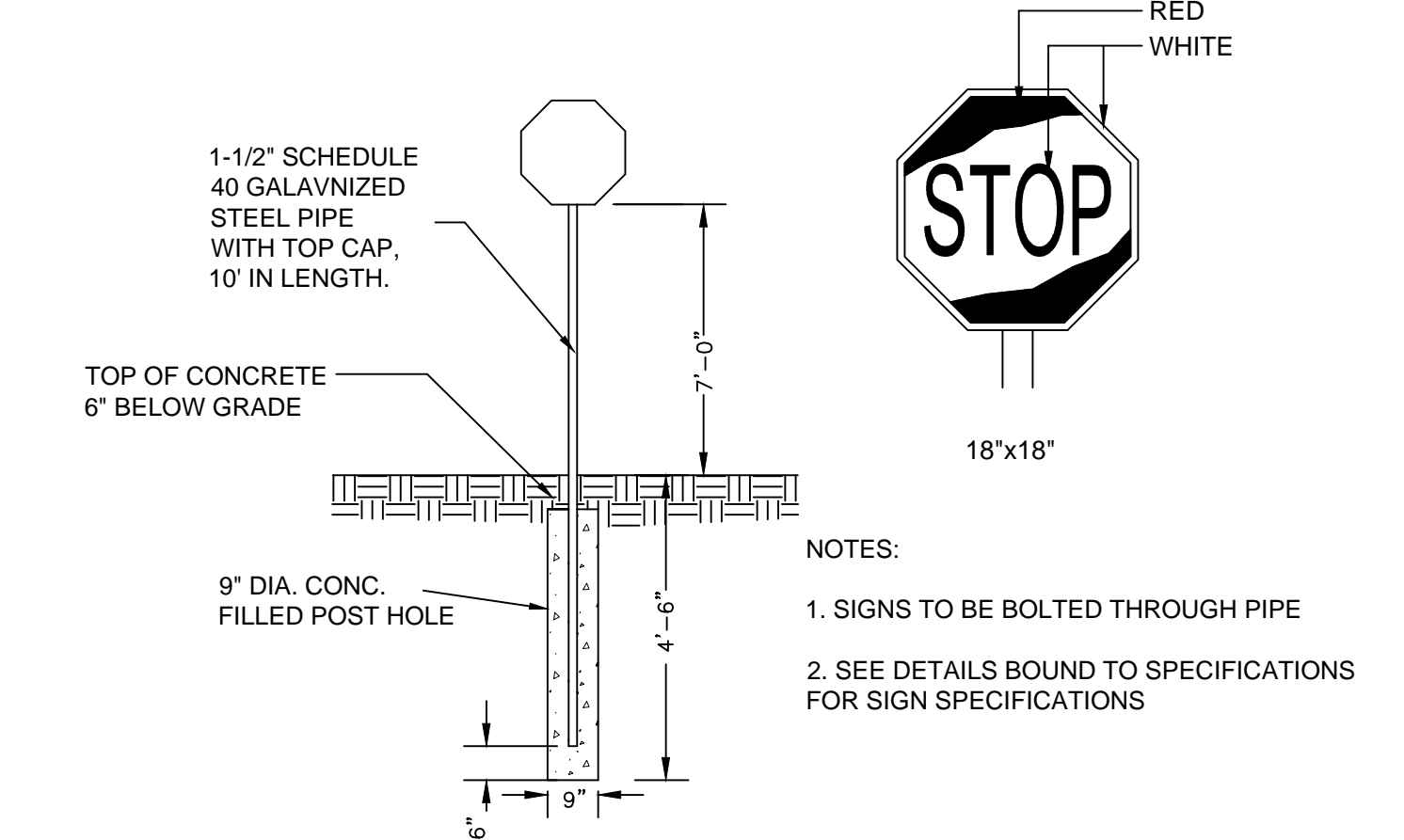
- GENERAL NOTES:**
- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS OF 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
- IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

**9 18" CURB AND GUTTER**  
NTS



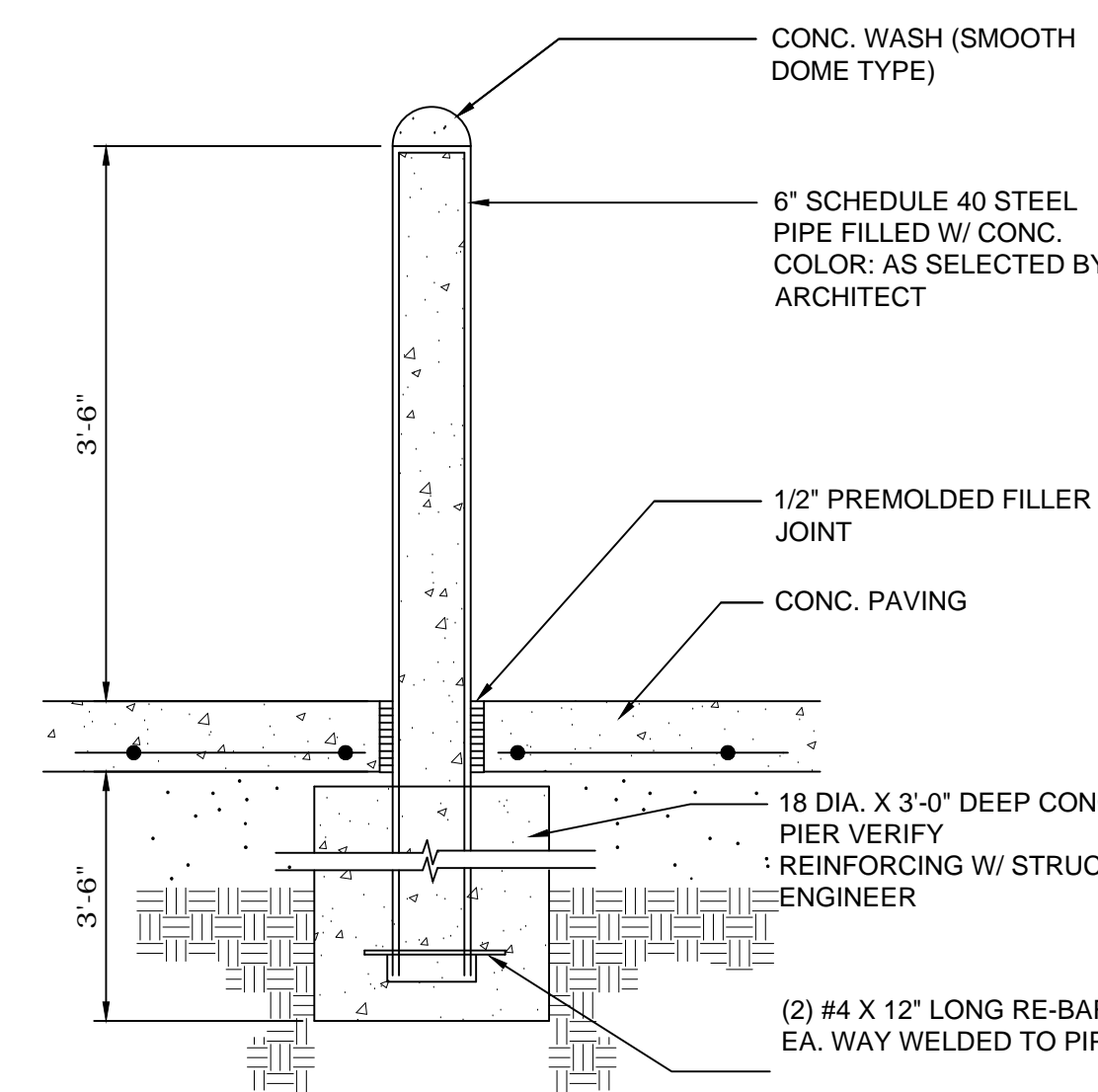
- NOTES**
- SIGNS TO BE BOLTED THROUGH PIPE
  - SEE DETAILS BOUND TO SPECIFICATIONS FOR SIGN SPECIFICATIONS
  - PLACE HANDICAP SIGNS 2' BEYOND THE EDGE OF THE HMA PAVEMENT CENTERED ON THE HANDICAP DESIGNATED PARKING STALLS.

**10 ACCESSIBLE PARKING SIGN**  
NTS



- NOTES**
- SIGNS TO BE BOLTED THROUGH PIPE
  - SEE DETAILS BOUND TO SPECIFICATIONS FOR SIGN SPECIFICATIONS

**11 STOP SIGN**  
NTS



**12 BOLLARD**  
NTS

Notes: \_\_\_\_\_

**Archipelago Village**

WHEDA Office Building - Condominium Unit 2

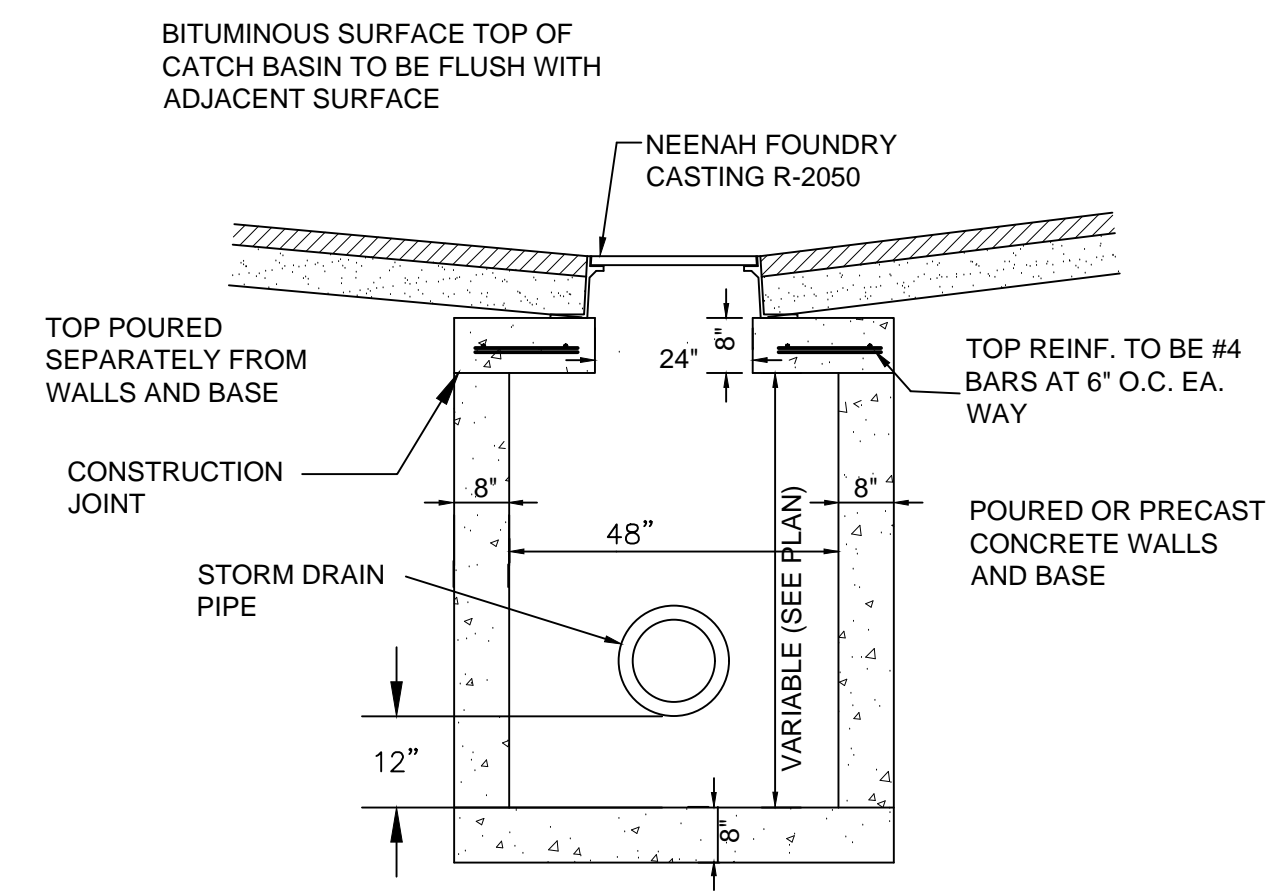
WHEDA Building  
908 E Main St

Madison, Wisconsin

Project #: 2016.36.03

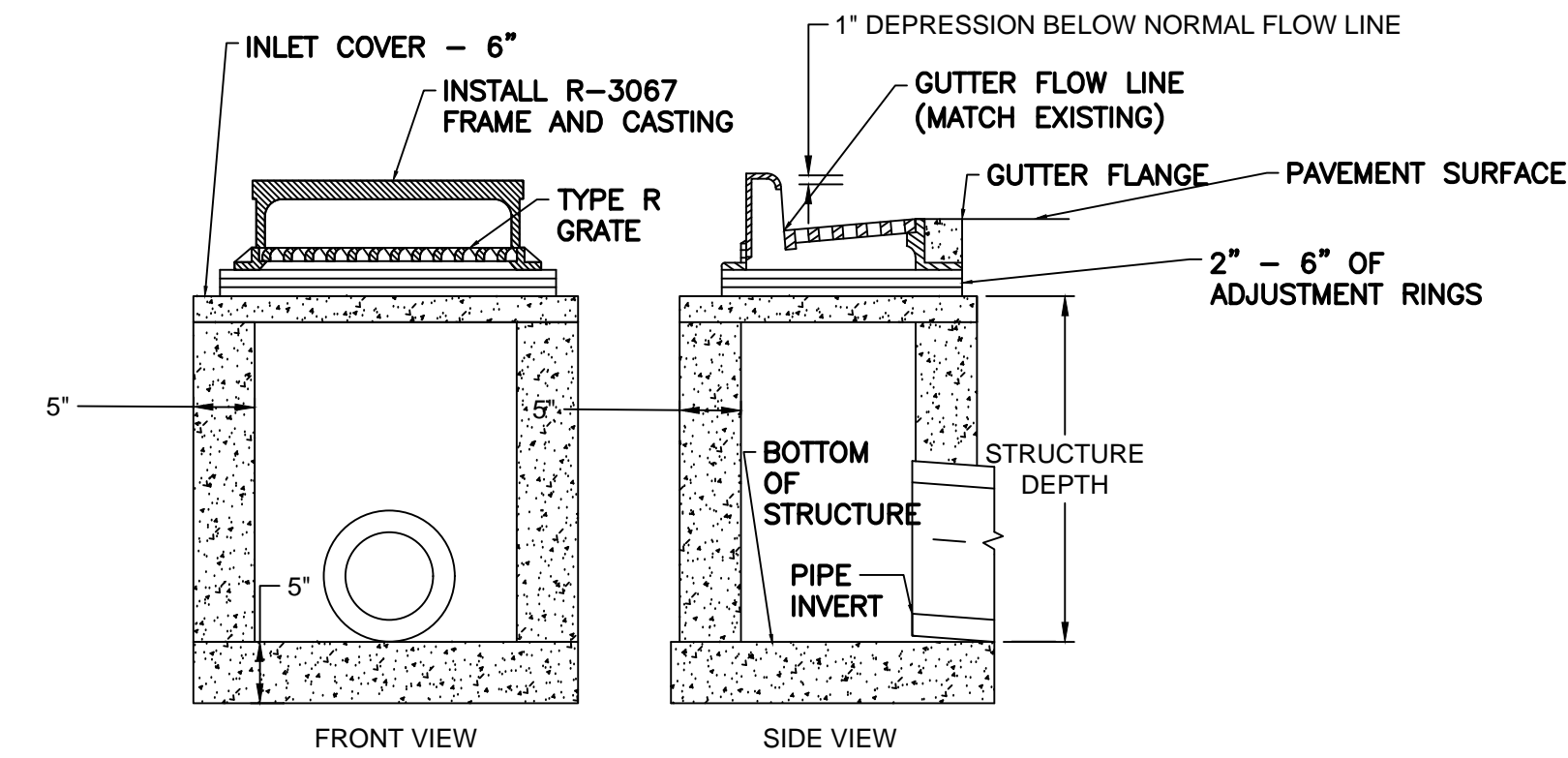
Date	Issuance/Revisions	Symbol
03/11/2020	MADISON LUA	

**WHEDA SITE SITE DETAILS**



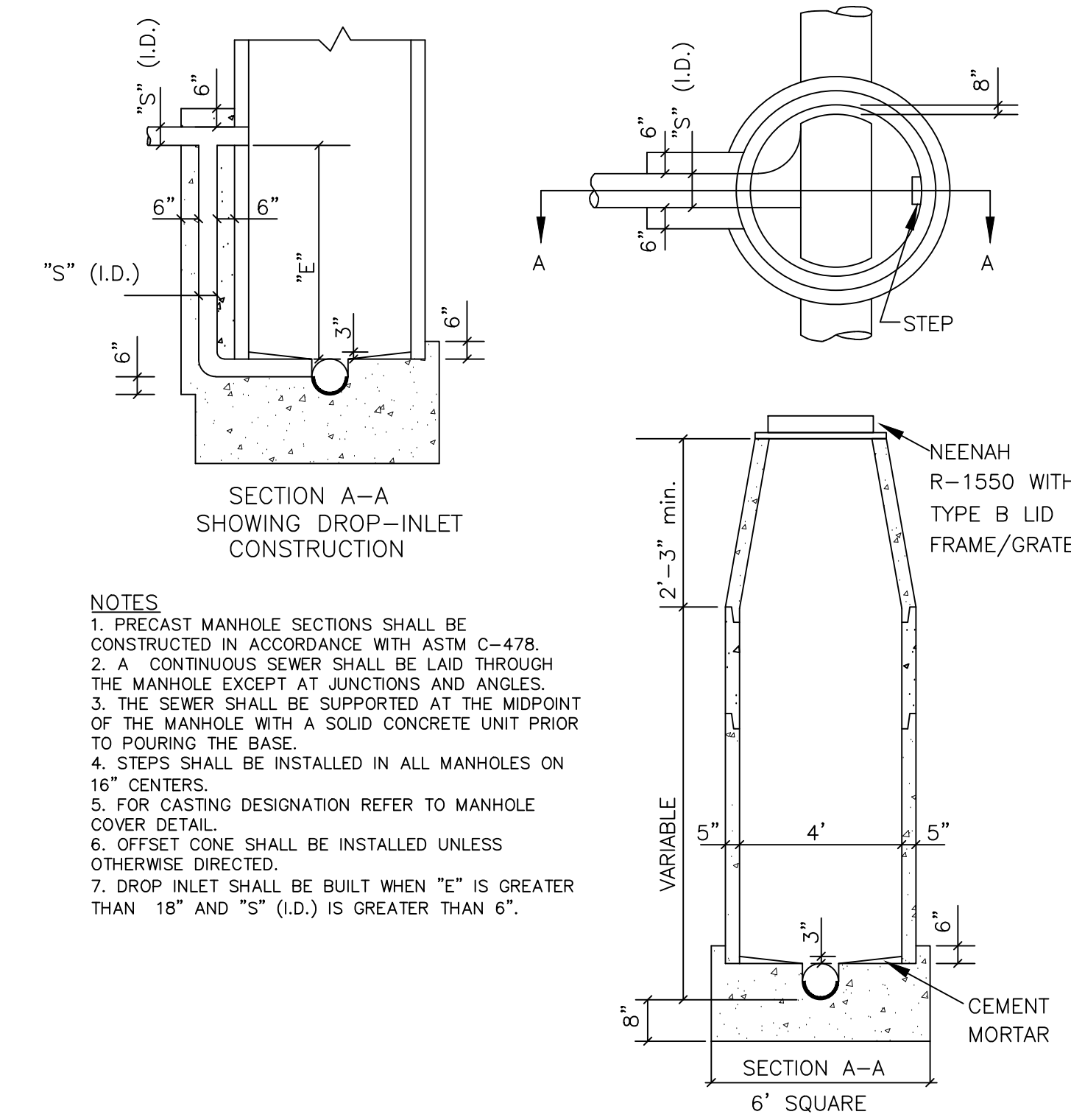
- NOTES
1. ALL CATCH BASINS SHALL INCLUDE STEPS ON 16" CENTERS WHEN DEPTH (GRATE TO BOTTOM) IS 5.0' OR GREATER.
  2. STRUCTURE TO BE PLACED ON 6" OF MECHANICALLY COMPACTED CRUSHED STONE.
  3. FLO-GARD PLUS (FGP-RF22F) INLET INSERTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS IN CATCH BASINS RECEIVING PARKING LOT RUNOFF.

**1** CATCH BASIN  
NTS



- GENERAL NOTES:
1. INSTALL NEW ADJUSTING RINGS FOR INLET AND SET NEW FRAME AND CASTING IN ACCORDANCE WITH SPECIFICATION SECTION 33 40 00.
  2. NEW CURB & GUTTER SHALL BE FORMED AS DETAILED ABOVE.
  3. CONTRACTOR SHALL CONSOLIDATE NEW CURB & GUTTER CONCRETE AROUND NEW FRAME AND CASTING.
  4. NO EXPANSION JOINTS ARE TO BE USED FOR STORM INLET RECONSTRUCTION.

**2** STORM SEWER 2'X3' BOX INLET  
NTS



- NOTES
1. PRECAST MANHOLE SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478.
  2. A CONTINUOUS SEWER SHALL BE LAID THROUGH THE MANHOLE EXCEPT AT JUNCTIONS AND ANGLES.
  3. THE SEWER SHALL BE SUPPORTED AT THE MIDPOINT OF THE MANHOLE WITH A SOLID CONCRETE UNIT PRIOR TO POURING THE BASE.
  4. STEPS SHALL BE INSTALLED IN ALL MANHOLES ON 16" CENTERS.
  5. FOR CASTING DESIGNATION REFER TO MANHOLE COVER DETAIL.
  6. OFFSET CONE SHALL BE INSTALLED UNLESS OTHERWISE DIRECTED.
  7. DROP INLET SHALL BE BUILT WHEN "E" IS GREATER THAN "B" AND "S" (I.D.) IS GREATER THAN 6".

**3** SANITARY MANHOLE  
NTS

Notes: \_\_\_\_\_

Archipelago Village

WHEDA Office Building -  
Condominium Unit 2

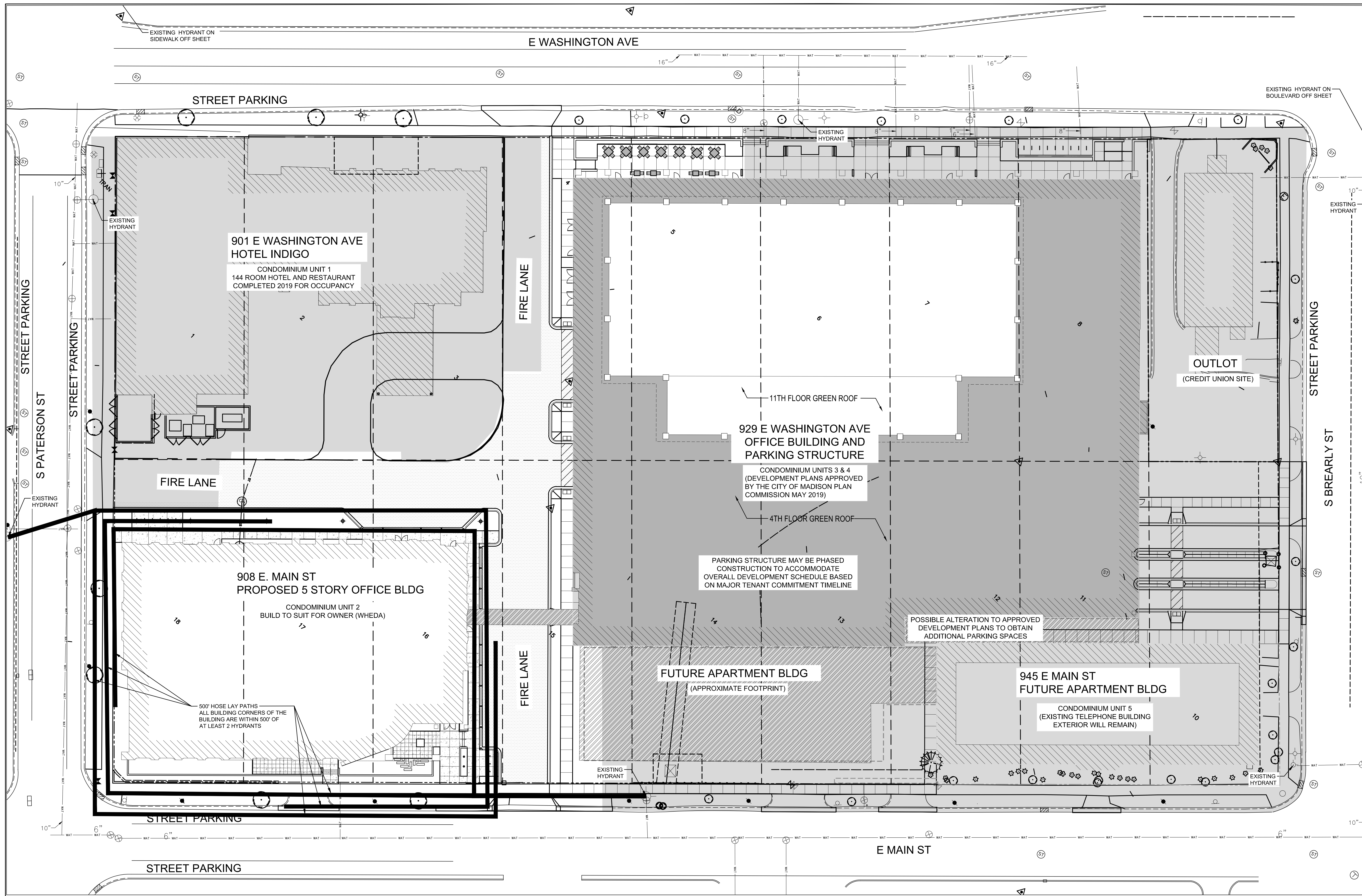
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**WHEDA SITE  
SITE DETAILS**

**C502**



901 E WASHINGTON AVE  
HOTEL INDIGO  
CONDOMINIUM UNIT 1  
144 ROOM HOTEL AND RESTAURANT  
COMPLETED 2019 FOR OCCUPANCY

929 E WASHINGTON AVE  
OFFICE BUILDING AND  
PARKING STRUCTURE  
CONDOMINIUM UNITS 3 & 4  
(DEVELOPMENT PLANS APPROVED  
BY THE CITY OF MADISON PLAN  
COMMISSION MAY 2019)

908 E. MAIN ST  
PROPOSED 5 STORY OFFICE BLDG  
CONDOMINIUM UNIT 2  
BUILD TO SUIT FOR OWNER (WHEDA)

FUTURE APARTMENT BLDG  
(APPROXIMATE FOOTPRINT)

945 E MAIN ST  
FUTURE APARTMENT BLDG  
CONDOMINIUM UNIT 5  
(EXISTING TELEPHONE BUILDING  
EXTERIOR WILL REMAIN)

500' HOSE LAY PATHS  
ALL BUILDING CORNERS OF THE  
BUILDING ARE WITHIN 500' OF  
AT LEAST 2 HYDRANTS

PARKING STRUCTURE MAY BE PHASED  
CONSTRUCTION TO ACCOMMODATE  
OVERALL DEVELOPMENT SCHEDULE BASED  
ON MAJOR TENANT COMMITMENT TIMELINE

POSSIBLE ALTERATION TO APPROVED  
DEVELOPMENT PLANS TO OBTAIN  
ADDITIONAL PARKING SPACES

LEGEND

○ SANITARY MANHOLE	○ YARD CLEANOUT	○ STORM MANHOLE	○ STORM INLET	○ STORM CATCH BASIN	△ APRON ENDWALL	○ WATER MANHOLE	○ HYDRANT	○ WATER VALVE	○ GAS METER	○ GAS VALVE	○ LIGHT POLE	○ TRAFFIC SIGNAL	○ MONITORING WELL	○ ELECTRICAL OUTLET	○ UTILITY POLE	○ GUY WIRE / DEAD MAN	○ ELECTRIC PEDESTAL	○ ELECTRIC MANHOLE	○ CABLE PEDESTAL	○ BOLLARD	○ SIGN	○ HANDICAP RAMP	○ HANDICAP STALL	○ ○ ○ ○ STONE WALL	
— CATCH CURB	— REJECT CURB	— WAT — BURIED WATER MAIN	— SAN — SANITARY SEWER	— ST — STORM SEWER	— SF — SILT FENCE	— RD — ROOF DRAIN	— OH — OVERHEAD WIRES	— CATV — BURIED CABLE TV LINES	— E — BURIED ELECTRIC	— T — BURIED TELEPHONE	— FO — FIBER OPTIC	— G — BURIED GAS MAIN	⚠ CAUTION	— PROPERTY LINE	— UTILITY EASEMENT	— SETBACK LINE	▨ BUILDING TO BE DEMOLISHED	▨ BUILDING TO REMAIN	— — — FUTURE CONDOMINIUM BOUNDARY LINE						

**Potter  
Lawson**  
Success by Design

**OTIE**  
An Oneida ESC Group Company

5100 Eastpark Blvd., Suite 300, Madison, WI  
53718, ph. 608-243-6470 Job# 2017136

Notes:

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WHEDA Office Building -  
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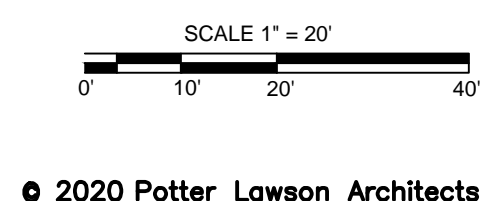
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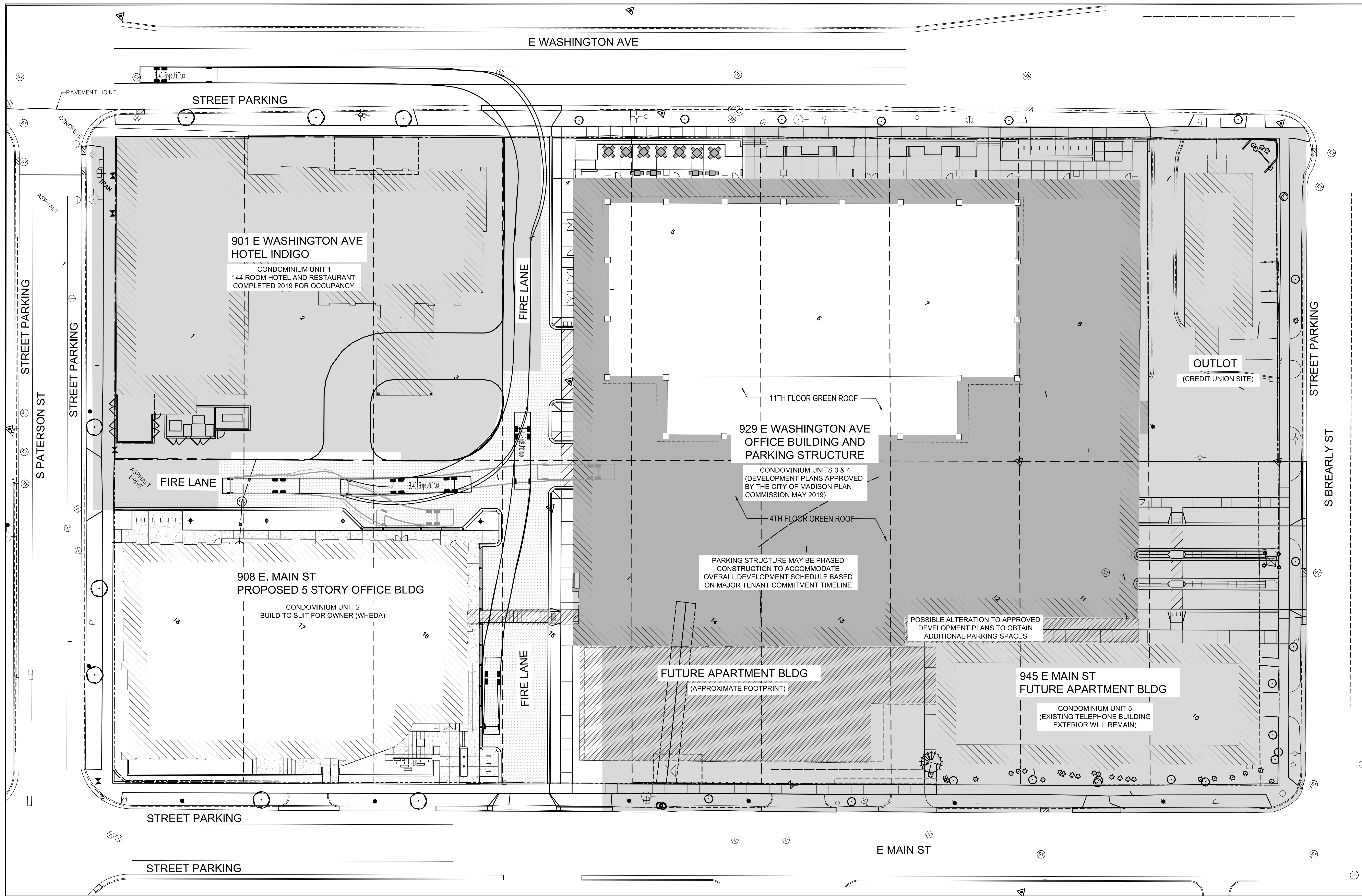
WHEDA SITE EXHIBIT  
FIRE ACCESS PLAN

C600



SCALE 1" = 20'

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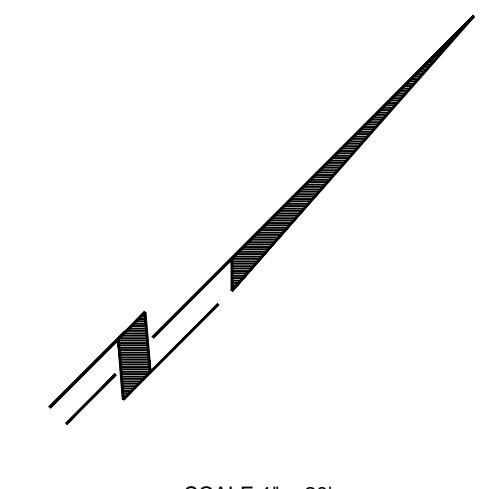
WHEDA SITE EXHIBIT  
TURNING RADIUS

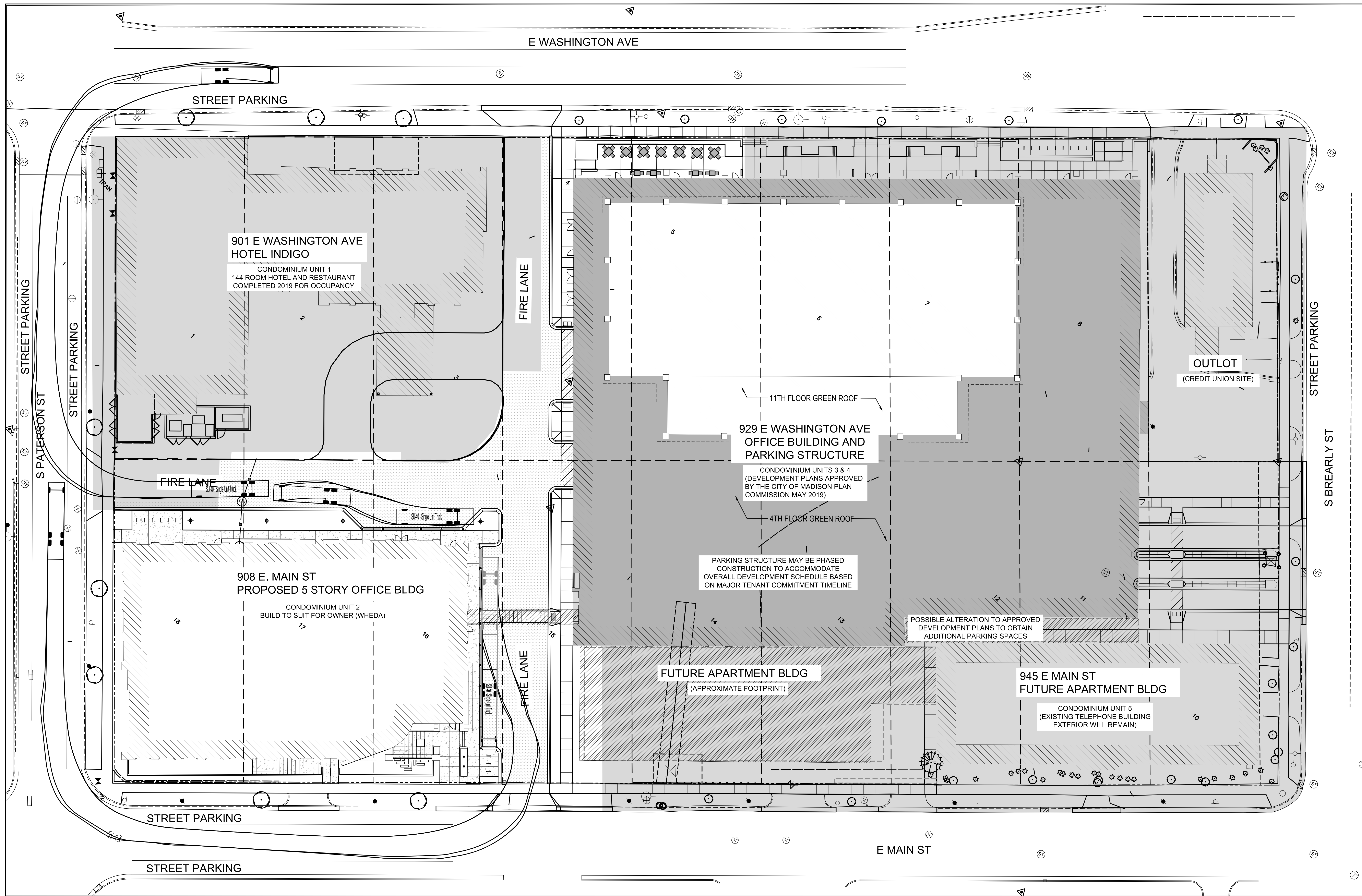
EX601

TURNING RADIUS FOR A 40-FOOT SINGLE UNIT TRUCK  
TURNING RIGHT INTO THE SITE FROM E WASHINGTON AVE

LEGEND

○ SANITARY MANHOLE	○ YARD CLEANOUT	○ STORM MANHOLE	○ STORM INLET	○ STORM CATCH BASIN	○ APRON ENDWALL	○ WATER MANHOLE	○ HYDRANT	○ WATER VALVE	○ GAS METER	○ GAS VALVE	○ LIGHT POLE	○ TRAFFIC SIGNAL	○ MONITORING WELL	○ ELECTRICAL OUTLET	○ UTILITY POLE	○ GUY WIRE / DEAD MAN	○ ELECTRIC PEDESTAL	○ ELECTRIC MANHOLE	○ CABLE PEDESTAL	○ BOLLARD SIGN	○ HANDICAP RAMP	○ HANDICAP STALL	○ STONE WALL	— CATCH CURB	— REJECT CURB	— WAT — BURIED WATER MAIN	— SAN — SANITARY SEWER	— ST — STORM SEWER	— SF — SILT FENCE	— RD — ROOF DRAIN	— OH — OVERHEAD WIRES	— CATV — BURIED CABLE TV LINES	— E — BURIED ELECTRIC	— T — BURIED TELEPHONE	— FO — FIBER OPTIC	— G — BURIED GAS MAIN	— CAUTION PROPERTY LINE	— UTILITY EASEMENT	— SETBACK LINE	▨ BUILDING TO BE DEMOLISHED	▨ BUILDING TO REMAIN	— — — — — FUTURE CONDOMINIUM BOUNDARY LINE
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Notes: \_\_\_\_\_

**Archipelago Village**

WHEDA Office Building -  
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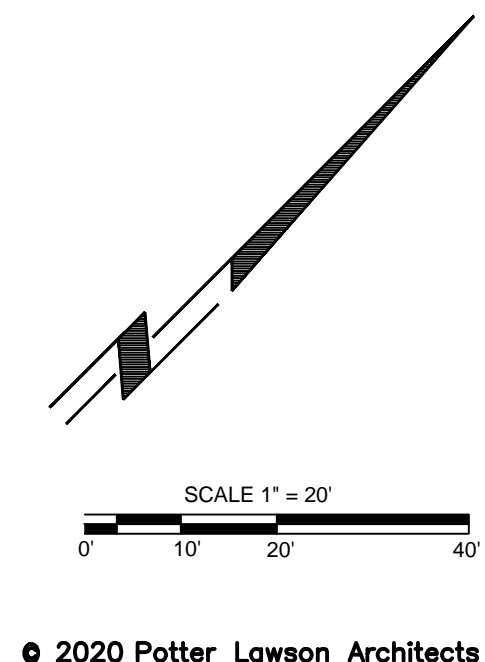
**WHEDA SITE EXHIBIT  
 TURNING RADIUS**

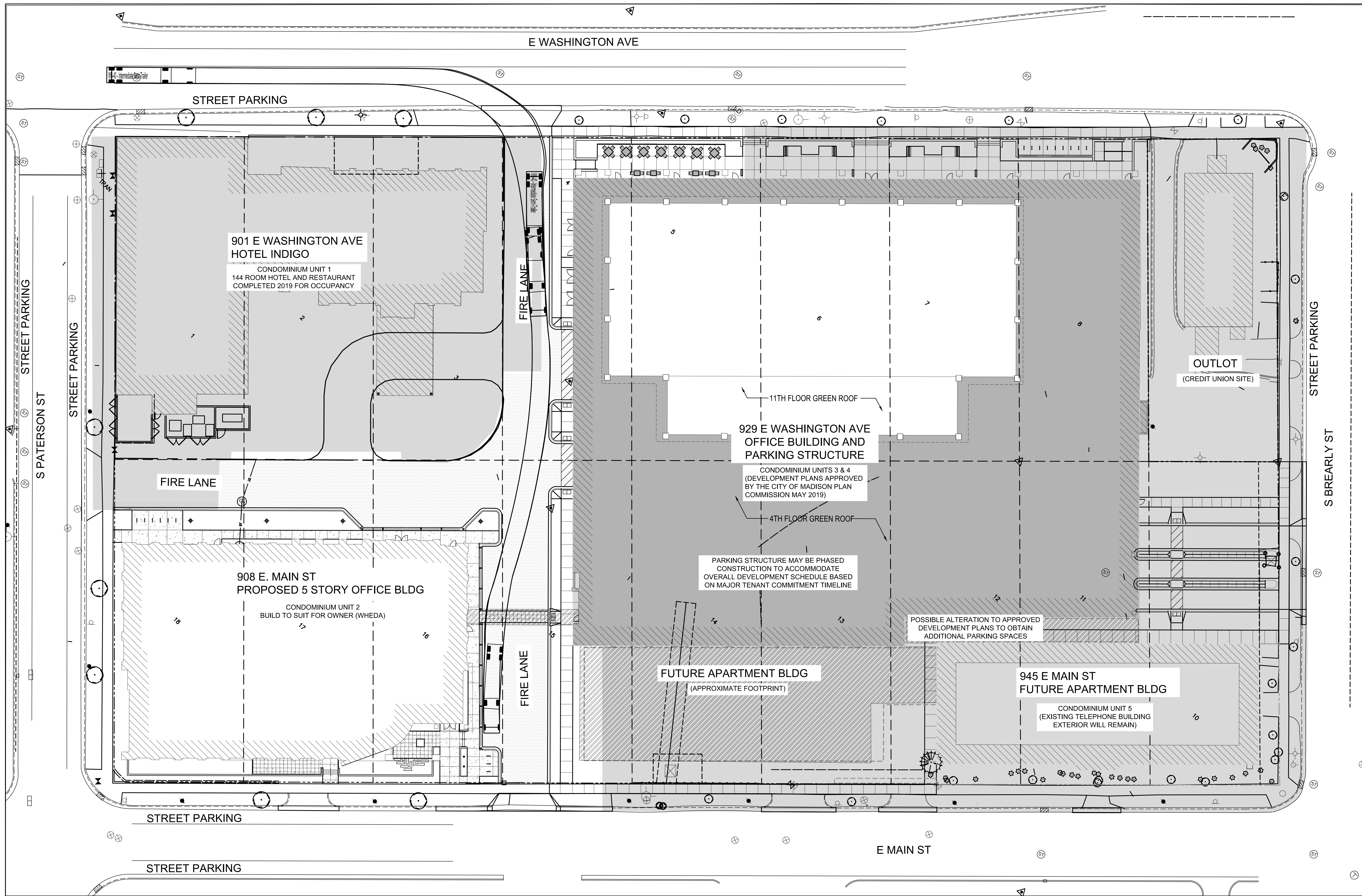
**EX602**

TURNING RADIUS FOR A 40-FOOT SINGLE UNIT TRUCK  
 TURNING RIGHT LEAVING THE ONTO S PATERSON STREET AND E MAIN STREET

**LEGEND**

⊙	SANITARY MANHOLE	—	CATCH CURB
⊙	YARD CLEANOUT	—	REJECT CURB
⊙	STORM MANHOLE	—	WAT — BURIED WATER MAIN
⊙	STORM INLET	—	SAN — SANITARY SEWER
⊙	STORM CATCH BASIN	—	ST — STORM SEWER
⊙	APRON ENDWALL	—	SF — SILT FENCE
⊙	WATER MANHOLE	—	RD — ROOF DRAIN
⊙	HYDRANT	—	OH — OVERHEAD WIRES
⊙	WATER VALVE	—	— CATV — BURIED CABLE TV LINES
⊙	GAS METER	—	E — BURIED ELECTRIC
⊙	GAS VALVE	—	T — BURIED TELEPHONE
⊙	LIGHT POLE	—	FO — FIBER OPTIC
⊙	TRAFFIC SIGNAL	—	G — BURIED GAS MAIN
⊙	MONITORING WELL	⚠	CAUTION
⊙	ELECTRICAL OUTLET	—	PROPERTY LINE
⊙	UTILITY POLE	---	UTILITY EASEMENT
⊙	GUY WIRE / DEAD MAN	---	SETBACK LINE
⊙	ELECTRIC PEDESTAL	▨	BUILDING TO BE DEMOLISHED
⊙	ELECTRIC MANHOLE	▨	BUILDING TO REMAIN
⊙	CABLE PEDESTAL	---	FUTURE CONDOMINIUM BOUNDARY LINE
⊙	ROLLARD SIGN		
⊙	HANDICAP RAMP		
⊙	HANDICAP STALL		
⊙	STONE WALL		





Notes: \_\_\_\_\_

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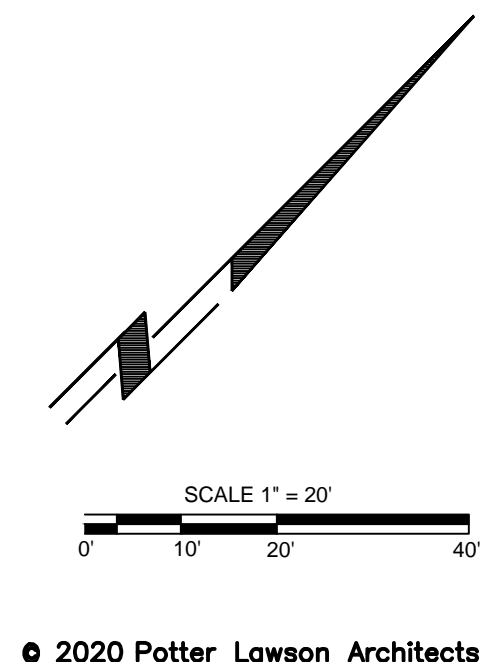
**WHEDA SITE EXHIBIT  
TURNING RADIUS**

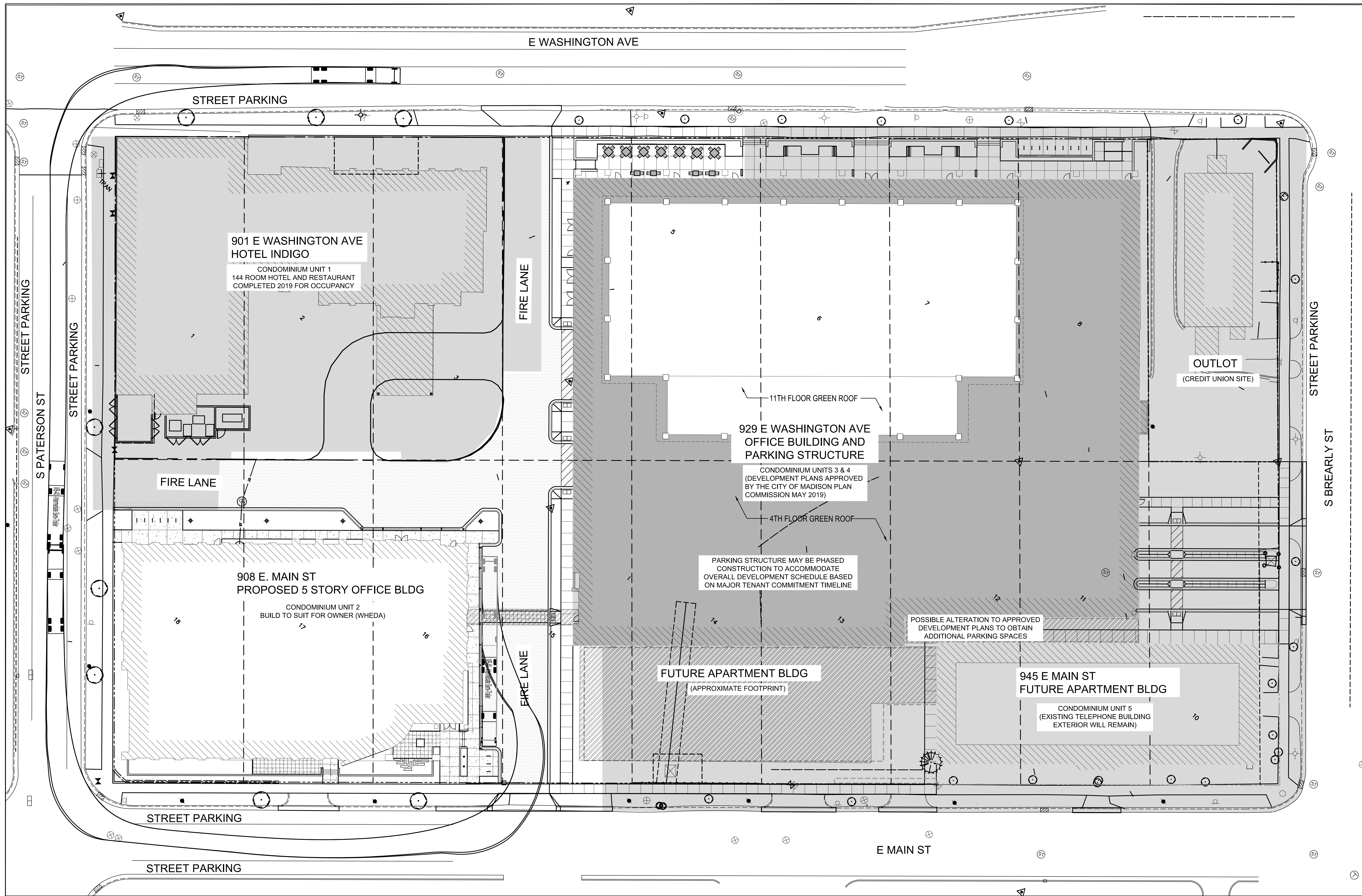
**EX603**

TURNING RADIUS FOR A WB-40 - INTERMEDIATE SEMI-TRAILER  
TURNING RIGHT INTO THE SITE FROM E WASHINGTON AVE

**LEGEND**

<ul style="list-style-type: none"> <li>○ SANITARY MANHOLE</li> <li>⊙ YARD CLEANOUT</li> <li>⊙ STORM MANHOLE</li> <li>⊙ STORM INLET</li> <li>⊙ STORM CATCH BASIN</li> <li>△ APRON ENDWALL</li> <li>○ WATER MANHOLE</li> <li>○ HYDRANT</li> <li>○ WATER VALVE</li> <li>○ GAS METER</li> <li>○ GAS VALVE</li> <li>○ LIGHT POLE</li> <li>○ TRAFFIC SIGNAL</li> <li>○ MONITORING WELL</li> <li>○ ELECTRICAL OUTLET</li> <li>○ UTILITY POLE</li> <li>○ GUY WIRE / DEAD MAN</li> <li>○ ELECTRIC PEDESTAL</li> <li>○ ELECTRIC MANHOLE</li> <li>○ CABLE PEDESTAL</li> <li>○ BOLLARD</li> <li>○ SIGN</li> <li>○ HANDICAP RAMP</li> <li>○ HANDICAP STALL</li> <li>○ STONE WALL</li> </ul>	<ul style="list-style-type: none"> <li>— CATCH CURB</li> <li>— REJECT CURB</li> <li>— WAT — BURIED WATER MAIN</li> <li>— SAN — SANITARY SEWER</li> <li>— ST — STORM SEWER</li> <li>— SF — SILT FENCE</li> <li>— RD — ROOF DRAIN</li> <li>— OH — OVERHEAD WIRES</li> <li>— CATV — BURIED CABLE TV LINES</li> <li>— E — BURIED ELECTRIC</li> <li>— T — BURIED TELEPHONE</li> <li>— FO — FIBER OPTIC</li> <li>— G — BURIED GAS MAIN</li> <li>⚠ CAUTION</li> <li>— PROPERTY LINE</li> <li>— UTILITY EASEMENT</li> <li>— SETBACK LINE</li> <li>▨ BUILDING TO BE DEMOLISHED</li> <li>▨ BUILDING TO REMAIN</li> <li>--- FUTURE CONDOMINIUM BOUNDARY LINE</li> </ul>
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Notes:

**Archipelago Village**

WHEDA Office Building -  
Condominium Unit 2

WHEDA Building  
908 E Main St

Madison, Wisconsin

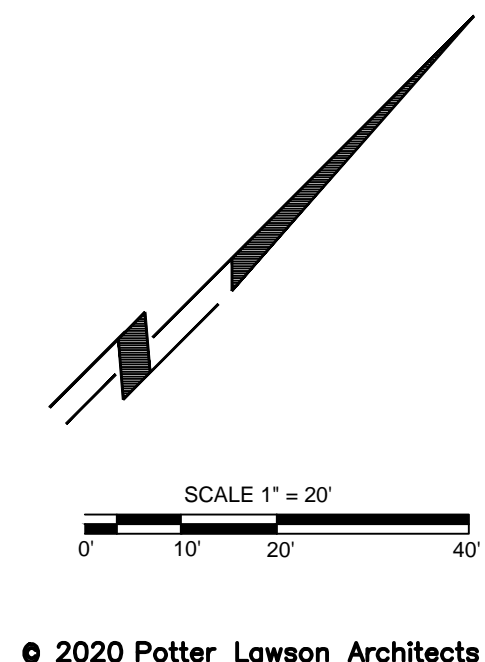
Project #: 2016.36.03

Date	Issuance/Revisions	Symbol
03/11/2020	MADISON LUA	

TURNING RADIUS FOR A WB-40 - INTERMEDIATE SEMI-TRAILER  
TURNING RIGHT LEAVING THE ONTO S PATERSON STREET AND E MAIN STREET

**LEGEND**

⊙	SANITARY MANHOLE	—	CATCH CURB
⊙	YARD CLEANOUT	—	REJECT CURB
⊙	STORM MANHOLE	—	BURIED WATER MAIN
⊙	STORM INLET	—	SAN - SANITARY SEWER
⊙	STORM CATCH BASIN	—	ST - STORM SEWER
⊙	APRON ENDWALL	—	SF - SILT FENCE
⊙	WATER MANHOLE	—	RD - ROOF DRAIN
⊙	HYDRANT	—	OH - OVERHEAD WIRES
⊙	WATER VALVE	—	— CATV - BURIED CABLE TV LINES
⊙	GAS METER	—	E - BURIED ELECTRIC
⊙	GAS VALVE	—	T - BURIED TELEPHONE
⊙	LIGHT POLE	—	FO - FIBER OPTIC
⊙	TRAFFIC SIGNAL	—	G - BURIED GAS MAIN
⊙	MONITORING WELL	⚠	CAUTION
⊙	ELECTRICAL OUTLET	—	PROPERTY LINE
⊙	UTILITY POLE	—	UTILITY EASEMENT
⊙	GUY WIRE / DEAD MAN	—	SETBACK LINE
⊙	ELECTRIC PEDESTAL	▨	BUILDING TO BE DEMOLISHED
⊙	ELECTRIC MANHOLE	▨	BUILDING TO REMAIN
⊙	CABLE PEDESTAL	---	FUTURE CONDOMINIUM BOUNDARY LINE
⊙	BOLLARD		
⊙	SIGN		
⊙	HANDICAP RAMP		
⊙	HANDICAP STALL		
⊙	STONE WALL		



**WHEDA SITE EXHIBIT  
TURNING RADIUS**

**EX604**

**NOTES**

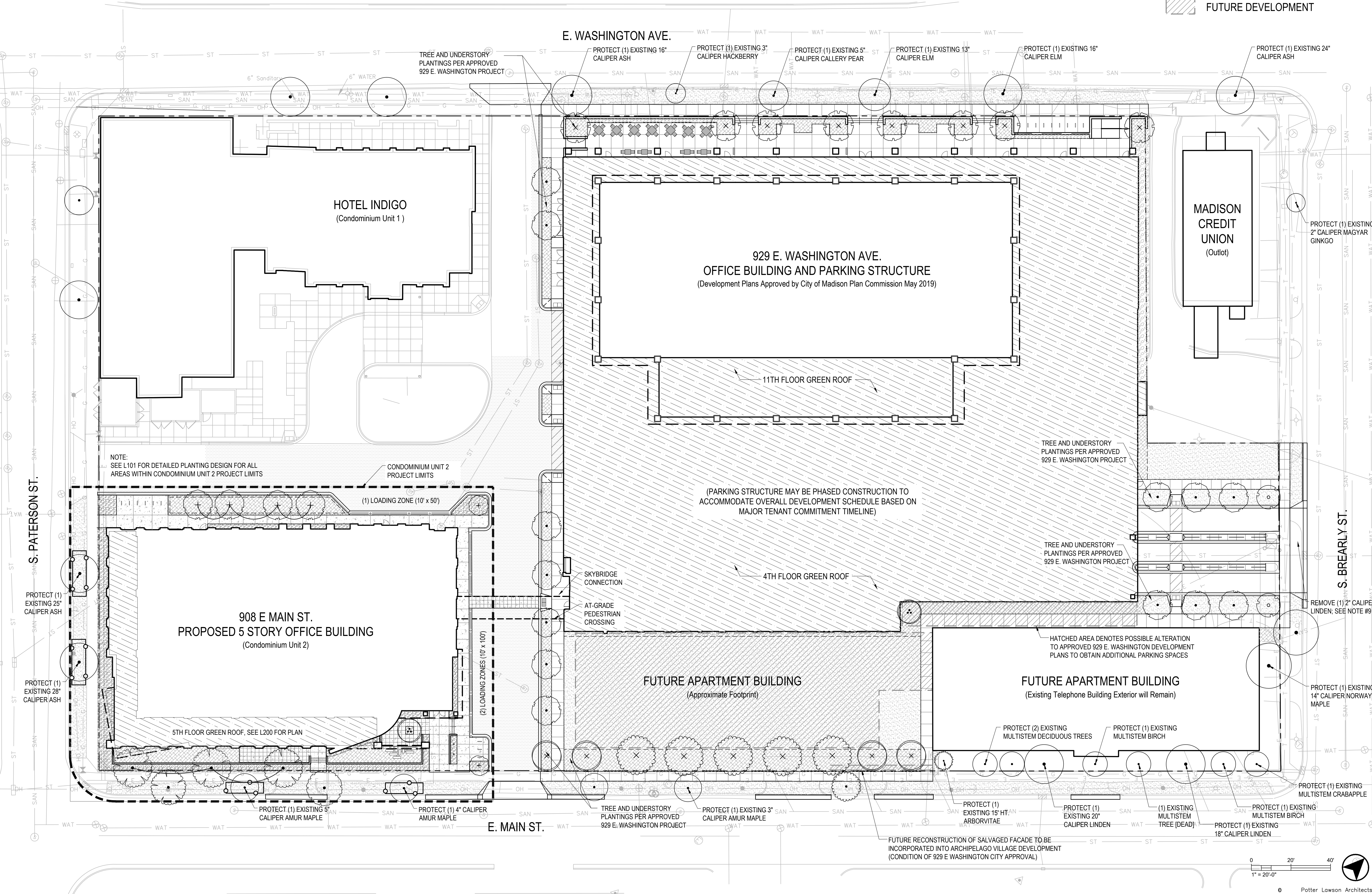
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT BENCHMARKS.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
- CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN, BHOFMANN@CITYOFMADISON.COM - OR - 608-266-4816) AT LEAST ONE WEEK PRIOR TO PLANTING IN THE RIGHT-OF-WAY TO SCHEDULE INSPECTING THE NURSERY STOCK, REVIEW PLANTING SPECIFICATIONS AND INDICATE PLANTING LOCATIONS WITH THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5-FEET FROM

THE OUTSIDE EDGE OF THE TREE CANOPY ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5-FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5-FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

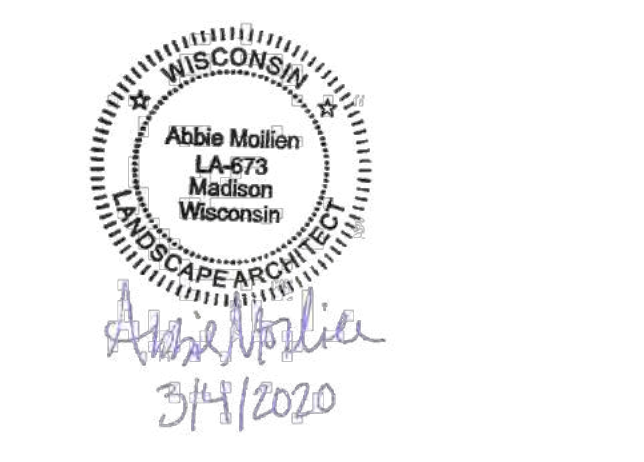
- A TREE REMOVAL WAS APPROVED FOR (1) 2" CALIPER LINDEN TREE ALONG BREARLY STREET DUE TO DRIVEWAY INSTALLATION INTO THE PROPOSED PARKING STRUCTURE. THIS REMOVAL WAS INCLUDED IN THE 929 E WASHINGTON DEVELOPMENT PLANS APPROVED BY THE CITY OF MADISON PLAN COMMISSION IN MAY, 2019. CITY FORESTRY WILL ISSUE A REMOVAL PERMIT FOR THIS TREE AS PART OF ANY PHASED CONSTRUCTION OF THE PARKING STRUCTURE THAT INCLUDES CONSTRUCTION OF THE DRIVEWAY ENTRANCE OFF OF BREARLY STREET. CONTACT BRAD HOFFMAN TO OBTAIN THE STREET TREE REMOVAL PERMIT.

**LEGEND**

- PROJECT LIMITS
- PROPERTY LINE
- TREE PROTECTION FENCE
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PLANTING BED WITH STONE MULCH
- PLANTING BED WITH COMPOST MULCH
- NEW LAWN FROM SEED
- GREEN ROOF
- FUTURE DEVELOPMENT



Notes:



Archipelago Village

WHEDA Office Building - Condominium Unit 2

908 E. Main Street  
Madison, Wisconsin

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**ARCHIPELAGO - LANDSCAPE OVERVIEW**

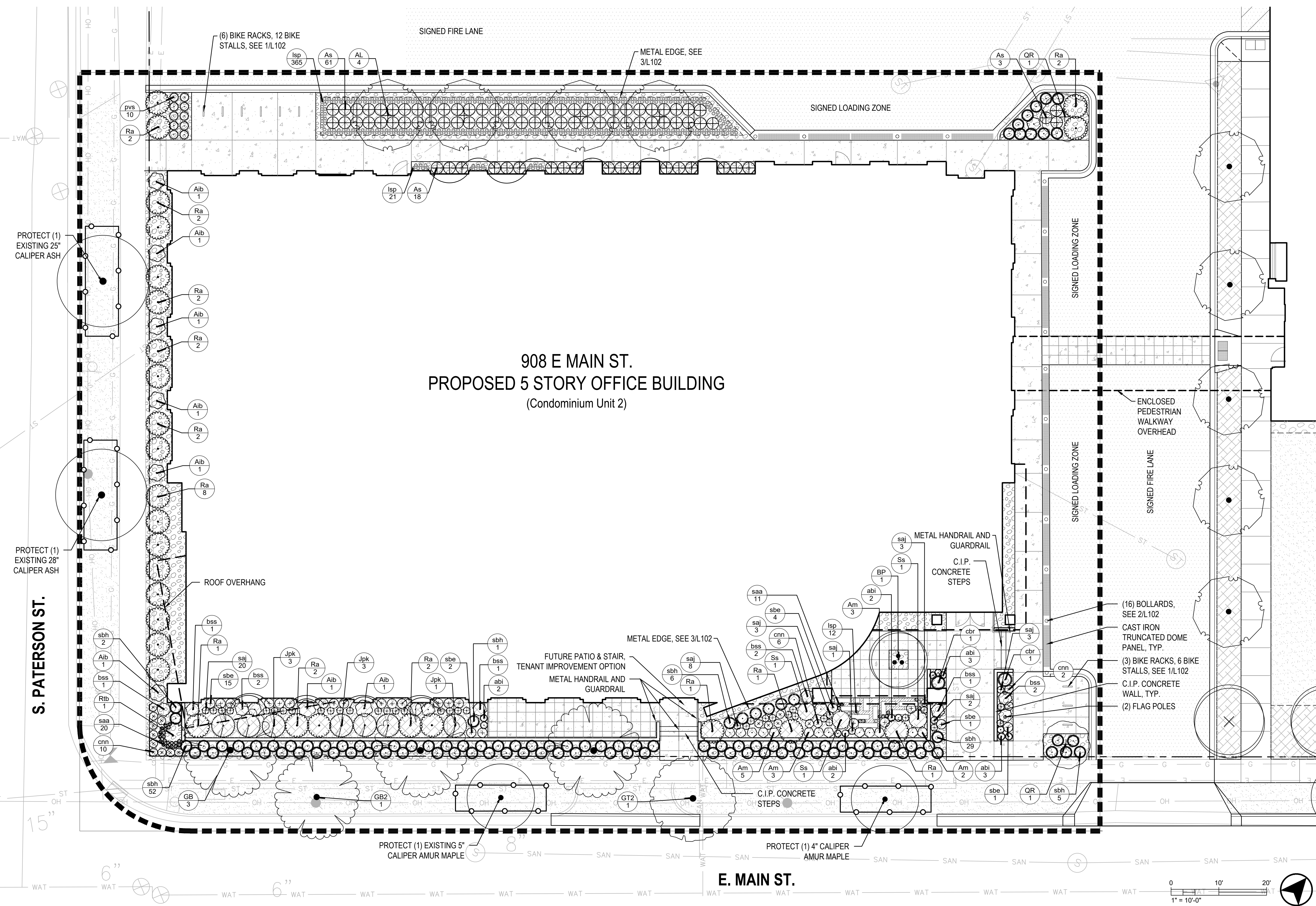
**L100**



# PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	BP	Betula populifolia 'Whitespire Senior.' / Whitespire Birch - Multistemmed	B & B	8' HT. (MIN.), MULTI-STEMMED		1
	GB2	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	2' Cal	Single, Straight Leader; Inspection by City Forestry Required.	1
	GB	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	B & B	2.5' Cal	Single, straight leader; match specimens; branching shall start at 5'-0" min.	3
	GT2	Gleditsia triacanthos 'Draves' PP 21698 / Street Keeper Honey Locust	B & B	2' Cal	Single, Straight Leader; Inspection by City Forestry Required.	1
	QR	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	B & B	2' Cal	Single, straight leader; match specimens; branching shall start at 5'-0" min.	2
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	AL	Amelanchier laevis 'Spring Flurry' / Spring Flurry Serviceberry	B & B	2' Cal	Single, straight leader; match specimens; branching shall start at 5'-0" min.	4
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	QTY
	As	Aronia melanocarpa 'Low Scape Hedger' / Low Scape Hedger Chokeberry	2 gal	18" HT. (MIN.)		82
	Am	Aronia melanocarpa 'Low Scape Mound' / Low Scape Mound Black Chokeberry	2 gal	12" HT. (MIN.)		13
	Aib	Aronia melanocarpa 'Morton' / Iroquois Beauty Black Chokeberry	3 gal	24" HT. (MIN.)		8
	Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	18" SP. (MIN.)		28
	Rtb	Rhus typhina 'Balliger' TM / Tiger Eyes Sumac	5 gal	36" HT. (MIN.)		1

EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Jpk	Juniperus chinensis 'Pfitzeriana Kallay' / Kallays Compact Pfitzer Juniper	3 gal	18" HT. (MIN.)	7
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	abi	Ansonia tabernaemontana 'Blue Ice' / Blue Ice Blue Star	4" pot	CONT.	12
	bss	Baptisia x 'Sparkling Sapphires' TM / Decadence Blue Wild Indigo	1 gal	CONT.	13
	cnm	Calamintha nepeta ssp. nepeta / Lesser Calamint	4" pot	CONT.	18
	lsp	Liriope spicata / Creeping Lily Turf	4" pot	CONT.	398
	saj	Sedum x 'Matrona' / Matrona Sedum	4" pot	CONT.	40
	sbe	Stachys byzantina 'Big Ears' / Big Ears Lambs Ear	4" pot	CONT.	23
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	cbr	Calamagrostis brachytricha / Reed Grass	1 gal	CONT.	2
	pvs	Panicum virgatum 'Shenendoh' / Shenendoh Switch Grass	1 gal	CONT.	10
	sbh	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	1 gal	CONT.	105
	saa	Sesleria autumnalis / Autumn Moor Grass	4" pot	CONT.	31



## LEGEND

- PROJECT LIMITS
- PROPERTY LINE
- TREE PROTECTION FENCE
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PLANTING BED WITH STONE MULCH
- PLANTING BED WITH COMPOST MULCH
- NEW LAWN FROM SEED

### City of Madison Landscape Worksheet

901 East Main Street  
March 11, 2020  
Traditional Employment Urban Design District 8

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	15,291	n/a	51	255
			Landscape Points Required	255

Development Frontage - South Paterson Street	LF	Overstory Tree Req. (or x2 for Orn./Evergm. Tree Sub.)	Shrubs Required
Total LF of Street Frontage Between Bldg/Parking & Streets	150	5	25

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	5	0	175
Overstory Evergreen Tree	15	0	0	0
Overstory Tree	15	0	0	0
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	25	0	50
Shrub, evergreen	3	7	0	21
Ornamental Grass	2	86	0	172
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	15	0	60
<b>Development Frontage Points Total</b>				<b>420</b>

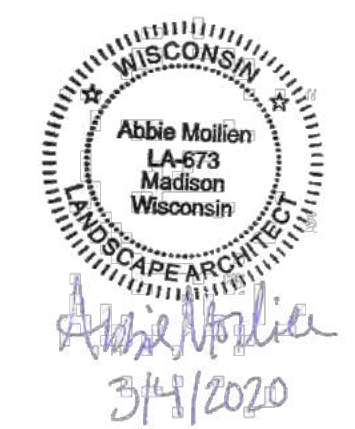
Development Frontage - East Main Street	LF	Overstory Tree Req. (or x2 for Orn./Evergm. Tree Sub.)	Shrubs Required
Total LF of Street Frontage Between Bldg/Parking & Streets	194	6	32

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	1	0	35
Overstory Evergreen Tree	15	4	0	60
Overstory Tree	15	0	0	0
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	84	0	168
Shrub, evergreen	3	7	0	21
Ornamental Grass	2	28	0	56
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	15	0	60
<b>Development Frontage Points Total</b>				<b>420</b>

Interior Parking Lots	N/A			
Total Parking Lot Area	n/a			

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	1	0	35
Overstory Evergreen Tree	15	4	0	60
Overstory Tree	15	0	0	0
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	84	0	168
Shrub, evergreen	3	7	0	21
Ornamental Grass	2	28	0	56
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	15	0	60
<b>General Site Plantings Total</b>				<b>319</b>
<b>TOTAL LANDSCAPE POINTS</b>				<b>409</b>

Notes:



Archipelago Village

WHEDA Office Building - Condominium Unit 2

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Madison, Wisconsin

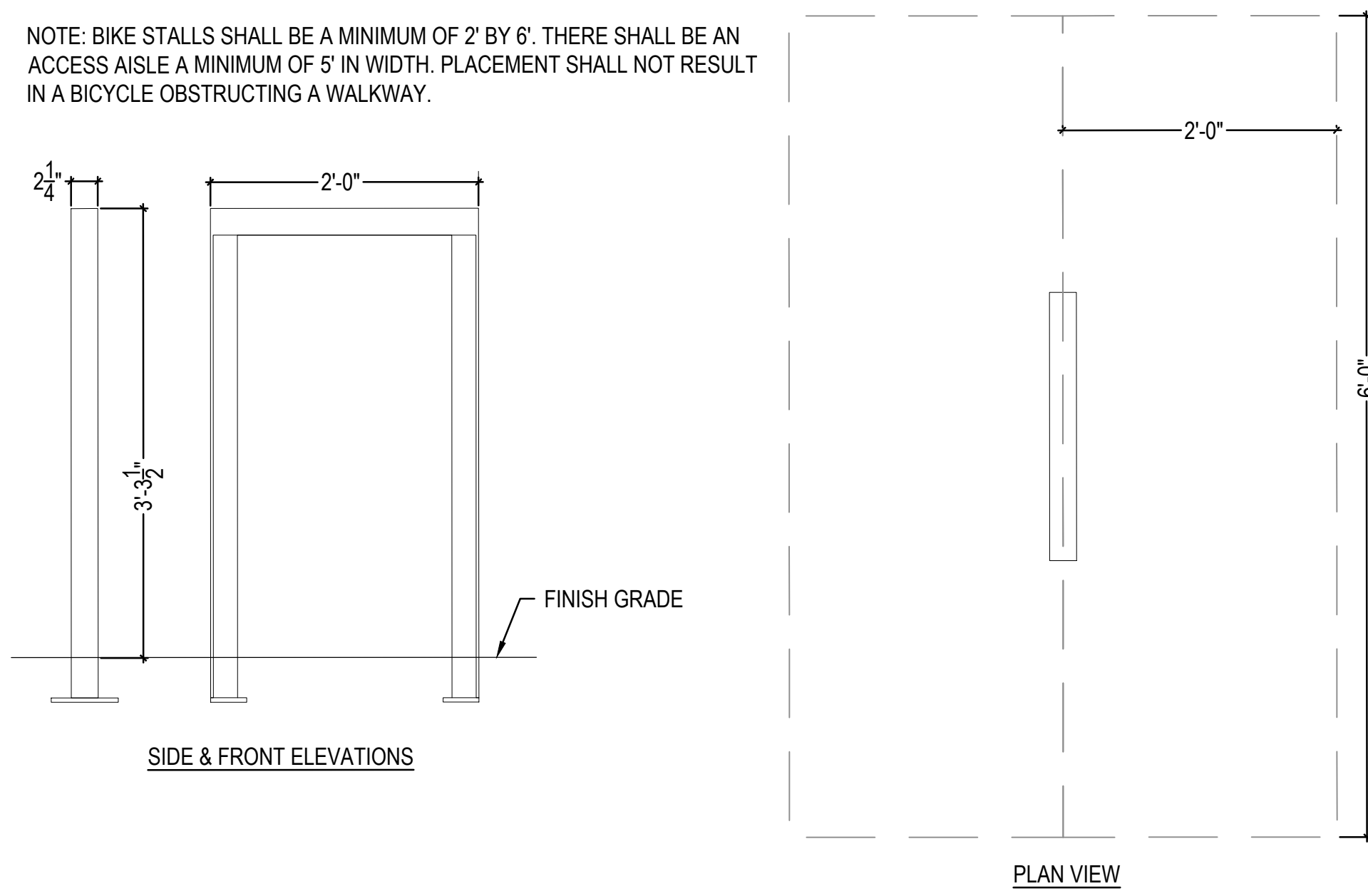
Project #: 2016.36.03

Date: 03/11/2020 Issuance/Revisions: MADISON LAND USE APPLICATION

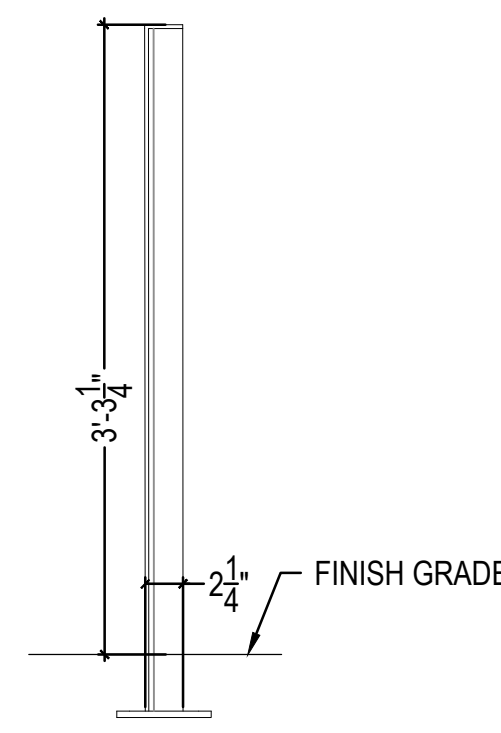
**SITE LANDSCAPE & RESTORATION PLAN**

# L101

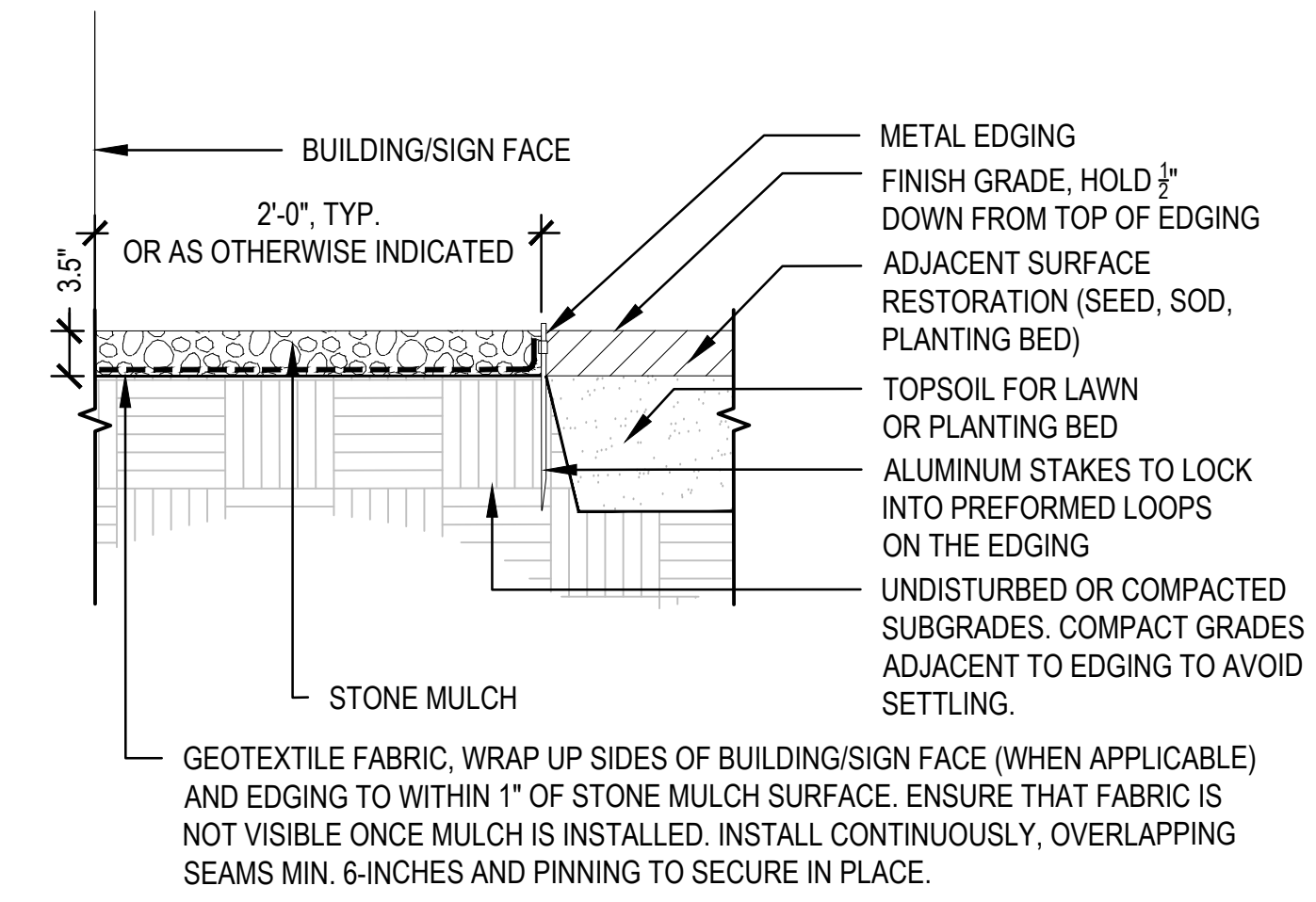
NOTE: BIKE STALLS SHALL BE A MINIMUM OF 2' BY 6'. THERE SHALL BE AN ACCESS AISLE A MINIMUM OF 5' IN WIDTH. PLACEMENT SHALL NOT RESULT IN A BICYCLE OBSTRUCTING A WALKWAY.



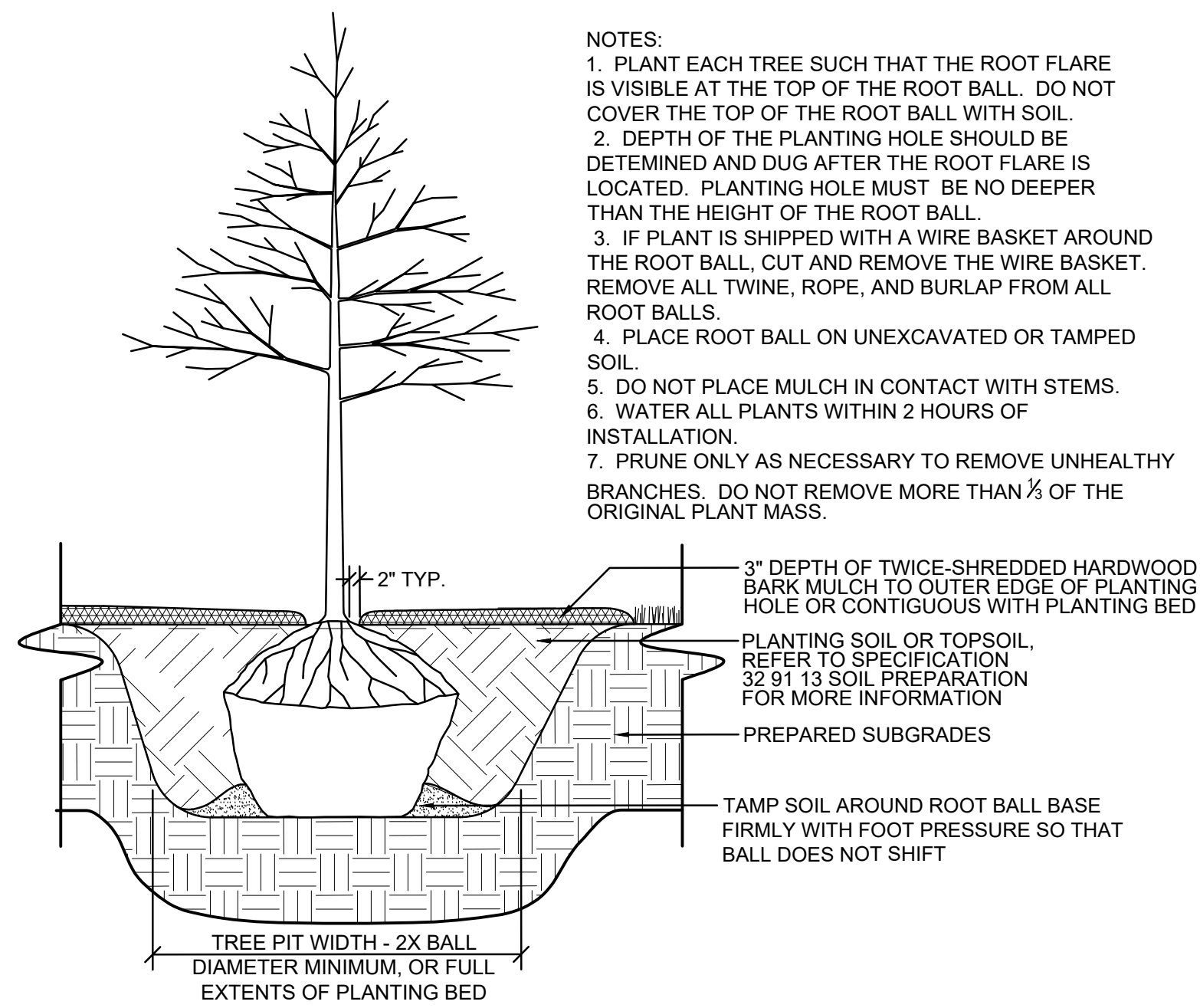
**1** TYPICAL BIKE RACK  
SCALE: 1"=1'-0"



**2** TYPICAL BOLLARD  
SCALE: 1"=1'-0"

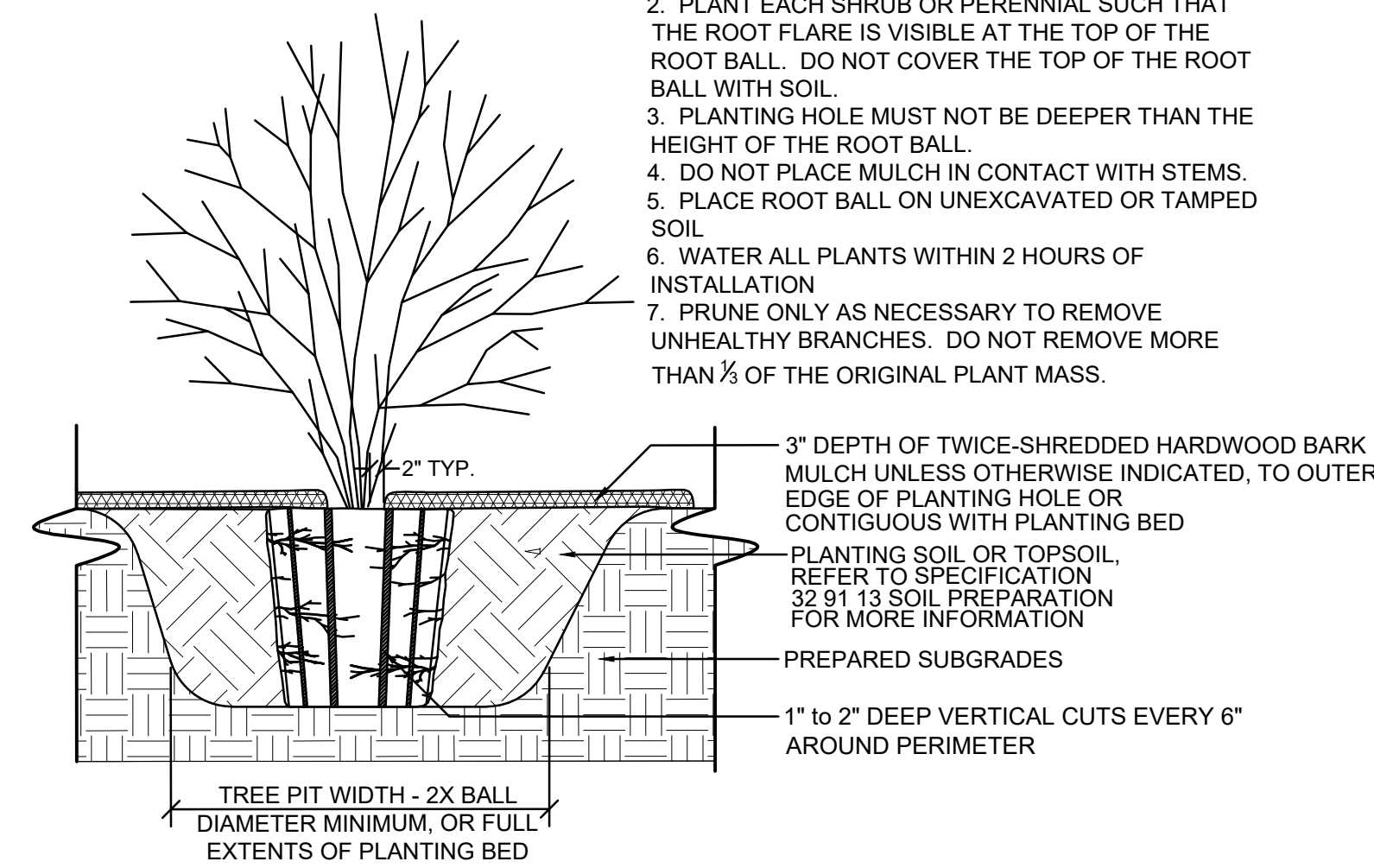


**3** TYPICAL METAL EDGING  
SCALE: 1"=1'-0"



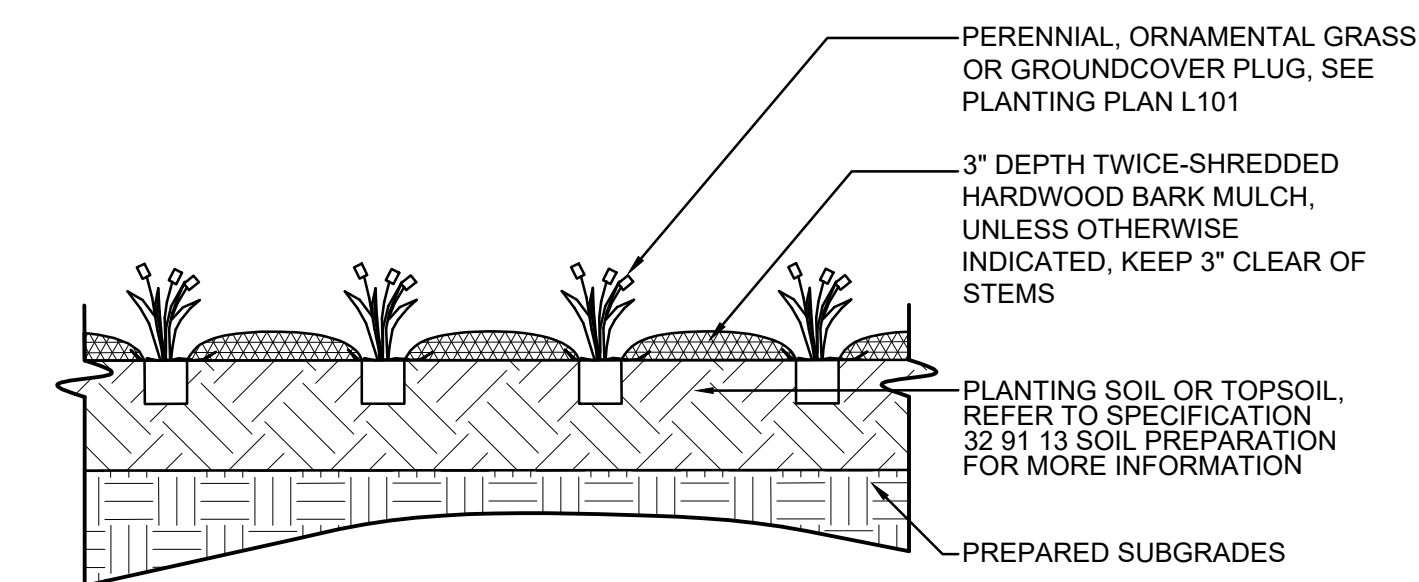
NOTES:  
1. PLANT EACH TREE SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.  
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.  
3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET. REMOVE ALL TWINE, ROPE, AND BURLAP FROM ALL ROOT BALLS.  
4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.  
5. DO NOT PLACE MULCH IN CONTACT WITH STEMS.  
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.  
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/2 OF THE ORIGINAL PLANT MASS.

**4** TYPICAL TREE PLANTING  
SCALE: NTS



NOTES:  
1. FOR 3 TO 10 GALLON CONTAINERS: MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING.  
2. PLANT EACH SHRUB OR PERENNIAL SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.  
3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.  
4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.  
5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.  
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.  
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/2 OF THE ORIGINAL PLANT MASS.

**5** TYPICAL SHRUB PLANTING  
SCALE: NTS



**6** TYPICAL PERENNIAL PLANTING  
SCALE: NTS

Notes: \_\_\_\_\_

WISCONSIN  
Abbie Mallon  
Landscape Architect  
Madison  
Wisconsin  
3/14/2020

**Archipelago Village**

WHEDA Office Building -  
Condominium Unit 2

908 E. Main Street  
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**LANDSCAPE DETAILS  
& SITE FURNISHINGS**

**L102**

# NOTES

## GENERAL NOTES:

### GREEN ROOF SYSTEM DESIGN:

- General Basis of Design: Monolithic Membrane 612SEV FR Waterproofing by American Hydrotech with EPS rigid insulation with surface conditioner, membrane reinforcement, protection sheet, and root barrier.
- Integrated Leak Detection System. Basis of Design: EFVM by Int'l Leak Detection, Inc.
- Drainage Materials:
  - For Areas under Sedum: Pre-Fabricated 3-D drainage and water retention layer with min. compressive strength of 5,000 lb./cu.ft. Basis of Design: "Gardendrain 30" by American Hydrotech.
  - For Areas under Heavy Improvements and Constructions: Pre-fabricated 3-D drainage/water retention layer with min. compressive strength of 21,000 psf. Basis of Design: "Hydrodrain 700" by American Hydrotech.
  - Expanded Lightweight Aggregate: 3/8" - 3/4" ESCS Expanded Shale, Clay and/or Slate considered part of manufacturer's system as fill material for drainage / water retention components, as required. Basis of Design: Expanded Lightweight Aggregate by American Hydrotech.
- Filter Fabric / Geotextile: Non-woven polymeric geotextile fabric. Utilize as part of overall assembly as recommended by manufacturer for protection and/or separation; also utilize in conjunction with edging materials to contain growing media/soil at material boundaries.
- Paver Profile: "Ultimate Assembly" by American Hydrotech
- Green Roof Profile (indicated on drawings as "Built-in-Place Extensive Growing Media, 8-inch depth"): "Intensive Garden Roof Assembly" by American Hydrotech

- Insulation General: Minimum 2 layers of EPS rigid insulation. Basis of Design: "Roofmate" by Dow Plastics and/or Foamular 404/404RB by Owens-Corning. Additional insulation layers may be required to decrease vertical space between the top of assembly and top of finished materials where shallower finished material profiles are desired.
- Roof Drain Assembly: Two-stage protected roof drains by system manufacturer, including inspection chambers to accommodate final roof system heights.

### PROJECT REQUIREMENTS:

- Irrigation: Full irrigation design and installation for all vegetated portions of the green roofs including, but not limited to:
  - Booster pump for water transfer to upper floor roof area(s)
  - Advanced controller with Wi-Fi capabilities, moisture sensor
  - 4" spray heads and 4" MP rotors for sedum and meadow areas
  - Tree bubblers, minimum 3 per tree
  - A combination of 1.5" and 2" mainlines
  - Quick coupler valves, isolation valves, RPZ backflow preventor(s)
  - System must provide dynamic psi after the RPZ of 55 psi
- Maintenance: Minimum 2-years for green roof vegetation, cleaning/debris maintenance, inspections.
- Warranty: Manufacturer's Total System Warranty (Membrane + Leakage + Thermal + Wind Speed + Vegetated Roof Component Assemblies + Product and Materials Included). Min. 20-year Warranty Period.
- Miscellaneous: Pre-installation meetings and weekly coordination meetings. As-Built Drawings.

### PAVING EDGING AND STONE BALLAST:

#### PAVING:

- Precast Concrete Pavers for Patio Areas: Concrete pavers with absorption not greater than ASTM C140; no breakage; and maximum 1 percent mass loss when tested for freeze thaw in accordance with ASTM C67, 8,000 psi average compressive strength. Basis of Design: "Expressions" by Tectura Designs/Wausau Tile. Single Sizes: 2'x2' & 2'x3'. 2 different colors to be selected from manufacturer's full range.
  - Paver Supports: provide paver manufacturer's standard SBR rubber, high-density polyethylene, or polyurethane paver support assemblies including adjustable or stackable pedestals, shims, spacer tabs for joint spacing of 1/8".

#### EDGING AND STONE BALLAST:

- Metal Edging: L-shaped aluminum edging with drainage openings, prefabricated corner sections, clips and connectors. Mill finish. Range of profiles, including extra deep profiles (8+ inches) may be required. Basis of Design: "GeoEdge", 8.5" x 7.5" by Permaloc. Final sizes/profiles may vary; custom fabrication may be required. Edging will be required between the following constructions, at a minimum:
  - Between stone ballast at parapet and planting areas
  - Between stone ballast at building foundation and planted areas
  - Between edge of precast paver areas and adjacent stone ballast
  - Between edge of precast pavers and planted areas

- Precast Concrete Edging: High-density, pressed concrete precast curbing sections specifically designed as part of the overall green roof system, 4-inch x 12-inch height. Basis of Design: Custom Precast by Tectura Design/Wausau Tile.
- Stone Ballast: Basis of Design: Mexican Beach Pebbles, Buff Color, Custom Blend of multiple sizes, 6-inch depth.

### GROWING MEDIA, PLANTS AND LANDSCAPE MATERIALS & ACCESSORIES

#### GROWING MEDIA BLENDS:

- Growing Media for Sedum Carpets: Manufacturer's standard extensive growing media.

#### PLANTS AND PLANTED MATS/CARPETS:

- Sedum Carpet: Sedum blankets by Sempergreen, selected from grower's standard mixed. Stake with biodegradable EC stakes and/or thin wood lath.
- Perennial Material for Sedum Areas: 4-inch plug perennials to 1-quart pot size. Perennials will be installed into sedum ground layer and growing media below. Perennials will cover approximately 15% of sedum areas.
- Tree Material: Multi-stemmed ornamental trees with integrated rootball anchoring systems for each tree. 6-ht. multi-stemmed tree sizes.

# PLANT SCHEDULE

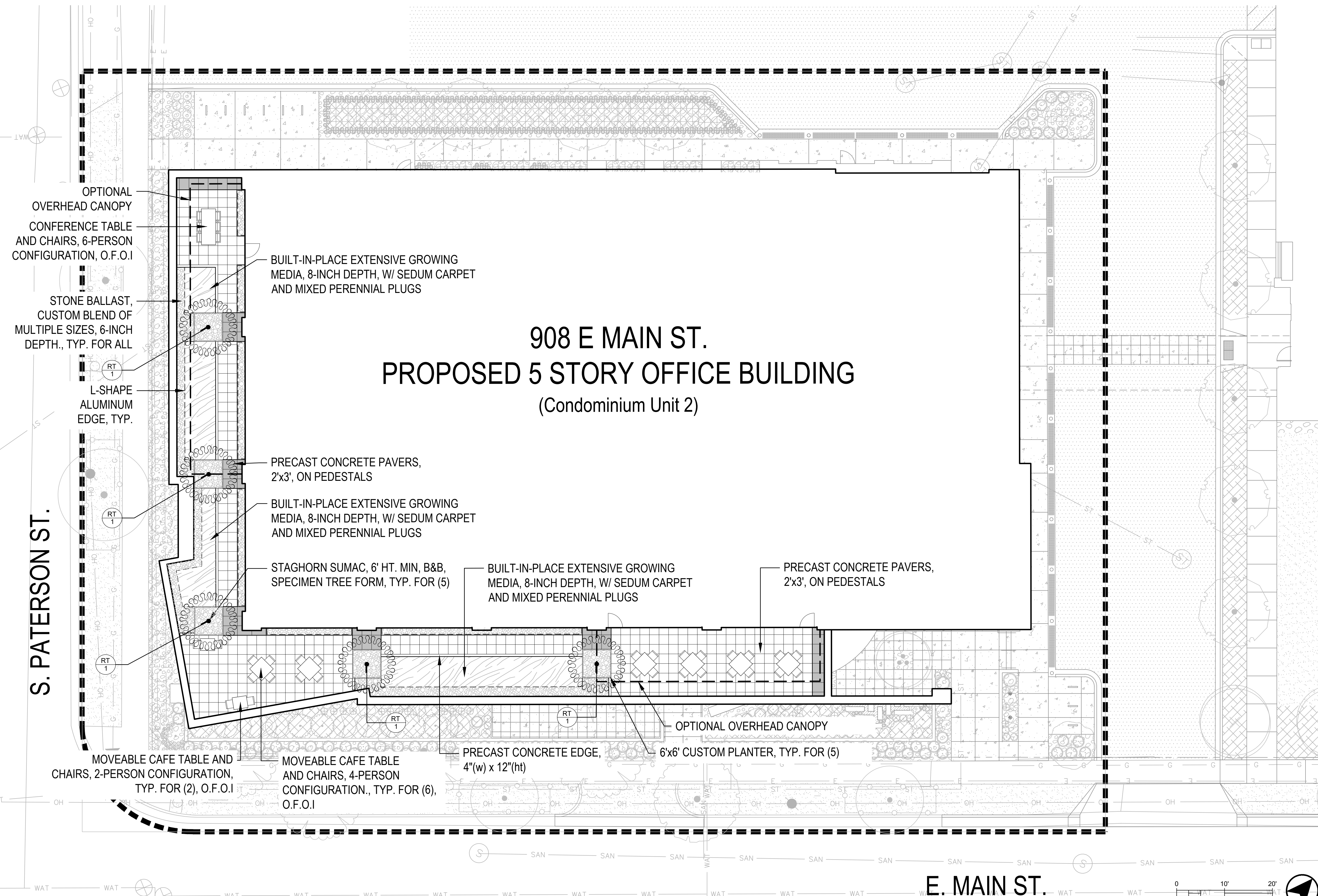
DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	RT	Rhus typhina SPECIMEN FORM / Staghorn Sumac SPECIMEN FORM	B & B	6' HT (MIN.)	5

SEDUM CARPET SPECIES COMPOSITION: SUBJECT TO AVAILABILITY, THE SEDUM CARPET WILL BE COMPOSED OF THE FOLLOWING SPECIES IN APPROXIMATELY EQUAL QUANTITIES. PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL:

- Sedum spurius 'Fuldaglut'
- Sedum spurius 'John Creech'
- Sedum spurius 'Red Carpet'
- Sedum kamtschaticum
- Sedum kamtschaticum 'Variegatum'
- Sedum kamtschaticum var. floriferum
- Sedum takesimensis 'Golden Carpet'
- Sedum x Immergrunchen
- Sedum subsp. rupestre 'Angelina'
- Sedum subsp. rupestre 'Blue Spruce'
- Sedum acre 'Aureum'
- Sedum acre 'Goldmoss'
- Sedum album 'Coral Carpet'
- Sedum album 'Murale'
- Sedum hispanicum
- Sedum sexangulare
- Sedum stefco

# LEGEND

- PROJECT LIMITS
- 2'x2' PRECAST CONCRETE PAVERS (COLOR 1)
- 2'x3' PRECAST CONCRETE PAVERS (COLOR 2)
- STONE BALLAST
- SEDUM CARPET OVER 8" OF EXTENSIVE GROWING MEDIA
- L-SHAPE ALUMINUM EDGE
- 6'x6' CUSTOM FRP PLANTER



Notes:



Archipelago Village

WHEDA Office Building -  
Condominium Unit 2

908 E. Main Street  
Madison, Wisconsin

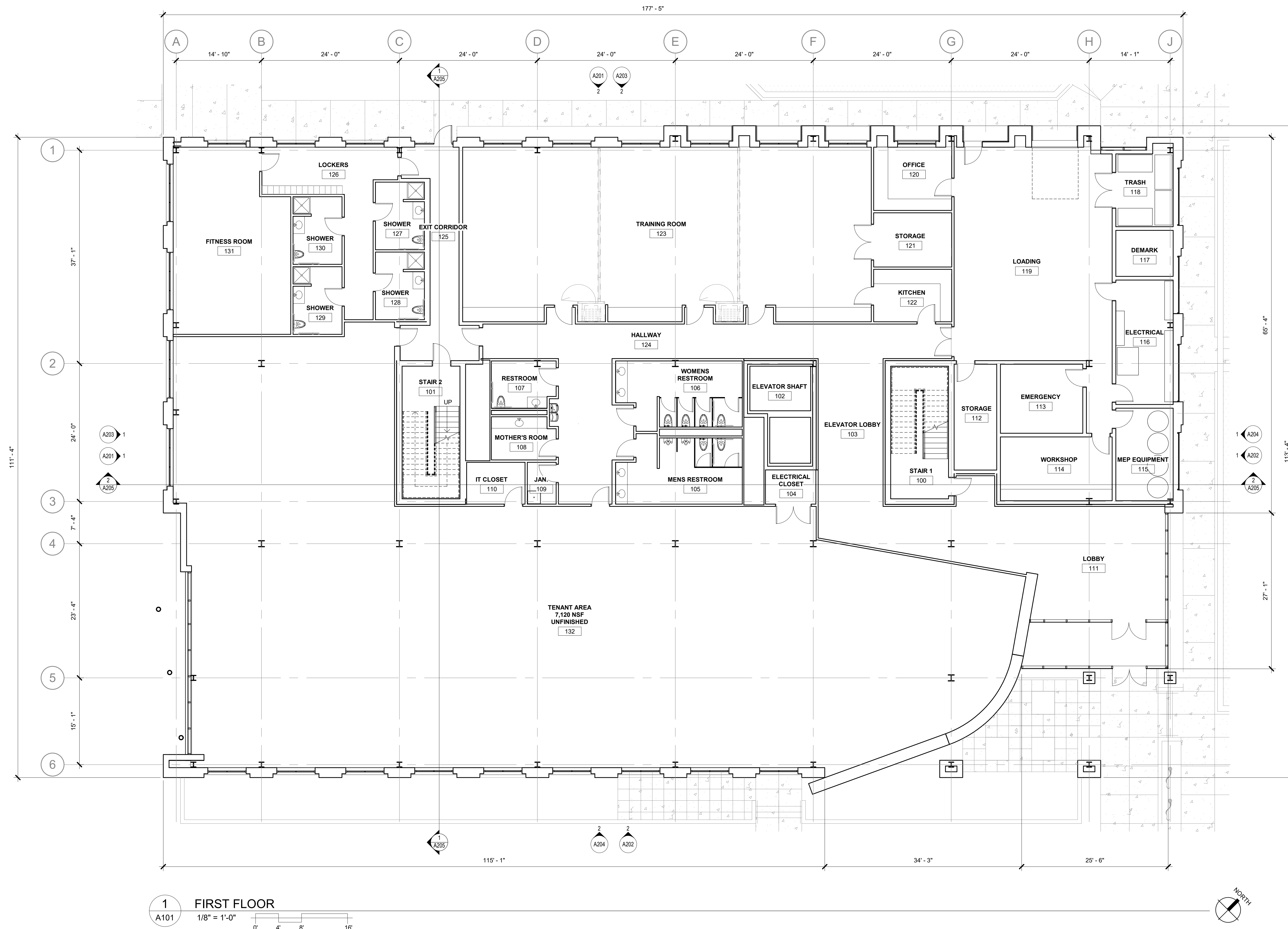
Project #: 2016.36.03

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03/11/2020	MADISON LAND USE APPLICATION	

5TH FLOOR GREEN  
ROOF PLAN

L200

Notes:



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2016.36.03

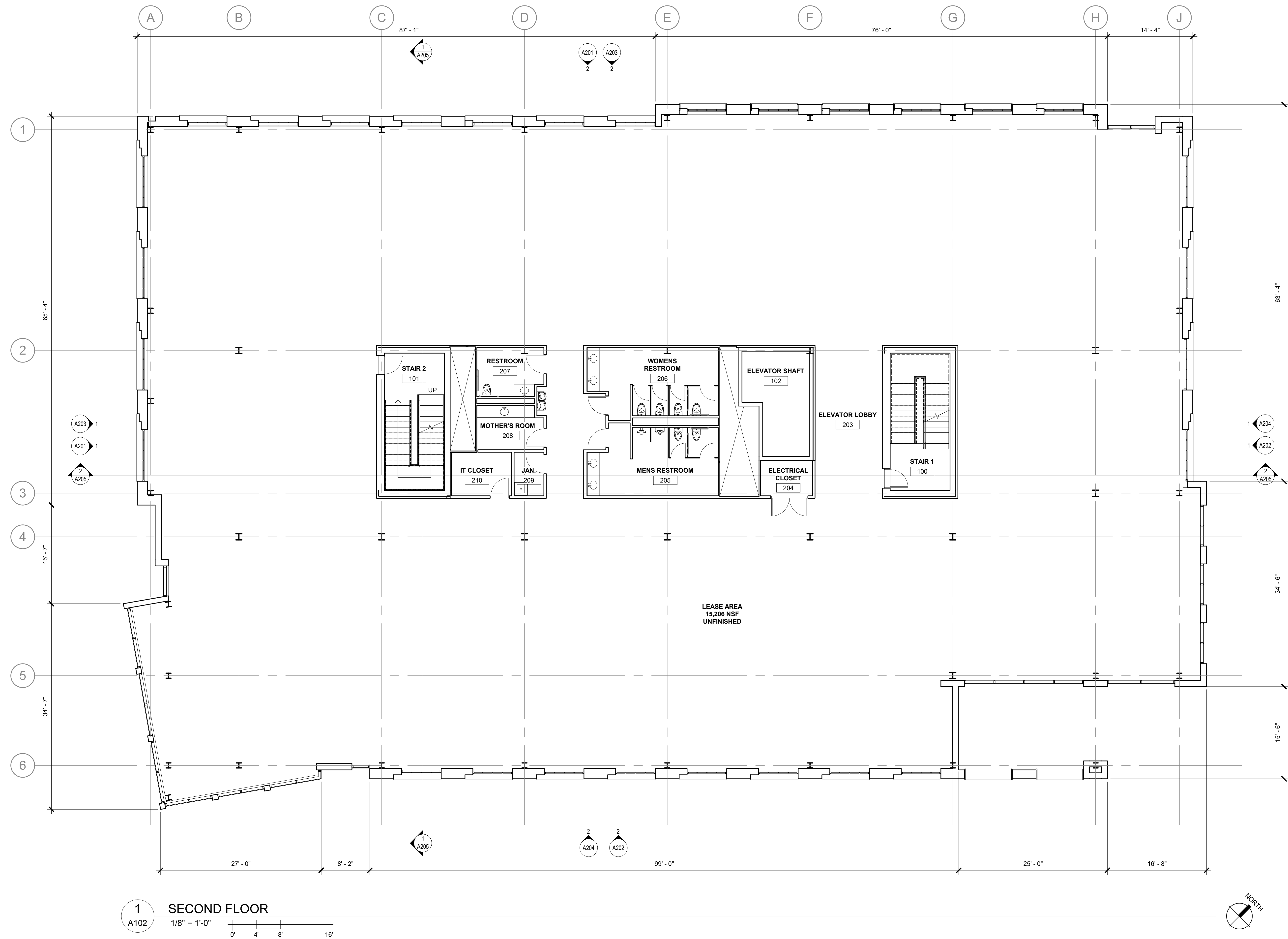
DATE ISSUANCE/REVISIONS  
03/11/2020 LAND USE APPLICATION

DATE	ISSUANCE/REVISIONS
03/11/2020	LAND USE APPLICATION

**FIRST FLOOR  
PLAN**

**A101**

Notes:



1 SECOND FLOOR  
1/8" = 1'-0"  
0 4 8 16

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NOT FOR CONSTRUCTION

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Development Authority  
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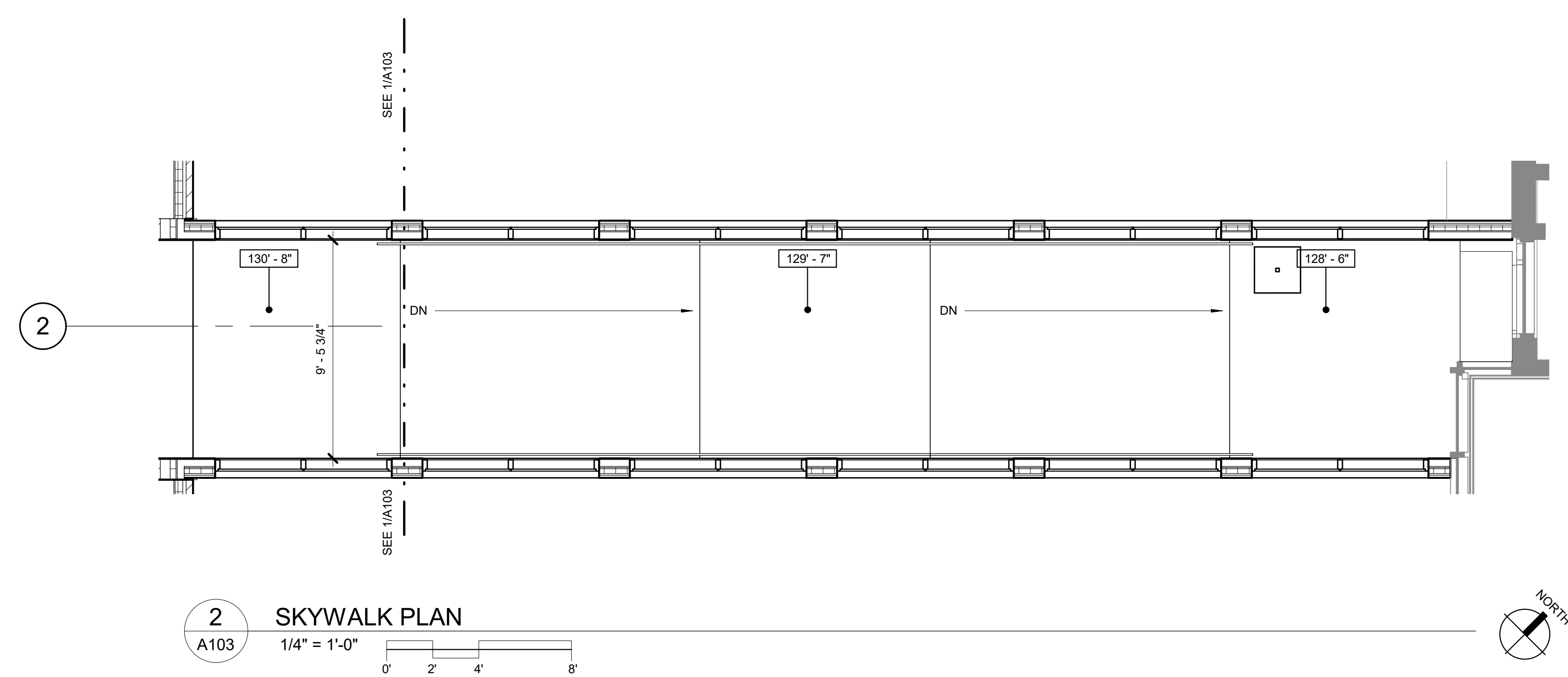
2016.36.03

DATE	ISSUANCE/REVISIONS
03/11/2020	LAND USE APPLICATION

**SECOND FLOOR  
PLAN**

**A102**

3/11/2020 7:29:06 AM  
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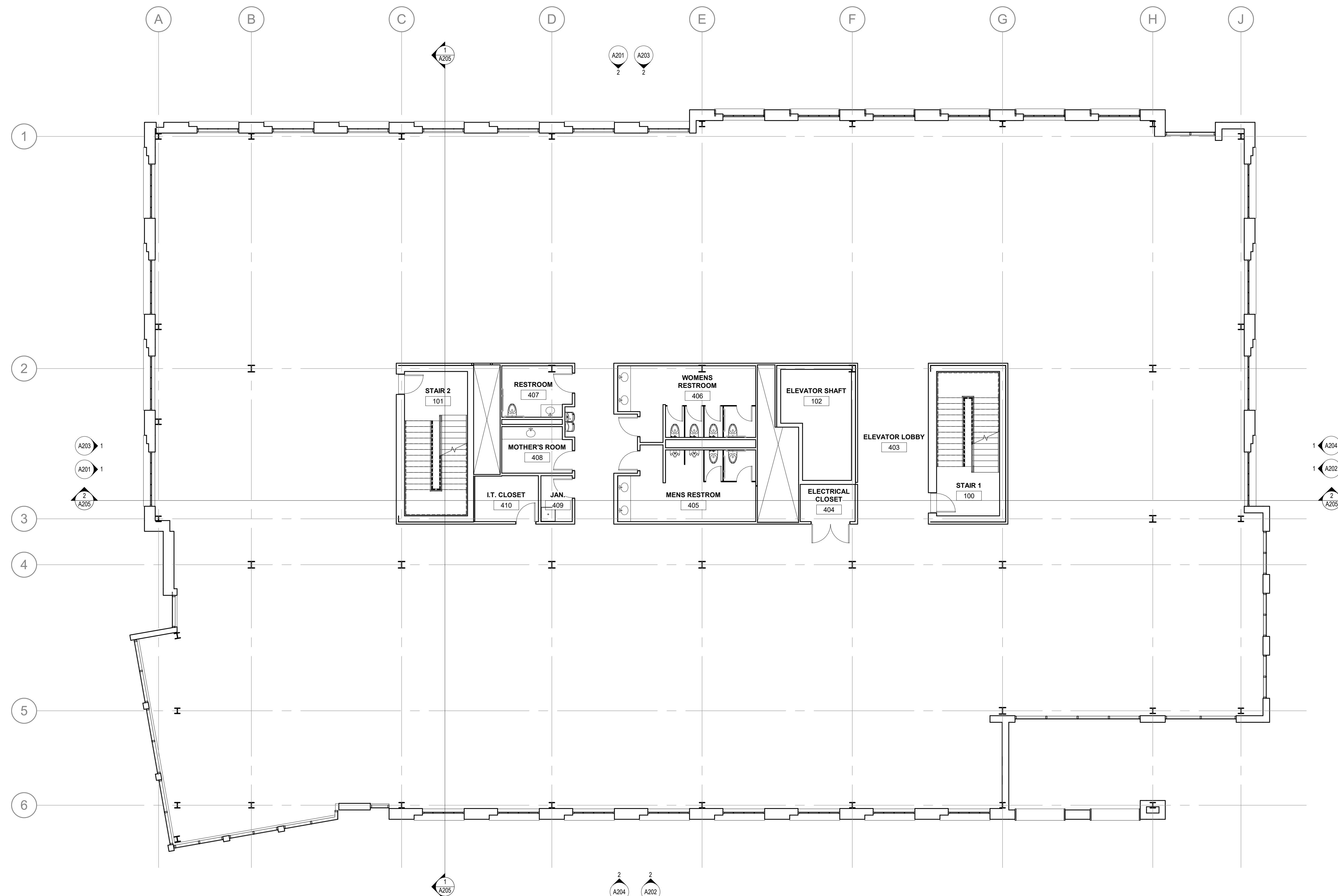
2016.36.03

DATE	ISSUANCE/REVISIONS
03/11/2020	LAND USE APPLICATION

**THIRD FLOOR  
PLAN**

**A103**

Notes:



1 FOURTH FLOOR PLAN  
A104 1/8" = 1'-0"  
0 4 8 16'

**PRELIMINARY**  
NOT FOR CONSTRUCTION

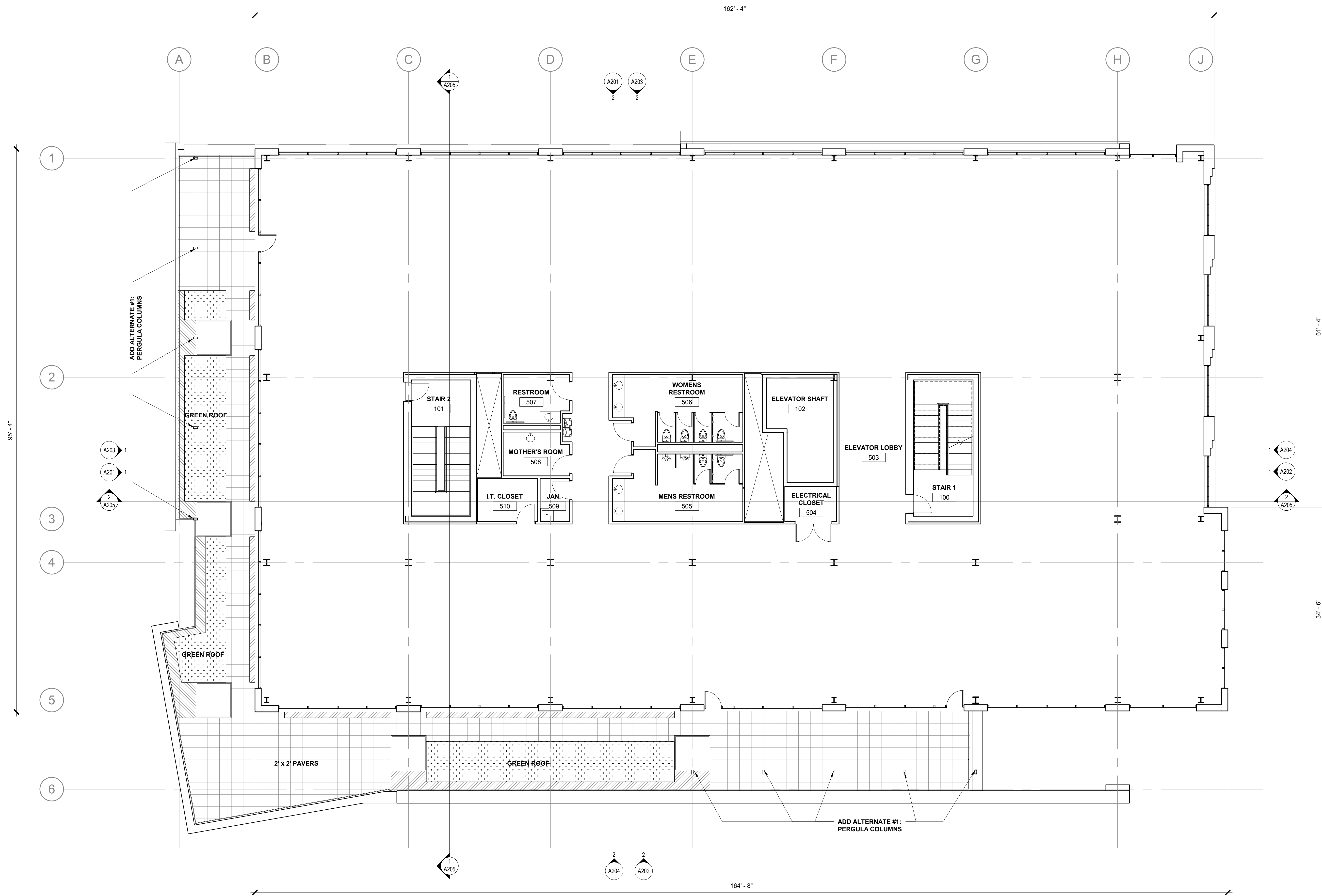
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**FOURTH FLOOR  
PLAN**

Notes:



1 FIFTH FLOOR  
A105 1/8" = 1'-0"

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NOT FOR CONSTRUCTION

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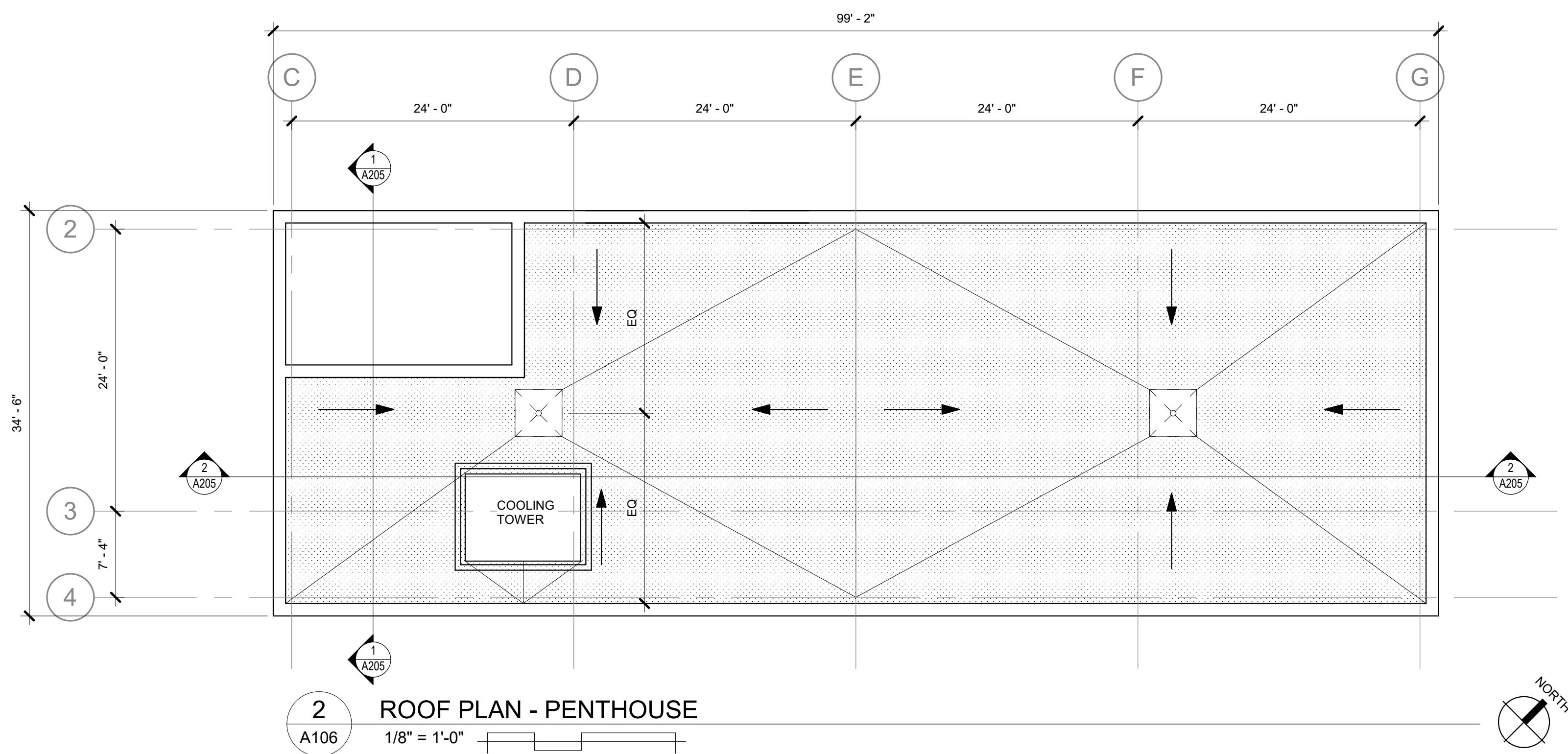
2016.36.03

DATE	ISSUANCE/REVISIONS
03/11/2020	LAND USE APPLICATION

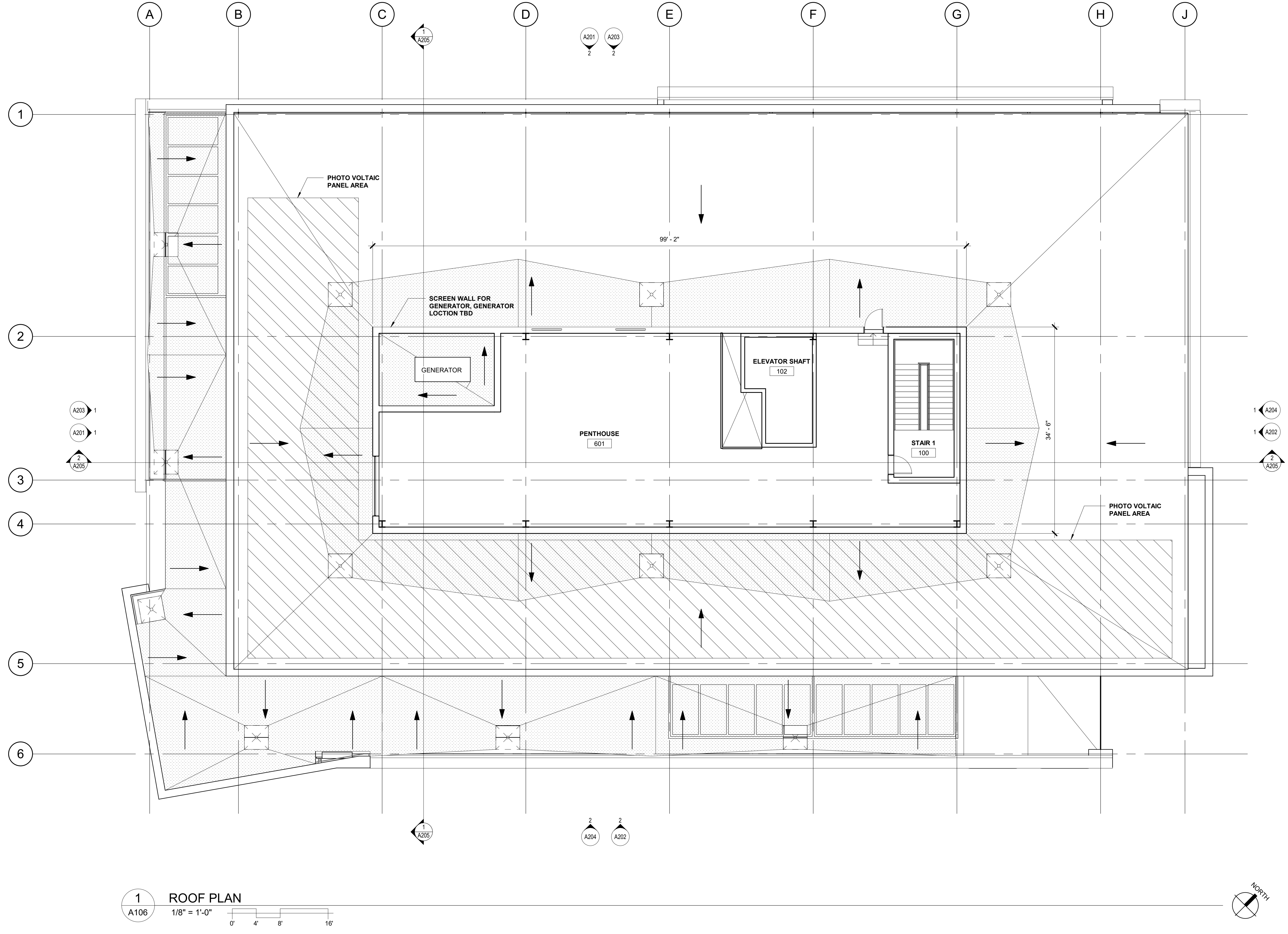

**FIFTH FLOOR PLAN**

**A105**





Notes:  
[Symbol] SLOPED STRUCTURE  
[Symbol] TAPERED INSULATION



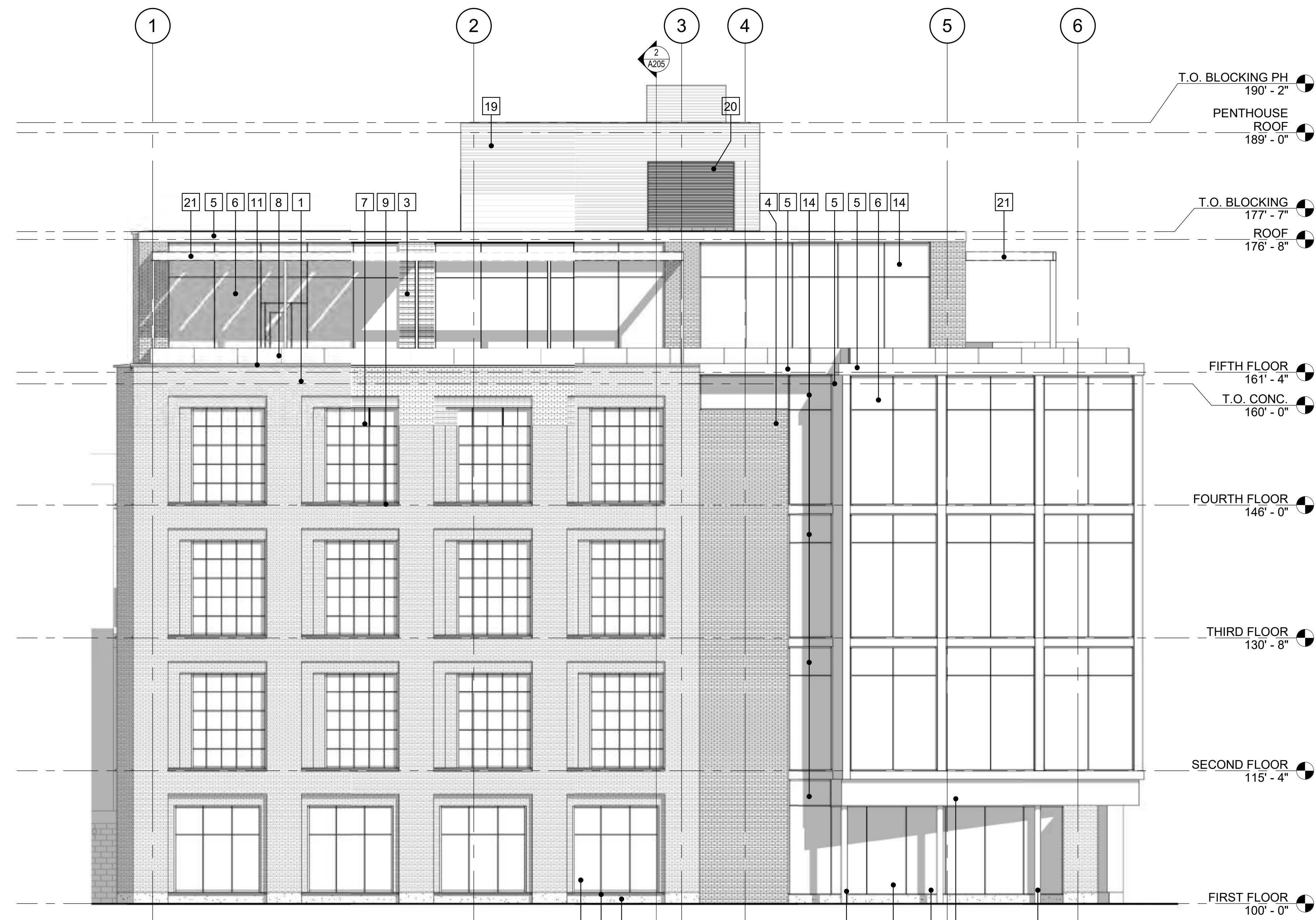
PRELIMINARY  
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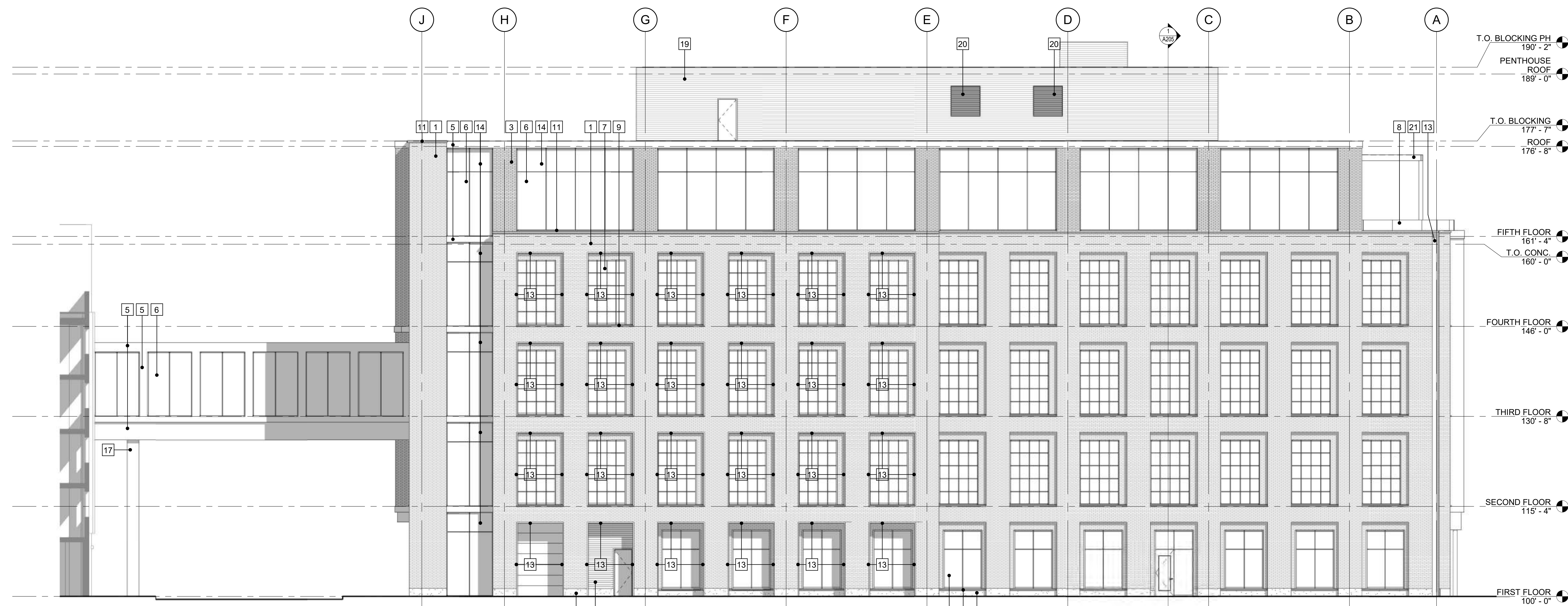
DATE	ISSUANCE/REVISIONS	LAND USE APPLICATION
03/11/2020	LAND USE APPLICATION	

ROOF PLAN

3/11/2020 8:44:48 AM



1 WEST ELEVATION - B&W  
1/8" = 1'-0"



2 NORTH ELEVATION - B&W  
1/8" = 1'-0"

- Notes:
- ELEVATION KEY NOTES
- 1 BRICK VENEER - BRICK 1
  - 2 BRICK VENEER - BRICK 1. BRICK VENEER WRAPS BOTH SIDES OF WALL
  - 3 BRICK VENEER - BRICK 2
  - 4 BRICK VENEER - BRICK 2. EVERY OTHER COURSE PROJECTS 1/2"
  - 5 BLACK ANODIZED ALUMINUM METAL PLATE WALL PANELS
  - 6 SSG ANODIZED ALUMINUM CURTAIN WALL SYSTEM
  - 7 ANODIZED ALUMINUM WINDOW. BASIS OF DESIGN - WAUSAU INVENT RETRO, COVE PROFILE W/ 3 PART SIMULATED DIVIDE (EXTERIOR, BETWEEN GLAZING, INTERIOR)
  - 8 GLASS GUARDRAIL
  - 9 CAST STONE SILL
  - 10 CAST STONE BASE COURSING
  - 11 CAST STONE COPING
  - 12 STONE VENEER PANELS
  - 13 METAL ACCENT, BLACK ANODIZED ALUMINUM
  - 14 SPANDREL GLAZING
  - 15 STEEL COLUMN - GALVANIZED PRIMED AND PAINTED
  - 16 STEEL COLUMN - FIREPROOFED AND WRAPPED W/ ANODIZED ALUMINUM METAL PLATE WALL PANELS
  - 17 STEEL COLUMNS W/ CROSS BRACING FOR BRIDGE SUPPORT. GALVANIZED, PRIMED AND PAINTED
  - 18 STEEL CROSS BRACING FOR WING WALL SUPPORT. GALVANIZED PRIMED AND PAINTED
  - 19 METAL PANEL #2
  - 20 CONTINUOUS EXTRUDED ALUMINUM LOUVERS
  - 21 ADD ALTERNATE #1 - SHADING CANOPY
  - 22 METAL PANEL #1

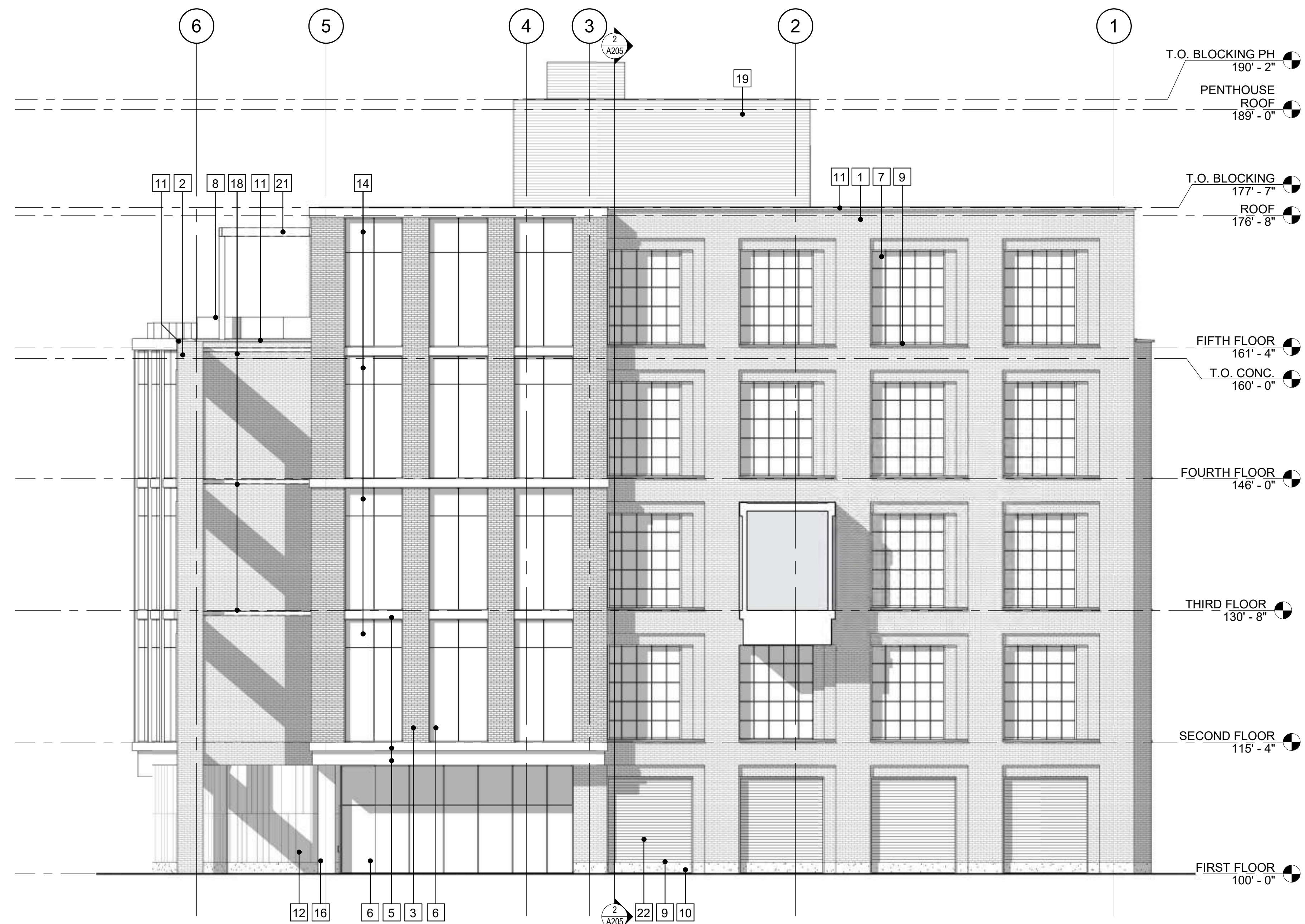
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2016.36.03

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03/11/2020	LAND USE APPLICATION

**BUILDING  
ELEVATIONS**



**1 EAST ELEVATION - B&W**  
A202 1/8" = 1'-0"

- Notes:  
ELEVATION KEY NOTES
- 1 BRICK VENEER - BRICK 1
  - 2 BRICK VENEER - BRICK 1. BRICK VENEER WRAPS BOTH SIDES OF WALL
  - 3 BRICK VENEER - BRICK 2
  - 4 BRICK VENEER - BRICK 2. EVERY OTHER COURSE PROJECTS 1/2"
  - 5 BLACK ANODIZED ALUMINUM METAL PLATE WALL PANELS
  - 6 SSG ANODIZED ALUMINUM CURTAIN WALL SYSTEM
  - 7 ANODIZED ALUMINUM WINDOW. BASIS OF DESIGN - WAUSAU INVENT RETRO. COVE PROFILE W/ 3 PART SIMULATED DIVIDE (EXTERIOR, BETWEEN GLAZING, INTERIOR)
  - 8 GLASS GUARDRAIL
  - 9 CAST STONE SILL
  - 10 CAST STONE BASE COURSING
  - 11 CAST STONE COPING
  - 12 STONE VENEER PANELS
  - 13 METAL ACCENT, BLACK ANODIZED ALUMINUM
  - 14 SPANDREL GLAZING
  - 15 STEEL COLUMN - GALVANIZED PRIMED AND PAINTED
  - 16 STEEL COLUMN - FIREPROOFED AND WRAPPED W/ ANODIZED ALUMINUM METAL PLATE WALL PANELS
  - 17 STEEL COLUMNS W/ CROSS BRACING FOR BRIDGE SUPPORT. GALVANIZED, PRIMED AND PAINTED
  - 18 STEEL CROSS BRACING FOR WING WALL SUPPORT. GALVANIZED PRIMED AND PAINTED
  - 19 METAL PANEL #2
  - 20 CONTINUOUS EXTRUDED ALUMINUM LOUVERS
  - 21 ADD ALTERNATE #1 - SHADING CANOPY
  - 22 METAL PANEL #1

**PRELIMINARY**  
NOT FOR CONSTRUCTION

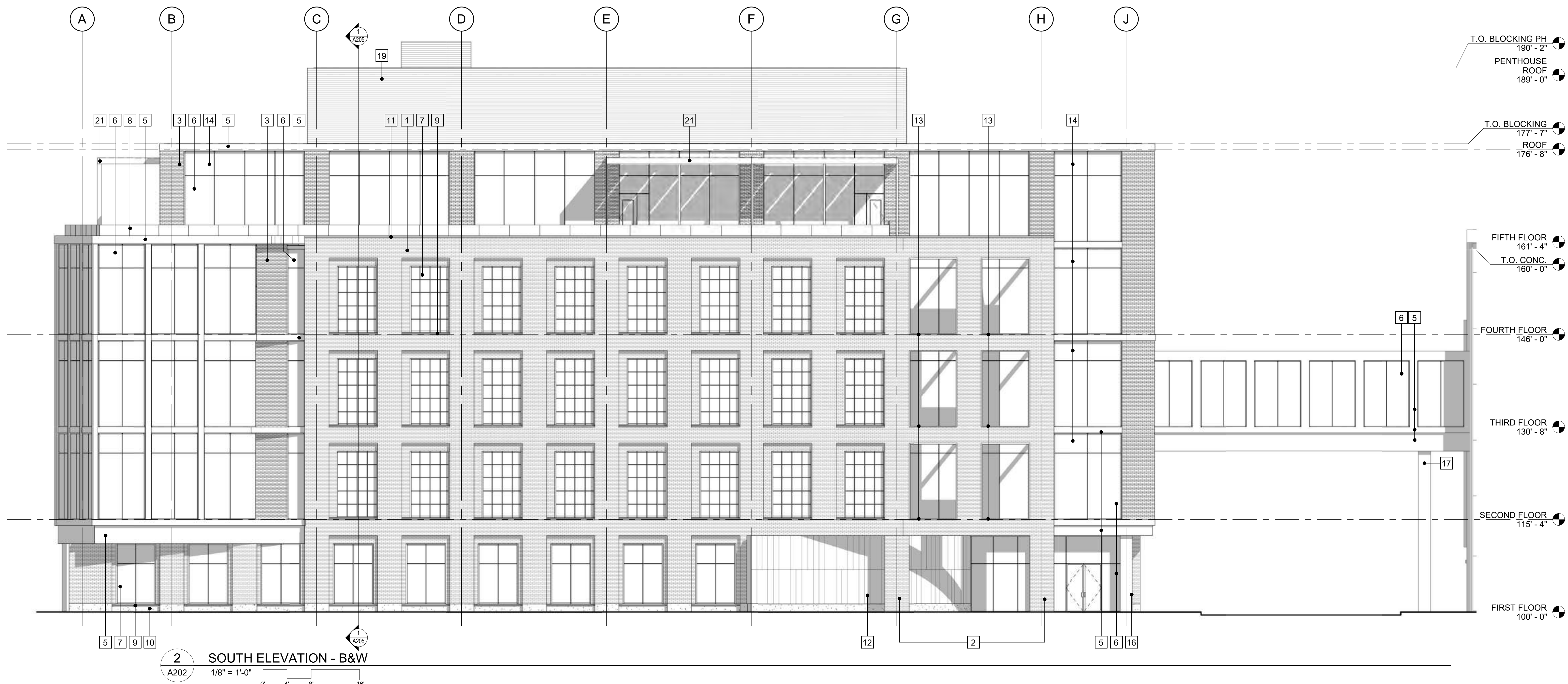
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DATE: 03/11/2020  
ISSUANCE/REVISIONS:  
LAND USE APPLICATION

NO.	DATE	REVISIONS

**BUILDING ELEVATIONS**



**2 SOUTH ELEVATION - B&W**  
A202 1/8" = 1'-0"



**1 WEST ELEVATION**  
A203  
1/8" = 1'-0"  
0' 4' 8' 16'

- Notes:
- ELEVATION KEY NOTES
- 1 BRICK VENEER - BRICK 1
  - 2 BRICK VENEER - BRICK 1, BRICK VENEER WRAPS BOTH SIDES OF WALL
  - 3 BRICK VENEER - BRICK 2
  - 4 BRICK VENEER - BRICK 2, EVERY OTHER COURSE PROJECTS 1/2"
  - 5 BLACK ANODIZED ALUMINUM METAL PLATE WALL PANELS
  - 6 SSG ANODIZED ALUMINUM CURTAIN WALL SYSTEM
  - 7 ANODIZED ALUMINUM WINDOW, BASIS OF DESIGN - WAUSAU INVENT RETRO, COVE PROFILE W/ 3 PART SIMULATED DIVIDE (EXTERIOR, BETWEEN GLAZING, INTERIOR)
  - 8 GLASS GUARDRAIL
  - 9 CAST STONE SILL
  - 10 CAST STONE BASE COURSING
  - 11 CAST STONE COPING
  - 12 STONE VENEER PANELS
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  - 14 SPANDREL GLAZING
  - 15 STEEL COLUMN - GALVANIZED PRIMED AND PAINTED
  - 16 STEEL COLUMN - FIREPROOFED AND WRAPPED W/ ANODIZED ALUMINUM METAL PLATE WALL PANELS
  - 17 STEEL COLUMNS W/ CROSS BRACING FOR BRIDGE SUPPORT, GALVANIZED, PRIMED AND PAINTED
  - 18 STEEL CROSS BRACING FOR WING WALL SUPPORT, GALVANIZED, PRIMED AND PAINTED
  - 19 METAL PANEL #2
  - 20 CONTINUOUS EXTRUDED ALUMINUM LOUVERS
  - 21 ADD ALTERNATE #1 - SHADING CANOPY
  - 22 METAL PANEL #1



**2 NORTH ELEVATION**  
A203  
1/8" = 1'-0"  
0' 4' 8' 16'

**PRELIMINARY**  
NOT FOR CONSTRUCTION

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03/11/2020	LAND USE APPLICATION

**BUILDING  
ELEVATIONS**



1 EAST ELEVATION

A204 1/8" = 1'-0" 0' 4' 8' 16'

- Notes:
- ELEVATION KEY NOTES
- 1 BRICK VENEER - BRICK 1
  - 2 BRICK VENEER - BRICK 1, BRICK VENEER WRAPS BOTH SIDES OF WALL
  - 3 BRICK VENEER - BRICK 2
  - 4 BRICK VENEER - BRICK 2, EVERY OTHER COURSE PROJECTS 1/2"
  - 5 BLACK ANODIZED ALUMINUM METAL PLATE WALL PANELS
  - 6 SSG ANODIZED ALUMINUM CURTAIN WALL SYSTEM
  - 7 ANODIZED ALUMINUM WINDOW, BASIS OF DESIGN - WAUSAU INVENT RETRO, COVE PROFILE W/ 3 PART SIMULATED DIVIDE (EXTERIOR, BETWEEN GLAZING, INTERIOR)
  - 8 GLASS GUARDRAIL
  - 9 CAST STONE SILL
  - 10 CAST STONE BASE COURSING
  - 11 CAST STONE COPING
  - 12 STONE VENEER PANELS
  - 13 METAL ACCENT, BLACK ANODIZED ALUMINUM
  - 14 SPANDREL GLAZING
  - 15 STEEL COLUMN - GALVANIZED PRIMED AND PAINTED
  - 16 STEEL COLUMN - FIREPROOFED AND WRAPPED W/ ANODIZED ALUMINUM METAL PLATE WALL PANELS
  - 17 STEEL COLUMNS W/ CROSS BRACING FOR BRIDGE SUPPORT, GALVANIZED, PRIMED AND PAINTED
  - 18 STEEL CROSS BRACING FOR WING WALL SUPPORT, GALVANIZED, PRIMED AND PAINTED
  - 19 METAL PANEL #2
  - 20 CONTINUOUS EXTRUDED ALUMINUM LOUVERS
  - 21 ADD ALTERNATE #1 - SHADING CANOPY
  - 22 METAL PANEL #1



2 SOUTH ELEVATION

A204 1/8" = 1'-0" 0' 4' 8' 16'

**PRELIMINARY**  
NOT FOR CONSTRUCTION

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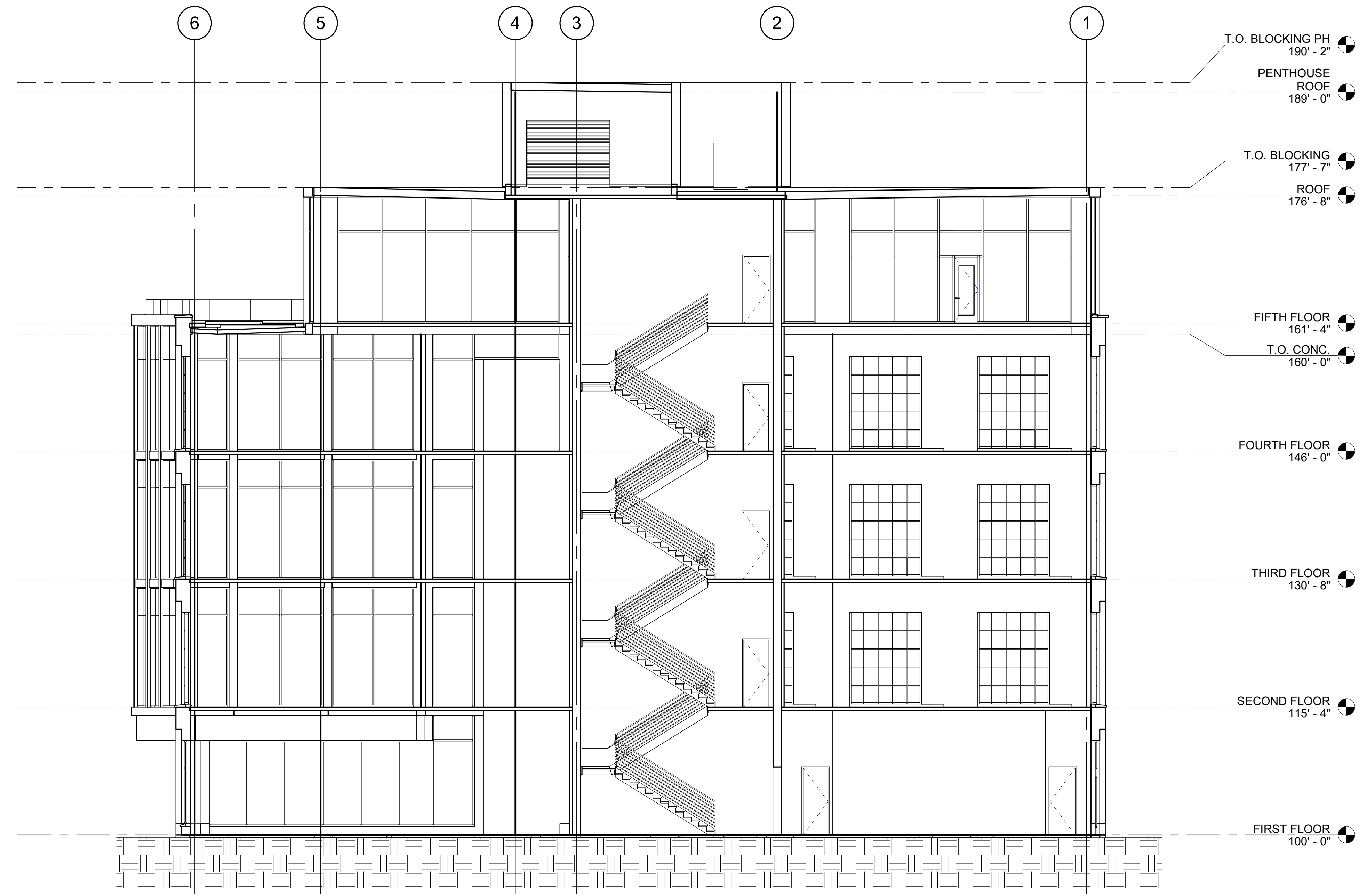
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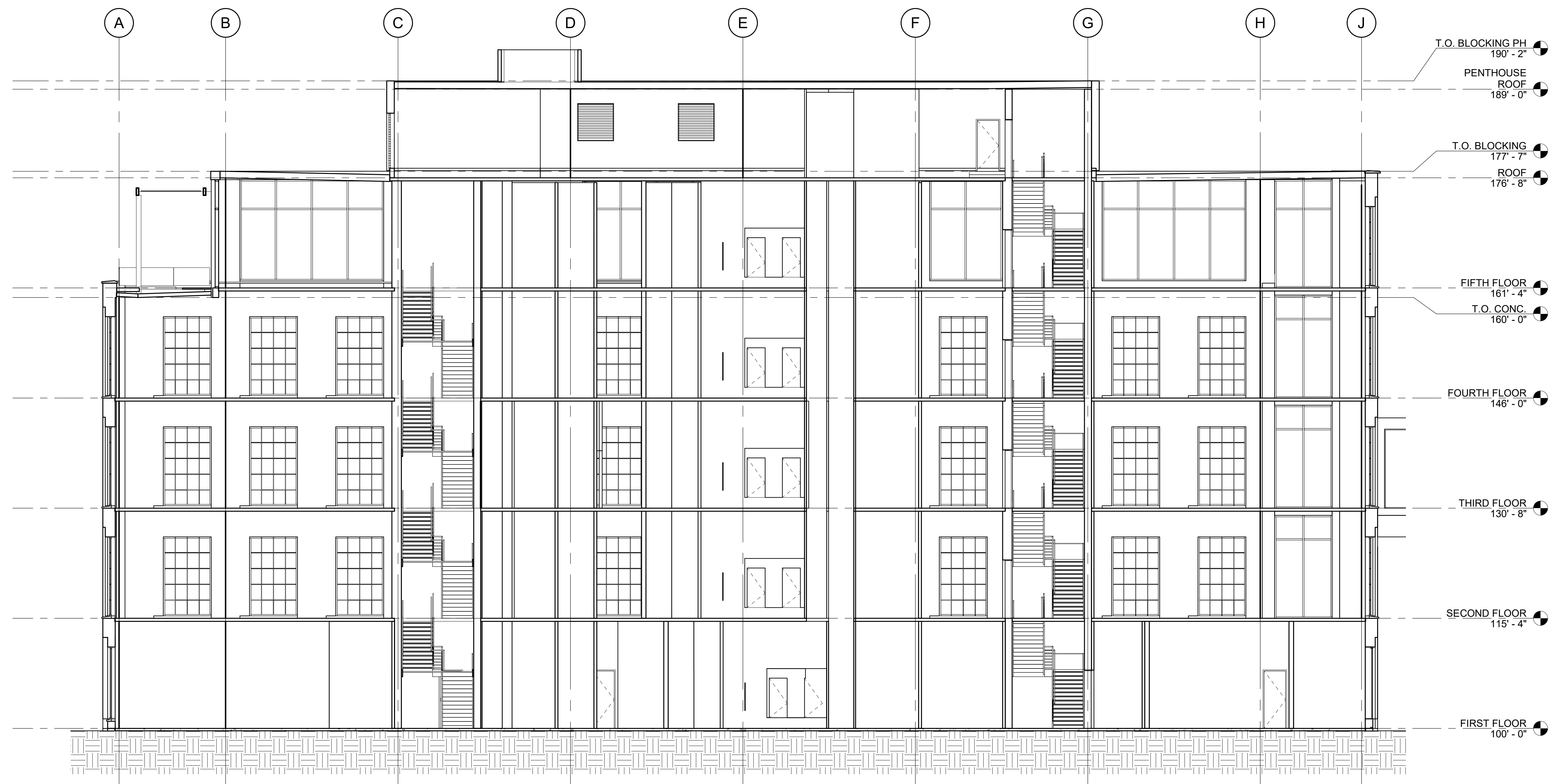

**BUILDING  
ELEVATIONS**

A204

Notes:



1 Section 2  
A205 1/8" = 1'-0" 0' 4' 8' 16'



2 Section 1  
A205 1/8" = 1'-0" 0' 4' 8' 16'

**PRELIMINARY**  
NOT FOR CONSTRUCTION

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**BUILDING  
SECTIONS**

Notes:

- PHASE 1
- PHASE 2
- PHASE 3



South Aerial - Phase 1



East Aerial - Phase 1



South Aerial - Phase 2



East Aerial - Phase 2



South Aerial - Phase 3



East Aerial - Phase 3

**PRELIMINARY**  
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**BUILDING PHASE  
DIAGRAMS**

Notes:



West Perspective



North-East Elevation Perspective



North-West Elevation Perspective



South-West Elevation Perspective



Sout-East Elevation Perspective

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**BUILDING  
PERSPECTIVES**



Notes:



North-East Perspective



South-East Perspective

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**BUILDING  
PERSPECTIVES**

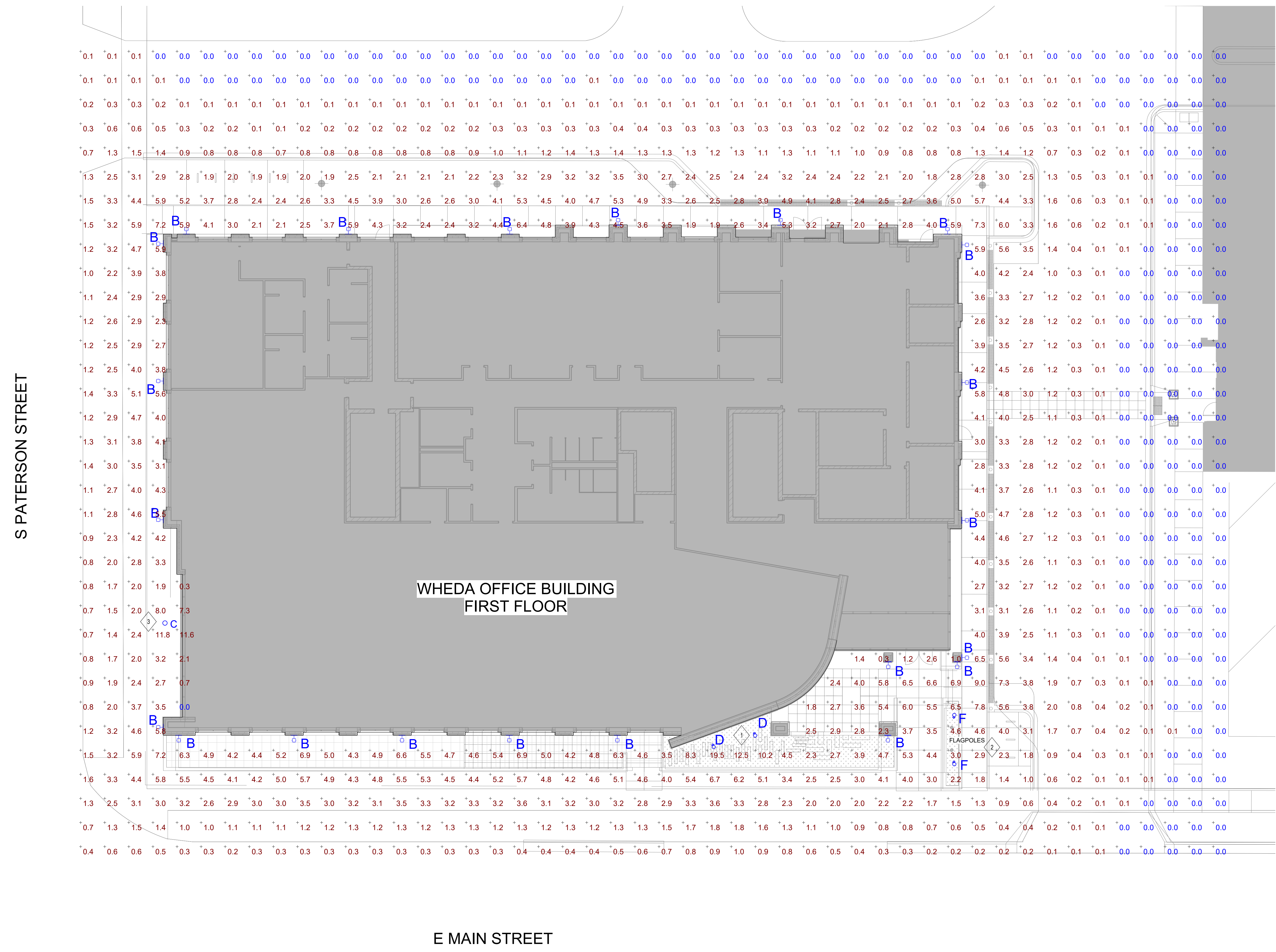
**A208**

### SITE LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	MOUNTING	VOLTAGE	WATTS	LAMP TYPE	REMARKS
B	WALL FIXTURE	ARCHITECTURAL ARE LIGHTING	CY125-4K71-3-R	WALL @ 5'-0"	277 V	26	LED	
C	RECESSED ROUND SOFFIT DOWNLIGHT	GOHAM ARCHITECTURAL LIGHTING	EV068H 40/10 DFF SMO MVOLT	CEILING	277 V	12	LED	CLEAR SPECULAR LENS
D	AREA FLOOD LIGHT	LITHONIA LIGHTING	DFL2 LED P2 40K MVOLT	GROUND	277 V	114	LED	
F	FLAGPOLE FLOOD LIGHT	LITHONIA LIGHTING	DFL2 LED P3 40K MVOLT	GROUND	277 V	114	LED	

**GENERAL NOTES:**  
 1. \*8" FIXTURES MOUNTED AT 0'-0" ABOVE FINISHED FLOOR.

**PLAN NOTES:**  
 1. GROUND MOUNTED FLOOD LIGHTING FOR MONUMENT SIGN.  
 2. GROUND MOUNTED FLOOD LIGHTING FOR FLAG POLE.  
 3. RECESSED DOWNLIGHT MOUNTED IN SOFFIT.



**WHEDA**  
 901 E Main St  
 Madison, Wisconsin

2 WHEDA SITE LIGHTING PHOTOMETRIC PLAN  
 ES-1  
 1" = 10'-0"

Rev.	Description	Date

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Drawn/Designed By: Job No. WESTPHAL & COMPANY INC. 2040010  
 Scale: 1" = 10'-0"  
 Date: 03/09/20  
 SITE LIGHTING SUBMITTAL

Sheet: **ES-1**

SITE LIGHTING FIXTURE SCHEDULE								
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	MOUNTING	VOLTAGE	WATTS	LAMP TYPE	REMARKS
B	WALL FIXTURE	ARCHITECTURAL ARE LIGHTING	CY11-25-407-1-3-R	WALL @ 9'-0"	277 V	28	LED	
C	RECESSED ROUND SOFFIT DOWNLIGHT	GOTHAM ARCHITECTURAL LIGHTING	EV08SH 40/10 DFF SMO MVOLT	CEILING	277 V	12	LED	CLEAR SPECULAR LENS
D	AREA FLOOD LIGHT	LITHONIA LIGHTING	OFL2 LED P2 40K MVOLT	GROUND	277 V	114	LED	
F	FLAGPOLE FLOOD LIGHT	LITHONIA LIGHTING	OFL2 LED P3 40K MVOLT	GROUND	277 V	114	LED	

**GENERAL NOTES:**  
 1. "B" FIXTURES MOUNTED AT 9'-0" ABOVE FINISHED FLOOR.



1 WHEDA FIFTH FLOOR PATIO LIGHTING PHOTOMETRIC PLAN  
 ES-2 1" = 10'-0"



WHEDA  
 901 E Main St  
 Madison, Wisconsin

Rev.	Description	Date

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Drawn/Designed By: Job No. WESTPHAL & COMPANY, INC. 2040010  
 Scale: 1" = 10'-0" Cost Code:  
 Date: 03/10/20  
 SITE LIGHTING SUBMITTAL

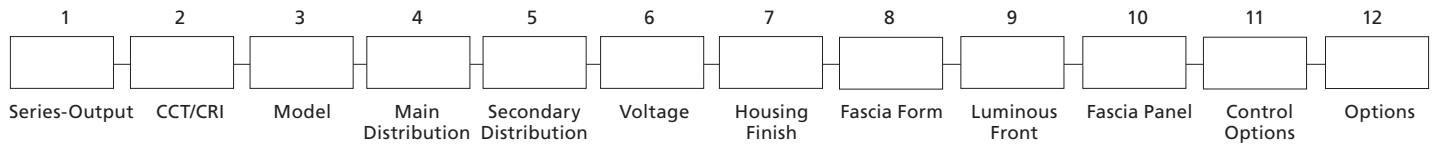
Sheet: ES-2

## FEATURES

- Integral Battery Backup Option
- 360° Light Distribution
- RGBW or Static White Luminous Front Option
- IES Type I, II, III & IV Distributions
- Wall Graze, Spot and Pencil Distributions
- Multiple Fascia Options and Finishes
- 0-10V dimming
- IP-66 Housing & Optical System
- 120-277V
- 3000K, 4000K & 5000K CCT
- 10kA Surge Protection
- Fascia Forms F, E and T are ADA compliant for use in low mounting height applications (80 inches or less)
- IDA approved, downlight only, 3000K and warmer CCTs



## ORDERING CODE



### SERIES-OUTPUT (Base)

CY1-15	15w, 1500 nominal lumens
<b>CY1-25</b>	<b>25w, 2500 nominal lumens</b>

### CCT-CRI

27K8	2700K, 80CRI
3K7	3000K, 70CRI
3K8	3000K, 80CRI
<b>4K7</b>	<b>4000K, 70CRI</b>
4K8	4000K, 80CRI
5K7	5000K, 70CRI

### MODEL (Light Engine)

<b>1</b>	<b>DownLight Only</b>
2	50/50 Down/Up, <b>Down/Up distributions must match</b>
3	90/10 Down/Up
4	25/25/25/25 Split, <b>Down/Up/Side distributions must match</b>
5	70/10/10/10 Split, <b>Top/Side distributions must match</b>

Contact factory for custom distributions, See Distribution Matrix on page 2 for restrictions.

### MAIN DISTRIBUTION (Down)

1	IES Type I
2	IES Type II
3	IES Type III
4	IES Type IV
SP	15° Spot/Column
WG	60° Wall Graze
1D	Type 1 Diffused
2D	Type 2 Diffused
3D	Type 3 Diffused
4D	Type 4 Diffused

### SECONDARY DISTRIBUTION (Up, Sides)

1	IES Type I
2	IES Type II
<b>3</b>	<b>IES Type III</b>
4	IES Type IV
SP	15° Spot/Column
WG	60° Wall Graze
PB*	Pencil Beam
1D	Type 1 Diffused
2D	Type 2 Diffused
3D	Type 3 Diffused
4D	Type 4 Diffused

\* PB distribution is available for 90/10 and 70/10/10/10 models only. Not all combinations are recommended. See Distribution Matrix on page 2 for restrictions.

### VOLTAGE

<b>UNV</b>	<b>120-277V</b>
------------	-----------------

### BASE HOUSING FINISH

#### Standard Colors

AGN	Antique Green
<b>BL</b>	<b>Black</b>
BLT	Matte Black
CRT	Corten
DB	Dark Bronze
DGN	Dark Green
GT	Graphite
LG	Light Grey
MAL	Matte Aluminum
MDB	Metallic Bronze
MG	Medium Grey
TT	Titanium
VBU	Verde Blue
WDB	Weathered Bronze
WH	Arctic White

#### Premium Colors

SFM	Seafoam
SHK	Shamrock
SPP	Salt and Pepper
WCP	Weathered Copper
RAL	Provide a RAL 4 digit color number
CUSTOM COLOR	Please provide color chip for matching

### FASCIA FORM

<b>F</b>	<b>Flat</b>
R	Radius/Curved
T	Triangle/Wedge
E	Rounded Edge
C	Circle/Curved
CB	Cylinder Balanced
CT	Cylinder Tall
CBM	Custom Building Material Mount Ghost Fascia

### LUMINOUS FRONT

BLANK	Standard None
RGBW	RGBW Luminous Front
LFSW	Static White Luminous Front

RGBW and LFSW luminous fronts are only available with open, four square and perforated fascia panels

### FASCIA PANEL

FPP	Full Panel Painted
FPS	Full Panel Stainless Steel
FPC	Full Panel Copper
OPP	Open Panel Painted
OPS	Open Panel Stainless Steel
OPC	Open Panel Copper
4PP	4-Square Panel Painted
4PS	4-Square Panel Stainless Steel
4PC	4-Square Panel Copper
PPP	Perforated Panel Painted
PPS	Perforated Panel Stainless Steel
PPC	Perforated Panel Copper

Flat and Radius Fascia forms only. Painted panels by default match base housing finish/color. Consult factory for custom panel finishes.

### CONTROL OPTIONS

PCU	Universal Button Photocell (120-277V)
-----	---------------------------------------

### OPTIONS

EM	Battery Backup Unit -20°C
SF	Single Fuse (120, 277)
DF	Double Fuse (208, 240)

Battery Backup not available with Triangle and Rounded Edge Fascia Forms.

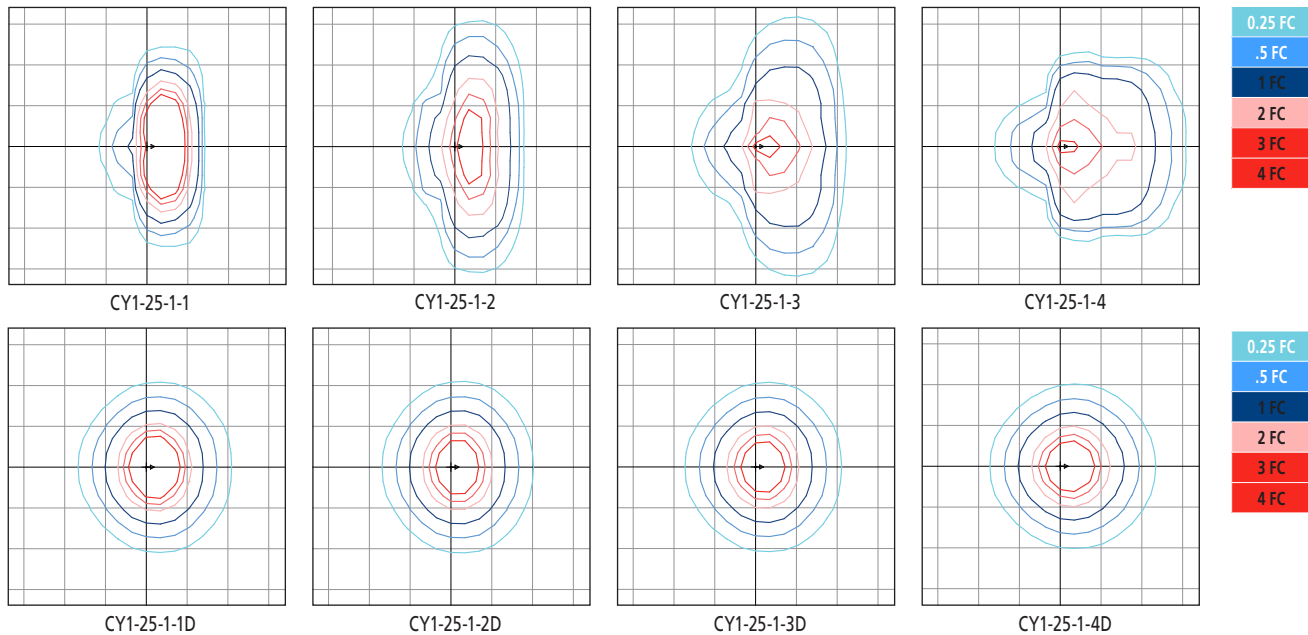


JOB	_____
TYPE	_____
NOTES	_____

LUMINAIRE PERFORMANCE

Downlight only			Configuration														
Nominal Output (Lm)	Average System Wattage	Distribution	Bright White (5000K)			Neutral White (4000K)			Warm White (3000K)								
			Delivered Lumens	Efficacy (Lm/W)	BUG Rating	Delivered Lumens	Efficacy (Lm/W)	BUG Rating	Delivered Lumens	Efficacy (Lm/W)	BUG Rating						
			5000K 70 CRI			4000K 70 CRI			3000K 70 CRI								
1,500	17	Type 1	1923	113	0	0	0	1928	113	0	0	0	1825	107	0	0	0
		Type 2	1726	102	0	0	0	1730	102	0	0	0	1638	96	0	0	0
		Type 3	1750	100	0	0	1	1755	103	0	0	1	1661	98	0	0	1
		Type 4	1757	103	0	0	0	1762	104	0	0	0	1668	98	0	0	0
		Wall Graze	1971	114	1	0	0	1976	116	1	0	0	1871	110	1	0	0
		Spot/Column	1792	103	2	0	0	1797	106	2	0	0	1701	100	2	0	0
		Type 1 Diffused	1629	96	1	0	0	1634	96	1	0	0	1547	91	1	0	0
		Type 2 Diffused	1573	93	1	0	1	1577	93	1	0	0	1493	88	1	0	0
		Type 3 Diffused	1425	84	1	0	0	1429	84	1	0	0	1353	80	1	0	0
		Type 4 Diffused	1602	94	1	0	1	1607	95	1	0	0	1521	89	1	0	0
2,500	26	Type 1	2517	96	0	0	0	2524	97	0	0	0	2390	92	0	0	0
		Type 2	2233	85	1	0	1	2239	86	1	0	1	2120	82	1	0	1
		Type 3	2229	85	1	0	1	2236	85	1	0	1	2117	80	1	0	1
		Type 4	2319	88	1	0	1	2325	89	1	0	1	2201	85	1	0	1
		Wall Graze	2744	104	2	0	0	2752	106	2	0	0	2605	100	2	0	0
		Spot/Column	2471	94	2	0	0	2478	95	2	0	0	2346	90	2	0	0
		Type 1 Diffused	2344	89	1	0	1	2350	90	1	0	1	2225	86	1	0	1
		Type 2 Diffused	2062	79	1	0	1	2068	80	1	0	1	1958	75	1	0	1
		Type 3 Diffused	2050	78	1	0	1	2056	79	1	0	1	1946	75	1	0	1
		Type 4 Diffused	2123	80	1	0	1	2129	82	1	0	1	2016	78	1	0	1

ISOLINE TEMPLATES 10' Mounting Height, 10' Grid Spacing



## ELECTRICAL CHARACTERISTICS

Lumen Package	System Wattage (W)	Line Voltage		Input				Min. Power Factor	Max THD (%)	Dimming Range	Source/Sink Current (mA)		Absolute voltage range on 0-10v (+) Purple	
		VAC	Hz	120	277	347	480				Min.	Max.	Min.	Max.
1,500	17	120	50/60	0.1	0.1	0.0	0.0	>0.9	20	10% to 100%	0 mA	1 mA	0V	10V
2,500	26			0.2	0.1	0.1	0.1							

## TM-21 LIFETIME CALCULATION (500mA)

Lumen Package	Ambient Environment °C	Projected Lumen Maintenance (Khrs)						Reported L70
		15	25	50	60 (TM-21)	100		
2,500	25	98%	97%	94%	92%	87%	>60Khrs.	
	40	95%	93%	89%	87%	80%		



JOB	_____
TYPE	_____
NOTES	_____

**SPECIFICATIONS**

**HOUSING**

- Main housing shroud shall be fabricated 5052-H32 aluminum alloy
- Housing mounting interface shall have a stamped silicone gasket.
- Luminaire housing shall be free of any visible heat fins, hardware or fasteners.
- Bracketry and hardware shall be stainless steel.

**OPTICAL ARRAY**

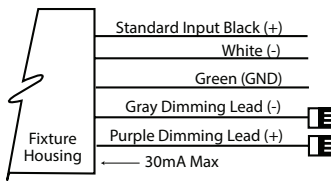
- LEDs shall be mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features.
- Optical lenses shall be clear injection molded PMMA acrylic.
- Optical array shall be recessed in order to shield each LED optic across the length of the aperture.
- Optical array shall be sealed for IP66 rating.
- Secondary lens is impact resistant 5/32" tempered glass.

**ELECTRICAL**

- Drivers shall be in direct contact with the die-cast aluminum housing across the entire surface area of the widest face for maximum thermal transfer.
- "Thermal Shield", primary side, thermister provides protection for the sustainable life of LED module and electronic components.
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaires shall have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J. Surge protection device shall be wired in series.
- Drivers shall be U.L. recognized.
- Drivers shall not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV.
- Integral battery backup provides emergency path of egress lighting for the required 90 minutes for -20°C ambient environments.

**SPECIFICATIONS**

- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array shall have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Luminaires not configured with a control system shall be provided with 0-10 purple and gray dimming leads.



**CONTROLS**

- Button photocontrol for dusk to dawn energy savings
- PC12 for 120V, PC20 for 208V, PC24 for 240V, PC27 for 277V
- Photocell is factory installed inside the housing with a fully gasketed sensor on the side wall. For multiple fixture mountings, one fixture is supplied with a photocell to operate the others.

**BLUETOOTH®**

- RGBW option includes integral Bluetooth module, built into driver, that permits the adjustment of luminous front color when paired with Hubbell Remote App via cellular/tablet device.
- Bluetooth Low Energy (BLE) or Bluetooth Smart compatible for both iOS (iOS8 and forward) and Android (Gingerbread and forward) handheld software applications. Compatible with phones and tablets.
- Free Bluetooth Apps are available for Apple iOS and Google Android mobile devices and are downloadable via the internet at Apple App Store or Google Play.

**MOUNTING AND INSTALLATION**

- JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box
- Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates.
- Fixture attaches by two Allen-head hidden fasteners for tamper resistance.
- Optional mounting arrangements utilize a die-cast mounting adaptor to allow for surface conduit and through branch wiring.

**SERVICING**

- Housing shall be able to hang freely in an open service position for inspection of internal wire connections. Once in service position, the housing shall be able to be removed for service by lifting the assembly up off the rear mounting plate and disconnecting the wiring plugs.
- Driver assembly shall be mounted to a prewired internal tray with quick disconnects for removal.

**FINISH**

- Luminaire finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- Luminaire finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

**CERTIFICATION**

- Luminaire shall be listed with UL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250.
- IP66 rated assembly
- IDA approved, 3000K and warmer CCTs only.
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org).
- ANSI C136.31-2010 4G Vibration tested and compliant.
- Complies with "Americans with Disabilities Act" or "ADA" on select versions for low mounting height applications (fixtures extend maximum of 4 inches from wall for mounting heights of 80 inches or less).

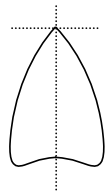
**WARRANTY / TERMS AND CONDITIONS OF SALE**

Download:  
[Five year limited warranty \(for more information visit: http://www.hubbellighting.com/resources/warranty/\)](http://www.hubbellighting.com/resources/warranty/)

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JOB	_____
TYPE	_____
NOTES	_____



OVERVIEW

## General Illumination Shower Downlight

6"

### Feature Set

- Wipe down flush or regressed lens
- NSF2 Splash/Non-food Zone
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- IP66 rated room-side, Fixtures are wet location, covered ceiling
- Anti-microbial paint finish, optional
- Non-conductive dead-front trim
- Suitable for steam room application

### Distribution



### Superior Performance (Flush, Clear Lens)

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000
Delivered	219	437	656	857	1274	1729	2187	2624	3062	3499
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0
Efficacy	64.4	70.5	80.0	89.3	86.7	87.8	88.5	88.9	90.6	89.7

\*Lumen output for 80CRI - 3500K



COMPLEMENTARY PRODUCTS

### Coordinated Apertures | Multiple Layers of Light



General Illumination Layer | EVO



High Center Beam Layer | Incito



EVO + Incito — Multiple Layers of Light

Downlight	Open Wallwash	Lensed Wallwash	Cylinder	Downlight	Adjustable	Lensed Wallwash	Cylinder	<b>Core</b>	
MRI	Surgical Suite	Patient Room							<b>Healthcare</b>
Dynamic	Food Service	Vandal	Clean Room	Shower					<b>Special Applications</b>



A+ Capable options indicated by this color background.

Luminaire Type: **C**  
 Catalog Number:

**EXAMPLE: EV06SH 35/20 DFF SOL MVOLT EZ10**

Series	Color Temperature	Nominal Lumen Values	Lens Setting	Lens	Voltage
EV06SH	27/ 2700 K	02 250 lumens	DFR Regressed lensed trim, white flange	SOL Textured Lens	MVOLT 120 277
	30/ 3000 K	05 500 lumens	DFF Flush lensed trim, white flange	SMO Smooth Clear Lens	
	35/ 3500 K	07 750 lumens	DFRAMF Regressed lensed trim with anti-microbial finish, white flange		
	40/ 4000 K	10 1000 lumens	DFFAMF Flush lensed trim with anti-microbial finish, white flange		
	50/ 5000 K	15 1500 lumens			
		20 2000 lumens			
		25 2500 lumens			
		30 3000 lumens			
		35 3500 lumens			
		40 4000 lumens			

Driver <sup>1</sup>	Control Interface	Options
EZ10 eldoLED 0-10V ECOdrive. Linear dimming to 10% min.	NLT <sup>2</sup> nLight dimming pack controls	SF Single fuse. Specify 120V or 277V.
EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min.	NLTER <sup>2,4</sup> nLight dimming pack controls emergency circuit	ELR <sup>3</sup> Emergency battery pack, 10W, with remote test switch.
EZB eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.		E10WCPR <sup>3</sup> Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch
EDAB eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.		BGTD Bodine generator transfer device. Specify 120V or 277V.
		90CRI High CRI (90+). Specify 120V or 277V.
		CP Chicago Plenum. Specify 120V or 277V.

**ACCESSORIES — order as separate catalog numbers (shipped separately)**

SCA6	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA8 10D. Refer to <a href="#">TECH-190</a> .
CTA4-8 YK	Ceiling thickness adapter for 8,000lm and below (extends mounting frame to accommodate ceiling thickness up to 5"). Adds ~4" to fixture height.
ISD BC	0-10V wallbox dimmer. Refer to <a href="#">ISD-BC</a> .

**ORDERING NOTES**

1. Refer to [TECH-240](#) for compatible dimmers.
2. Specify voltage.
3. Not available with CP option.
4. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.

**Optical Assembly**

Fully serviceable and upgradeable lensed LED light engine suitable for field maintenance or service from below the ceiling. Unitized optics shall have mechanical attachment of the light engine to the lower reflector for complete optical alignment.

**Electrical**

The luminaire shall operate from a 50 or 60 Hz ±3 Hz AC line over a voltage ranging from 120 VAC to 277 VAC. The fluctuations of line voltage shall have no visible effect on the luminous output.

The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output.

Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages.

Input wires shall be 18AWG, 300V minimum, solid copper.

**Controls**

Luminaire shall be equipped with interface for nLight wired network with integral power supply as per specification.

**Dimming**

The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 10%, 100 – 1.0% or 100 – 0.1% of rated lumen output with a smooth shut off function to step to 0%.

eldoLED LED drivers shall conform to IEEE P1789 standards. Alternatively, manufacturers must demonstrate conformance with product literature and testing which demonstrates this performance. Systems that do not meet IEEE P1789 will not be considered.

Driver is inaudible in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

**Construction**

Luminaire housing shall be constructed of 16-gauge galvanized steel and have preinstalled telescopic mounting bars with maximum 32" and minimum 15" extension and 4" vertical adjustment.

Luminaires shall be suitable for installation in ceilings up to 1½" thick. (specify ceiling thickness adapter to extend frame to accommodate ceiling thickness up to 5").

Tool-less adjustments shall be possible after installation.

The assembly and manufacturing process for the luminaire shall be designed to assure all internal components are adequately supported to withstand mechanical shock and vibration.

25°C ambient temperature standard (1/2" clearance on all sides from non-combustible materials in non-IC applications, unless marked spacing noted otherwise). For use in insulated ceilings, a 3" clearance on all sides from insulation is required (unless marked spacing noted otherwise).

**Listings**

Fixtures are CSA certified to meet US and Canadian standards: All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, wet location covered ceiling.

**Photometrics**

LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours.

Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 6,000 hours and operate within a tolerance of <2.5 MacAdam ellipse as defined by a point at the intersection of the CCT line and the black body locus line in CIE chromaticity space.

**Warranty**

5-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.

**A+ Capable Luminaire**

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background\*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background\*

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

\*See ordering tree for details

DFF SMO - Flush Clear										
Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000
Delivered	219	437	656	857	1274	1729	2187	2624	3062	3499
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0
Efficacy	64.4	70.5	80.0	89.3	86.7	87.8	88.5	88.9	90.6	89.7

\*Lumen output for 80CRI - 3500K

DFF SOL - Flush Textured										
Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000
Delivered	214	428	642	839	1247	1693	2141	2569	2997	3426
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0
Efficacy	62.9	69.0	78.3	87.4	84.8	85.9	86.7	87.1	88.7	87.8

\*Lumen output for 80CRI - 3500K

DFF SOL - Flush Textured										
Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000
Delivered	168	336	505	659	980	1330	1682	2018	2355	2691
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0
Efficacy	49.4	54.2	61.6	68.6	66.7	67.5	68.1	68.4	69.7	69.0

\*Lumen output for 80CRI - 3500K

DFR SOL - Regressed Textured										
Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000
Delivered	162	325	487	636	946	1283	1623	1948	2272	2597
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0
Efficacy	47.6	52.4	59.4	66.3	64.4	65.1	65.7	66.0	67.2	66.6

\*Lumen output for 80CRI - 3500K

EVO - eldoLED Driver Default Dimming Curve			
Nomenclature	Min Dimming	Driver Dim Curve	Control Dim Curve
EZ10	10%	Linear	Linear/Logarithmic
EZ1	1%	Linear	Linear/Logarithmic
EXA1	1%	Linear	Linear/Logarithmic
EZB	<1%	Logarithmic	Linear
EDAB	<1%	Logarithmic	Linear
EXAB	<1%	Logarithmic	Linear
EDXB	<1%	Square	Linear

Lumen Output Multiplier		
CRI	CCT	Multiplier
80	2700K	0.96
	300K	1.00
	3500K	1.00
	4000K	1.01
90	5000K	1.07
	2700K	0.80
	300K	0.83
	3500K	0.85
	4000K	0.87
	5000K	0.91

Driver		Control Provided (note: 347V/UVOLT versions provided with 347 option selected)			
Nomenclature	Description	NLT	NLTER	NLTAIR2	NLTAIRER2
GZ10	0-10V driver dims to 10%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
GZ1	0-10V driver dims to 1%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ10	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ1	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZB	eldoLED 0-10V SOLOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2

**How to Estimate Delivered Lumens in Emergency Mode**

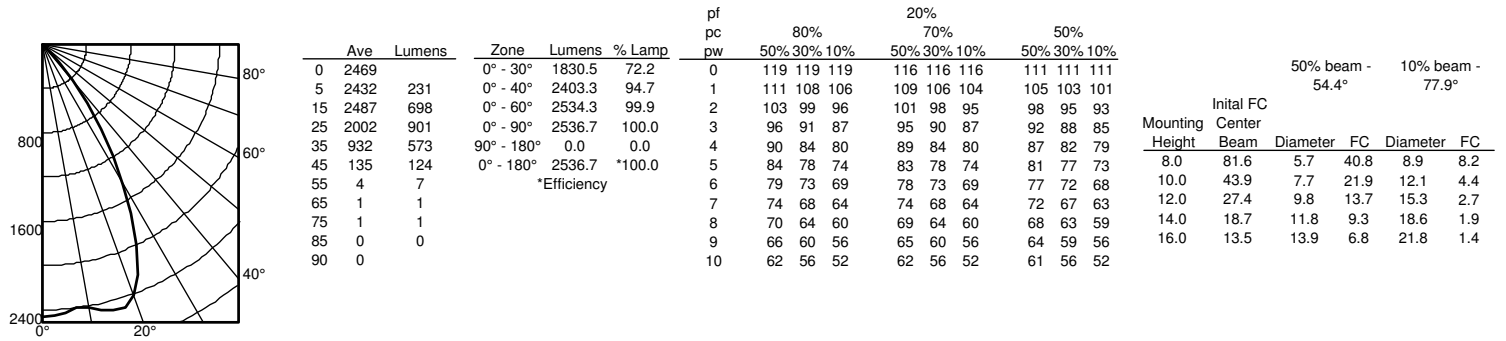
**Delivered Lumens = 1.25 x P x LPW**

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

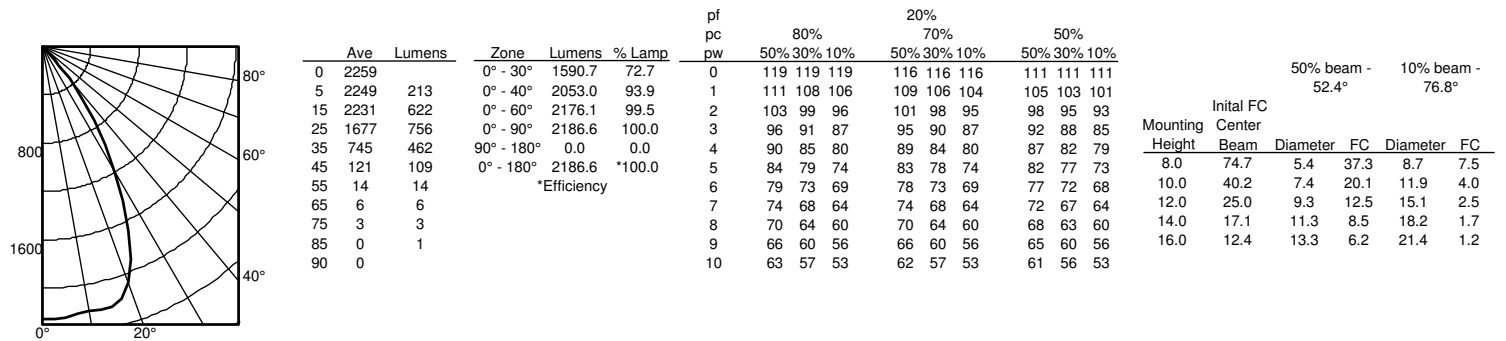
LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

Photometry

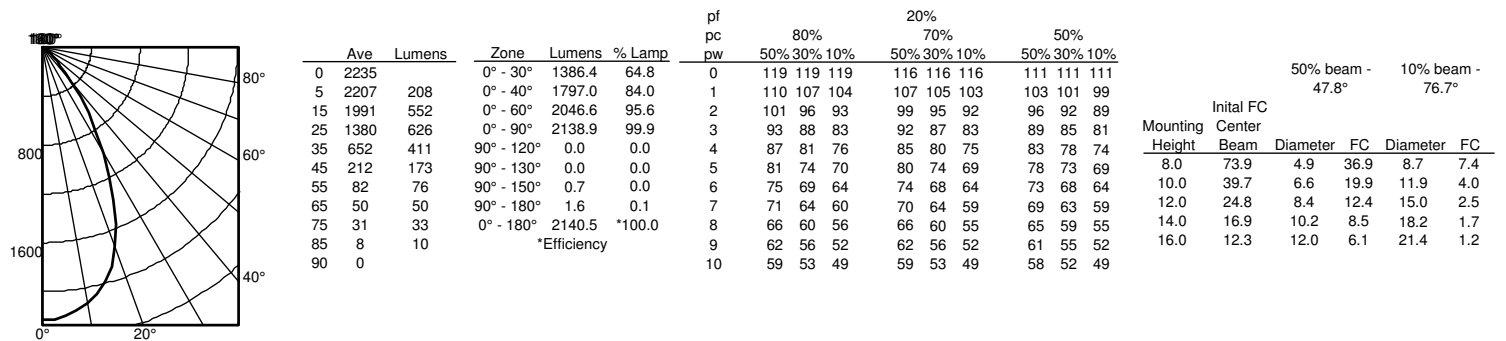
**EVO6SH 35/25 AR MWD LS 80CRI INPUT WATTS: 24.7W, DELIVERED LUMENS: 2536.7LM, LPW = 102.7, 1.03 S/MH, TEST NO: LTL27783P2461**



**EVO6SH 35/25 DFF SMO 80CRI INPUT WATTS: 24.7W, DELIVERED LUMENS: 2186.6LM, LPW = 88.5, 1 S/MH, TEST NO: LTL29886P477**

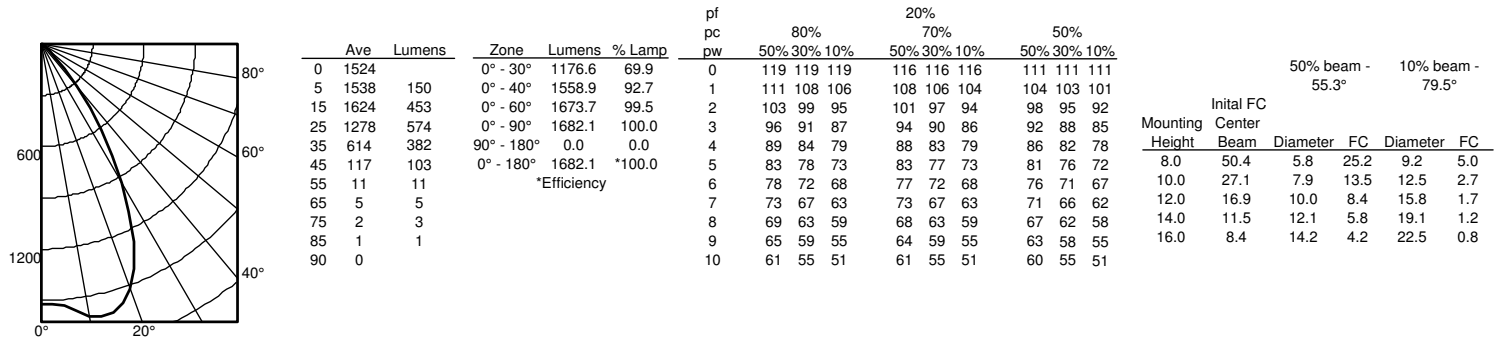


**EVO6SH 35/25 DFF SOL 80CRI INPUT WATTS: 24.7W, DELIVERED LUMENS: 2140.5LM, LPW = 86.6, 0.9 S/MH, TEST NO: LTL29885P477**

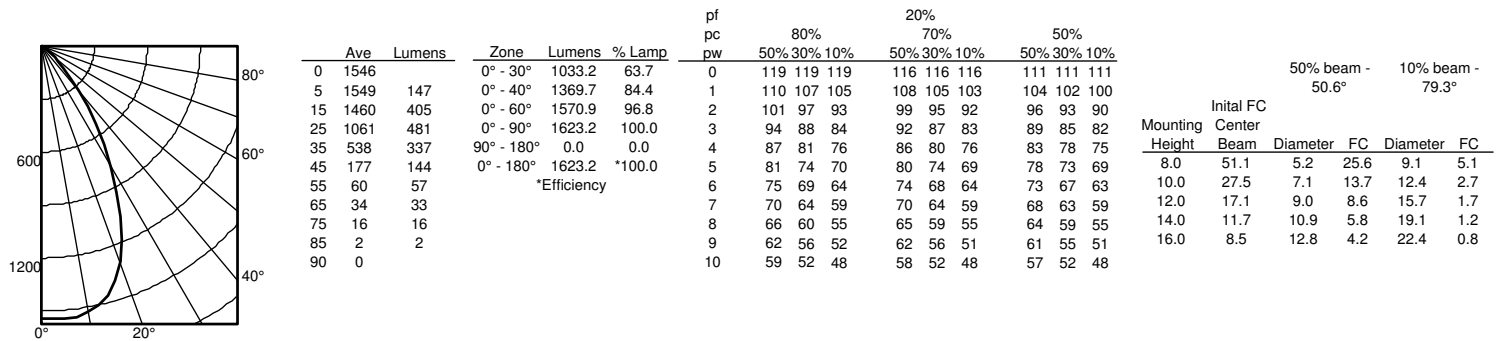


Photometry

**EVO6SH 35/25 DFR SMO 80CRI INPUT WATTS: 24.7W, DELIVERED LUMENS: 1682LM, LPW = 68, 1.08 S/MH, TEST NO: LTL29888P477**



**EVO6SH 35/25 DFR SOL 80CRI INPUT WATTS: 24.7W, DELIVERED LUMENS: 1623.2LM, LPW = 66.7, 0.97 S/MH, TEST NO: LTL29887P477**





# OFL Size 2 LED Flood Luminaire



Catalog  
Number

Notes

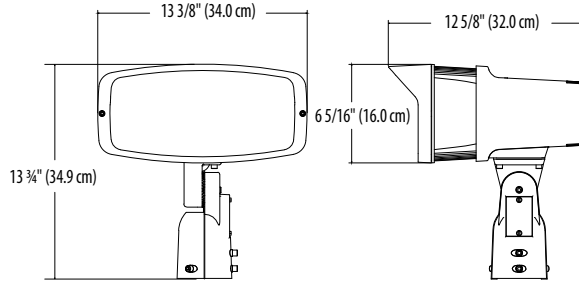
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**D & F**

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

## Specifications

<b>EPA:</b>	0.7 ft <sup>2</sup> (.06 m <sup>2</sup> )
<b>Depth:</b>	12.6" (32 cm)
<b>Width:</b>	13.37" (34 cm)
<b>Height:</b>	13.75" (35 cm)
<b>Weight:</b>	18 lbs (8.1 kg)



## Introduction

The OFL Size 2 Floodlight delivers up to 16,900 lumens, with a robust design and several mounting options making it perfect for light commercial applications. It's the ideal long-life replacement for 250-400W metal halide floods, with typical energy savings up to 62% and expected service life of over 50,000 hours.

## Ordering Information

**EXAMPLE: OFL2 LED P2 40K MVOLT IS DDBXD**

OFL2 LED					
Series	Performance Package	Color Temperature	Voltage	Mounting	Finish (required)
OFL2 LED	P2 P3 <sup>1</sup> F	40K 4000K 50K <sup>1</sup> 5000K	MVOLT <sup>2</sup> 347	IS YK <sup>1</sup> Yoke	DDBXD Dark bronze

## Accessories

Ordered and shipped separately.

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" OD tenons; mates with 1/2" threaded knuckle (specify finish)
FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" OD tenons; mates with yoke mount (specify finish)

## NOTES

- P3 50K not available with YK.
- MVOLT driver operates on any line voltage from 120-277V (50/60Hz).

## FEATURES & SPECIFICATIONS

### INTENDED USE

The traditional and robust design of the OFL2 LED floodlight with energy efficient LEDs, is suitable for replacing up to 400W Metal Halide. It is ideal for landscape, signage, and accent lighting in heavy commercial and residential applications.

### CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. 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 (0.7 ft<sup>2</sup>) for optimized 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.

### ELECTRICAL

Light engine(s) consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life (50,000 hrs).

### INSTALLATION

Integral slipfitter or yoke facilitates quick and easy installation to a variety of mounting accessories.

### LISTINGS

UL certified to U.S. and Canadian standards. Luminaire is IP65 rated. 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/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

### WARRANTY

5-year limited warranty. 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.



COMMERCIAL OUTDOOR

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OFL2 LED  
Rev. 12/20/19

## 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	Field Angle		Beam Angle		40K		50K	
			°H	°V	°H	°V	Lumens	LPW	Lumens	LPW
P2	114W	WFL	106	106	71	72	12,281	108	12,154	107
P3	151W	WFL	106	106	71	72	16,902	112	16,261	107

### 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	1.06
10°C	1.03
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.97

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **OFL Flood Size 2** platform based on 9000 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
Lumen Maintenance Factor	1	0.96	0.94

### Electrical Load

Light Engines	System Watts	Current (A)				
		120V	208V	240V	277V	347V
1	114W	0.97	0.56	0.49	0.42	0.34
2	151W	1.29	0.75	0.65	0.57	0.45

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [OFL Series Flood Size 2 homepage](#).

## Mounting, Options and Accessories



YK- Yoke Mount



IS- Slipfitter Mount

H= 2-1/2" (6.3 cm)

ID= 2-3/8" (6.0 cm)

OD= 3-1/2" (8.8 cm)



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