

# URBAN DESIGN COMMISSION APPLICATION

# UDC

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



## FOR OFFICE USE ONLY:

Date Received 2/9/26 11:59 a.m.  Initial Submittal  
Paid \_\_\_\_\_  Revised Submittal

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

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

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

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

## 1. Project Information

Address (list all addresses on the project site): 411 W Gilman St, 415 W Gilman St, 421 W Gilman St, 425 W Gilman St, and 433 W Gilman St

Title: The Standard

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

UDC meeting date requested 02/18/2026

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

## 3. Project Type

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

### Signage

- Comprehensive Design Review (CDR)  
 Modifications of Height, Area, and Setback  
 Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

### Other

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

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

**Applicant name** Jason Doornbos  
**Street address** 315 Oconee Street  
**Telephone** 706.705.6962

**Company** LCD Acquisitions, LLC  
**City/State/Zip** Athens, GA 30601  
**Email** jason.doornbos@landmarkproperties.com

**Project contact person** John Myefski  
**Street address** 400 N Michigan Ave, Suite 400  
**Telephone** 312-763-2400

**Company** Myefski Architects  
**City/State/Zip** Chicago, IL 60611  
**Email** jmyefski@myefski.com

**Property owner (if not applicant)** See attached Letters of Authorizations

**Street address** \_\_\_\_\_ **City/State/Zip** \_\_\_\_\_  
**Telephone** \_\_\_\_\_ **Email** \_\_\_\_\_

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

## Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

## 1. Informational Presentation

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

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

### Requirements for All Plan Sheets

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

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

## 2. Initial Approval

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

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

## 3. Final Approval

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

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

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

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

**5. Required Submittal Materials**

**Application Form**

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

**Letter of Intent**

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

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

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

**Electronic Submittal**

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

**Notification to the District Alder**

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

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 9/19/2025, 2/2, 2/9/2026.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Jason Doornbos Relationship to property \_\_\_\_\_

Authorizing signature of property owner See attached LOA Date 10/22/2025

**7. Application Filing Fees**

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

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

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

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

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

August 14, 2025

City of Madison  
Planning and Zoning Divisions  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

RE: Authorization to LCD Acquisitions, LLC and assigns to submit applications on behalf of Cook and Erickson

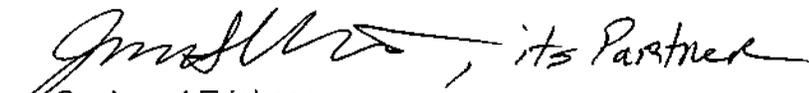
To whom it may concern:

Please be advised that Cook and Erickson ("**Owner**") authorizes LCD Acquisitions, LLC and assigns ("**LCD**") to act as agent on our behalf in matters related to submitting and receiving approvals of City of Madison entitlements, including, but not limited to, the following applications, as applicable:

- Urban Design Commission Application(s)
- Rezoning Application
- Land Subdivision Application
- Conditional Use Application

We further understand and agree that LCD will be responsible for all permit fees, deposits, conditions of approval, and any additional charges and collections resulting from the entitlements and land use application processing.

Sincerely

  
Cook and Erickson

October 1, 2025

City of Madison, Wisconsin  
Planning and Zoning Divisions  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

RE: Authorization to LCD Acquisitions, LLC and assigns to submit applications on behalf of Mullins Apartments, LLP and Master Hall Associates, LLP

To whom it may concern:

Mullins Apartments, LLP and Master Hall Associates, LLP (collectively, **“Owner”**) is the Owner of the parcels located at 415 and 425 West Gilman Street, Madison (the **“Property”**). The Owner is under contract to sell the Property to LCD Acquisitions, LLC or its assigns (**“LCD”**). Please be advised that Owner authorizes LCD to submit applications to and receive approvals of City of Madison entitlements in connection with the Project (defined below), including, but not limited to, the following applications, as applicable:

- Urban Design Commission Application(s)
- Rezoning Application
- A lot/parcel combination via a Chapter 236 certified survey map process
- Conditional Use Application

**1. Scope of Authority:**

LCD’s authority under this document is limited to seeking, applying for, and processing governmental entitlements and approvals from the City of Madison, Wisconsin for LCD’s proposed development on the Property (and adjacent or nearby properties) of a mixed-use project consisting of 200-300 apartment units with commercial and other uses (**“Project”**). The authority granted by Owner to LCD is further limited to:

- a. Filing applications, site plans, zoning requests, and applications for permits, licenses, and similar documents related to the Project.
- b. Appearing before boards, commissions, and councils in connection with obtaining entitlements for the Project.
- c. Executing applications and related documents for entitlements for the Project to the extent required for processing such applications through the City of Madison, Wisconsin.

**2. Exclusions:**

Notwithstanding the foregoing, LCD has no authority under this document to:

- a. Convey or encumber title to the Property whether by recording documents or instruments such as certified survey maps or other documents.
- b. Bind the Owner or Property to construction contracts or any other contracts, restrictions, or agreements, or create any liability for the Owner.
- c. Incur costs, fees, or obligations for Owner beyond City of Madison application filing fees (unless specifically approved in writing by the Owner). LCD must timely pay all fees and costs arising or incurred relating to the approvals and other entitlements sought, or other activities of LCD, pursuant to this document.

- d. Sign documents that impose or bind the Owner or Property (before the Property is acquired by LCD) to covenants, easements, or obligations without the Owner's prior express written consent.
- e. Take any action that would change the status of the zoning of the Property before the Property is acquired by LCD.

**3. Time Limit:**

The authority granted by this document expires upon the earlier of:

- a. Completion of the approval process for the Project.
- b. September 16, 2026, at which time this authorization terminates automatically.
- c. Written notice of revocation of this document from the Owner to the City of Madison, Wisconsin (this authorization document is revocable at will by the Owner).

**Owner requires that none of the final approvals or entitlements sought for the Project shall vest until LCD purchases the Property.**

All actions of LCD under this document must be at no cost to Owner. This document may be recorded in the office of the Register of Deeds for Dane County, Wisconsin. This document may be executed by DocuSign or other similar program. This document may be executed in any number of counterparts with all counterparts together forming a single instrument.

Sincerely,

**Mullins Apartments, LLP**

By: Mullins Family, LLC, its managing partner

By:   
Bradley C. Mullins, Authorized Representative

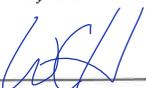
**Master Hall Associates, LLP**

By: Mullins Family, LLC, its managing partner

By:   
Bradley C. Mullins, Authorized Representative

**Accepted and agreed to by LCD:**

LCD Acquisitions, LLC

By:   
Name: W. Christopher Hart  
Title: Authorized Signatory

August 27, 2025

City of Madison  
Planning and Zoning Divisions  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

RE: Authorization to LCD Acquisitions, LLC and assigns to submit applications on behalf of 421 West Gilman Street, LLC

To whom it may concern:

Please be advised that 421 West Gilman Street, LLC ("**Owner**") authorizes LCD Acquisitions, LLC and assigns ("**LCD**") to act as agent on our behalf in matters related to submitting and receiving approvals of City of Madison entitlements, including, but not limited to, the following applications, as applicable:

- Urban Design Commission Application(s)
- Rezoning Application
- Land Subdivision Application
- Conditional Use Application

We further understand and agree that LCD will be responsible for all permit fees, deposits, conditions of approval; and any additional charges and collections resulting from the entitlements and land use application processing.

Sincerely,



421 West Gilman Street, LLC

August 27, 2025

City of Madison  
Planning and Zoning Divisions  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

RE: Authorization to LCD Acquisitions, LLC and assigns to submit applications on behalf of 421 West Gilman Street, LLC

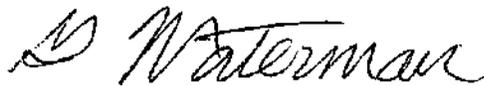
To whom it may concern:

Please be advised that 421 West Gilman Street, LLC ("**Owner**") authorizes LCD Acquisitions, LLC and assigns ("**LCD**") to act as agent on our behalf in matters related to submitting and receiving approvals of City of Madison entitlements, including, but not limited to, the following applications, as applicable:

- Urban Design Commission Application(s)
- Rezoning Application
- Land Subdivision Application
- Conditional Use Application

We further understand and agree that LCD will be responsible for all permit fees, deposits, conditions of approval; and any additional charges and collections resulting from the entitlements and land use application processing.

Sincerely,



421 West Gilman Street, LLC

October 17, 2025

City of Madison  
Planning and Zoning Divisions  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

RE: Authorization to LCD Acquisitions, LLC and assigns to submit applications on behalf of Fisher Construction Inc. and Ridgeview Investments of Madison, LLP

To whom it may concern:

Please be advised that Fisher Construction Inc. and Ridgeview Investments of Madison, LLP (collectively, "Owner") authorizes LCD Acquisitions, LLC ("LCD") to submit applications for, and receive approvals of, City of Madison, Wisconsin entitlements for the redevelopment of the real property located at 433 W. Gilman Street, Madison, Wisconsin (the "Property") as described below.

This authorization is limited and subject to the following terms:

**1. Scope of Authority:**

LCD's authority is limited to seeking, applying for, and processing governmental entitlements and approvals from the City of Madison, Wisconsin for the development on the Property (and adjacent or nearby properties) of a mixed-use building project consisting of 200 – 300 apartment units with commercial and other uses ("Development Project"). The authority granted herein is further limited to:

- a. Filing applications, site plans, zoning requests, and applications for permits, licenses, and similar documents related to the Development Project.
- b. Appearing before boards, commissions, and councils in connection with obtaining entitlements for the Development Project.
- c. Executing applications and related documents for entitlements for the Development Project to the extent required for processing such applications through the City of Madison, Wisconsin.

**2. Exclusions:**

Notwithstanding the foregoing, LCD has no authority under this letter to:

- a. Convey or encumber title to the Property whether by recording of documents or instruments such as certified survey maps or other documents.
- b. Bind the Owner or Property to construction contracts or any other contracts, restrictions, or agreements, or create any liability for the Owner.
- c. Incur costs, fees, or obligations beyond City of Madison application filing fees on the Owner's behalf (unless specifically approved in writing by the Owner). LCD must timely pay all fees and costs arising or incurred relating to the approvals and other entitlements sought, or other activities of LCD, pursuant to this letter.
- d. Sign documents that impose or bind the Owner or Property (before the Property is acquired by LCD) to covenants, easements, or obligations without the Owner's prior express written consent.
- e. Take any action that would change the status of the zoning of the Property, or result in any new entitlements or approvals, or changes to entitlements or approvals, taking effect before the Property is acquired by LCD, provided, however, that this shall not prevent LCD from applying for the same

prior to acquiring the Property (so long as the change, new status, or other matter applied for does not take effect prior to acquisition of the Property by LCD).

**3. Time Limit:**

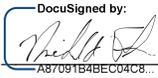
The authority granted by this letter expires upon the earlier of:

- a. Completion of the approval process for the Development Project.
- b. October 9, 2026, at which time this authorization terminates automatically.
- c. Written notice of revocation of this letter from the Owner to the City of Madison, Wisconsin (this authorization letter is revocable at will by the Owner).

All actions of LCD under this letter must be at no cost to the Owner. This document may not be recorded in the office of the Register of Deeds. This document may be executed by DocuSign or other similar program. This document may be executed in any number of counterparts with all counterparts together forming a single instrument.

Sincerely,

Fisher Construction Inc.

By:   
Name: Michael Fisher  
Title: Authorized Representative

Ridgeview Investments of Madison, LLP

By:   
Name: Michael Fisher  
Title: Authorized Representative

Accepted and agreed to by LCD:

LCD Acquisitions, LLC

By:   
Name: Chris Hart  
Title: Authorized Signatory



315 Oconee St  
Athens, GA 30601  
P 706.543.1910  
www.landmark-properties.com

October 20, 2025

**REV January 13, 2026**

**REV February 9, 2026**

City of Madison Planning Department  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53710-2985

**Re: Letter of Intent – Urban Design Commission  
411 West Gilman Street**

On behalf of LCD Acquisitions, LLC, we are pleased to submit the attached formal application packet. This Letter of Intent and accompanying packet outlines our request for redevelopment of 411 West Gilman Street, located between State Street and University Avenue, into a mixed-use development featuring affordable student housing and ground-floor commercial retail space.

**Applicant:**

LCD Acquisitions, LLC, 315 Oconee Street, Athens, GA 30601  
Contact: Jason Doornbos | [jdoornbos@LandmarkProperties.com](mailto:jdoornbos@LandmarkProperties.com) | 470-517-6035

**Owners:**

411 West Gilman Street  
Cook and Erickson  
203 E. Main St., Apt. 315, Waunakee, WI 53597

415 West Gilman  
Master Hall Associates, LLP  
401 N. Carroll St., Madison, WI 53703

421 West Gilman  
421 West Gilman Street, LLC  
121 S. Brittingham Place, Madison, WI 53715

425 West Gilman  
Mullins Apartments, LLP  
401 N. Carroll St., Madison, WI 53703

433 West Gilman  
Fisher Construction, Inc.  
Ridgeview Investments of Madison, LLP  
N17W24222 Riverwood Drive, Ste. 250  
Waukesha, Wisconsin 53188

**Architect:**

Myefski Architects, Inc., 400 North Michigan Avenue, Suite 400, Chicago, IL 60611  
Contact: John Myefski | [jmyefski@myefski.com](mailto:jmyefski@myefski.com) | 312.763.2400

**Civil Engineer and Site Landscape:**

Vierbicher, 525 Junction Road, Suite 7000, Madison, WI 53717

Contact: Sarah Church | Schu@vierbicher.com | 608.821.3943

**The applicant requests approval for the following:**

- Rezone one (1) parcel from Downtown Core (DC) to Urban Mixed Use (UMX)
- Conditional Use
  - New construction greater than 20,000 square feet
  - New construction of a building in UMX District greater than eight (8) units
  - Rooftop outdoor recreation
- Demolition of existing structures
- CSM to create one (1) lot for development

**Site Data / Parcels:**

The development will combine five (5) parcels; from 411-433 West Gilman Street. All parcels are currently zoned UMX except for 411 West Gilman. This application includes a request to rezone 411 West Gilman from DC to UMX.

Address	Existing Use	PIN	Existing Zoning	Acreage
411 West Gilman	Restaurant	0709-232-0104-3	DC	4,378 SF
415 West Gilman	Apartments	0709-232-0105-1	UMX	13,093 SF
421 West Gilman	Apartments	0709-232-0106-9	UMX	4,356 SF
425 West Gilman	C-2 Parking Lot	0709-232-0107-7	UMX	9,535 SF
433 West Gilman	Apartments	0709-232-0108-5	UMX	7,896 SF

**Legal Description:**

Lots 5-6, Block 10, University Addition to Madison, recorded in Volume A of Plats on Page 9 as Document Number 109 and Part of Lots 4-5, all of Lots 6-7, and part of Lot 8, Block 39, Original Plat of Madison, recorded in Volume A of Plats on Page 3, as Document Number 102, Dane County Registry, located in the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the north quarter corner of said Section 23; thence S00°00'48"W, 232.64 feet along the west line of said NE1/4 to a point on the southeasterly right of way line of West Gilman Street and point of beginning; thence N46°20'54"E, 156.05 feet along said southeasterly right of way line; thence S43°38'24"E, 132.16 feet to a point on the northwesterly line of Lot 11, Block 13, Original Plat of Madison; thence S46°23'36"W, 297.18 feet along the northwesterly line of Lots 11-14, Block 39, said Original Plat of Madison and the northwesterly line of Lot 1, Certified Survey Map Number 14091, recorded in Volume 94 of Certified Survey Maps on Pages 285-290, as Document Number 5189753; thence N43°45'00"W, 131.93 feet along the northeasterly line of said Lot 1 to said southeasterly right of way line of West Gilman Street; thence N46°20'54"E, 141.39 feet along said southeasterly right of way line to the point of beginning.

Contains 39,258 square feet (0.901 acres).

**Project Description:**

The proposed project is a mixed-use development featuring 262 residential units, a ground-level lobby and leasing area, and retail tenant space. Resident amenities will be located on Level 12 and include a clubhouse, fitness room, and an outdoor amenity deck with a pool. The building's east side will rise 11 stories and feature a rooftop amenity deck, while the west side will reach 16 stories. Residences range from studio to five-bedroom apartments.

The project is designed to utilize the recently adopted downtown height ordinance amendment, enabling additional floors in exchange for dedicating 10% of the beds to students in need of financial assistance. These designated beds will be offered at a discounted rental rate through collaboration with the University of Wisconsin.

Parking will be provided in two levels of structured parking between the ground floor and basement, with access via a single entrance on Gilman Street. Long-term bike parking will be available in dedicated parking rooms on the ground floor, in the basement, and along the sidewalk on the south side of the project. Short-term bike parking will be located within a dedicated parking room close to the residential apartment entrance and along the sidewalk on the east side of the project, directly adjacent to the retail space.

The architectural design is composed of two distinct masses. The first, or base mass, features four differentiated elevations to break up the street façade. The facades integrate architectural design features inspired by Master Hall (415 W Gilman) and Stratford Apartments (433 W Gilman). The rest of the base mass will be primarily constructed with accented brick veneer to further harmonize with the surrounding context.

The second mass begins at Level 5 and is set back from the base with varying heights to create visual interest. Its façade will consist of a window wall system incorporating a mix of clear glazing, spandrel glass, and composite metal panels. Vertical and horizontal articulation will be achieved through steps in the planes of the window wall glazing wrapping the building and balconies that punctuate and break up the upper façade.

**Project Summary:**

**Project Summary:**

Site

Site Area:	39,190
Gross FAR Area:	398,175
FAR:	1016%

Building Coverage

Allowed:	90% max coverage
Provided:	89% at 34,891 square feet

Building Height Limitations

Downtown Height: 12 stories (172'-0") / 8 stories (116'-0) / 6 stories (88'-0)\*  
Or Capital View Preservation Limit

Proposal: 16 Stories / 12 Stories / 8 stories\*  
Capital View Preservation Limit, max height not exceeded

\*State Street Setback

Multi-Family Housing

Studio	4
1 bedroom	3
1 bedroom (DO**)	25
2 bedroom	27
2 bedroom (DO**)	66
3 bedroom	10
3 bedroom (4 Bed)	3
4 bedroom	39
<u>5 bedroom</u>	<u>85</u>
Total Units:	262

\*\*DO= Double Occupancy

Beds Total 998

Retail Square Footage 2,544

Vehicle Parking

First Floor	34
<u>Basement</u>	<u>38</u>
Total	72

20% of vehicle parking to be EV ready, 2% to be EV Installed.

**Project Summary (Cont.):**

Bike Parking:

Long Term Required:	430.5 spaces
Provided:	
First Floor	93
Basement	329
<u>On Grade</u>	<u>9</u>
Total:	431
Short Term Required:	27.5
Provided:	28 on grade

**Project Schedule:**

Initial Staff Meetings:	May 12, 2025
Meeting with Alder Ochowicz:	June 26, 2025
Development Assistance Team (DAT) Meeting:	July 17, 2025
Follow up Meeting with City Planning and Zoning Staff:	August 4, 2025
UDC Informational Meeting:	September 3, 2025
Joint Campus Area Committee (JCAC) Meeting:	September 25, 2025
Neighborhood Post Card Meeting with Staff and Alder:	September 29, 2025
Formal LUA and CSM Submittal:	October 20, 2025
UDC Formal Meeting:	January 21, 2026
Design Progression Review/Discussion I:	February 2, 2026
Design Progression Review/Discussion II:	February 6, 2026
Formal LUA and CSM Resubmittal:	February 9, 2026
UDC 2nd Formal Meeting:	February 18, 2026
Target Construction Commencement Date:	Fall 2026
Target Occupancy:	Fall 2029

### **Adopted Plan & Review Standards:**

Through the thoughtful feedback received during both the informational and formal UDC reviews, the proposed development now more closely aligns with the principles outlined in the *City of Madison Downtown Plan*, advancing its vision for a vibrant, walkable, and contextually sensitive urban core. The design has evolved to more intentionally integrate the urban design, neighborhood context, and architectural continuity to strengthen the public realm and contribute to the downtown's evolving identity.

At the street level, a transparent lobby and active retail frontage enhance pedestrian vitality in keeping with the Plan's call for animated, people-oriented streets. Service areas are discreetly recessed to preserve an uninterrupted pedestrian experience, while the building base reinterprets the façades of both Master Hall and Stratford Apartments, extending its established rhythm and materiality across the frontage. Awnings and canopies provide weather protection and reinforce a cohesive streetscape character consistent with the Plan's recommendations for human-scaled design.

The building's massing responds directly to its surroundings, employing a stepped podium and articulated tower to reduce perceived height and maintain compatibility with adjacent structures. The inclusion of affordable student housing supports the Plan's goals for a diverse and inclusive residential downtown, while contributing to increased density in a thoughtfully calibrated manner. The tiered height strategy follows Madison's Downtown Height Map, transitioning from 8 stories near State Street to 12 stories mid-block, and culminating in a 16-story volume on the west. The design carefully respects the Capitol Viewshed height limit of 187'-2 1/2" above Gilman Street, ensuring the skyline remains harmonious with the city's iconic silhouette.

In response to the UDC's guidance, we have refined the project's presence and connection with the district in several meaningful ways:

- We revisited the base massing as suggested by the commission, exploring individual styles for each base building against a single articulate gesture. Ultimately, a more uniform architectural language across all four masses offered the greatest clarity and strengthened the overall architectural concept.
- Drawing from the commission's recommendation, we incorporated design principles from Master Hall and Stratford Apartments, reinterpreting their character-defining elements to create a contemporary base that honors the district's architectural lineage.
- To further celebrate the architectural contributions of Master Hall and Stratford Apartments, we are engaging an exhibit designer to curate interpretive history wall displays highlighting each project along the new building's storefront windows in the area currently occupied by Stratford Apartments.
- The commission's request to revisit the base massing presented the opportunity to relocate the garage entrance to the interstitial space between the masses, allowing it to recede into the background while the glass panels on the garage doors create a refined, storefront-like presence that directly relates to the storefront within the base massing.
- These ground-level programming adjustments led to another improvement that addresses the commission's feedback; the trash pickup has been moved to the curb to align with neighborhood practices. The corresponding overhead door has been replaced entirely with discreet double swing doors tucked behind the primary facade, rendering the service entrance virtually invisible from the street.

- The commission's recommendation to integrate landscaping at the street level is achieved with long expanses of setbacks along the base storefront where we have introduced landscape planters that soften the building edge, creating opportunity for the retail to engage the sidewalk, and establishing a consistent pedestrian-friendly rhythm along the Gilman.
- These enhancements to the overall ground level plan resulted in removal of the walk-up apartments. This change captures interior space for short-term bike parking use; relocating the short-term bike parking away from the retail entry better aligns with the goal of reinforcing retail's connection to the sidewalk streetscape.
- In response to the commission's concerns about the south façade, the brick detailing from Gilman has been carried around the building to provide articulation, texture, and a clearer sense of massing.
- Addressing the commission's feedback about the tower's appearance, we collaborated with the window wall manufacturer to introduce a four-inch (4") depth between the glass and metal panels. By placing the window glass, grey infill panels, and white metal panels on distinct planes, the tower now exhibits richer shadow lines and a more dynamic expression.

We appreciate the Urban Design Commission's thoughtful and rigorous input throughout this process. Your clear guidance and design-focused perspective directly strengthened the project, resulting in a more coherent, contextual, and well-resolved architectural solution.

Your contributions materially improved the work, and we value the time and energy you invested in each stage of review.

### **Conditional Use Approval Standards:**

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
  - The proposed mixed-use development, which includes internal vehicular parking, is compatible and consistent with the surrounding uses and will not create conditions detrimental to public health, safety, or general welfare.
2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*
  - The subject property is already served by existing municipal infrastructure, and the proposed conditional use will not place undue demand on the services.
3. *The uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*
  - The proposed project is compatible and consistent with surrounding uses and is not anticipated to impair or diminish the existing uses, values, or enjoyment of neighboring properties in any foreseeable manner.
4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
  - The proposed conditional use is compatible and consistent with surrounding properties and will not hinder the normal and orderly development or improvement of nearby properties for permitted uses within the district.
5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.*
  - The proposed project includes the necessary site improvements to adequately support the development without adverse impacts on surrounding properties.
6. *The conditional use conforms to all applicable regulations of the district in which it is located.*
  - The proposed project meets the standards of the UMX zoning district and downtown plan.
7. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*
  - Not Applicable. Community living is not proposed.
8. *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.*
  - The project team met with the Design Assistance Team (DAT) on July 17 and August 4, 2025, to receive guidance on the design direction. The project met with the Urban Design Commission (UDC) for an Informational review on September 3, 2025 and a formal meeting on January 21, 2026 with an upcoming formal UDC meeting to review the design progress.

**Conditional Use Approval Standards (Cont.):**

9. *When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.*
  - The proposed project meets the vehicle and bicycle parking requirements for the Urban Mixed Use (UMX) zoning district as illustrated on the Development Matrix included in this packet. The site is situated near transit routes, bicycle paths, and vehicle sharing stations.
  
10. *When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143.*
  - Not Applicable.
  
11. *When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*
  - Not Applicable.
  
12. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*
  - Not Applicable.
  
13. *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*
  - a. *The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.*
  - b. *The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.*
  - c. *The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.*
  - d. *For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.*
  - Not Applicable.

**Conditional Use Approval Standards (Cont.):**

14. *When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by Section 28.071(2)(a) Downtown Height Map, as provided by Section 28.071(2)(a)1., no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present:*
  - a. *The new building is entirely located on the same parcel as the building being replaced.*
  - b. *The new building is not taller in stories or in feet than the building being replaced.*
  - c. *The new building is not larger in total volume than the building being replaced.*
  - d. *The new building is consistent with the design standards in Section 28.071(3) and meets all of the dimensional standards of the zoning district other than height.*
  - e. *The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.*
  - Not Applicable.
  
15. *When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of operation, and other potential side effects of a manufacturing process.*
  - Not Applicable.
  
16. *When applying the above standards to an application for allowable projections into the capitol view height area, the Plan Commission shall only approve the projection if it determines the encroachment is the minimum necessary and does not significantly impact the long views of the State Capitol building.*
  - Not Applicable.

## **Downtown Design Guidelines:**

### **Site Design + Building Placement**

#### **Orientation:**

The development reinforces the urban block with a consistent street wall and tiered massing that supports residential density while respecting neighborhood scale. At the street level, a transparent lobby and active retail frontage enhance pedestrian vitality. A parking garage and service areas are discreetly recessed to preserve an uninterrupted pedestrian experience, while the building base reinterprets the façades of Master Hall and the Stratford, extending its established rhythm and materials across the frontage. Awnings and canopies integrate signage, provide weather protection, and work with landscape planters along the building's base to reinforce a cohesive streetscape character, contributing to a contextually appropriate and engaging public realm.

#### **Access + Site Circulation:**

The primary entrances for both the residential lobby and retail spaces are located along Gilman Street, offering a transparent and direct visual connection to the active interior spaces while creating a welcoming street presence. Service functions, including garage and refuse access, are recessed from view to minimize their impact and preserve the integrity of the streetscape. Vehicle parking is provided at the ground level and within the basement, while bicycle parking is available within the ground floor of the building directly off Gilman Street, on the east sidewalk, and within the open area on the south side of the project. Long-term bicycle parking is accommodated on the ground floor and in the basement.

#### **Useable Open Space – Residential Development:**

The project prioritizes resident well-being through a variety of open spaces, including three (3) internal courtyards that bring natural light into the building's core and create calm, inviting areas for study and gathering. Balconies provide private outdoor access and reinforce the building's architectural rhythm, while a landscaped amenity deck on Level 12 offers active recreational space with expansive views of Madison. Together, these features enhance livability and strengthen the building's overall design integrity.

#### **Landscaping:**

Landscaping along Gilman Street will enhance the streetscape character through a native planting approach that complements the surrounding context. The east walkway and south open space will feature contextual landscaping and site-sensitive detailing designed to enrich the project's identity while fostering a safe and welcoming environment.

#### **Lighting:**

Lighting will be designed to create a comfortable neighborhood ambiance while enhancing site safety and reinforcing the project's overall visual cohesion. Special attention will be given to light the ground floor around the entire building to enhance safety.

### **Architecture**

#### **Massing:**

The building's massing responds directly to its surroundings, employing a stepped podium and tower to minimize perceived height and maintain compatibility with adjacent structures. The tiered height strategy follows Madison's Downtown District Maximum Height Map, transitioning from 8 stories near State Street to a 16-story volume near the taller, higher-density neighborhood to the west.

## **Downtown Design Guidelines (Cont.):**

### **Architecture (Cont.)**

#### **Building Components:**

The design establishes a contextually grounded base by reinterpreting the rhythm and materiality of the façades of Master Hall and the Stratford at 433 West Gilman, anchoring the building within its streetscape. Above, the tower introduces a composition of glass, spandrel, and metal panel elements, articulated by balconies that modulate the massing and create a dynamic vertical expression. Together, the base and upper volumes maintain visual continuity through proportion, alignment, and material transitions, resulting in a cohesive architectural composition that responds to both scale and context.

#### **Visual Interest:**

The building is articulated with base, middle, and top components, establishing a strong urban presence and sense of scale. The brick and glass base anchors the structure within the streetscape, while a step-back at Level 5 and Level 6 introduces a vertical rhythm of glass and metal panels articulated by balcony projections. This transition emphasizes the shift in material expression and culminates in a continuous ribbon of glass at the top floor, creating a visually cohesive and contemporary skyline profile.

#### **Door and Window Openings:**

The project draws inspiration from Master Hall and the Stratford at 433 West Gilman and establishes a base that aligns with the scale, rhythm, and material character of the surrounding streetscape. Above, a composition of glass, spandrel, and metal panels reflects design elements found in neighboring buildings, allowing the overall form to engage both its context and the evolving architectural language of the district.

#### **Building Materials:**

The design employs a refined palette of high-quality, durable materials that create visual interest and establish a distinct architectural identity, while remaining responsive to the character of the surrounding built environment.

#### **Terminal Views and Highly-Visible Corners:**

Although the site is not positioned at a major intersection or terminus, the design emphasizes the building's presence through its form and orientation, making thoughtful use of available views to reinforce the prominence of the site within the downtown core.

#### **Awnings and Canopies:**

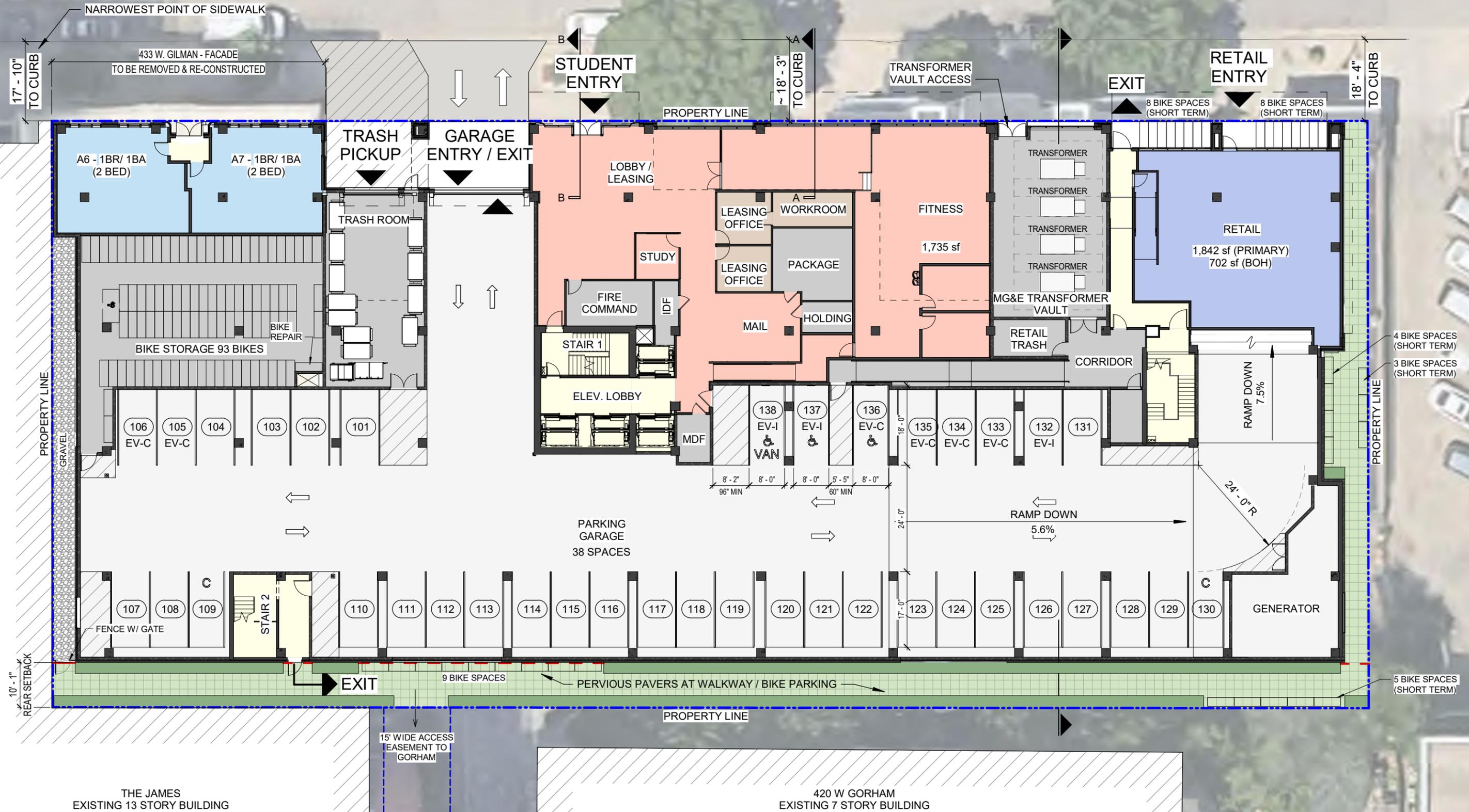
Awnings and canopies are thoughtfully integrated into the building's design to complement its architectural expression. Incorporating signage within these elements provides weather protection and enhances the building's material and textural richness without obscuring its architectural character.

#### **Signage:**

Signage will be thoughtfully integrated into the building's overall design, complementing the architecture and reinforcing its cohesive identity. We anticipate signage will be incorporated within awnings and canopies, signage will be simple, well-conceived, and compatible with the project's materials, scale, and detailing. Future submissions will ensure compliance with the City's sign control ordinance in Chapter 31 MGO, and to maintain visual harmony and regulatory compliance.

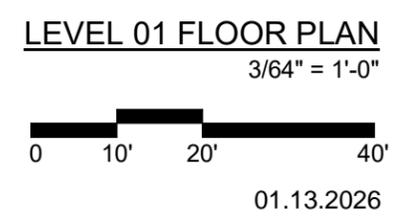
Thank you for your time and consideration in reviewing our application. Please reach out with any questions you may have, and we look forward to your feedback.

Sincerely,  
**LCD Acquisitions, LLC**



**THE STANDARD**  
 411 W. GILMAN ST, MADISON, WI

**PREVIOUS**



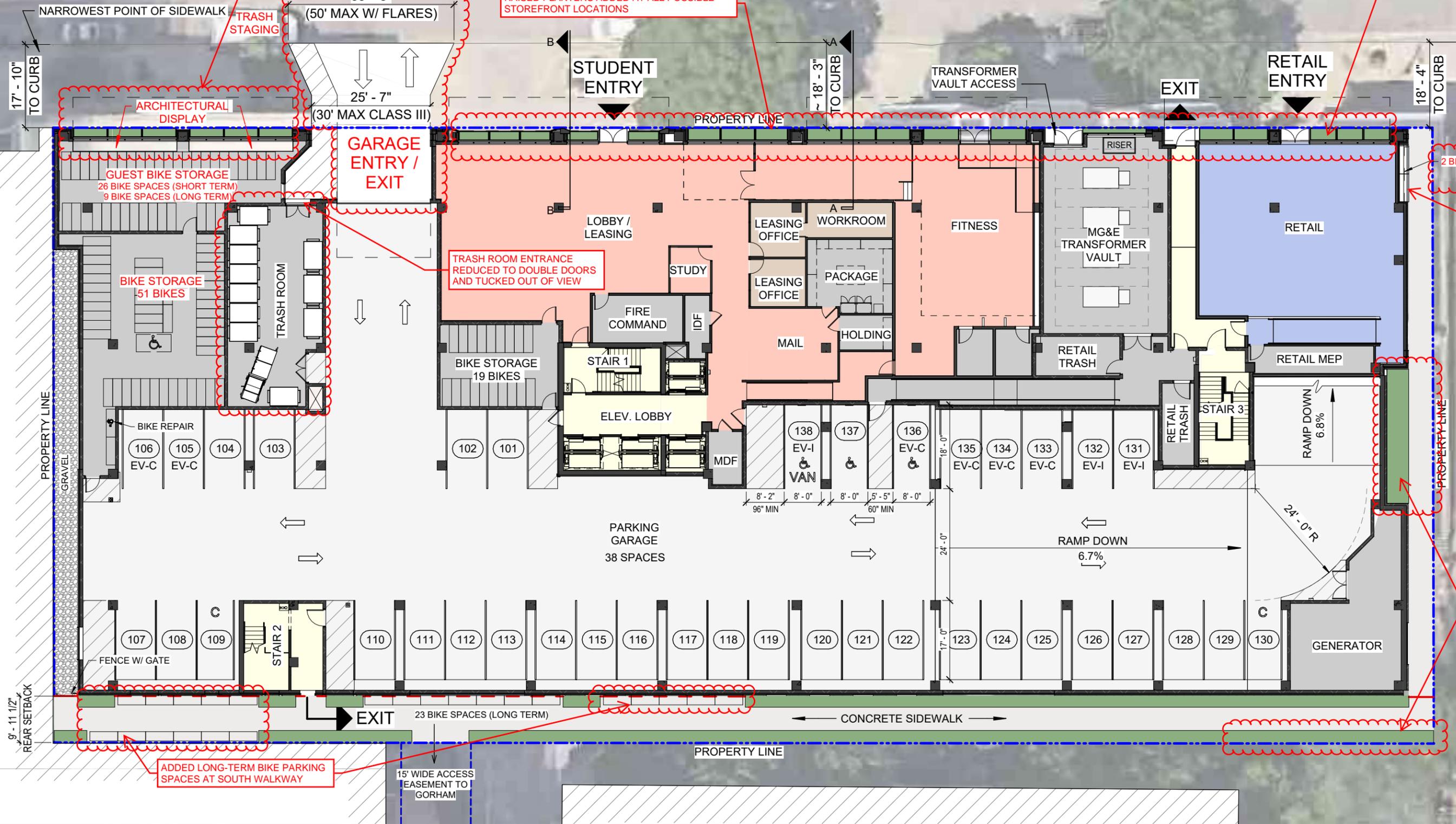
W. GILMAN ST.

ARCHITECTURAL DISPLAY WINDOWS  
DEPICTING HISTORICAL SIGNIFICANCE OF  
MASTER HALL AND STRATFORD APARTMENTS

GARAGE ENTRANCE RELOCATED TO RECESSED  
SPACE BETWEEN PRIMARY FACADE MASSES

SHORT-TERM BIKE PARKING RELOCATED  
FROM RETAIL STOREFRONT,  
REPLACED WITH  
RAISED PLANTERS

RAISED PLANTERS ADDED AT ALL POSSIBLE  
STOREFRONT LOCATIONS



ADDED 2 SHORT-TERM  
BIKE PARKING SPACES,  
DEDICATED TO RETAIL

SHORT-TERM BIKE PARKING  
RELOCATED FROM EAST  
WALKWAY TO NEW BIKE  
ROOM ALONG GILMAN

ADDED LONG-TERM BIKE PARKING  
SPACES AT SOUTH WALKWAY

THE JAMES  
EXISTING 13 STORY BUILDING

420 W GORHAM  
EXISTING 7 STORY BUILDING



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

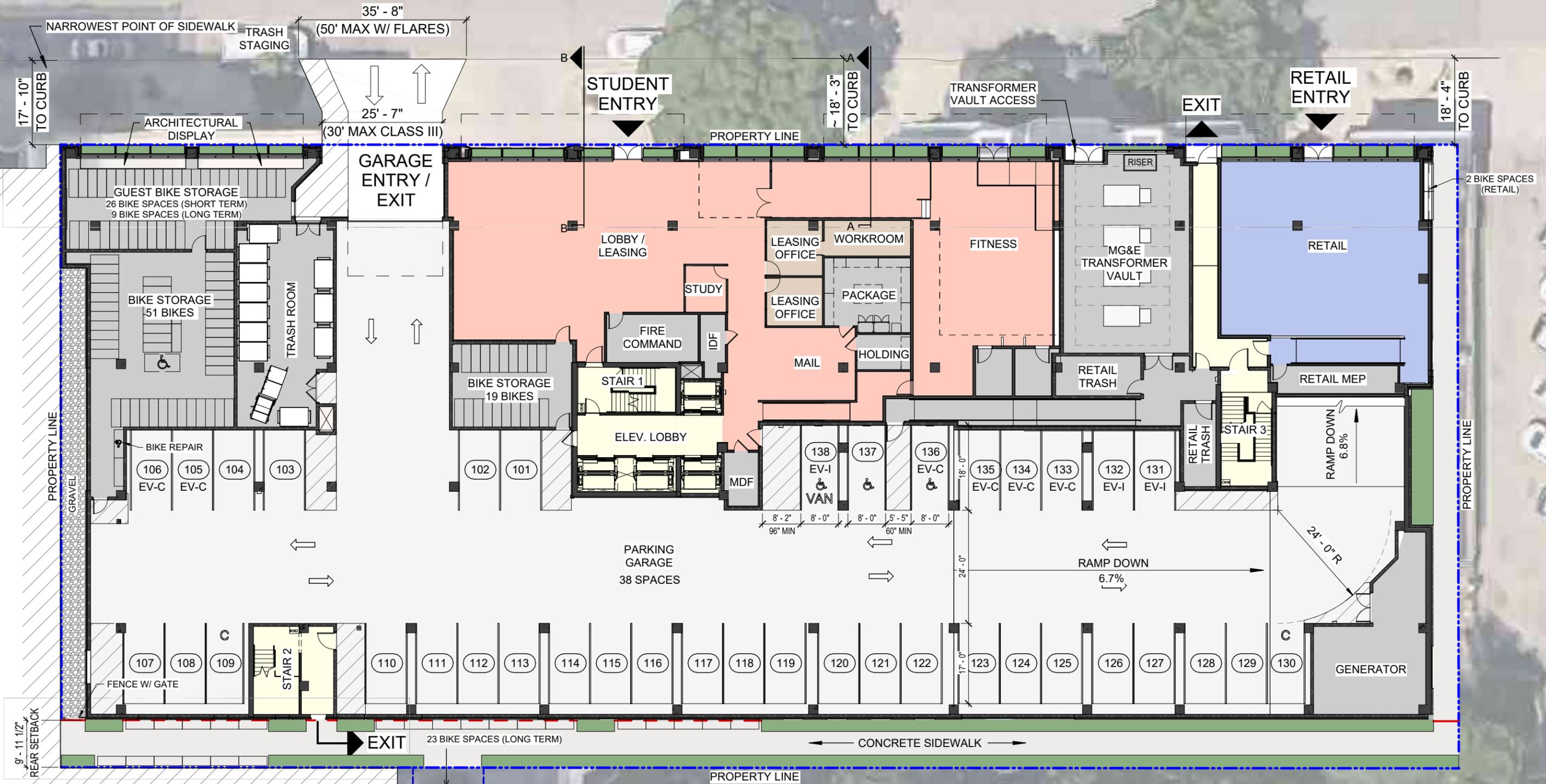
PROPOSED

LEVEL 01 FLOOR PLAN  
3/64" = 1'-0"



02.09.2026





**PLANTS FEATURED ALONG REAR WALKWAY**

1 - *Aronia melanocarpa* / Groundhug Chokeberry



2 - *Ceanothus americanus* / New Jersey Tea



3 - *Diervilla lonicera* / Bush Honeysuckle



4 - *Ilex glabra* 'Gembox' / Gembox Inkberry



5 - *Pinus mugo* / Slowmound Mugo Pine



18 - *Matteuccia struthiopteris* / Ostrich Fern





THE STANDARD  
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CONCEPTUAL RENDERING FROM WEST

PREVIOUS

01.13.2026





- ARTICULATION ADDED TO TOWER FACADE, USING PROJECTING WHITE PANELS
- UNIFORM DESIGN LANGUAGE USED ON ALL FOUR MASSES
- RAISED PLANTERS ADDED AT ALL POSSIBLE STOREFRONT LOCATIONS
- BROWN BRICK AND STONE PALETTE USED TO REFERENCE EXISTING MASTER HALL & STRATFORD APARTMENT BUILDINGS
- ARCHITECTURAL STOREFRONT DISPLAY ADDED TO HIGHLIGHT THE IMPORTANCE OF THE EXISTING BUILDINGS
- GARAGE ENTRY RELOCATED TO RECESS BETWEEN PRIMARY MASSES
- TRASH ROOM ENTRANCE REDUCED TO DOUBLE DOORS AND TUCKED OUT OF SIGHT



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

PROPOSED

CONCEPTUAL RENDERING FROM WEST

02.09.2026





# PREVIOUS



THE STANDARD  
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# PROPOSED

CLOSE-UP VIEW OF GARAGE ENTRY



02.09.2026



THE STANDARD  
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CONCEPTUAL RENDERING FROM NORTH

02.09.2026

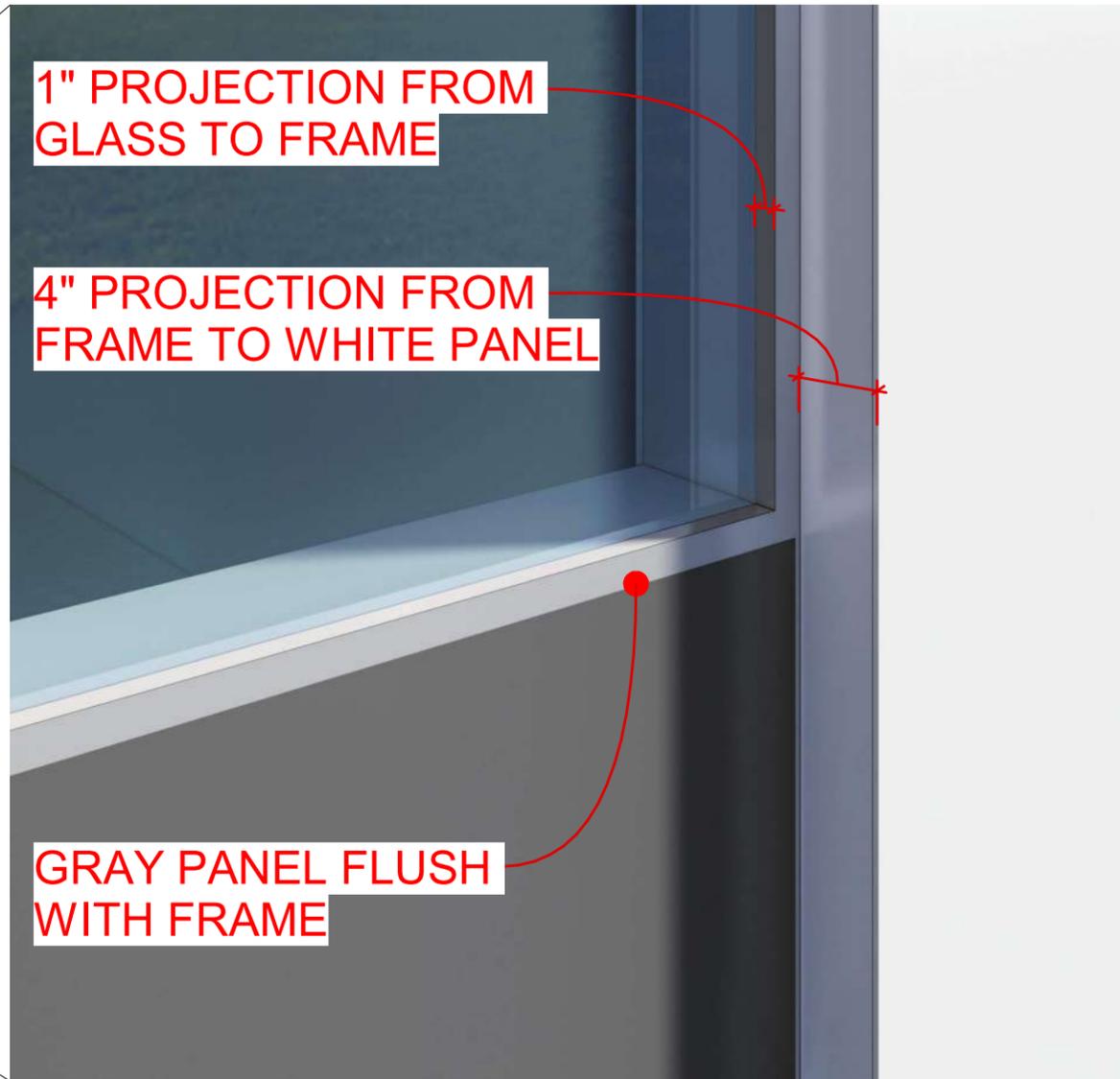




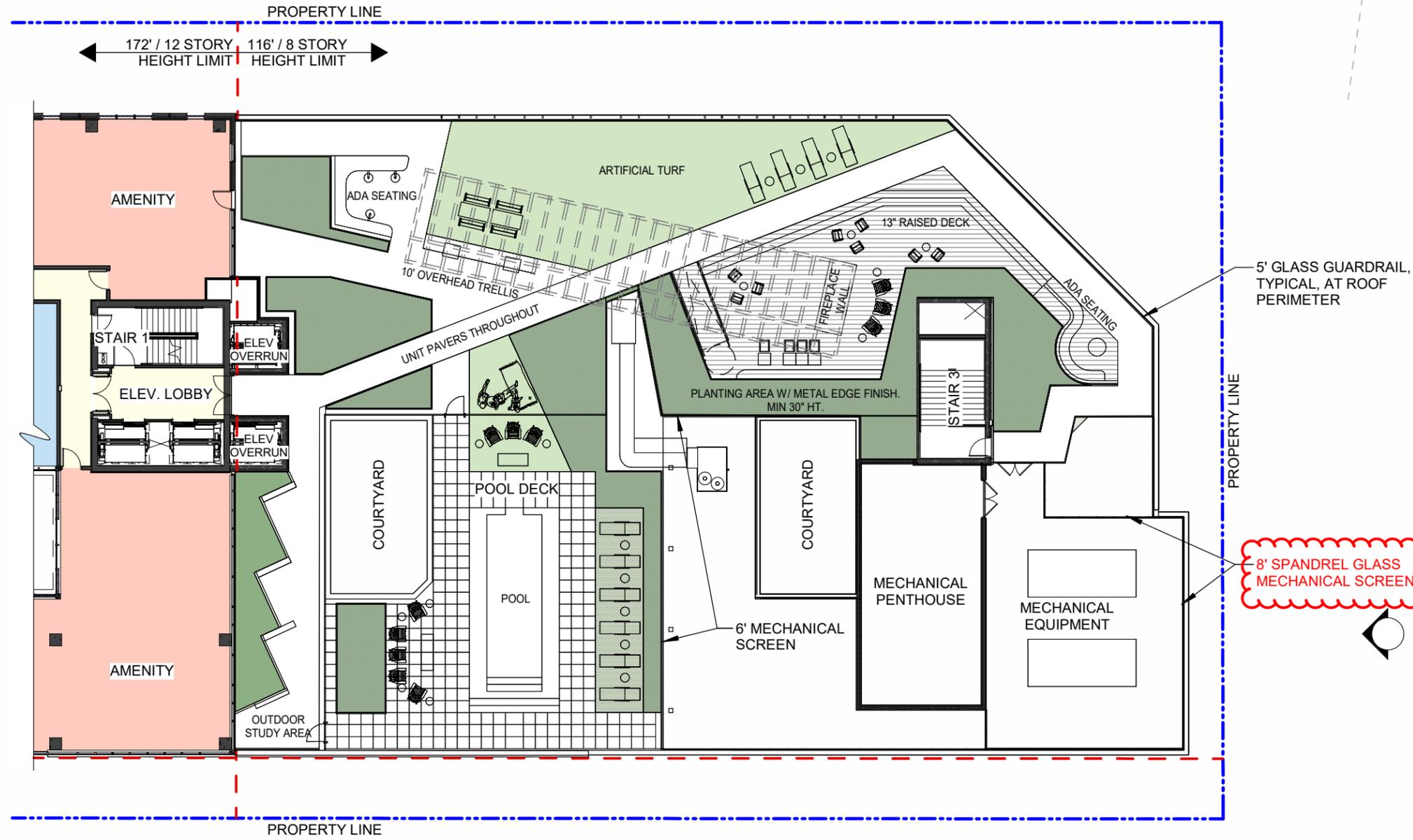
1" PROJECTION FROM  
GLASS TO FRAME

4" PROJECTION FROM  
FRAME TO WHITE PANEL

GRAY PANEL FLUSH  
WITH FRAME



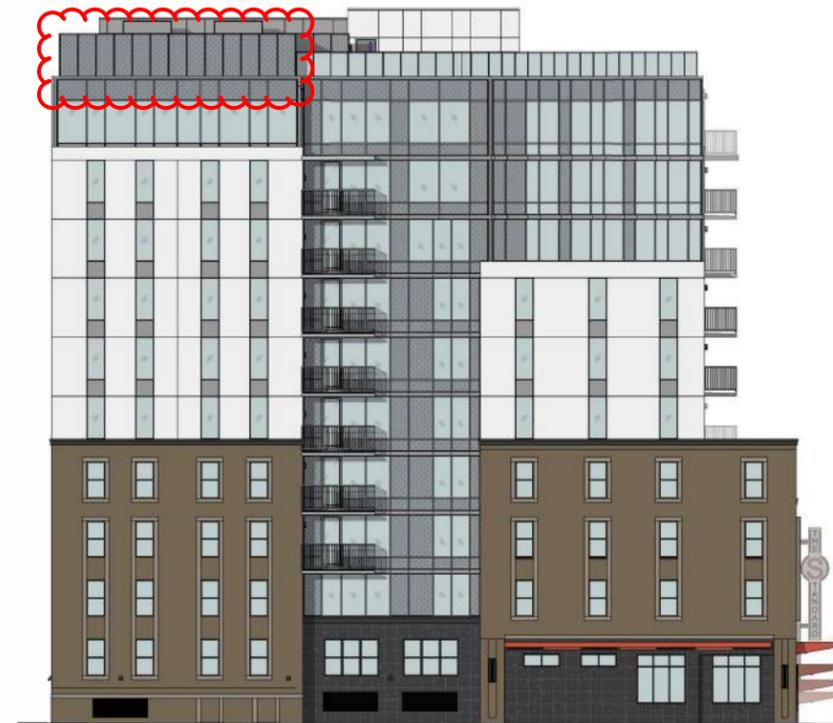
**VIEW FROM NORTH**



**LEVEL 12 ROOFTOP AMENITY PLAN**

SCALE: 3/64" = 1'-0"

**NORTHEAST ELEVATION**



**MECHANICAL EQUIPMENT SCREENING  
LEVEL 12 ROOFTOP AMENITY PLAN**



02.09.2026



**THE STANDARD**  
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CONCEPTUAL VIEW OF COMMERCIAL SPACE



CONCEPTUAL VIEW OF SIDEWALK RETAIL



CONCEPTUAL VIEW OF CAFE SEATING



THE STANDARD  
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PEDESTRIAN RENDERINGS AT COMMERCIAL SPACE



02.09.2026



# PREVIOUS



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# PROPOSED

PEDESTRIAN VIEW AT RESIDENTIAL ENTRY



02.09.2026



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PEDESTRIAN VIEW AT GARAGE ENTRY

02.09.2026





PEDESTRIAN VIEW AT RETAIL



PEDESTRIAN VIEW AT MAIN ENTRANCE



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PEDESTRIAN RENDERINGS AT NIGHT

02.09.2026





THE STANDARD  
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CONCEPTUAL RENDERING FROM WEST AT NIGHT

02.09.2026





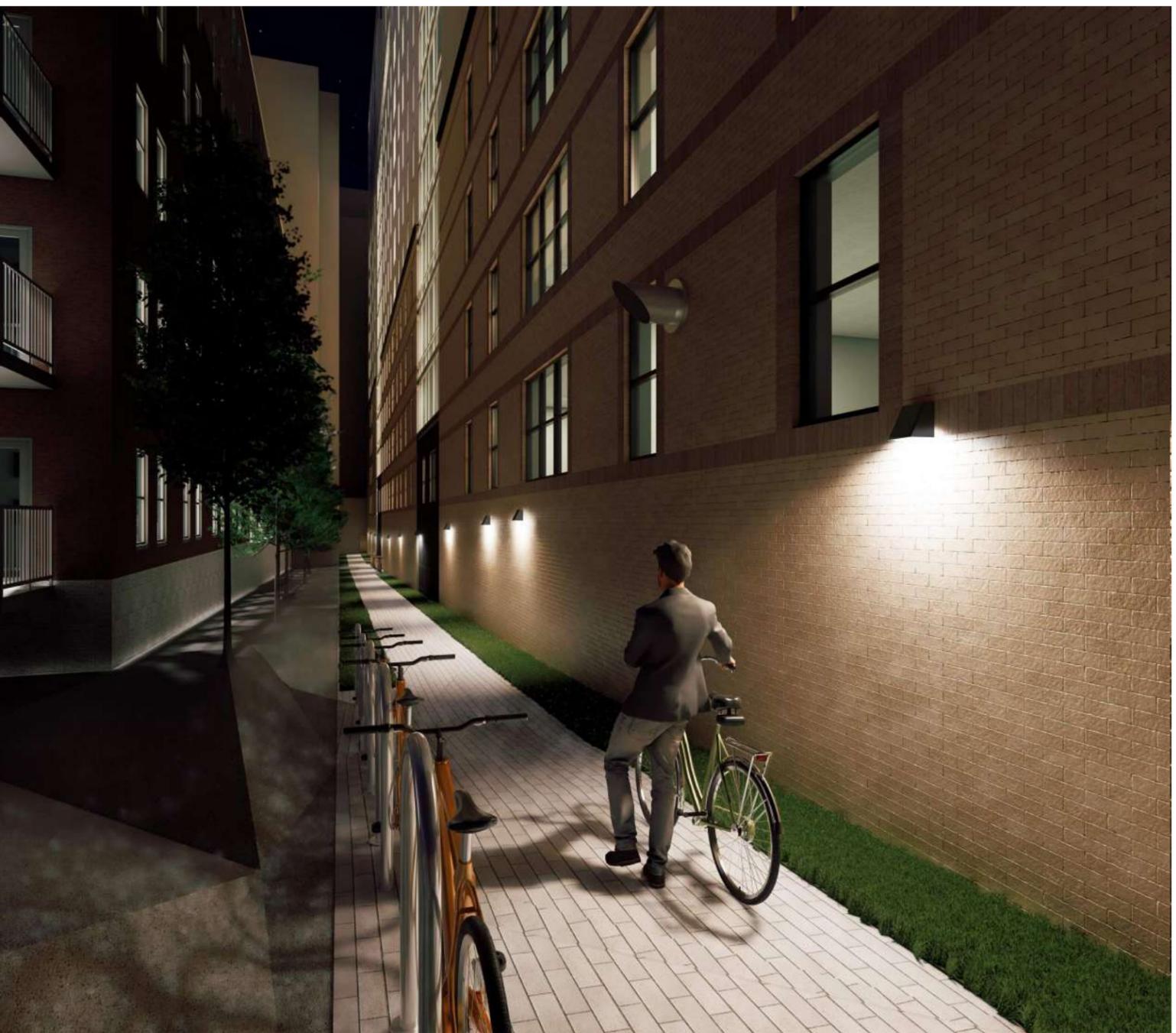
THE STANDARD  
411 W. GILMAN ST, MADISON, WI

CONCEPTUAL RENDERING FROM NORTH AT NIGHT

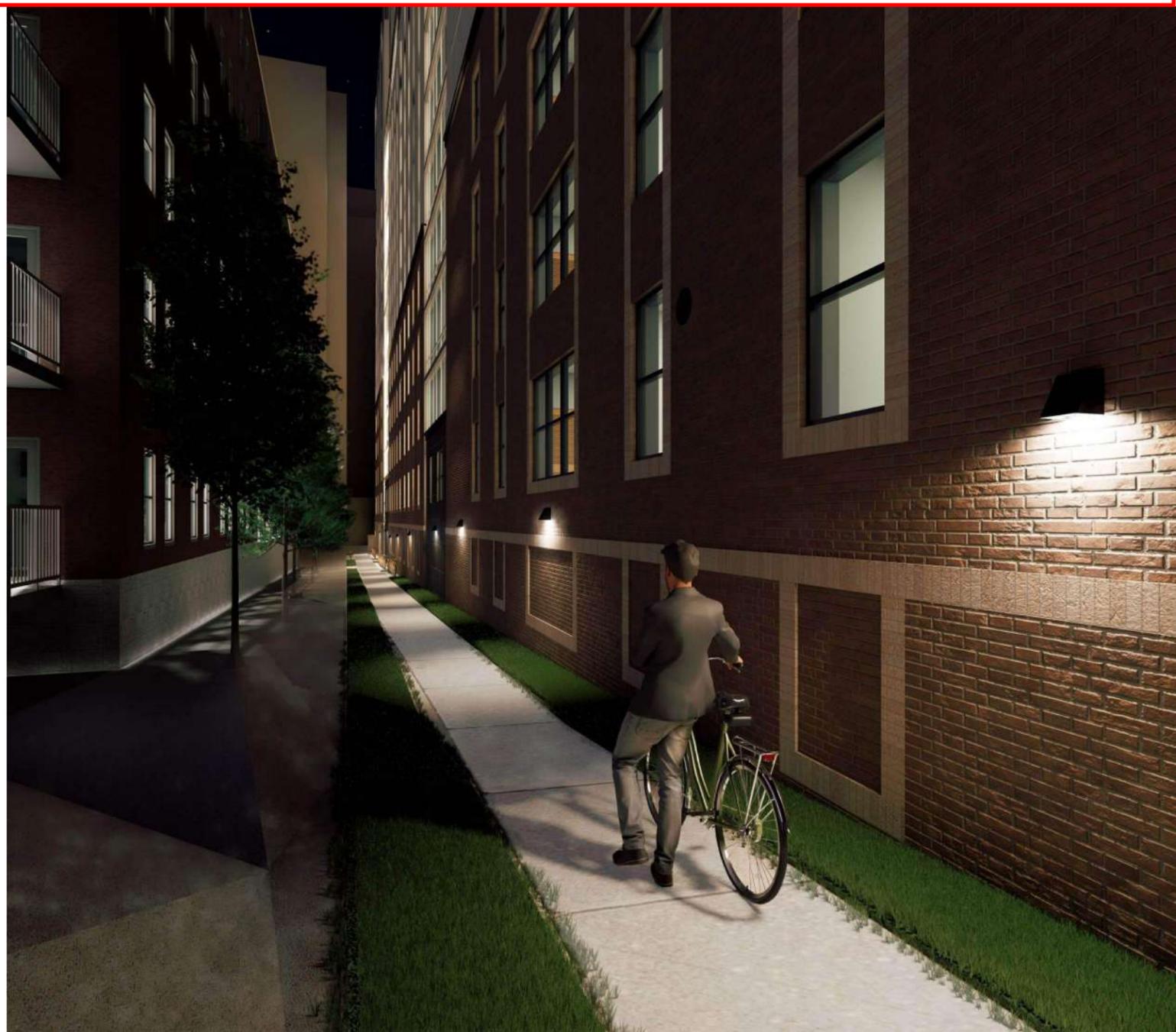
02.09.2026



- NEW BROWN BRICK AND STONE MATERIAL PALETTE APPLIED TO BASE OF BUILDING
- SHORT-TERM BIKE PARKING RELOCATED FROM WALKWAY TO NEW BIKE ROOM ALONG GILMAN
- ADDED FACADE ARTICULATION ALONG GRADE-LEVEL WITH RECESSED, STACKED & SOLDIER BRICK DETAILS



# PREVIOUS



# PROPOSED



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

PEDESTRIAN RENDERINGS AT WALKWAY



02.09.2026



NIGHT VIEW AT SOUTHWEST WALKWAY



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING MONITORING WELL
EXISTING POST
EXISTING SIGN (TYPE NOTED)
EXISTING PARKING METER
EXISTING CURB INLET
EXISTING ENDWALL
EXISTING FIELD INLET RECTANGULAR
EXISTING FIELD INLET
EXISTING ROOF DRAIN CLEANOUT
EXISTING ROOF DRAIN
EXISTING STORM MANHOLE
EXISTING STORM MANHOLE RECTANGULAR
EXISTING STORM TRACER WIRE BOX
EXISTING SANITARY CLEANOUT
EXISTING SANITARY MANHOLE
EXISTING SEPTIC VENT
EXISTING SANITARY TRACER WIRE BOX
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WATER MAIN VALVE
EXISTING CURB STOP
EXISTING WELL
EXISTING WATER MANHOLE
EXISTING WATER TRACER WIRE BOX
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING AIR CONDITIONING PEDESTAL
EXISTING DOWN GUY
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC RECTANGULAR MANHOLE
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING ELECTRIC METER
EXISTING GUY POLE
EXISTING LIGHT POLE
EXISTING GENERIC LIGHT
EXISTING UTILITY POLE
EXISTING TV MANHOLE
EXISTING TV RECTANGULAR MANHOLE
EXISTING TV PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING UNIDENTIFIED MANHOLE
EXISTING UNIDENTIFIED UTILITY VAULT
EXISTING HANDICAP PARKING
EXISTING TRAFFIC SIGNAL
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING TREE STUMP
EXISTING BORING
EXISTING ADA DETECTABLE WARNING FIELD

SURVEY LEGEND

- BENCHMARK
FOUND CHISELED "X"
PUBLIC LAND CORNER AS NOTED
FOUND NAIL
FOUND 1" Ø IRON PIPE
FOUND 2" Ø IRON PIPE
FOUND \_\_\_" Ø IRON PIPE
FOUND P.K. NAIL
FOUND 1-1/4" Ø IRON ROD
FOUND 3/4" Ø IRON ROD
FOUND \_\_\_" Ø IRON ROD
FOUND RAILROAD SPIKE
SET CHISELED "X"
SET NAIL
SET P.K. NAIL
SET 1-1/4" X 18" SOLID IRON RE-ROD, MIN. WT. 4.30 LBS./FT.
SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
SET RAILROAD SPIKE
SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
SET 2.38" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 3.65 LBS/LIN FT
GENERAL CONTROL POINT

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
EXISTING OVERHEAD CABLE TV
EXISTING FIBER OPTIC LINE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING RETAINING WALL
EXISTING CHAIN LINK FENCE
EXISTING GENERAL FENCE
EXISTING WIRE FENCE
EXISTING WOOD FENCE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING GUY LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD GENERAL UTILITIES
EXISTING SANITARY FORCE MAIN (SIZE NOTED)
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING EDGE OF TREES
EXISTING WATER MAIN (SIZE NOTED)
EXISTING WETLAND DELINEATION
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING EDGE OF PAVEMENT
EXISTING EDGE OF GRAVEL
EXISTING WETLANDS
EXISTING GRAVEL SURFACE
EXISTING CONCRETE SURFACE
EXISTING ASPHALT SURFACE

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
ASPHALT REMOVAL
CONCRETE REMOVAL
BUILDING REMOVAL
TREE REMOVAL
SAWCUT
UTILITY STRUCTURE REMOVAL
UTILITY LINE REMOVAL

SITE PLAN LEGEND

- PROPERTY BOUNDARY
CURB AND GUTTER (REVERSE CURB HATCHED)
PROPOSED CHAIN LINK FENCE
PROPOSED WOOD FENCE
PROPOSED CONCRETE
PROPOSED ASPHALT
PROPOSED BUILDING
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

GRADING LEGEND

- EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
SILT FENCE OR SILT SOCK
DISTURBED LIMITS
DRAINAGE DIRECTION
PROPOSED SLOPE ARROWS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
INLET PROTECTION

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
STORM SEWER MANHOLE
STORM SEWER CURB INLET
STORM SEWER CURB INLET W/MANHOLE
STORM SEWER FIELD INLET
SANITARY SEWER PIPE (GRAVITY)
SANITARY SEWER LATERAL PIPE
SANITARY SEWER MANHOLE
WATER MAIN
WATER SERVICE LATERAL PIPE

ABBREVIATIONS

- STMH - STORM MANHOLE
FI - FIELD INLET
CI - CURB INLET
CB - CATCH BASIN
EW - ENDWALL
SMH - SANITARY MANHOLE

ABBREVIATIONS

- TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL

CONSTRUCTION SEQUENCE:

- 1. INSTALL EROSION CONTROL MEASURES - INLET PROTECTION, TRACKING PAD, AND SILT SOCK
2. DEMOLISH THE BUILDING AND SITE INFRASTRUCTURE AS INDICATED ON THE DEMOLITION PLAN.
3. ROUGH GRADE SITE
4. INSTALL UTILITIES
5. CONSTRUCT FOUNDATION
6. COMPLETE BUILDING CONSTRUCTION
7. FINAL GRADING
8. INSTALL CONCRETE TERRACE AND SIDEWALKS
9. RESTORE DISTURBED AREAS
10. REMOVE EROSION CONTROL MEASURES AFTER PAVING AND THE SITE VEGETATION HAS BEEN ESTABLISHED.

SEEDING RATES:

- TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:

- 1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

- TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

- TEMPORARY AND PERMANENT:
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

GENERAL NOTES & LEGENDS
THE STANDARD - 411-433 GILMAN STREET
CITY OF MADISON
DANE COUNTY, WI

Table with columns for REVISIONS (NO., DATE, REMARKS) and DRAFTING information (DATE, DRAFTER, CHECKED, PROJECT NO.).

NOT FOR CONSTRUCTION

C100



GENERAL NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
- 2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
- 3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
- 4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- 5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

UTILITY NOTES:

- 1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- 2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- 3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- 4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- 6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- 7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- 8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- 9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- 10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- 11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- 12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- 13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- 14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
- 15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- 16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- 17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- 18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- 19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- 20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
- 21. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- 22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- 23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.

CITY FORESTRY NOTES:

- 1. ALL PROPOSED STREET TREE REMOVALS SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- 2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
- 3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- 4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED..
- 5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- 6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- 7. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

DEMOLITION NOTES:

- 1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- 2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- 3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- 4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- 5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
- 6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- 7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- 8. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
- 9. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

GRADING NOTES:

- 1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- 2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
- 3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
- 4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
- 5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
- 6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
- 7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.

EROSION CONTROL MEASURES

- 1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- 2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- 3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- 4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR COUNTY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- 5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- 6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- 7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- 8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- 9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- 10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED FRAMED INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE TOWN HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- 11. SILT SOCK SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- 12. SILT SOCK TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- 13. SEDIMENT SHALL BE CLEANED FROM STREETS AND ROADSIDE DITCHES AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- 14. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- 15. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
- 16. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
- 17. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
- 18. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- 19. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.

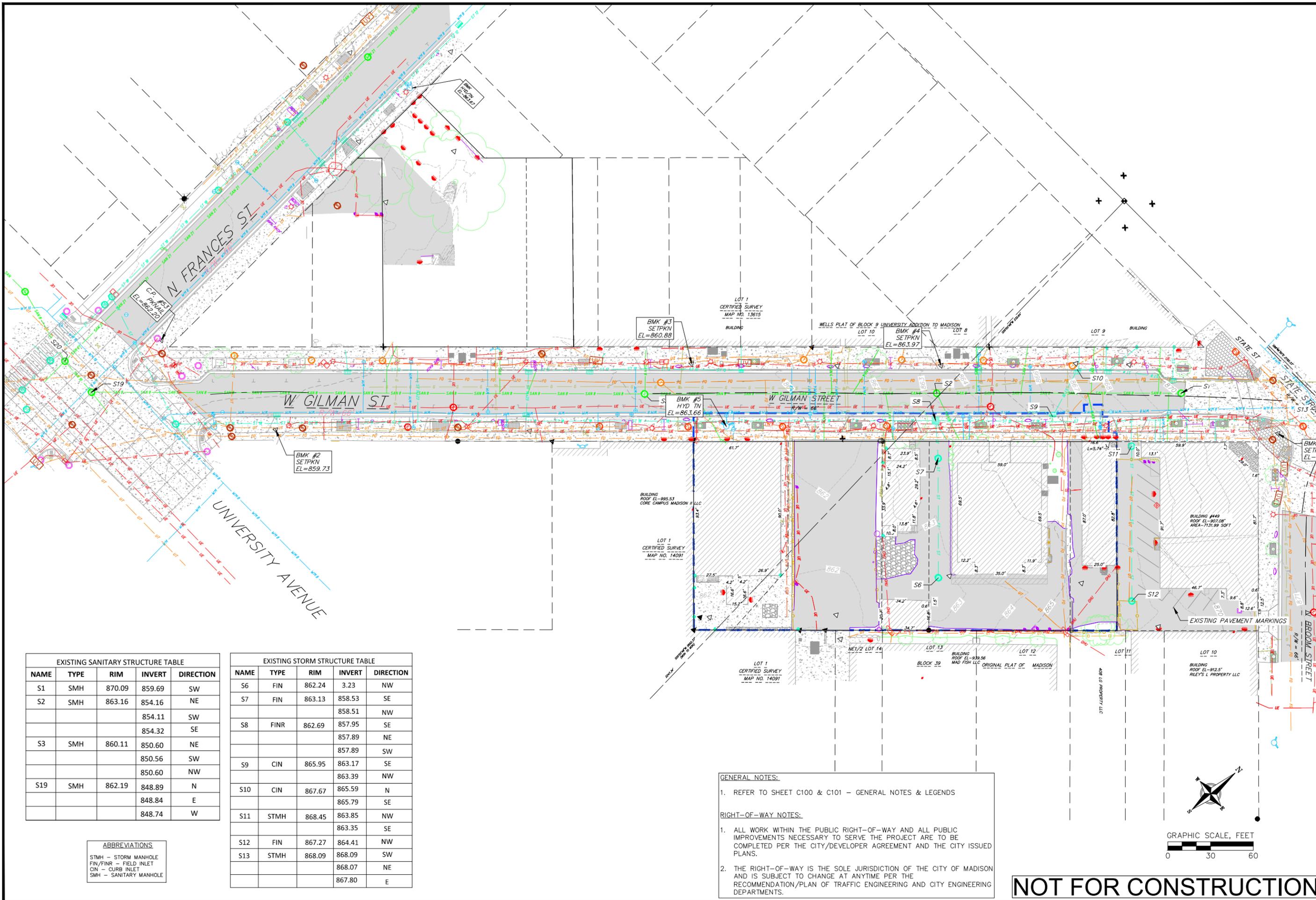


GENERAL NOTES & LEGENDS  
THE STANDARD - 411-433 GILMAN STREET  
CITY OF MADISON  
DANE COUNTY, WI

NO.	DATE	REVISIONS	REMARKS				
				NO.	DATE	REVISIONS	REMARKS

DATE: 2/6/2026  
DRAFTER: BBAR  
CHECKED: SCHU  
PROJECT NO.: 210200

NOT FOR CONSTRUCTION C101



EXISTING SANITARY STRUCTURE TABLE

NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	870.09	859.69	SW
S2	SMH	863.16	854.16	NE
			854.11	SW
			854.32	SE
S3	SMH	860.11	850.60	NE
			850.56	SW
			850.60	NW
S19	SMH	862.19	848.89	N
			848.84	E
			848.74	W

EXISTING STORM STRUCTURE TABLE

NAME	TYPE	RIM	INVERT	DIRECTION
S6	FIN	862.24	3.23	NW
S7	FIN	863.13	858.53	SE
			858.51	NW
S8	FINR	862.69	857.95	SE
			857.89	NE
			857.89	SW
S9	CIN	865.95	863.17	SE
			863.39	NW
S10	CIN	867.67	865.59	N
			865.79	SE
S11	STMH	868.45	863.85	NW
			863.35	SE
S12	FIN	867.27	864.41	NW
S13	STMH	868.09	868.09	SW
			868.07	NE
			867.80	E

ABBREVIATIONS

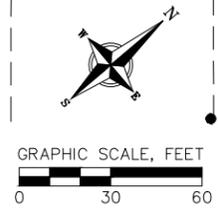
STMH	-	STORM MANHOLE
FIN/FINR	-	FIELD INLET
CIN	-	CURB INLET
SMH	-	SANITARY MANHOLE

**GENERAL NOTES:**

- REFER TO SHEET C100 & C101 - GENERAL NOTES & LEGENDS

**RIGHT-OF-WAY NOTES:**

- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS.
- 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.



**NOT FOR CONSTRUCTION**

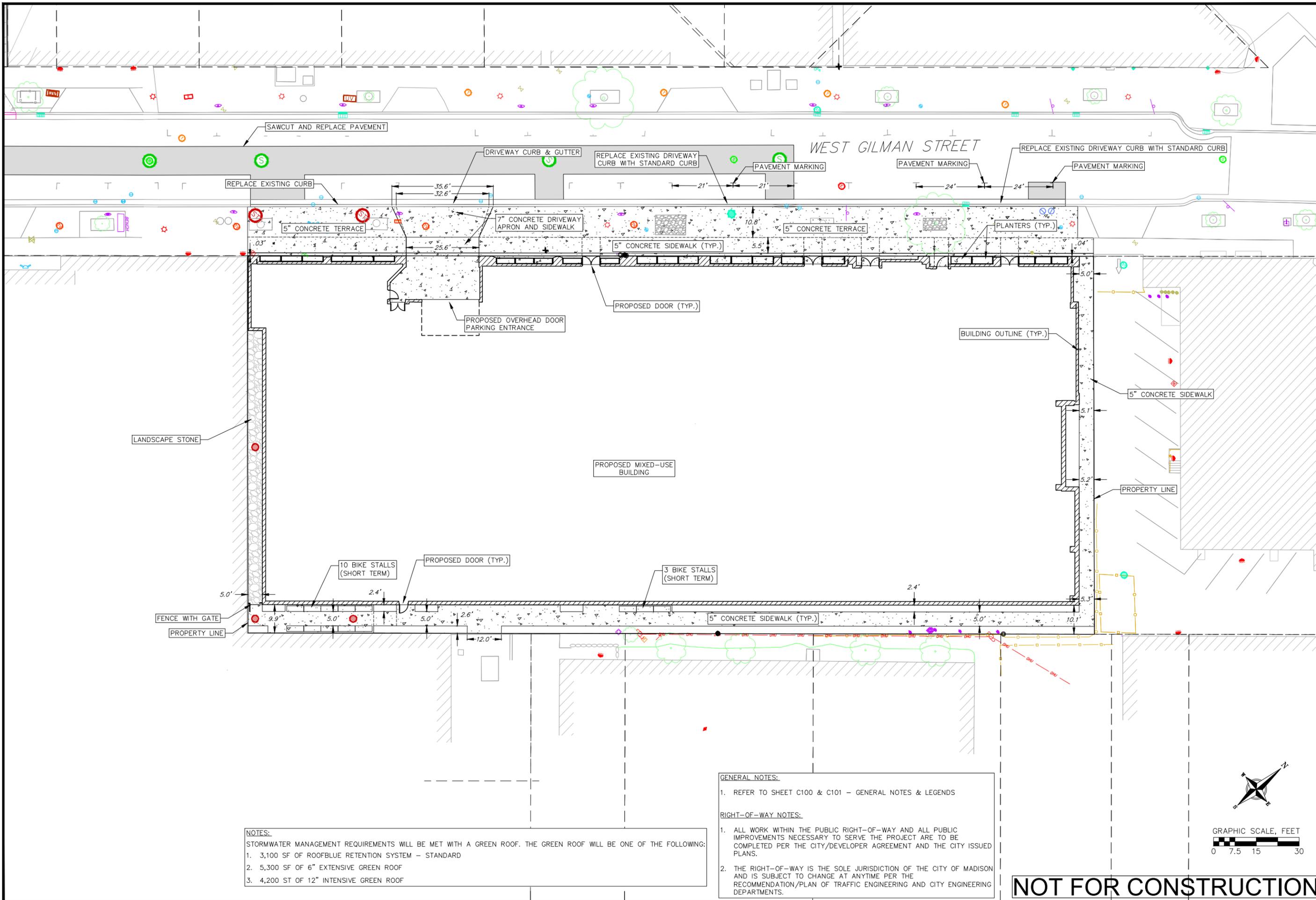
**EXISTING CONDITIONS**  
 THE STANDARD - 411-433 GILMAN STREET  
 CITY OF MADISON  
 DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: 2/6/2026  
 DRAFTER: BBAR  
 CHECKED: SCHU  
 PROJECT NO.: 210200

**C200**



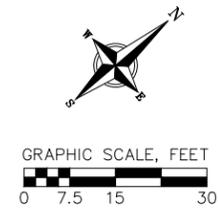


**NOTES:**  
 STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET WITH A GREEN ROOF. THE GREEN ROOF WILL BE ONE OF THE FOLLOWING:

- 3,100 SF OF ROOFBLUE RETENTION SYSTEM - STANDARD
- 5,300 SF OF 6" EXTENSIVE GREEN ROOF
- 4,200 SF OF 12" INTENSIVE GREEN ROOF

**GENERAL NOTES:**  
 1. REFER TO SHEET C100 & C101 - GENERAL NOTES & LEGENDS

**RIGHT-OF-WAY NOTES:**  
 1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS.  
 2. 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.



**NOT FOR CONSTRUCTION**

**SITE PLAN**  
 THE STANDARD - 411-433 GILMAN STREET  
 CITY OF MADISON  
 DANE COUNTY, WI

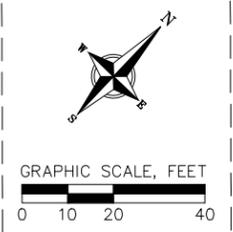
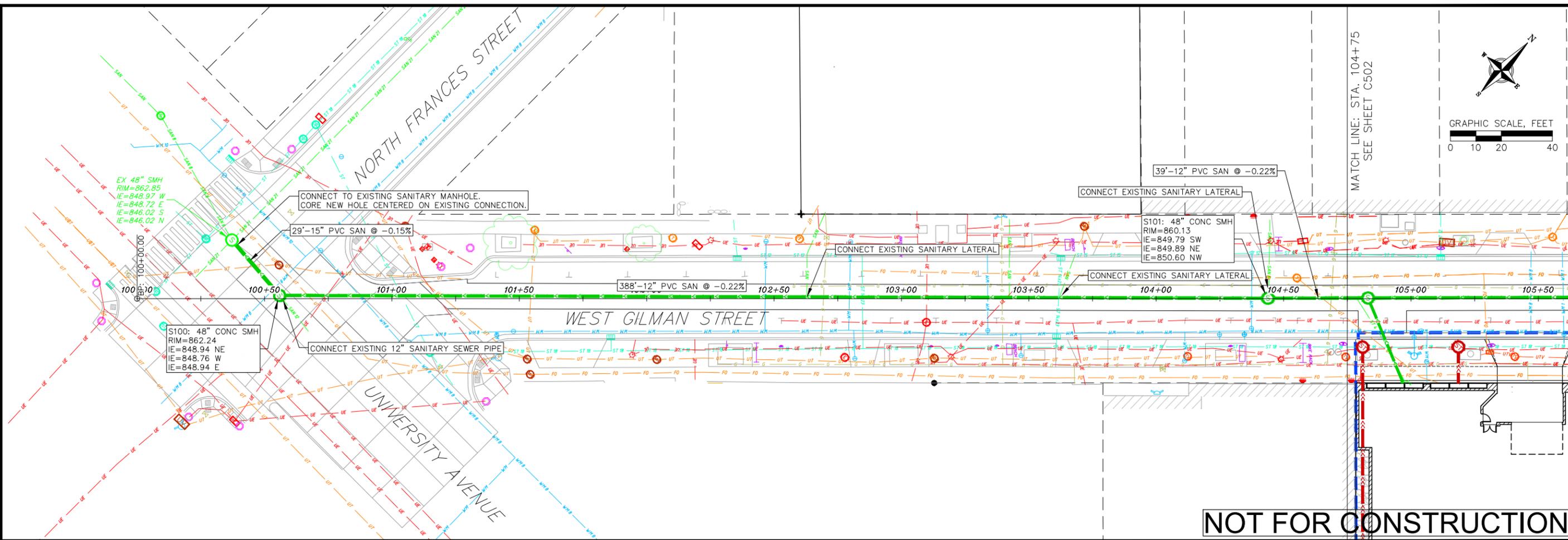
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 PROJECT NO.: 210200

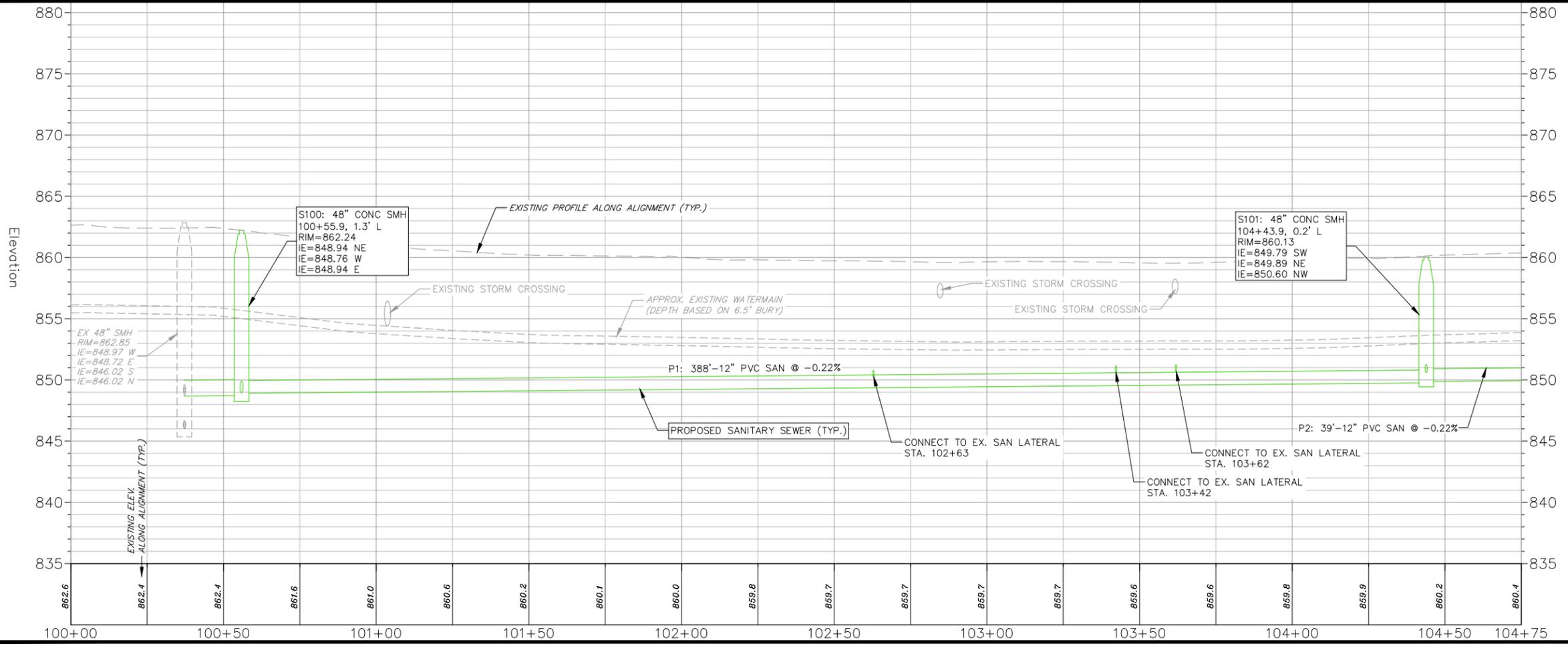
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**PLAN & PROFILE SHEET - GILMAN STREET SANITARY SEWER**

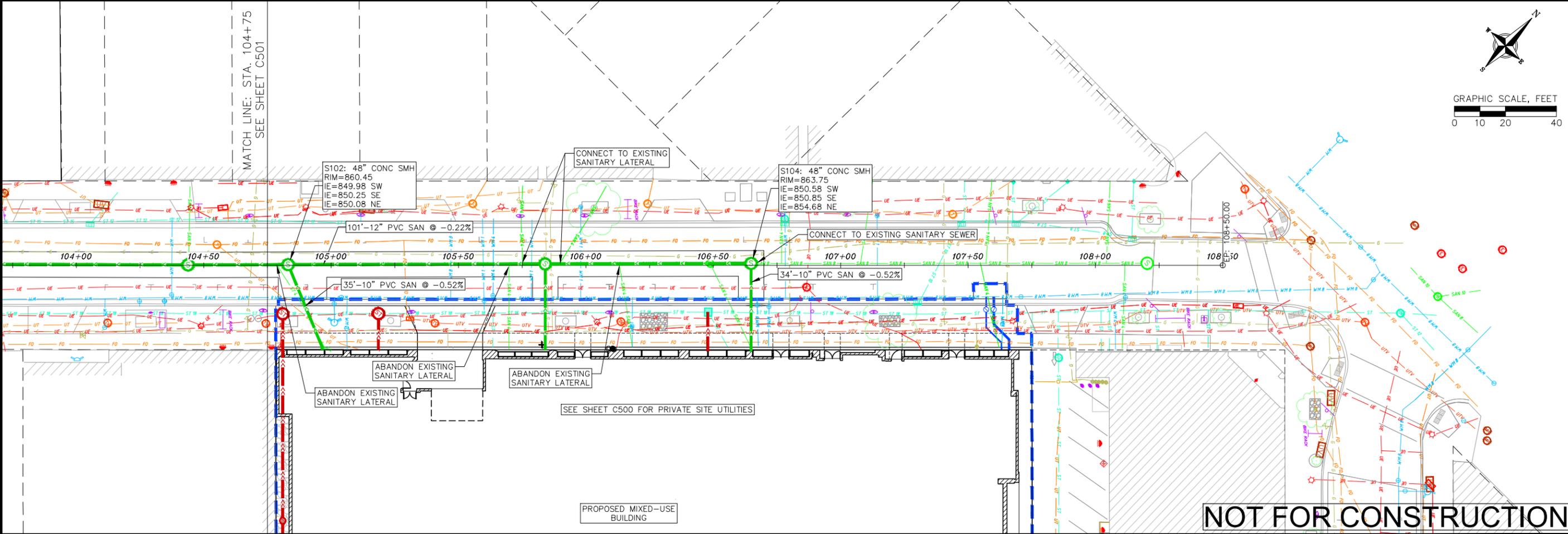
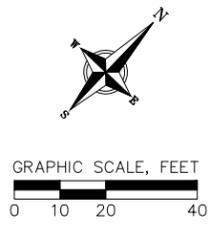
THE STANDARD - 411-433 GILMAN STREET  
CITY OF MADISON  
DANE COUNTY, WI

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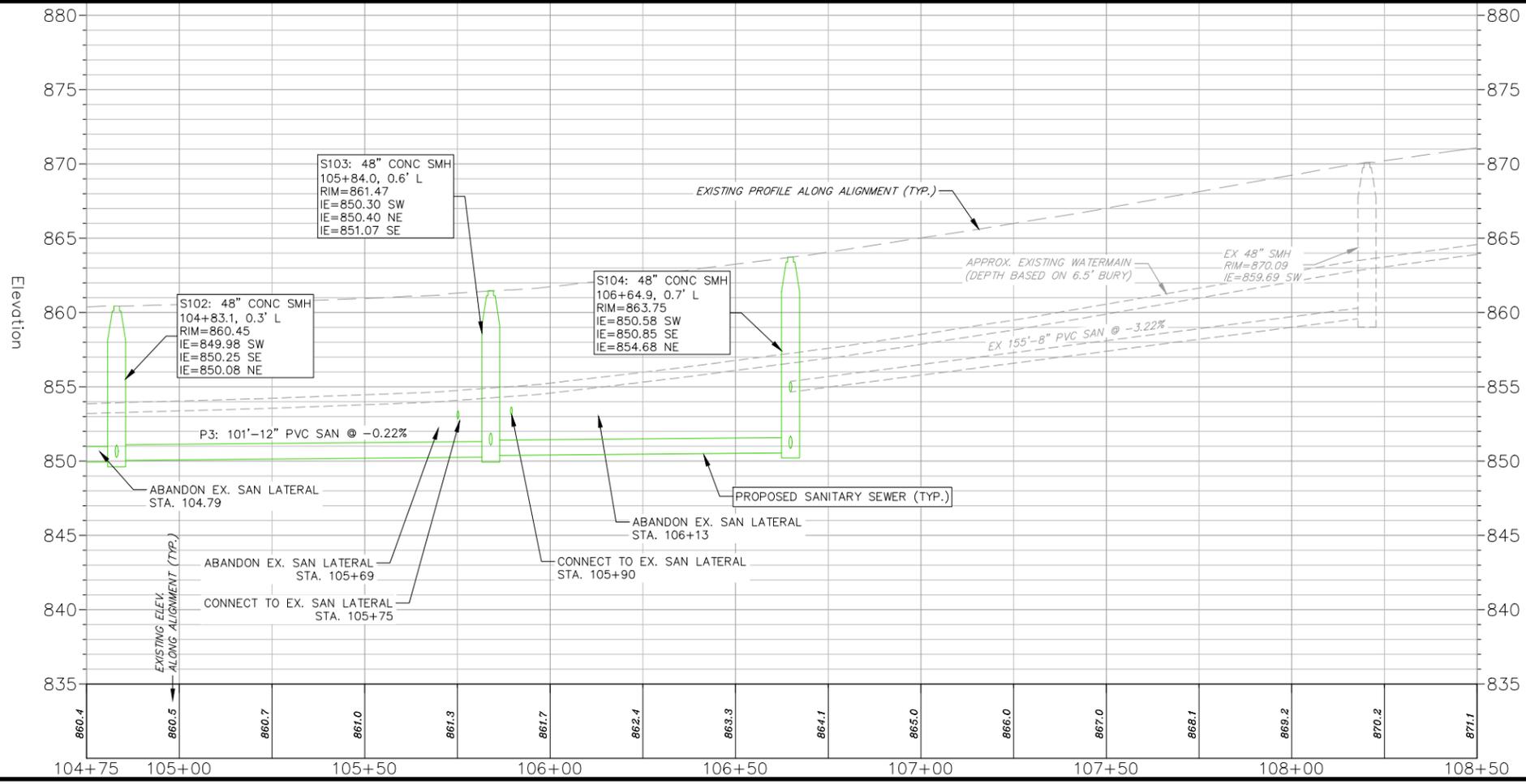
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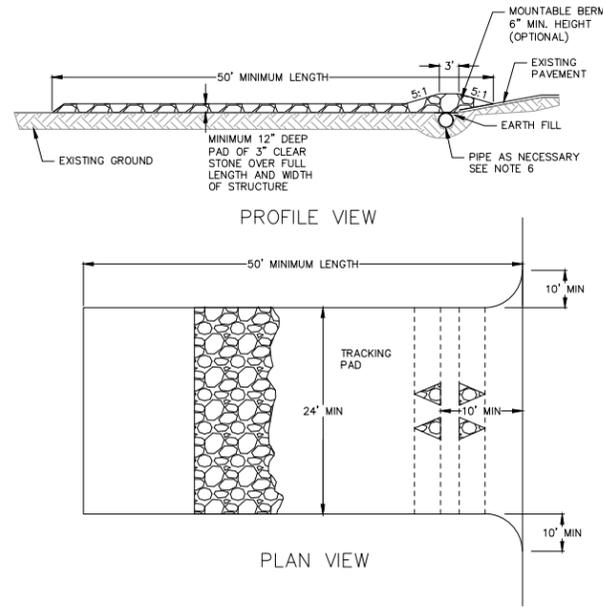


**PLAN & PROFILE SHEET - GILMAN STREET SANITARY SEWER**  
THE STANDARD - 411-433 GILMAN STREET  
CITY OF MADISON  
DANE COUNTY, WI

REVISIONS		REVISIONS	
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PROJECT NO.: 210200

**C502**

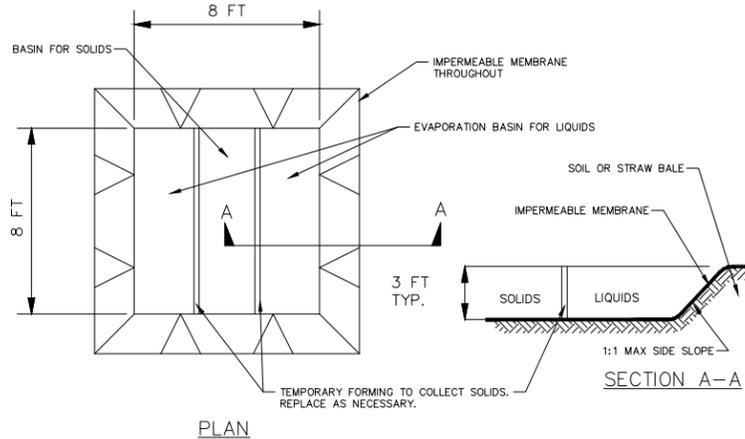


- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS 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" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

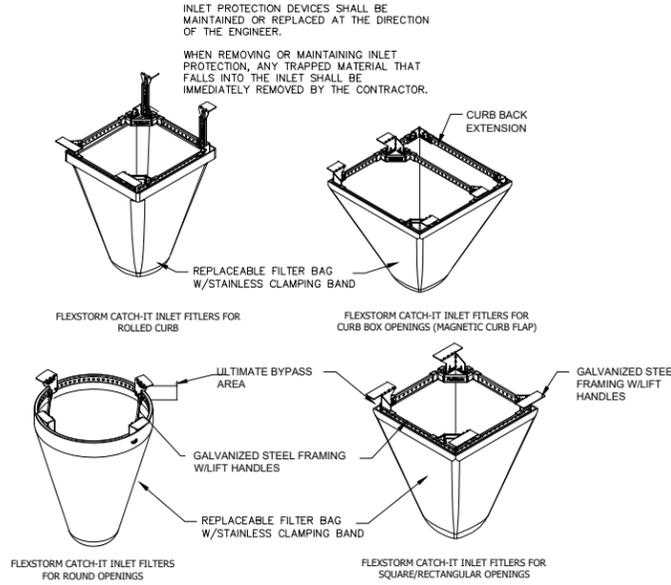
**1 TRACKING PAD**  
 600 NOT TO SCALE

**CONSTRUCTION SPECIFICATIONS**

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. MET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

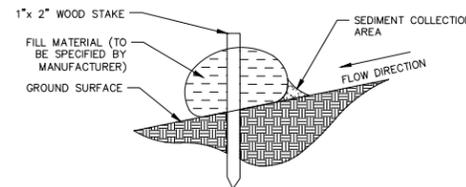


**2 TEMPORARY CONCRETE WASHOUT**  
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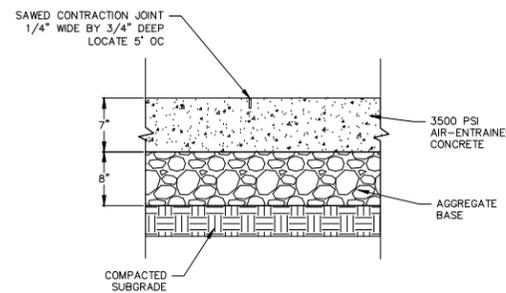


NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/LAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

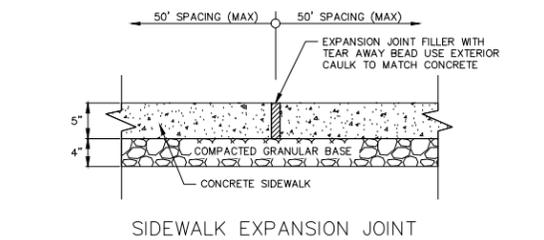
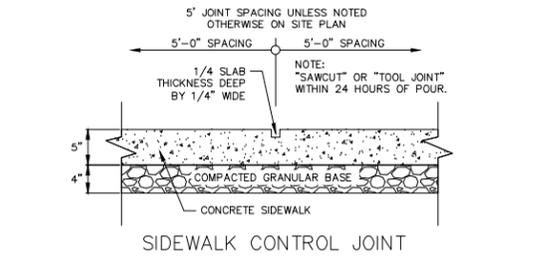
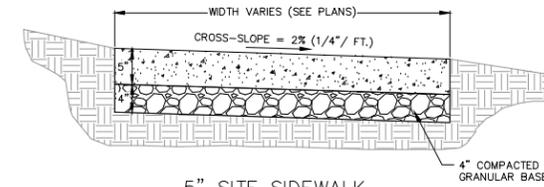
**3 FRAMED INLET PROTECTION**  
 600 NOT TO SCALE



**4 SILT SOCK**  
 600 NOT TO SCALE



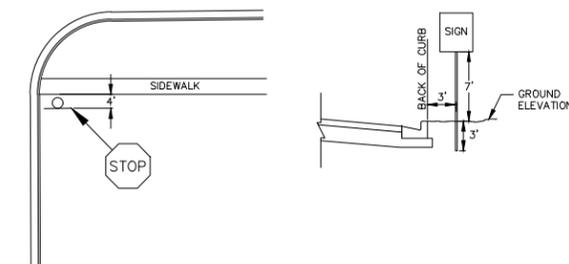
**5 CONCRETE DRIVE APPROACH**  
 600 NOT TO SCALE



**6 5" SIDEWALK**  
 600 NOT TO SCALE

**SIGNAGE NOTES:**

- ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- SIGNS SHALL BE A DISTANCE OF 7' FROM GROUND LEVEL TO THE BOTTOM OF THE SIGN MOUNTED ON THE POST AND LOCATED 3' BEHIND THE BACK OF CURB.
- STREET NAME SIGNS SHALL HAVE WHITE LETTERS AND GREEN BACKGROUND.
- SIGN POSTS SHALL BE 2-3/8" O.D., GALVANIZED 10 FT LONG, 13 GAUGE, AND 0.095 WALL THICKNESS. MOUNT SIGN AT TOP OF THE POST, AND INSTALL POSTS 3" DEEP AND MIX 1/2 BAG OF 80 LB SAKRETE CONCRETE, POURING IT AROUND THE POST BELOW THE GROUND BEFORE COVERING WITH 8" OF TOPSOIL.

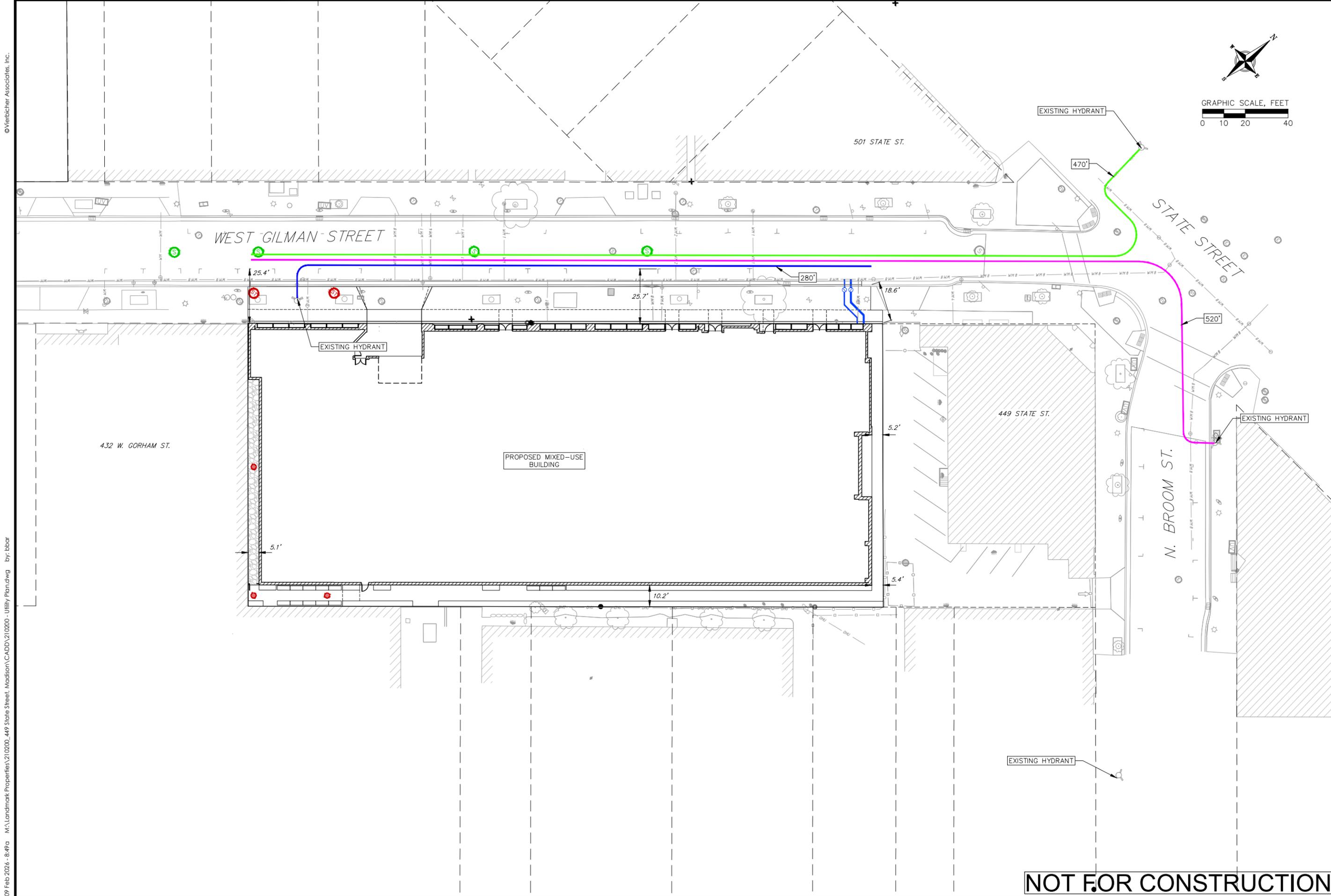


**7 STOP SIGN**  
 600 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS

DATE: 2/6/2026  
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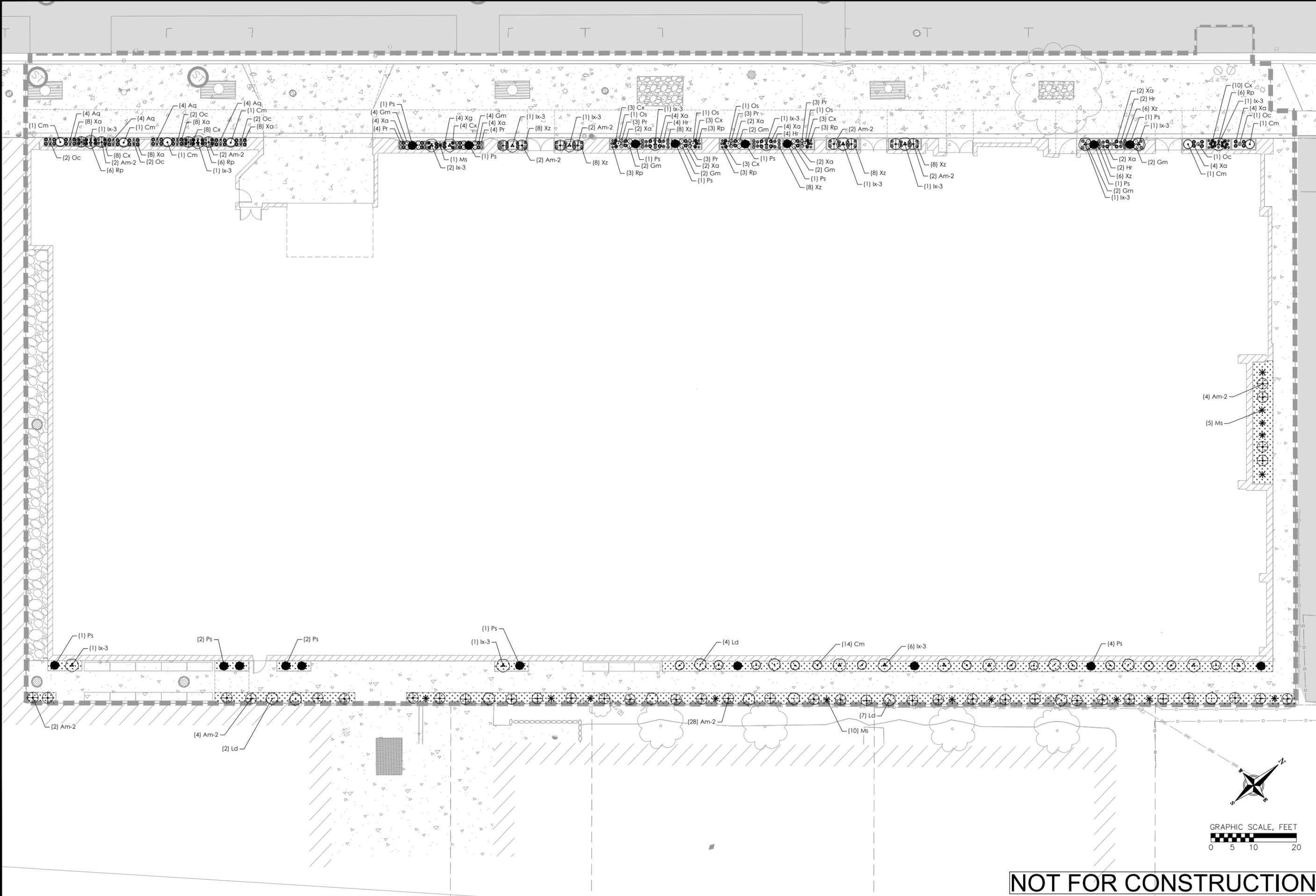
**FIRE EXHIBIT**  
THE STANDARD - 411-433 GILMAN STREET  
CITY OF MADISON  
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 2/6/2026  
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PROJECT NO.: 210200

**NOT FOR CONSTRUCTION** C700

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Landscape Plan  
THE STANDARD - 411-433 GILMAN STREET  
CITY OF MADISON  
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 2/9/2026  
DRAFTER: EGOR  
CHECKED: SCHU  
PROJECT NO.: 210200

**NOT FOR CONSTRUCTION**

**L100**

**PLANT SCHEDULE**

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
<b>DECIDUOUS SHRUBS</b>				
Am-2	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	50
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	20
Ld	Diervilla lonicera / Honeysuckle	Cont.	3 Gal.	13
<b>EVERGREEN SHRUBS</b>				
Ix-3	Ilex glabra 'SMNIGAB17' / Gem Box® Inkberry Holly	Cont.	3 Gal.	21
Ps	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	Cont.	3 Gal.	18
<b>PERENNIALS</b>				
Aq	Aquilegia canadensis / Eastern Columbine	Cont.	4 In	16
Xa	Carex albicans / White-tinged Sedge	Cont.	4 In	68
Xg	Carex blanda / Woodland Sedge	Cont.	4 In	4
Xz	Carex bromoides / Brome-like Sedge	Cont.	4 In	60
Cx	Carex pensylvanica / Pennsylvania Sedge	Cont.	1 Gal.	42
Gm	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.	20
Hr	Heuchera richardsonii / Prairie Alum Root	Cont.	1 Gal.	12
Ms	Matteuccia struthiopteris / Ostrich Fern	Cont.	1 Gal.	16
Os	Onoclea sensibilis / Sensitive Fern	Cont.	1 Gal.	4
Oc	Osmunda cinnamomea / Cinnamon Fern	Cont.	1 Gal.	10
Pr	Polemonium reptans / Greek Valerian	Cont.	1 Gal.	20
Rp	Sedum ternatum / Wild Stonecrop	Cont.	4 In	30

**PLANT MATERIAL NOTES:**

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
- EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

**LANDSCAPE MATERIAL NOTES:**

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
- FREE STANDING PLANTERS TO BE 'TOURNESOL - WILSHIRE PLANTERS FRP - COLOR IRON - FINISH ORANGE PEEL' OR EQUAL. HEIGHT 24", LENGTH SHALL MATCH DIMENSIONS ON THE SITE PLAN. FREE STANDING PLANTERS TO BE FILLED WITH 'MIDWEST TRADING - MIDWEST INTENSIVE MEDIA' OR EQUAL. PLANTERS TO BE IRRIGATED WITH DRIP IRRIGATION - IRRIGATION DESIGN BY OTHERS.

**CONCEPT PLANT SCHEDULE**

GROUNDCOVER #1	QTY
Aquilegia canadensis / Eastern Columbine	110
Carex bromoides / Brome-like Sedge	614
Carex jamesii / James' Sedge	360
Carex pensylvanica / Pennsylvania Sedge	431
Mertensia virginica / Virginia Bluebells	110
Sedum ternatum / Wild Stonecrop	110
Viola sororia / Woolly Blue Violet	71

**SEEDING AND PLUG PLANTING NOTES:**

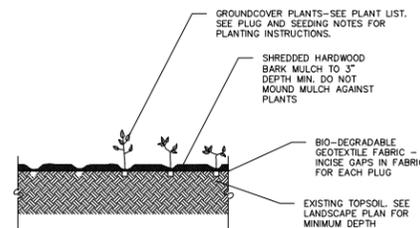
- INSTALL GROUNDCOVERS AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 10" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA, CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS, PATTERN ACCORDING. WHERE PLANTINGS ABOUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS. APPLY BIODEGRADABLE NON-WOVEN GEOTEXTILE WEED BARRIER FABRIC TO SOIL SURFACE PRIOR TO PLANTING, INCISE GAPS IN FABRIC FOR EACH PLUG. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS, REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD PER MANUFACTURER'S RECOMMENDATIONS. APPLY 2" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING. SUGGESTED MAINTENANCE INCLUDES MULCH, WEED REMOVAL, AND PRE-EMERGENT HERBICIDE TREATMENTS FOR THE FIRST 5 YEARS. ANNUAL MAINTENANCE IS SUGGESTED TO INCLUDE A CUT BACK TREATMENT DURING THE EARLY SPRING SEASON PRIOR TO PLANT EMERGENCE.

**GENERAL LANDSCAPE NOTES:**

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
- CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
- CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
- ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
- PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
- ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

**NOTES:**

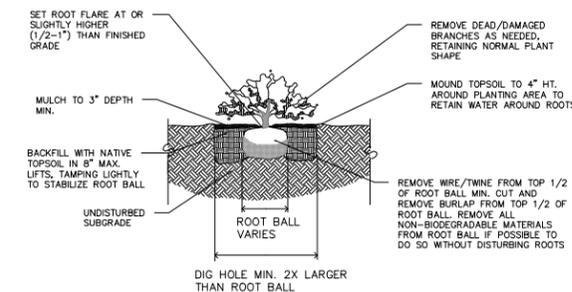
- PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING.
- WHERE PLANTINGS ABOUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1 GROUNDCOVER PLANTING DETAIL  
1 NOT TO SCALE

**NOTES:**

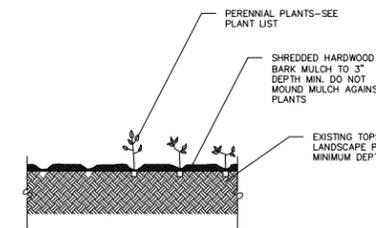
- KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
- APPLY MYCORRHIZAL INNOCULANT TO SOIL PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1 SHRUB PLANTING DETAIL  
1 NOT TO SCALE

**NOTES:**

- KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1 PERENNIAL PLANTING DETAIL  
1 NOT TO SCALE

REVISIONS		REVISIONS	REVISIONS
NO.	DATE	NO.	DATE

DATE: 2/9/2026  
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 PROJECT NO.: 210200

# 411 GILMAN

UDC & LUA FINAL APPROVAL SUBMITTAL  
FEBRUARY 9th, 2026



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

COVER

02.09.2026



Development Summary											
Floor	Fl. Height	Floor Elev.	Residential	Retail	Amenity/ Lobby	Leasing	Circulation	Vertical Conveyance	Mechanical/ Storage	Parking Garage	Gross Area
Level B1	10.00	-16.00					267	836	6,696	13,016	20,815
Level 1	12.83	-6.00	1,441	2,544	5,256	521	803	1,026	5,696	16,434	33,721
Level 2	9.75	6.83	22,966		1,480		3	1,064	564		26,077
Level 3	9.75	16.58	26,269		76		2,519	1,064	2,140		32,068
Level 4	9.75	26.33	27,891		76		2,519	1,064	518		32,068
Level 5	9.75	36.08	26,038		76		2,519	1,064	518		30,215
Level 6	9.75	45.83	24,466		76		2,519	1,064	518		28,643
Level 7	9.75	55.58	24,466		76		2,519	1,064	518		28,643
Level 8	9.75	65.33	24,466		76		2,519	1,064	518		28,643
Level 9	9.75	75.08	23,670		76		2,519	1,064	518		27,847
Level 10	9.75	84.83	23,670		76		2,519	1,064	518		27,847
Level 11	12.00	94.58	22,113		76		2,519	1,064	2,075		27,847
Level 12	12.00	106.58	5,061		4,720		1,025	919	1,487		13,212
Level 13	9.75	118.58	9,999				1,021	672	390		12,082
Level 14	9.75	128.33	9,999				1,021	672	390		12,082
Level 15	9.75	138.08	9,999				1,021	672	390		12,082
Level 16	9.75	147.83	9,999				1,021	672	390		12,082
Roof		157.58									

<b>Gross Building Area</b>	<b>292,513</b>	<b>2,544</b>	<b>12,140</b>	<b>521</b>	<b>28,586</b>	<b>15,273</b>	<b>17,148</b>	<b>29,450</b>	<b>398,175</b>
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Site FAR	
Site Area	39,190
Gross FAR Area	398,175
<b>FAR</b>	<b>1016%</b>

Building Coverage (% Lot Area)	
Max. Coverage	90%
Footprint at Grade	34,891
Deduct for Planted Roofs	T.B.D.
<b>Proposed Coverage</b>	<b>0%</b>

Vehicle Parking Provided	
Level B1	34
Level 1	38
<b>Total Provided</b>	<b>72</b>

Parking Space to Bed Ratio: 0.0%  
(assumes zero spaces for retail)

Accessible Parking	
Requirement (51-75)	3
Standard	2
Van	1
Total	3
<b>Total Accessible Parking Required</b>	<b>3</b>
<b>Total Accessible Parking Provided</b>	<b>3</b>

EV Parking (Zoning 28.141-8.e) Required	
4% EV Installed	3
20% EV Ready	15

Percentage based on total parking count

EV Parking			
<b>Electric Vehicle Class Standards</b>			
Electric Vehicle Capable (EV-C): Parking spaces having a capped cable/raceway connecting the parking space to an installed electric panel with a dedicated branch circuit(s) to easily install the infrastructure and equipment needed for a future electric vehicle charging station. The dedicated branch circuit panel space shall be stenciled or marked legibly with the following text: Future Electric Vehicle Charging Circuit.			
Electric Vehicle Installed (EV-I): Parking spaces with an operational electric vehicle charging station.			
Level	EV-I	EV-C	Total
Level B1	0	9	9
Level 1	3	6	9
Total	3	15	18
<b>Required</b>	<b>4%</b>	<b>20%</b>	<b>24%</b>
<b>Provided</b>	<b>4%</b>	<b>21%</b>	<b>25%</b>

EV-I & EV-C SPACES INDICATED ON FLOOR PLAN. ALL OTHER SPACES TO NOT HAVE ANY EV CAPABILITY  
ONE ACCESSIBLE SPACE REQUIRED TO BE EV-I PER ZONING CODE SECTION 28.141-8.E.4

Unit Matrix												
	Studio	1 BR	1 BR DOUBLE	2 BR	2 BR DOUBLE	3 BR	3BR (4 BED)	4 BR	5 BR / 4 BA	5 BR	Total	Beds / Floor
Target Unit Area	881	533	661	827	991	828	1101	1273	1450	1457		
Level 1			2								2	4
Level 2	1	0	2	1	6	1	1	2	1	5	20	72
Level 3	1	0	2	0	9	1	1	3	2	5	24	91
Level 4	1	0	3	0	10	1	1	3	2	5	26	97
Level 5	1	0	3	2	7	1		3	2	5	24	89
Level 6	0	0	2	2	4	1		4	2	6	21	83
Level 7	0	0	2	2	4	1		4	2	6	21	83
Level 8	0	0	2	2	4	1		4	2	6	21	83
Level 9	0	1	1	3	4	1		4	2	5	21	79
Level 10	0	1	1	3	4	1		4	2	5	21	79
Level 11	0	1	1	3	4	1		4	2	4	20	74
Level 12	0	0	0	1	2	0		0	0	2	5	20
Level 13	0	0	1	2	2	0		1	1	2	9	33
Level 14	0	0	1	2	2	0		1	1	2	9	33
Level 15	0	0	1	2	2	0		1	1	2	9	33
Level 16	0	0	1	2	2	0		1	1	2	9	33
Roof												
<b>Total Units</b>	<b>4</b>	<b>3</b>	<b>25</b>	<b>27</b>	<b>66</b>	<b>10</b>	<b>3</b>	<b>39</b>	<b>23</b>	<b>62</b>	<b>262</b>	
<b>Unit Mix</b>	<b>1.5%</b>	<b>1.1%</b>	<b>9.5%</b>	<b>10.3%</b>	<b>25.2%</b>	<b>3.8%</b>	<b>1.1%</b>	<b>14.9%</b>	<b>8.8%</b>	<b>23.7%</b>	<b>100%</b>	

Total Beds, Bedrooms, Bathrooms											
<b>Total Beds</b>	<b>4</b>	<b>3</b>	<b>50</b>	<b>54</b>	<b>264</b>	<b>30</b>	<b>12</b>	<b>156</b>	<b>115</b>	<b>310</b>	<b>998</b>
<b>Total Bedrooms</b>	<b>4</b>	<b>3</b>	<b>25</b>	<b>54</b>	<b>132</b>	<b>30</b>	<b>9</b>	<b>156</b>	<b>115</b>	<b>310</b>	<b>838</b>
<b>Total Bathrooms</b>	<b>4</b>	<b>3</b>	<b>25</b>	<b>54</b>	<b>132</b>	<b>30</b>	<b>9</b>	<b>156</b>	<b>92</b>	<b>310</b>	<b>815</b>
<b>Bed Mix</b>	<b>0.4%</b>	<b>0.3%</b>	<b>5.0%</b>	<b>5.4%</b>	<b>26.5%</b>	<b>3.0%</b>	<b>1.2%</b>	<b>15.6%</b>	<b>11.5%</b>	<b>31.1%</b>	<b>100%</b>
Target Bed Mix	0.8%	2.2%	5.8%	4.4%	26.0%	0.8%		12.5%	8.0%	39.5%	100.0%

Affordable Unit Area Calcs	
Minimum 10% of Total Beds	
Required Affordable Beds	100
Amount of 2-BR D.O. units	25

Assuming all affordable units are 2-BR D.O.

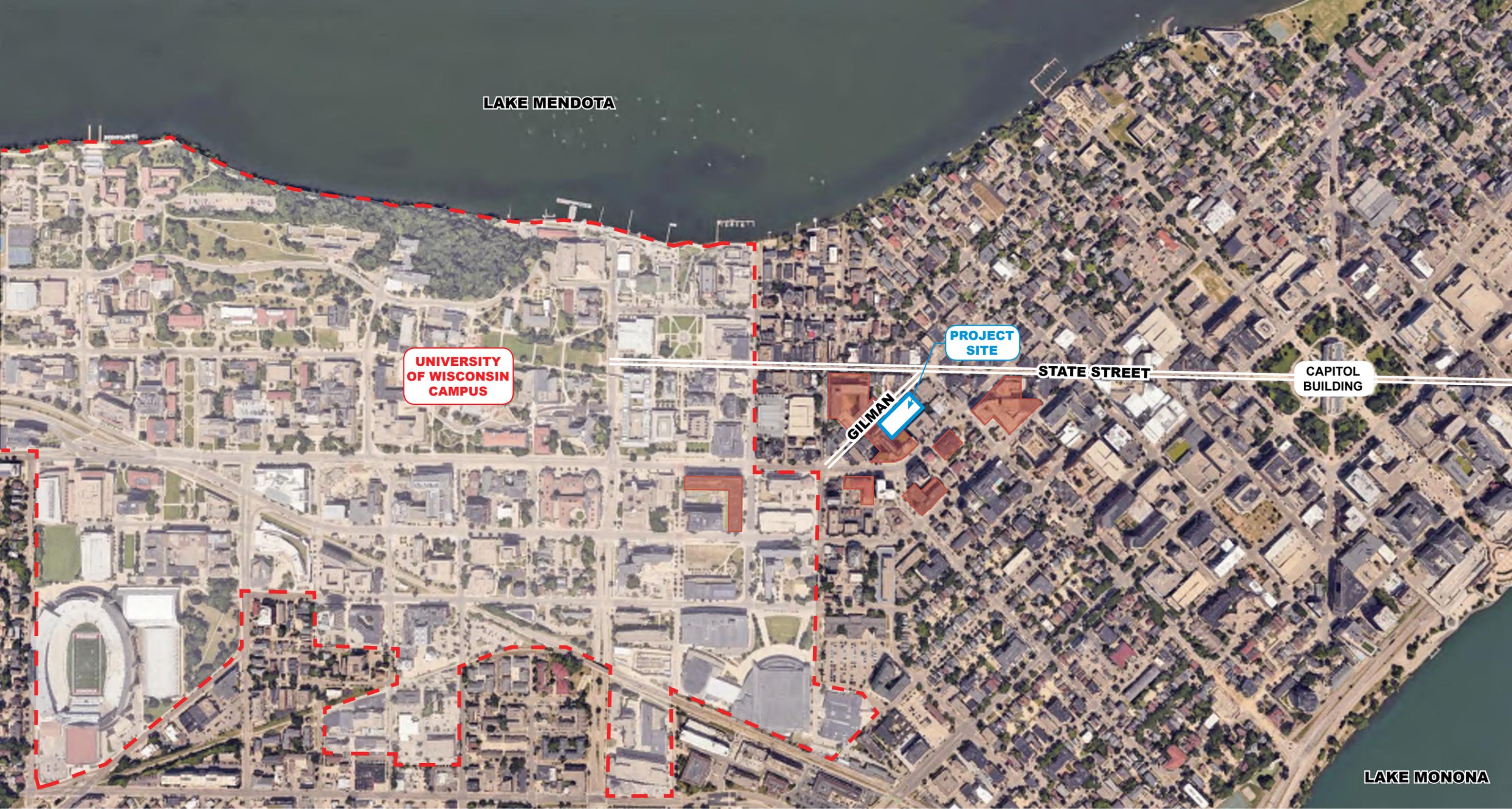


**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI

PROJECT STATS

02.09.2026





LAKE MENDOTA

UNIVERSITY OF WISCONSIN CAMPUS

PROJECT SITE

GILMAN

STATE STREET

CAPITOL BUILDING

LAKE MONONA



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

CITY CONTEXT - SITE MAP  
NOT TO SCALE



02.09.2026





**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI

**NEIGHBORHOOD CONTEXT - SITE MAP**  
NOT TO SCALE



02.09.2026





THE STANDARD  
411 W. GILMAN ST, MADISON, WI

AERIAL VIEW - EXISTING

02.09.2026





THE STANDARD  
411 W. GILMAN ST, MADISON, WI

AERIAL VIEW - PROPOSED

02.09.2026





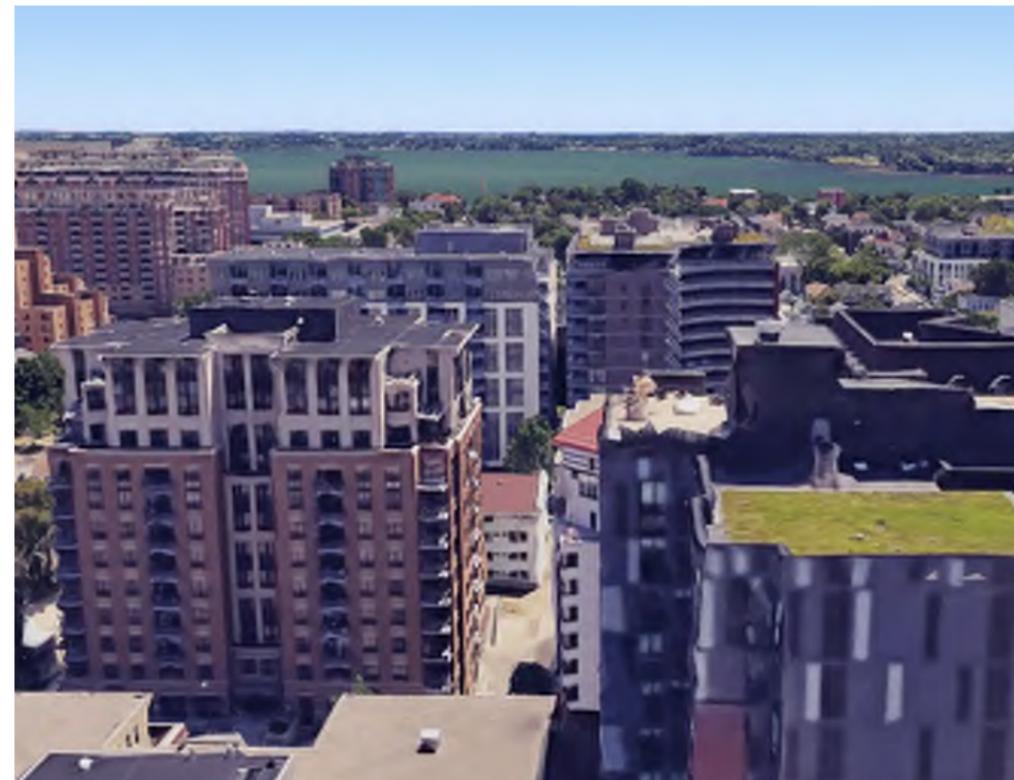
VIEW TOWARDS NORTHWEST



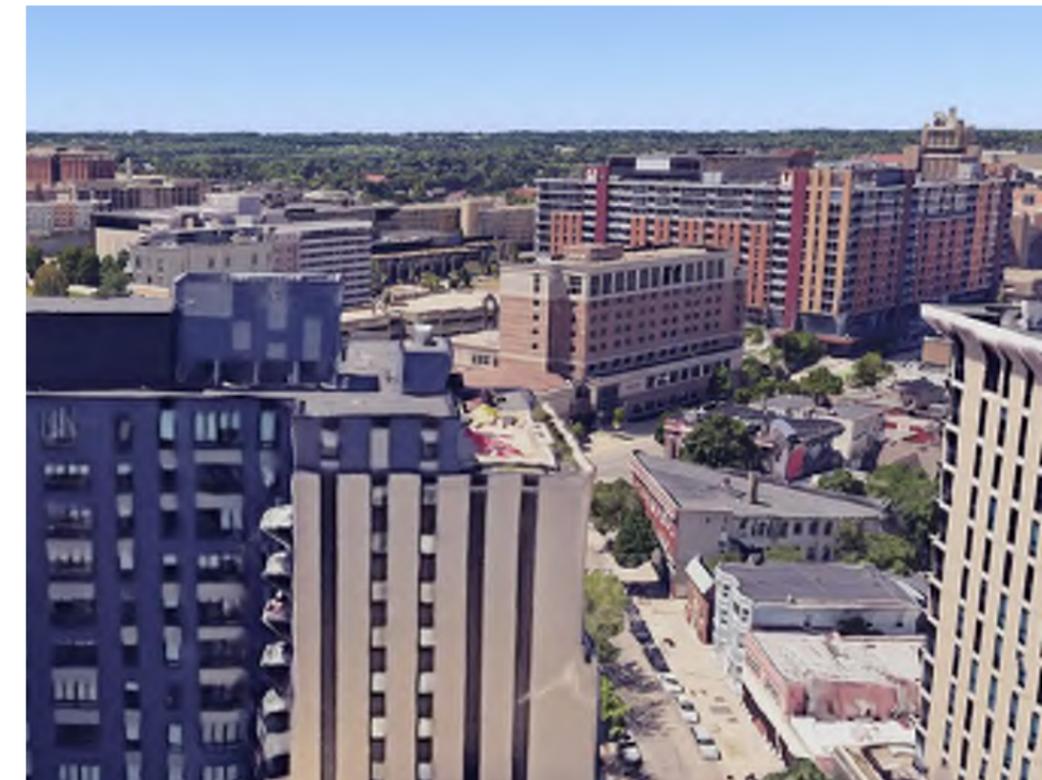
VIEW TOWARDS NORTHEAST



VIEW TOWARDS EAST



VIEW TOWARDS SOUTHEAST



VIEW TOWARDS SOUTHWEST



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

CONTEXT VIEWS FROM THE PROJECT SITE



02.09.2026



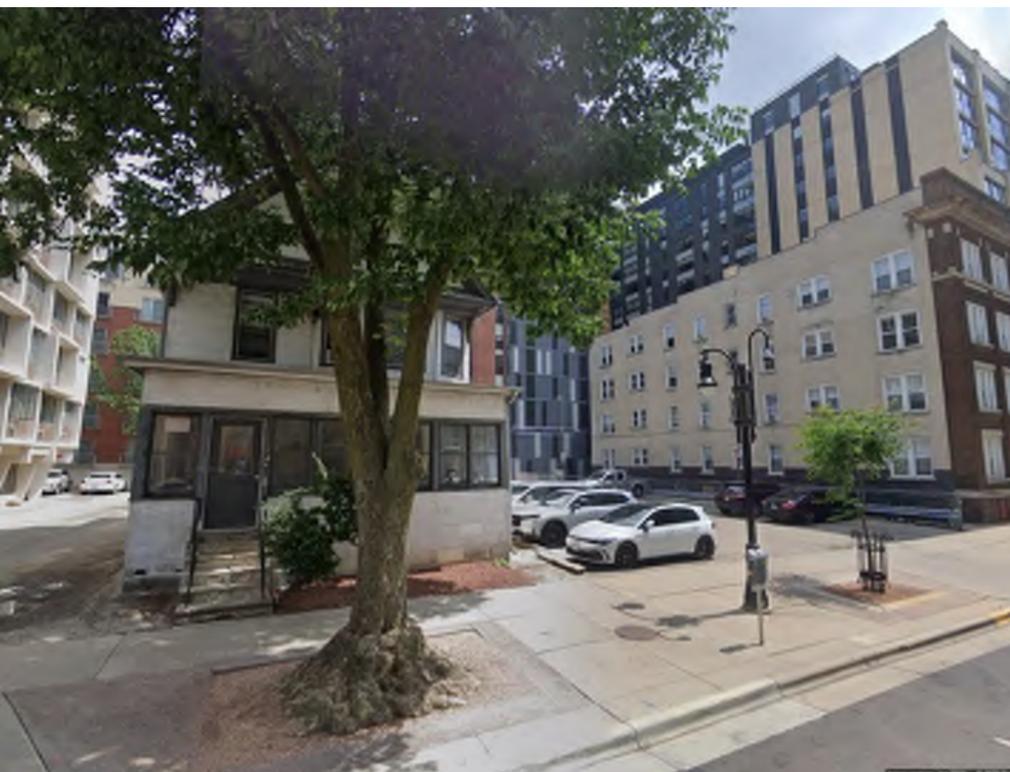
STATE & GILMAN LOOKING SOUTH



GILMAN NORTHEAST END LOOKING SOUTH



MASTER HALL LOOKING SOUTH



GILMAN MIDDLE LOOKING SOUTH



GILMAN SOUTHWEST END LOOKING EAST



BROOM & GORHAM LOOKING WEST



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

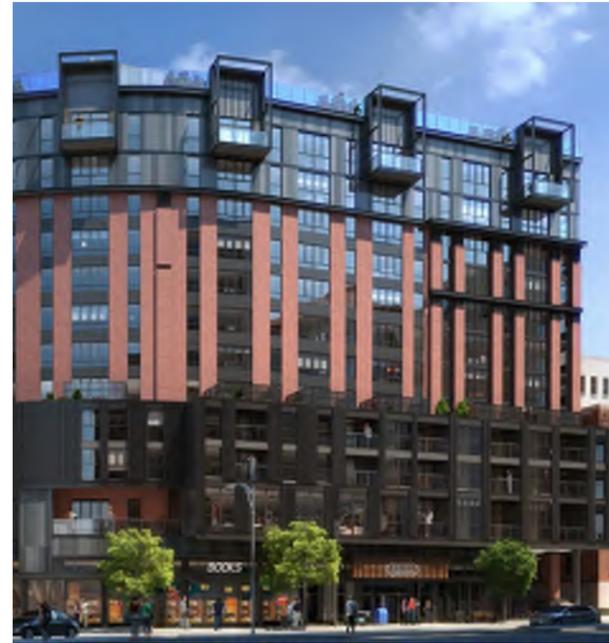
SITE CONTEXT VIEWS

02.09.2026





**HUB MADISON**



(GORHAM)



**THE JAMES**

(GILMAN)



**420 WEST GORHAM**



**EQUINOX**



**ŌLIV MADISON**



**LA CIEL**



**HAMPTON INN**



**DORM@LUCKY**

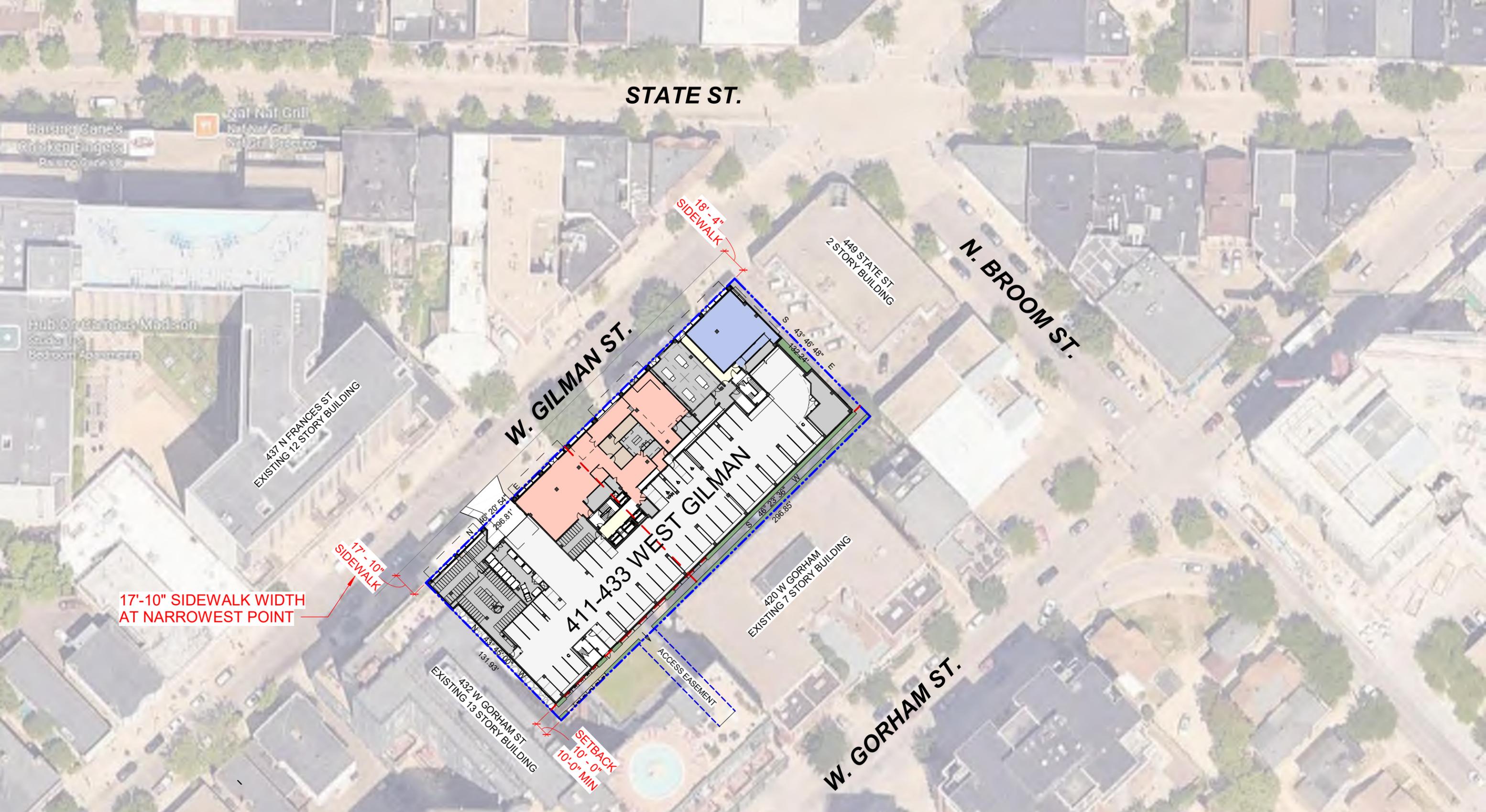


**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI

**SITE CONTEXT - KEY BUILDINGS**



02.09.2026



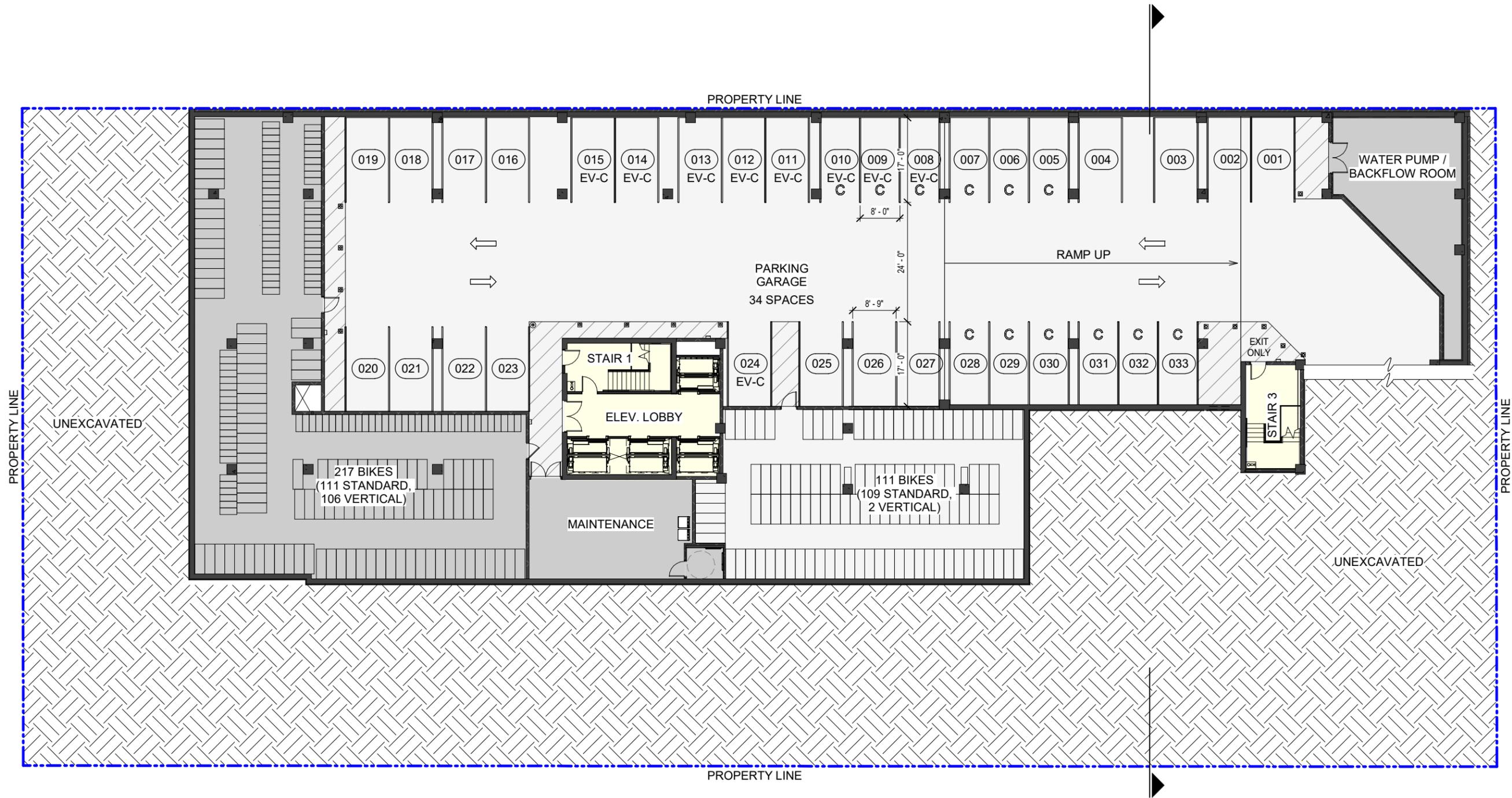
**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI



**SITE PLAN**  
1" = 60'-0"

02.09.2026





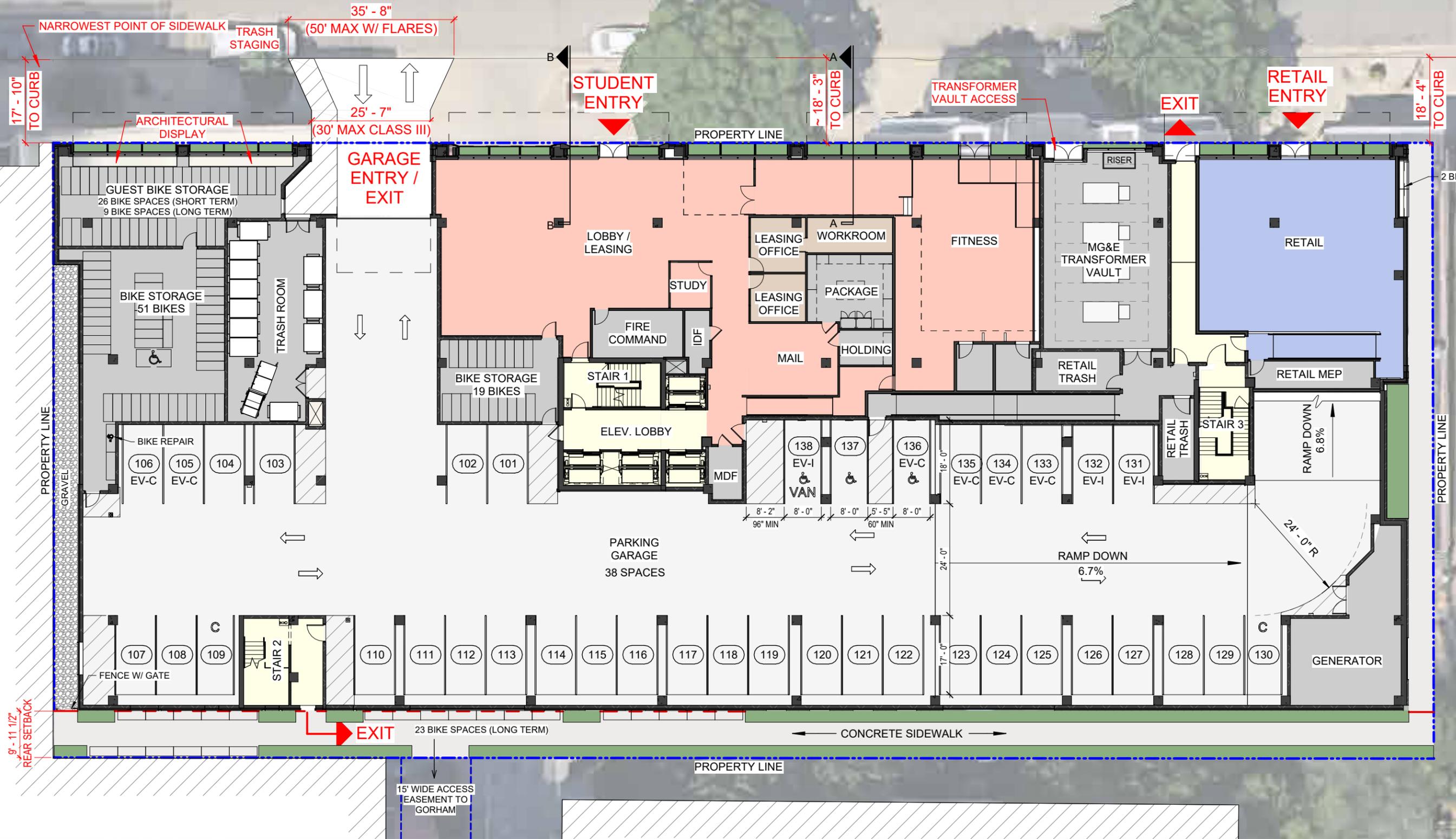
**THE STANDARD**  
 411 W. GILMAN ST, MADISON, WI

**LEVEL B1 FLOOR PLAN**  
 3/64" = 1'-0"

0 10' 20' 40'

02.09.2026





THE JAMES  
EXISTING 13 STORY BUILDING

420 W GORHAM  
EXISTING 7 STORY BUILDING



# THE STANDARD

411 W. GILMAN ST, MADISON, WI

LEVEL 01 FLOOR PLAN

3/64" = 1'-0"



02.09.2026





THE JAMES  
EXISTING 13 STORY BUILDING

420 W GORHAM  
EXISTING 7 STORY BUILDING



# THE STANDARD

411 W. GILMAN ST, MADISON, WI

LEVEL 02 FLOOR PLAN

3/64" = 1'-0"



02.09.2026





**THE STANDARD**  
 411 W. GILMAN ST, MADISON, WI

LEVEL 03 FLOOR PLAN

3/64" = 1'-0"



02.09.2026





**THE STANDARD**  
 411 W. GILMAN ST, MADISON, WI

LEVEL 04 FLOOR PLAN  
 3/64" = 1'-0"



02.09.2026





THE JAMES  
EXISTING 13 STORY BUILDING



# THE STANDARD

411 W. GILMAN ST, MADISON, WI

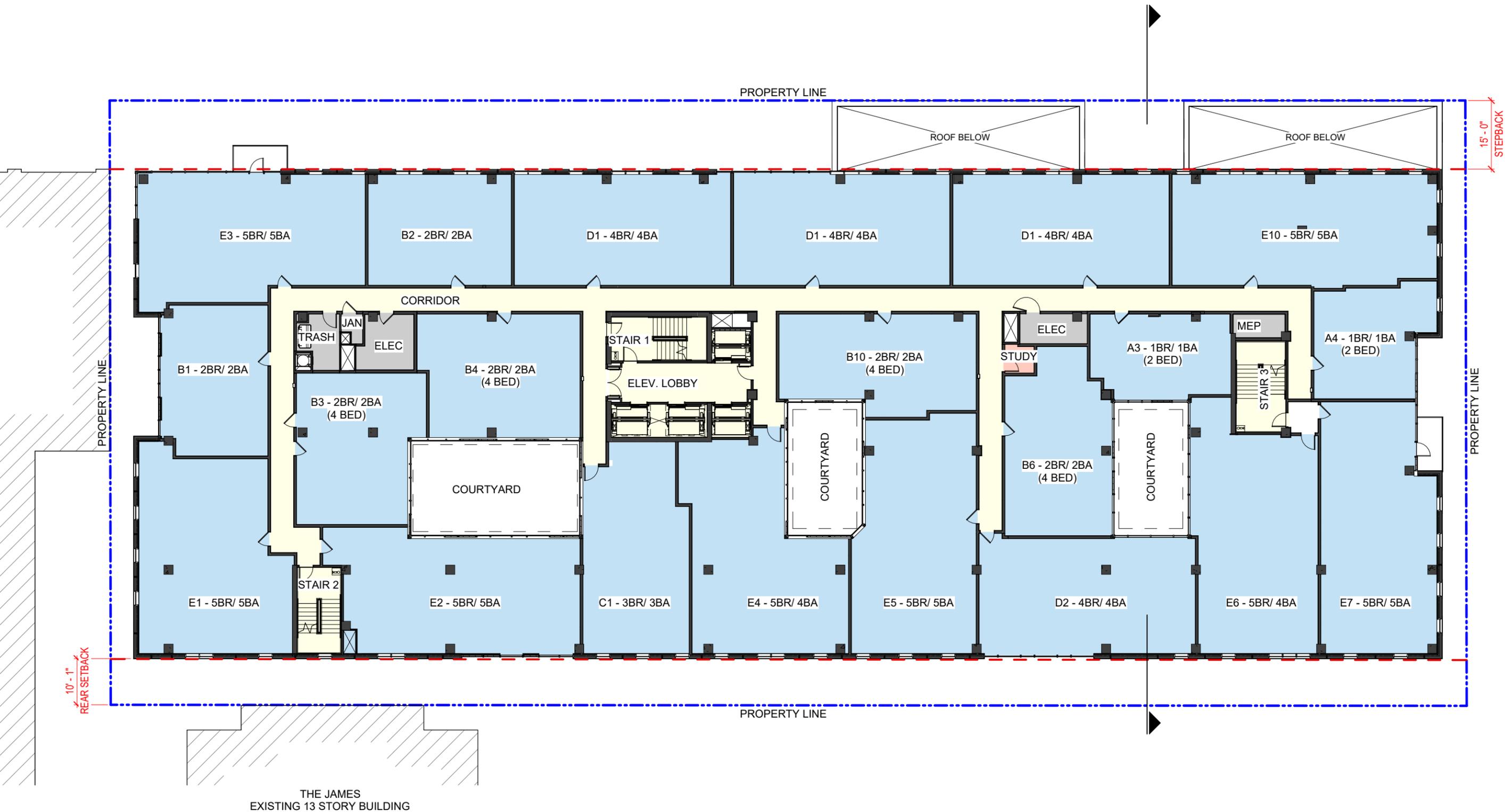
LEVELS 05 FLOOR PLAN

3/64" = 1'-0"



02.09.2026





**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI

LEVELS 06-08 FLOOR PLAN

3/64" = 1'-0"



02.09.2026





THE JAMES  
EXISTING 13 STORY BUILDING



**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI

LEVELS 09-10 FLOOR PLAN

3/64" = 1'-0"



02.09.2026





**THE STANDARD**  
 411 W. GILMAN ST, MADISON, WI

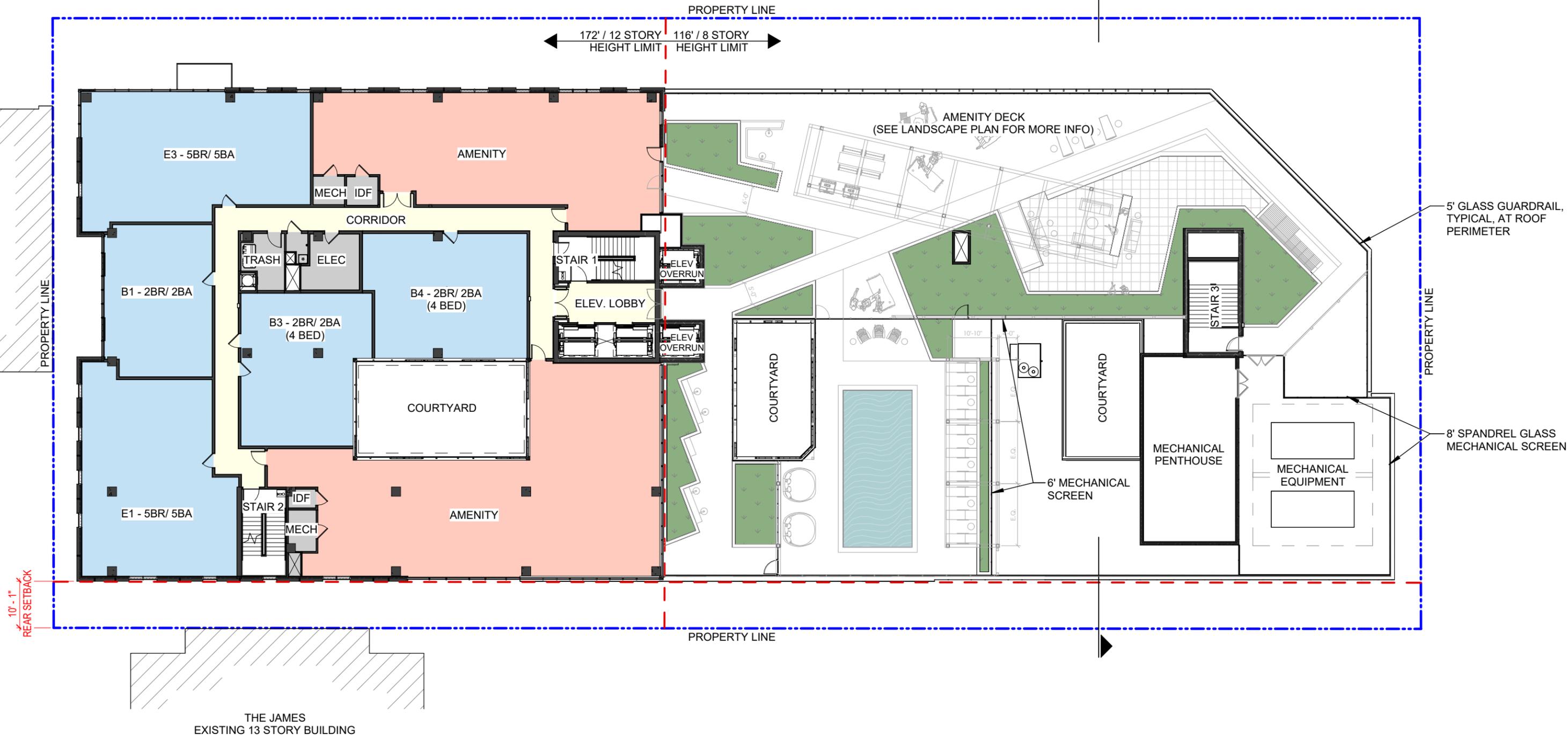
LEVEL 11 FLOOR PLAN

3/64" = 1'-0"



02.09.2026





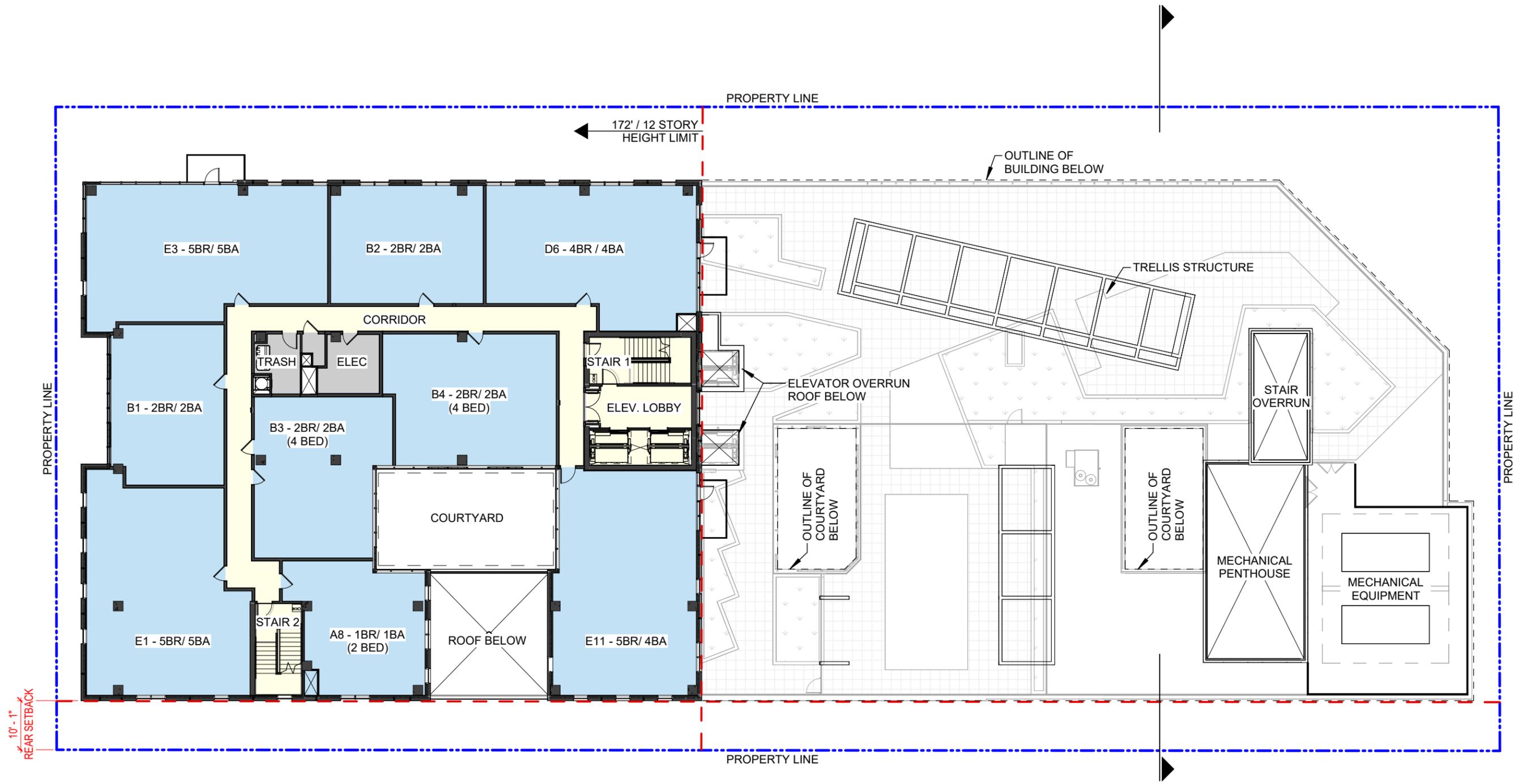
**THE STANDARD**  
 411 W. GILMAN ST, MADISON, WI

**LEVEL 12 FLOOR PLAN**  
 3/64" = 1'-0"

0 10' 20' 40'

02.09.2026





**THE STANDARD**  
 411 W. GILMAN ST, MADISON, WI

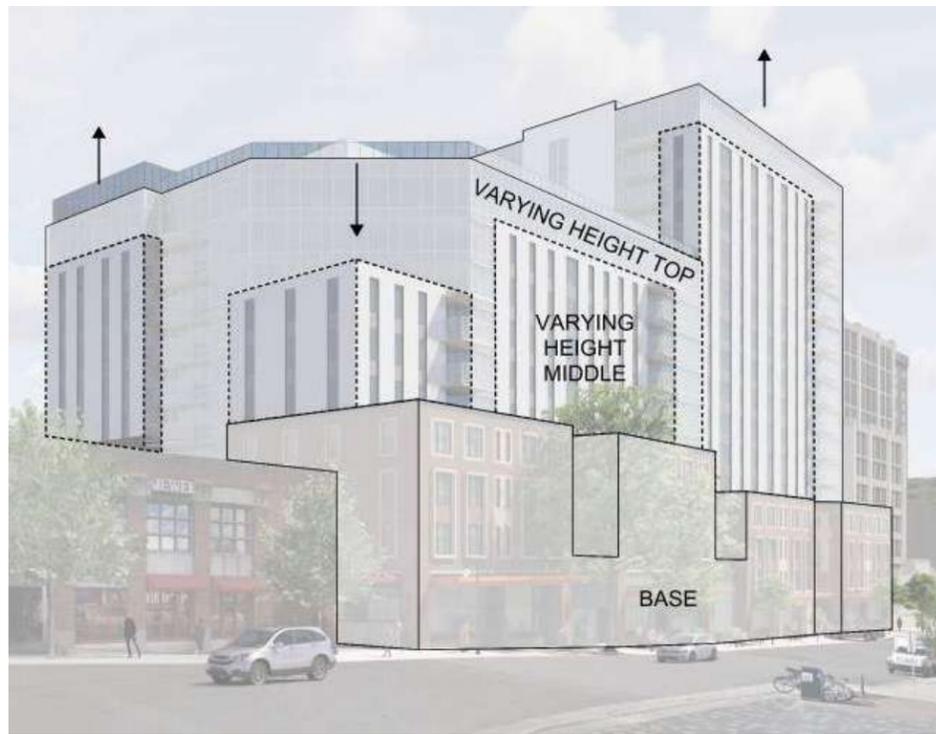
LEVELS 13-16 FLOOR PLAN

3/64" = 1'-0"



02.09.2026





SETBACK MASSING

GLASS ELEMENTS CROWN BUILDING

ACTIVATE THE PEDESTRIAN SCALE

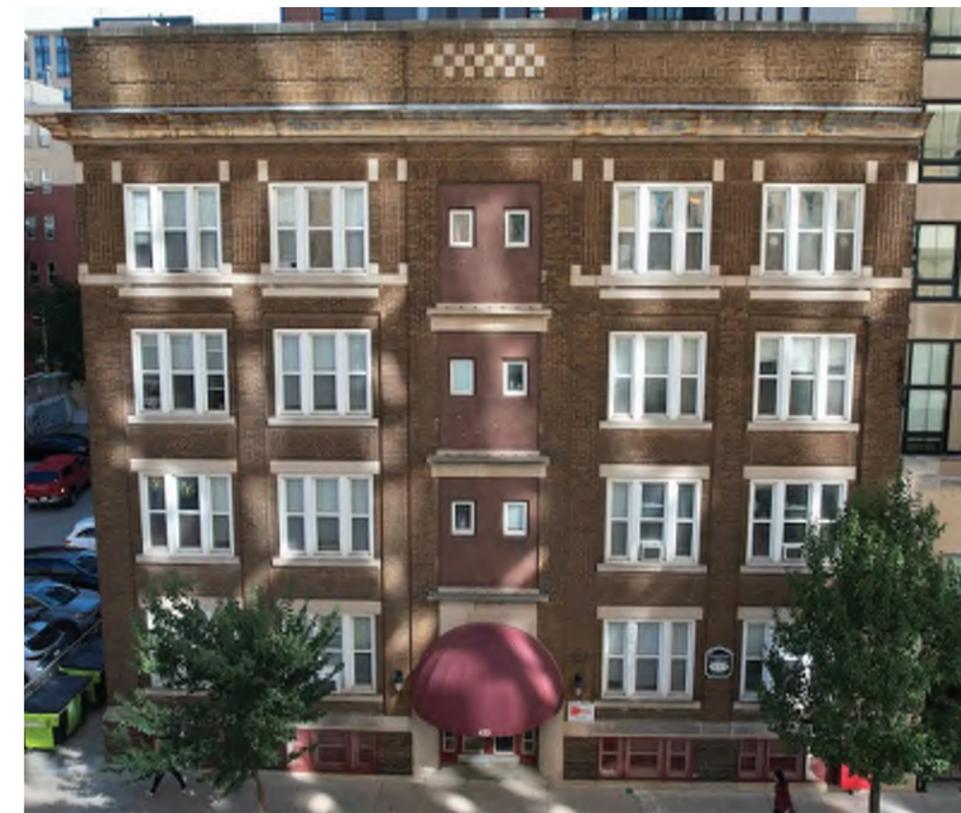
EXTERIOR DESIGN DIAGRAMS



THE STANDARD  
411 W. GILMAN ST, MADISON, WI



02.09.2026



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

DESIGN INSPIRATION IMAGES

02.09.2026

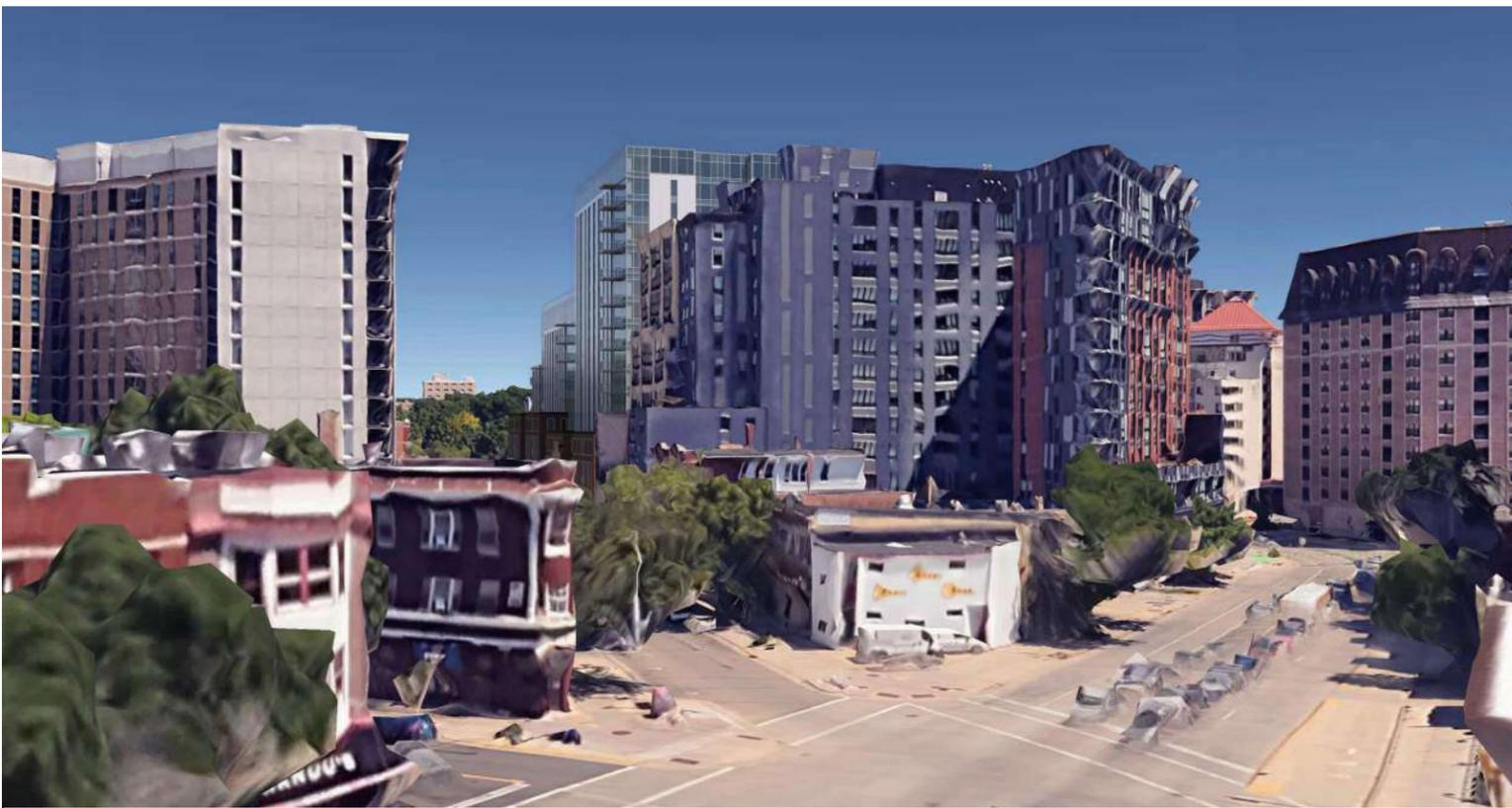




GILMAN + HENRY LOOKING SOUTHWEST



STATE + GORHAM LOOKING WEST



GILMAN + UNIVERSITY + FRANCES LOOKING EAST



BROOM + JOHNSON LOOKING NORTHWEST



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

SIGHT LINE VIEWS

02.09.2026





**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI

CONCEPTUAL RENDERING FROM WEST

02.09.2026





THE STANDARD  
411 W. GILMAN ST, MADISON, WI

CONCEPTUAL RENDERING FROM NORTH

02.09.2026





**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI

CONCEPTUAL RENDERING FROM EAST

02.09.2026





CONCEPTUAL VIEW OF COMMERCIAL SPACE



CONCEPTUAL VIEW OF SIDEWALK RETAIL



CONCEPTUAL VIEW OF CAFE SEATING



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

PEDESTRIAN RENDERINGS AT COMMERCIAL SPACE



02.09.2026



PEDESTRIAN VIEW AT MAIN ENTRANCE



PEDESTRIAN VIEW AT GARAGE ENTRANCE

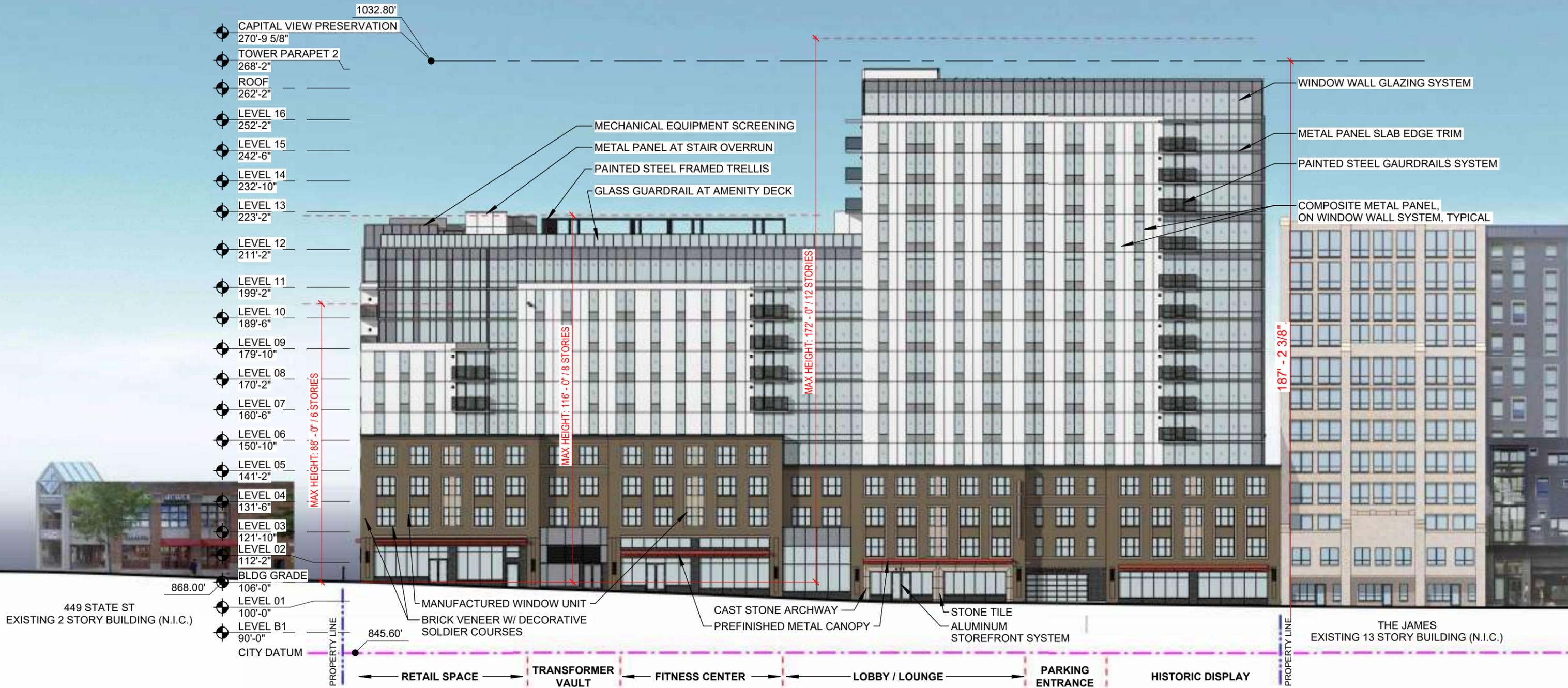


THE STANDARD  
411 W. GILMAN ST, MADISON, WI

PEDESTRIAN RENDERINGS AT ENTRIES

02.09.2026





**THE STANDARD**  
 411 W. GILMAN ST, MADISON, WI

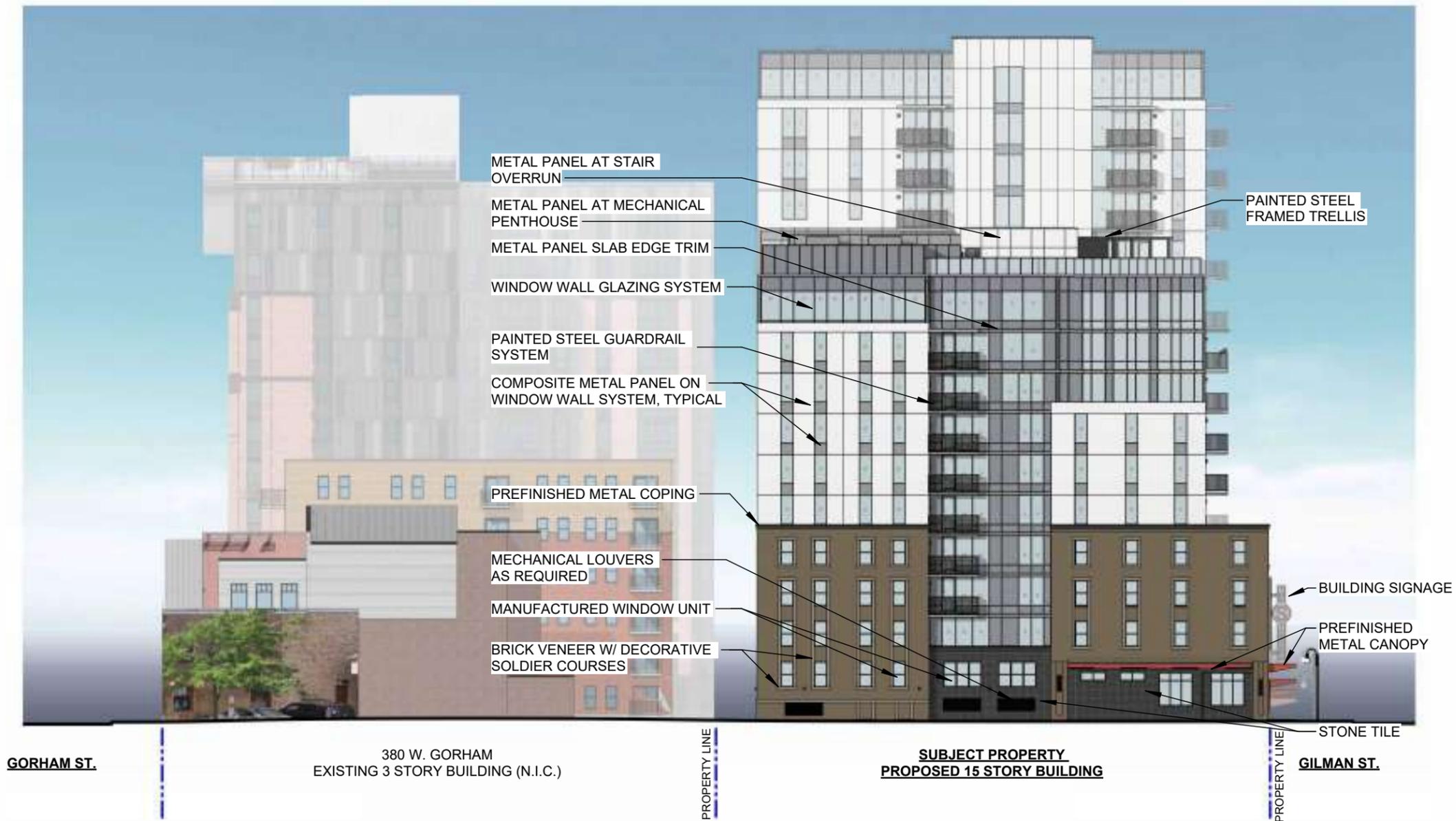
NORTHWEST EXTERIOR ELEVATION

1" = 30'-0"



02.09.2026





**THE STANDARD**  
 411 W. GILMAN ST, MADISON, WI

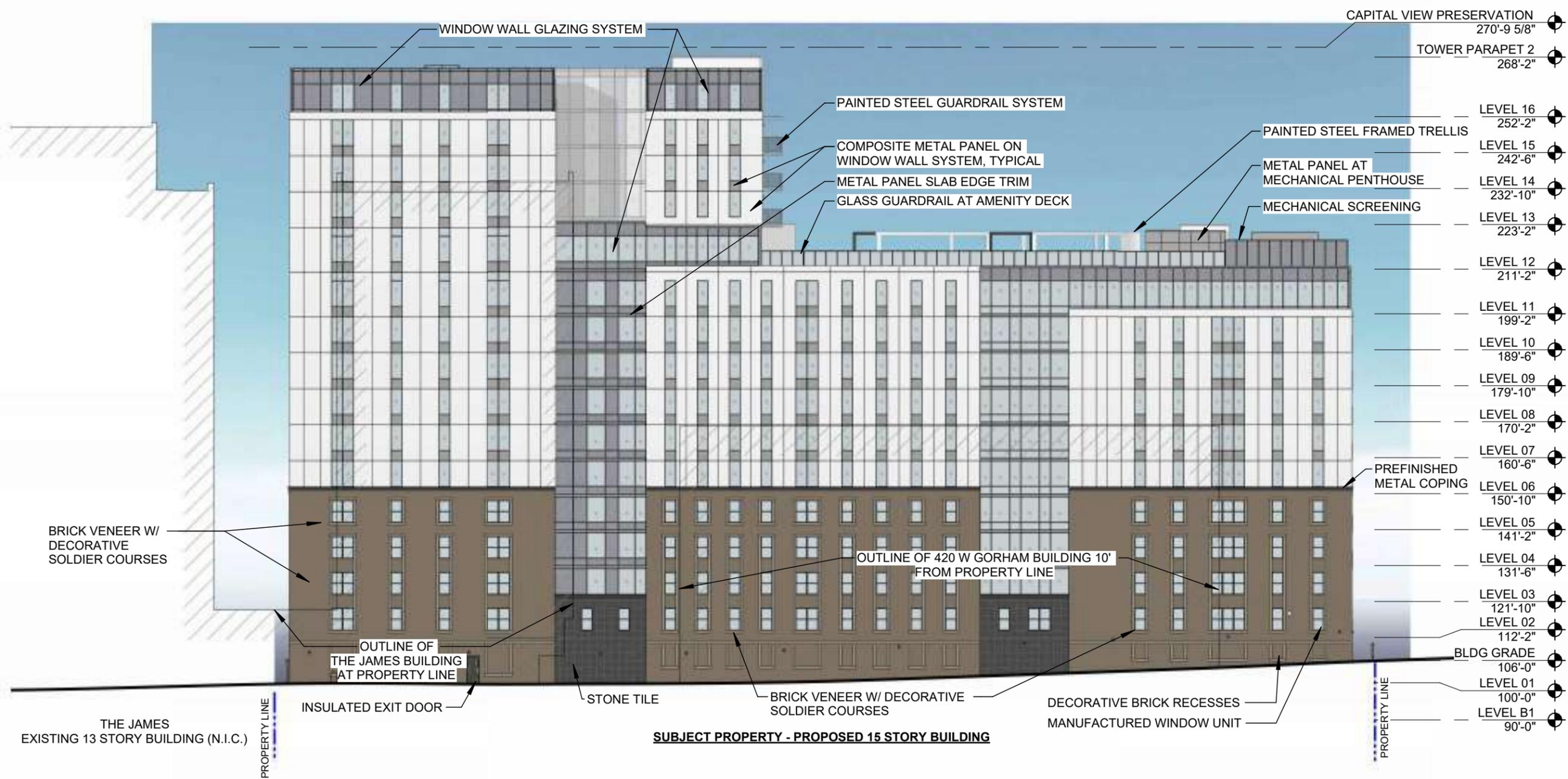
NORTHEAST EXTERIOR ELEVATION

1" = 30'-0"



02.09.2026





**THE STANDARD**  
 411 W. GILMAN ST, MADISON, WI

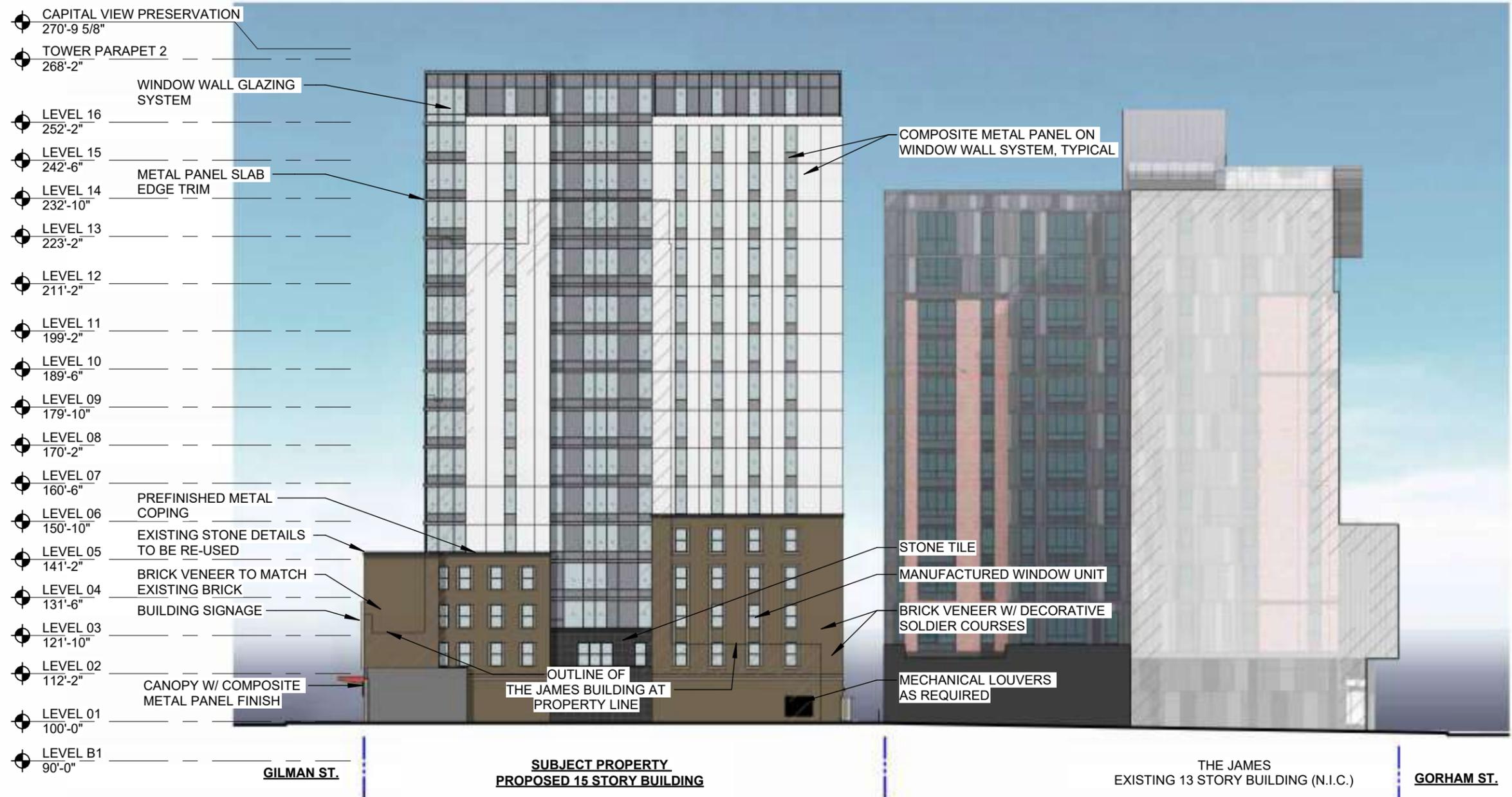
SOUTHEAST EXTERIOR ELEVATION

1" = 30'-0"



02.09.2026





**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI

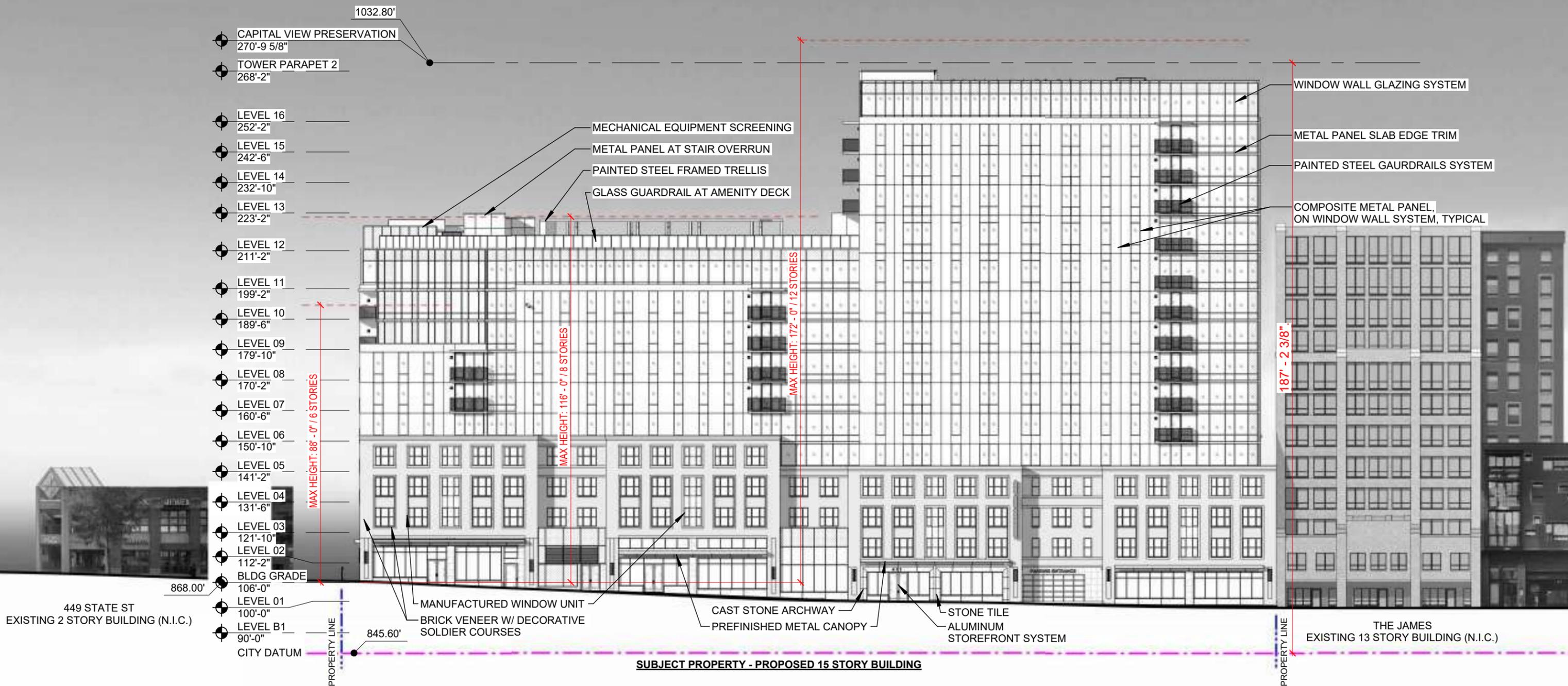
**SOUTHWEST EXTERIOR ELEVATION**

1" = 30'-0"



02.09.2026





**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI

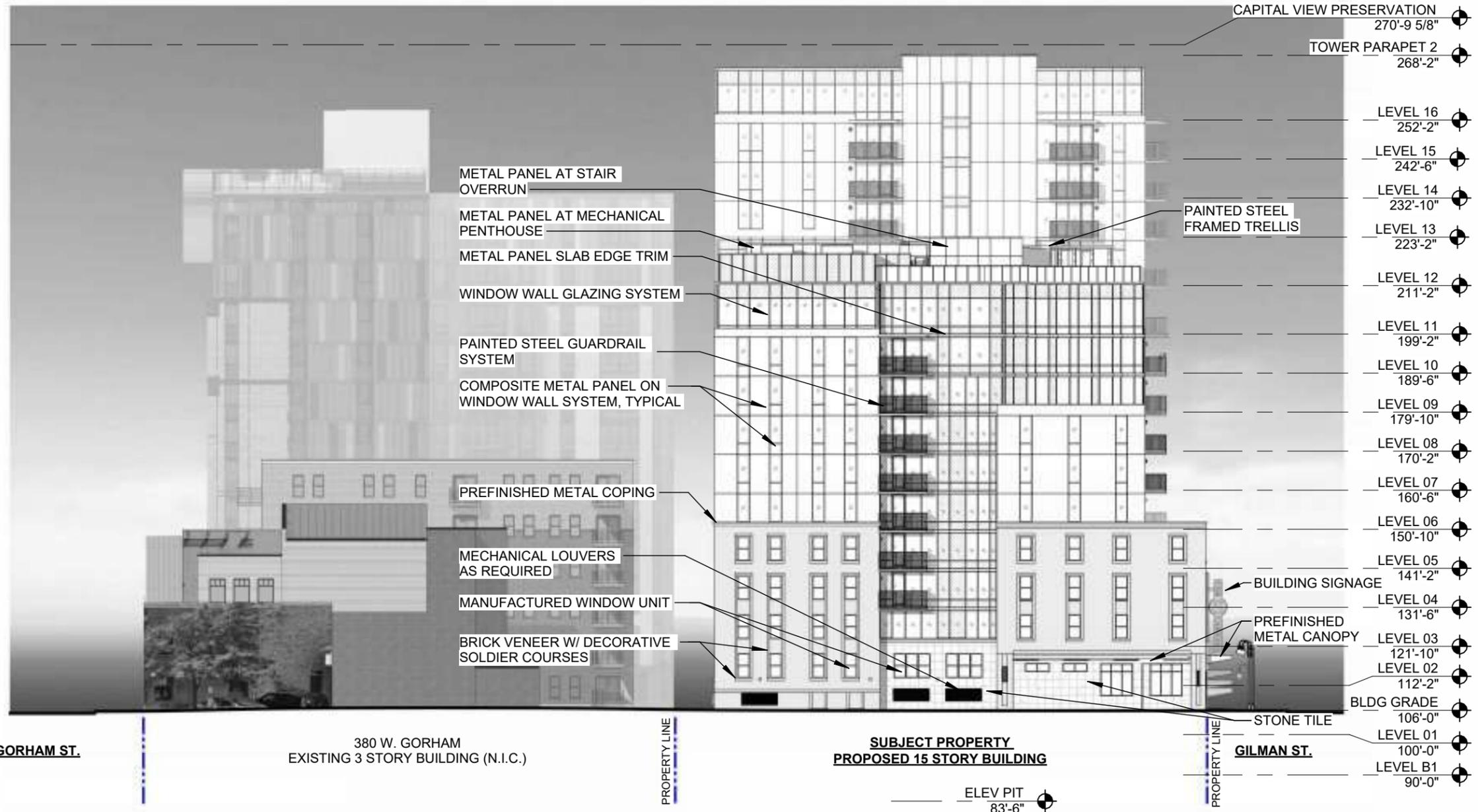
NORTHWEST EXTERIOR ELEVATION

1" = 30'-0"



02.09.2026





**THE STANDARD**  
 411 W. GILMAN ST, MADISON, WI

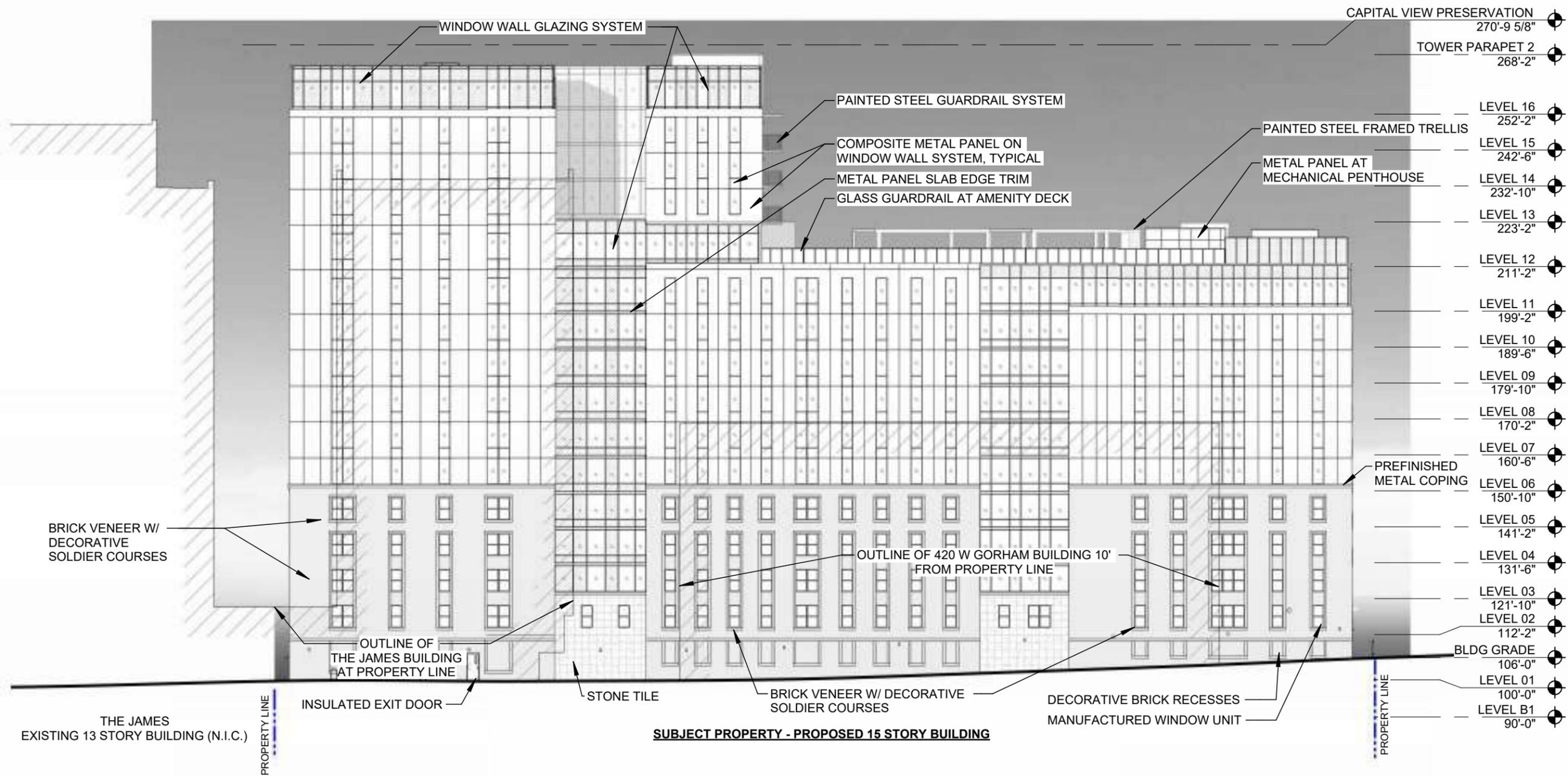
**NORTHEAST EXTERIOR ELEVATION**

1" = 30'-0"



02.09.2026





**THE STANDARD**  
 411 W. GILMAN ST, MADISON, WI

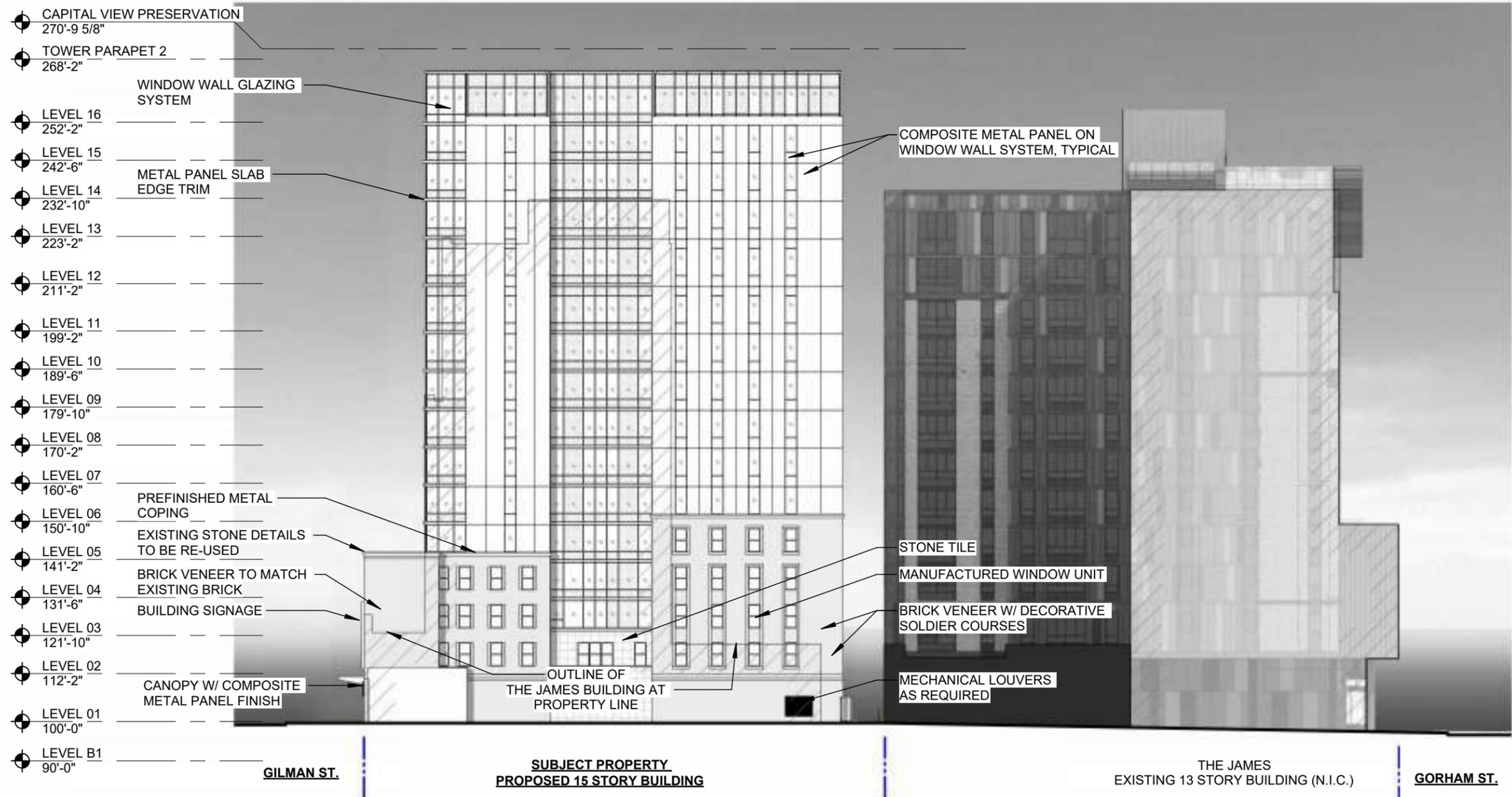
**SOUTHEAST EXTERIOR ELEVATION**

1" = 30'-0"



02.09.2026





**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI

**SOUTHWEST EXTERIOR ELEVATION**

1" = 30'-0"



02.09.2026





WINDOW WALL SYSTEM  
ANODIZED ALUMINUM FRAMES  
WITH CLEAR LOW-E GLASS



CLEAR GLASS GUARDRAIL  
(AT ROOFTOP AMENITY DECK)



PAINTED SILVER GRAY METAL  
GUARDRAIL (AT BALCONIES)



BLACK STOREFRONT FRAMES  
CLEAR LOW-E GLASS



COMPOSITE METAL PANEL,  
OFF-WHITE & SILVER GRAY  
(LEVELS 5-15)



DARK BROWN BRICK W/  
TAN SOLDIER COURSES  
(LEVELS 1-4)



CAST STONE FRAMES, PANELS  
AND SILLS

EXTERIOR MATERIALS



THE STANDARD  
411 W. GILMAN ST, MADISON, WI



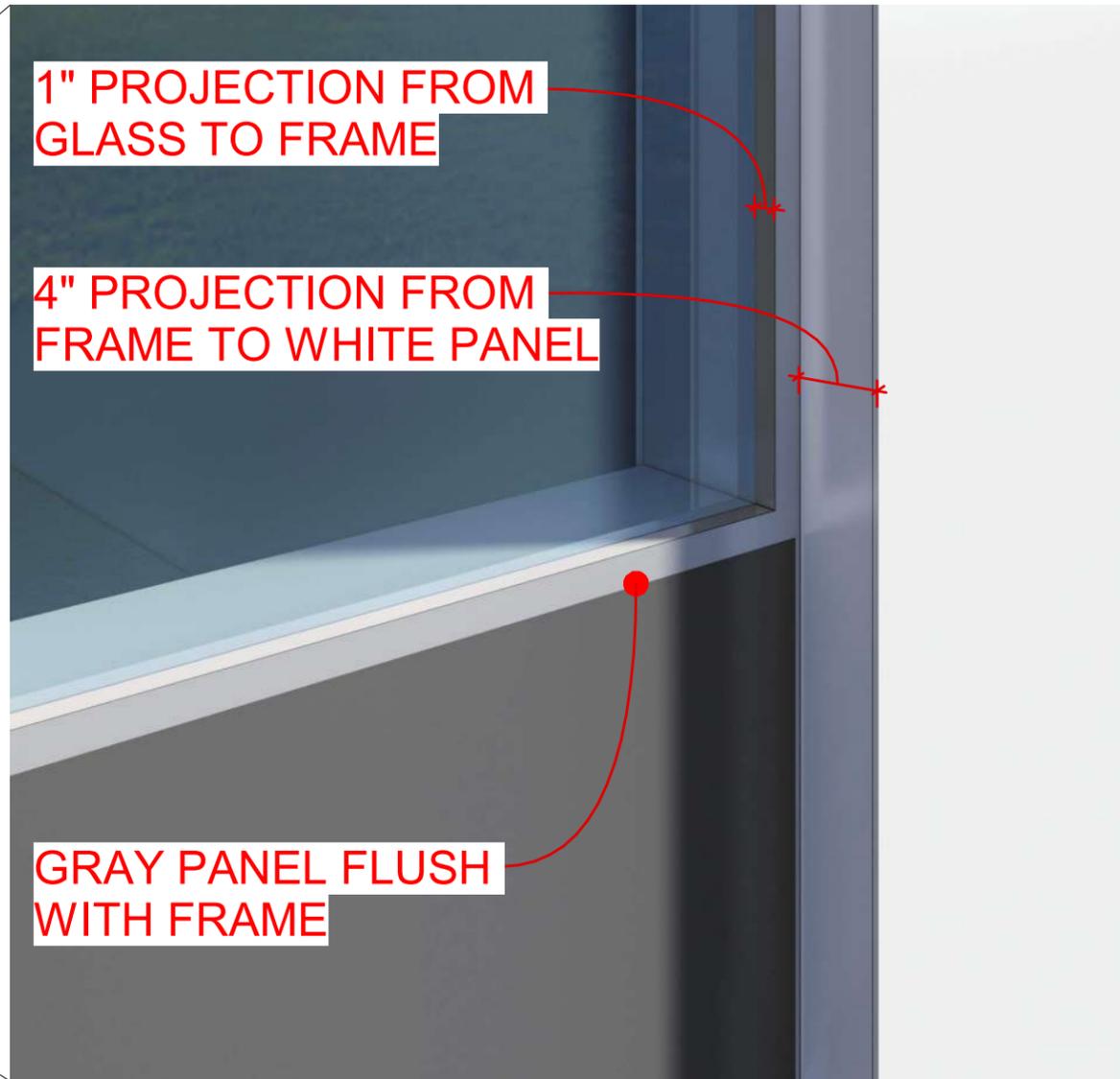
02.09.2026



1" PROJECTION FROM  
GLASS TO FRAME

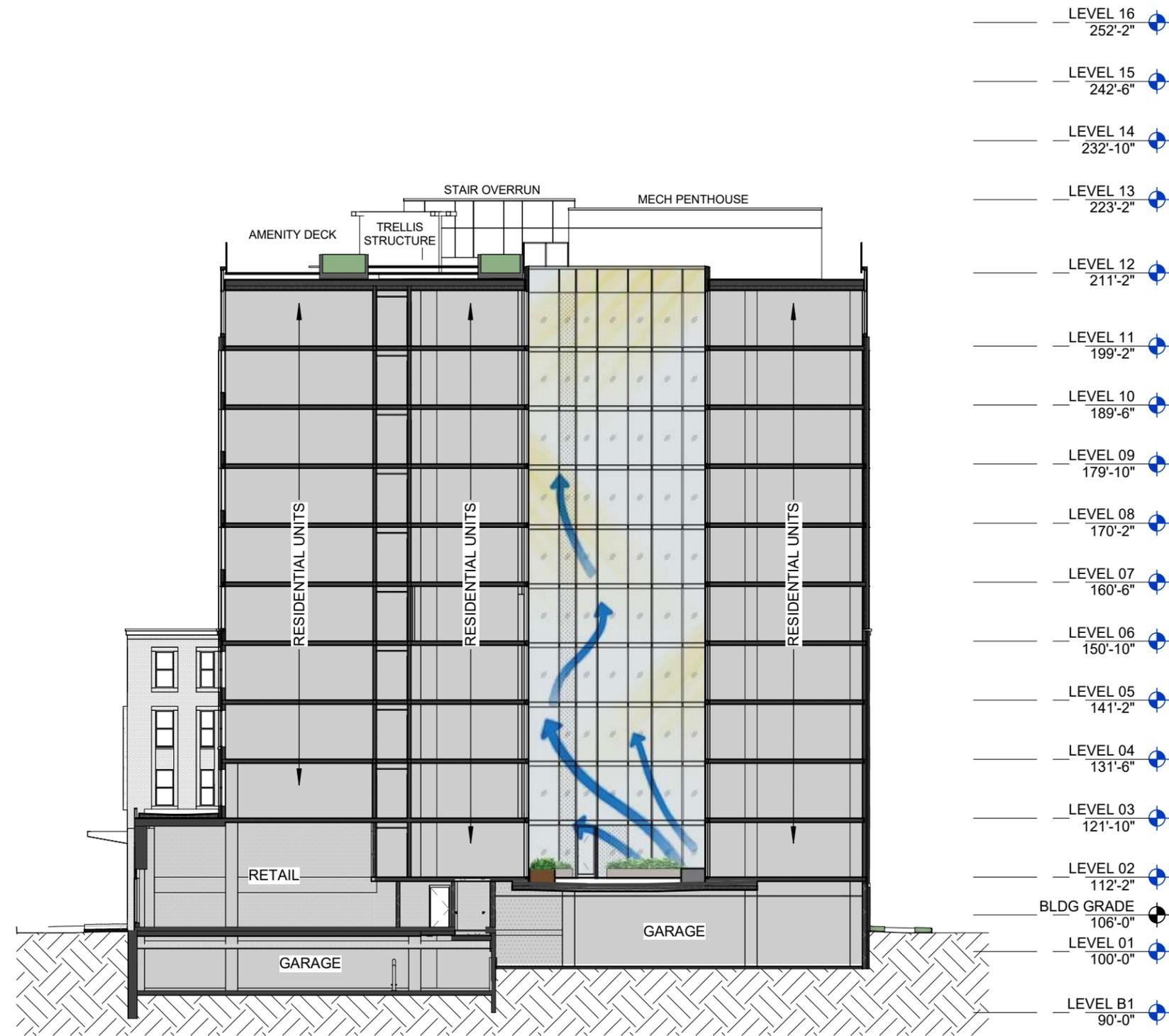
4" PROJECTION FROM  
FRAME TO WHITE PANEL

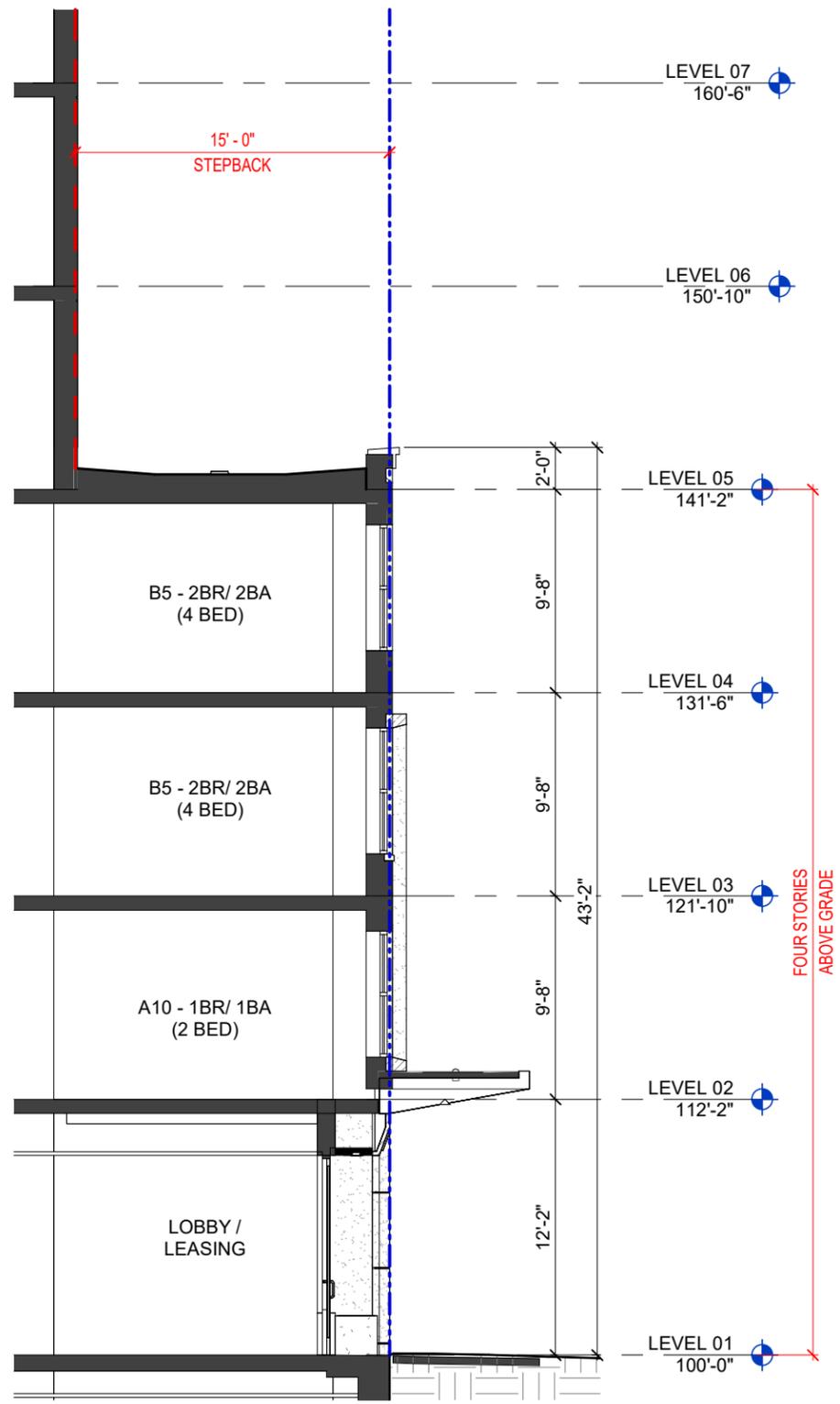
GRAY PANEL FLUSH  
WITH FRAME





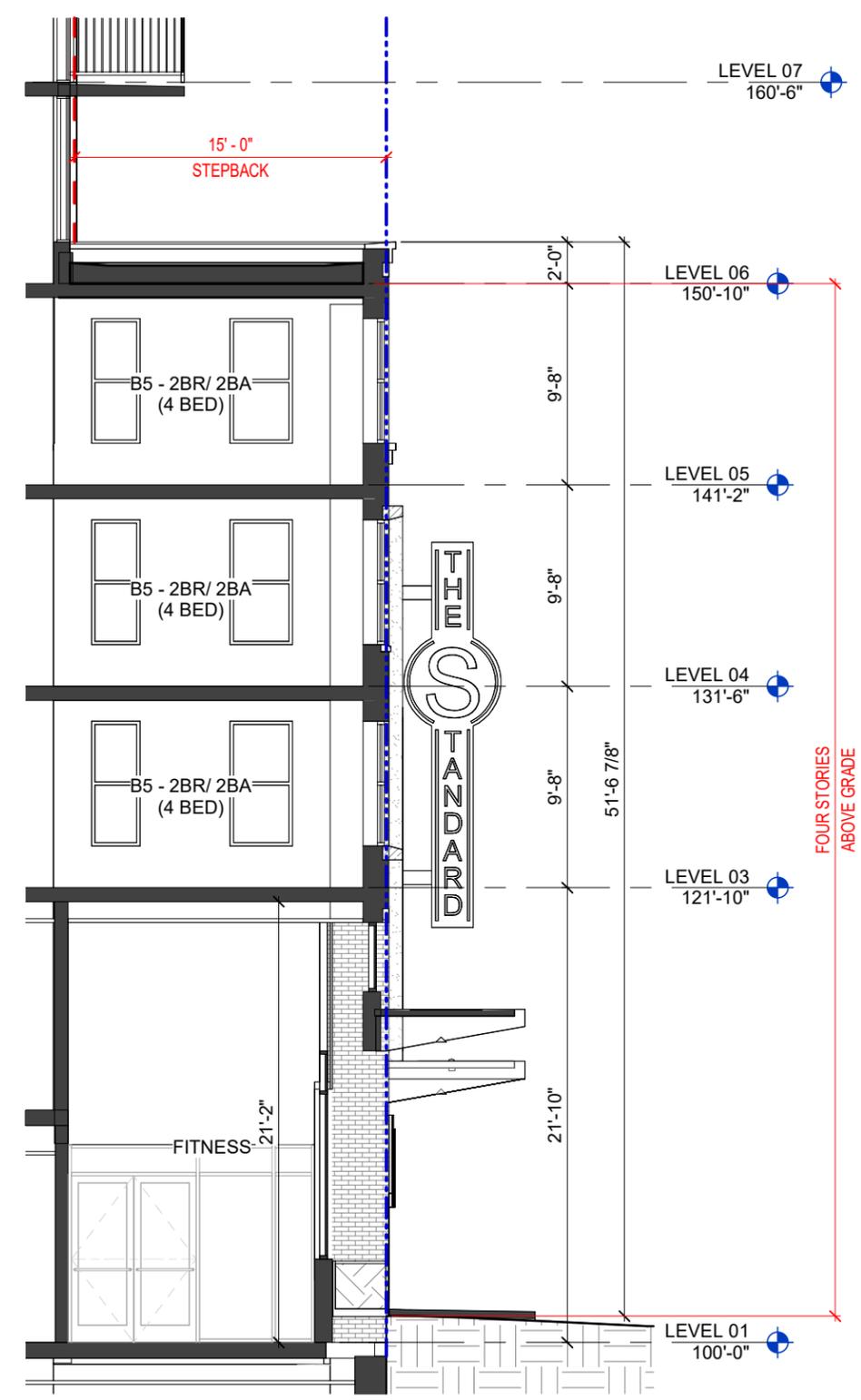
CONCEPTUAL RENDERING - EXAMPLE COURTYARD PLAN





**B-B - BASE AT LOBBY AND RECONSTRUCTED FACADE**

SCALE: 1/8" = 1'-0"

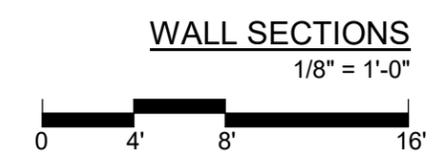


**A-A - BASE AT FITNESS AND RETAIL**

SCALE: 1/8" = 1'-0"



**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI



02.09.2026





SPRING 10 AM



SPRING 12 PM



SPRING 4 PM



SUMMER 10 AM



SUMMER 12 PM



SUMMER 4 PM



WINTER 10 AM



WINTER 12 PM



WINTER 4 PM



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

SHADOW STUDIES - EXISTING SITE

02.09.2026





SPRING 10 AM



SPRING 12 PM



SPRING 4 PM



SUMMER 10 AM



SUMMER 12 PM



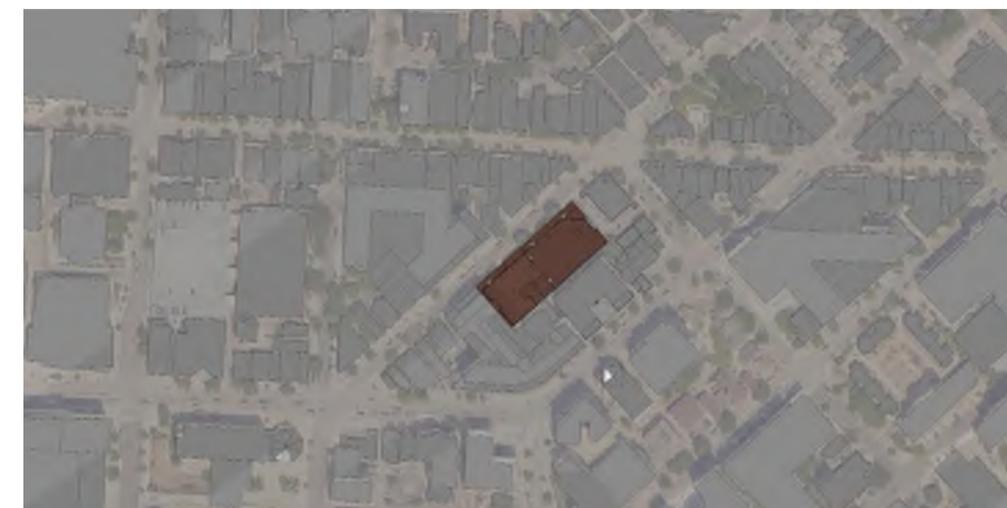
SUMMER 4 PM



WINTER 10 AM



WINTER 12 PM



WINTER 4 PM



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

SHADOW STUDIES - PROPOSED SITE

02.09.2026





THE STANDARD  
411 W. GILMAN ST, MADISON, WI

CONCEPTUAL RENDERING FROM WEST AT NIGHT

02.09.2026





THE STANDARD  
411 W. GILMAN ST, MADISON, WI

CONCEPTUAL RENDERING FROM NORTH AT NIGHT

02.09.2026





PEDESTRIAN VIEW AT RETAIL



PEDESTRIAN VIEW AT EAST WALKWAY



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

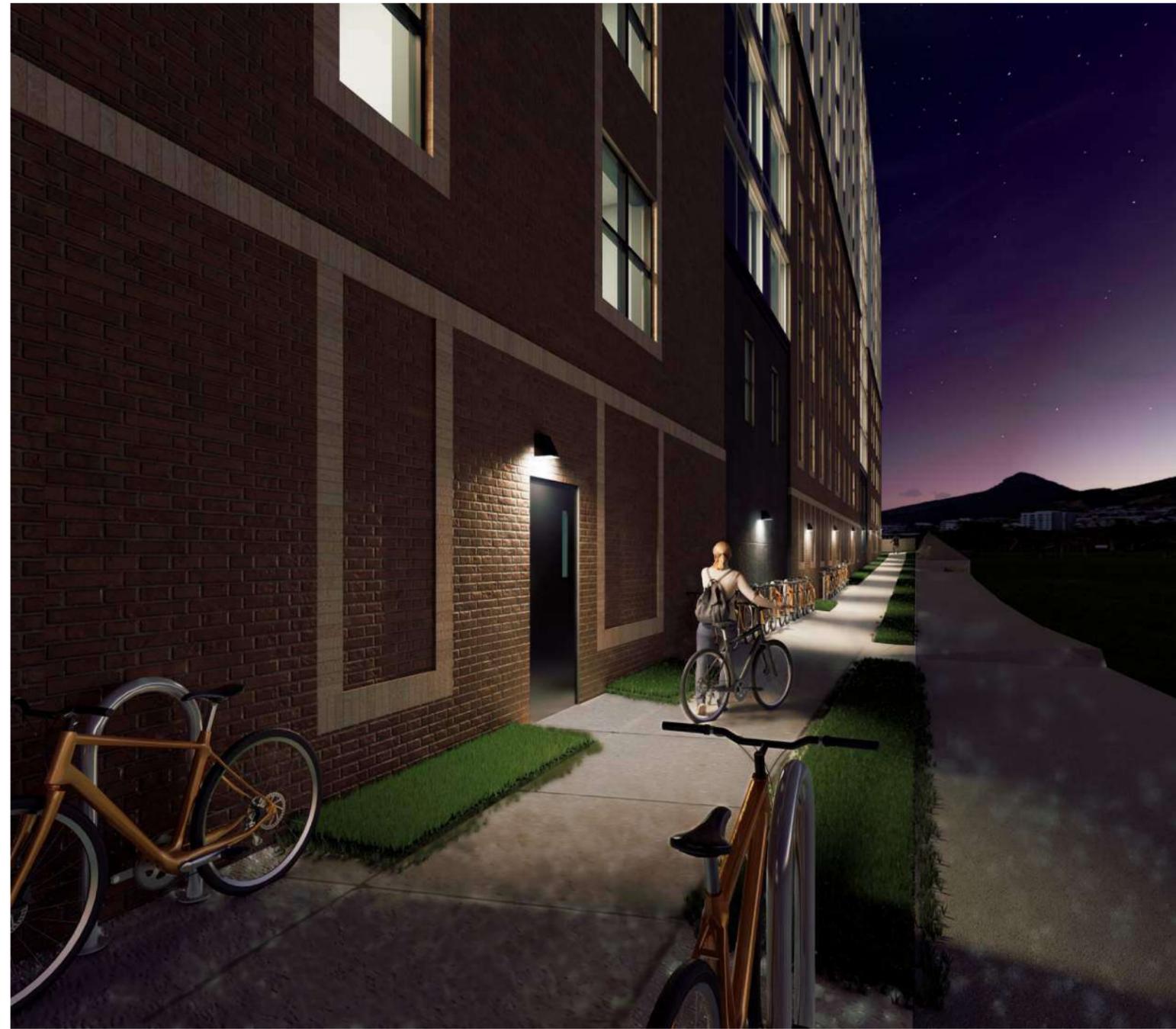
PEDESTRIAN RENDERINGS AT NIGHT

02.09.2026





NIGHT VIEW AT SOUTHEAST WALKWAY



NIGHT VIEW AT SOUTHWEST WALKWAY



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

PEDESTRIAN RENDERINGS AT WALKWAY

02.09.2026





PEDESTRIAN VIEW AT MAIN ENTRANCE



PEDESTRIAN VIEW AT GARAGE ENTRY



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

PEDESTRIAN RENDERINGS AT NIGHT

02.09.2026



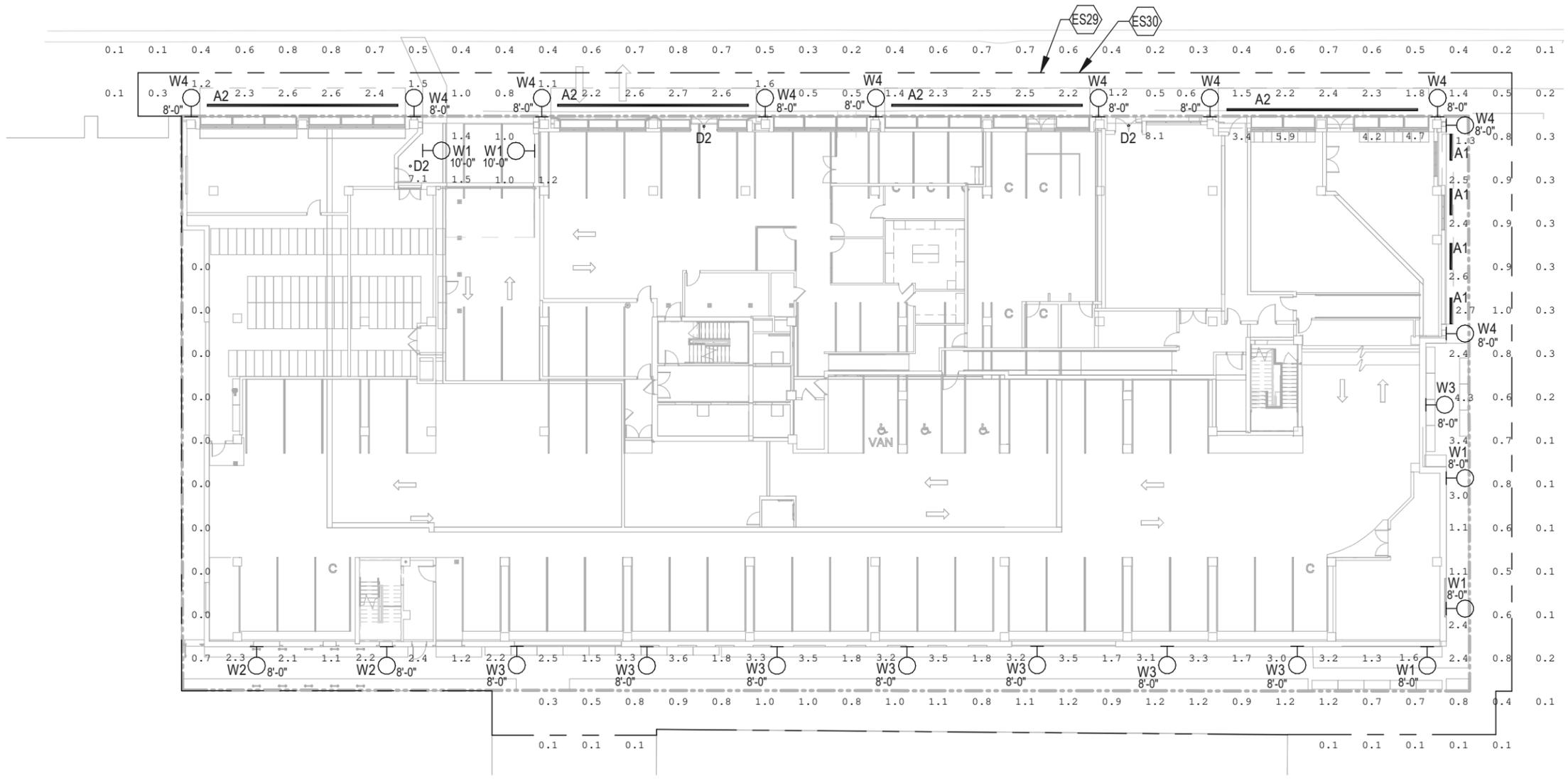
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Egress	Illuminance	Fc	2.28	5.6	0.9	2.53	6.22
East Prop Line	Illuminance	Fc	0.35	0.5	0.2	1.75	2.50
North Egress	Illuminance	Fc	2.20	8.6	0.3	7.33	28.67
North Prop Line	Illuminance	Fc	1.15	1.8	0.3	3.83	6.00
Site	Illuminance	Fc	0.52	8.1	0.0	N.A.	N.A.
South Egress	Illuminance	Fc	2.05	5.5	0.3	6.83	18.33
South Prop Line	Illuminance	Fc	0.25	0.5	0.0	N.A.	N.A.
West Prop Line	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.

### GENERAL NOTES:

- A REFER TO EXTERIOR LIGHTING - PHOTOMETRIC PLAN DETAIL SHEETS FOR FIXTURE SCHEDULE AND CUTSHEETS.
- B LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
- C MOUNTING HEIGHTS SHOWN ARE TO BOTTOM OF FIXTURE.

### KEYNOTES:

- ES29 LIGHT LEVELS EXCEED 0.5 FC ON THE NORTH PROPERTY LINE TO MAINTAIN MINIMUM AVERAGE OF 1 FC FOR EGRESS LIGHTING.
- ES30 PROPERTY LINE CALCULATIONS SHOWN 10' BEYOND PROPERTY LINE OR AT ADJACENT BUILDING, WHICHEVER IS CLOSER PER MADISON, WISCONSIN - CODE OF ORDINANCES SECTION 29.36(3)(a).



## 1 ELECTRICAL SITE PHOTOMETRIC

NO SCALE



THE STANDARD  
MADISON, WI

### EXTERIOR LIGHTING - PHOTOMETRIC PLAN



02.09.2026



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Amenity Deck	Illuminance	Fc	1.61	68.9	0.0	N.A.	N.A.
Egress Walkway	Illuminance	Fc	3.34	15.5	0.4	8.35	38.75
Pool Deck	Illuminance	Fc	6.92	11.7	3.0	2.31	3.90
Prop Line North & East	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line South	Illuminance	Fc	0.12	1.2	0.0	N.A.	N.A.
Prop Line South - 10' Past	Illuminance	Fc	0.26	0.5	0.0	N.A.	N.A.

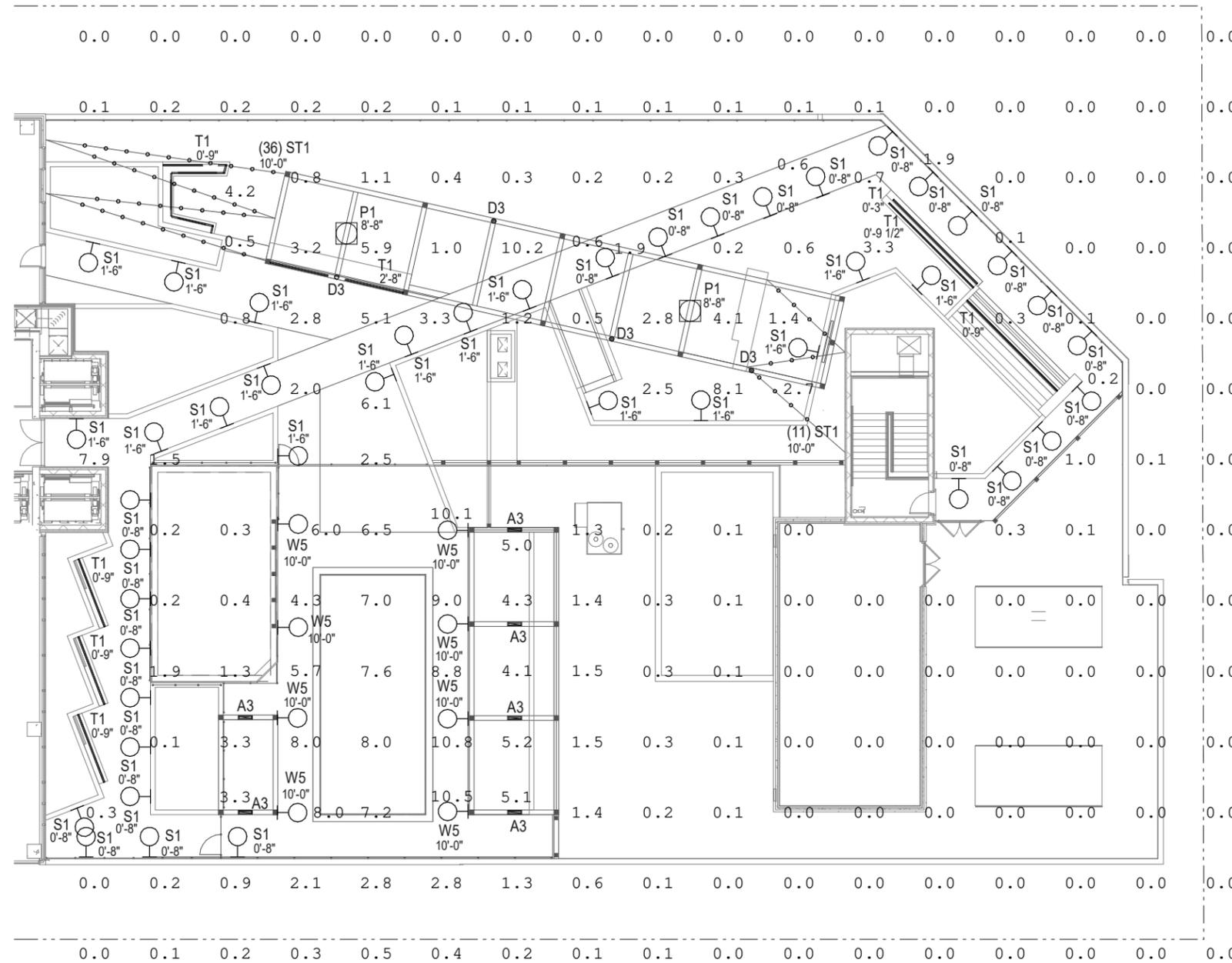
ES30

## GENERAL NOTES:

- A REFER TO EXTERIOR LIGHTING - PHOTOMETRIC PLAN DETAIL SHEETS FOR FIXTURE SCHEDULE AND CUTSHEETS.
- B LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
- C MOUNTING HEIGHTS SHOWN ARE TO BOTTOM OF FIXTURE.

## KEYNOTES:

- ES30 PROPERTY LINE CALCULATIONS SHOWN 10' BEYOND PROPERTY LINE OR AT ADJACENT BUILDING, WHICHEVER IS CLOSER PER MADISON, WISCONSIN - CODE OF ORDINANCES SECTION 29.36(3)(a).



# 1 ELECTRICAL AMENITY DECK PHOTOMETRIC

NO SCALE



THE STANDARD  
MADISON, WI

EXTERIOR LIGHTING - AMENITY DECK PHOTOMETRIC PLAN



02.09.2026

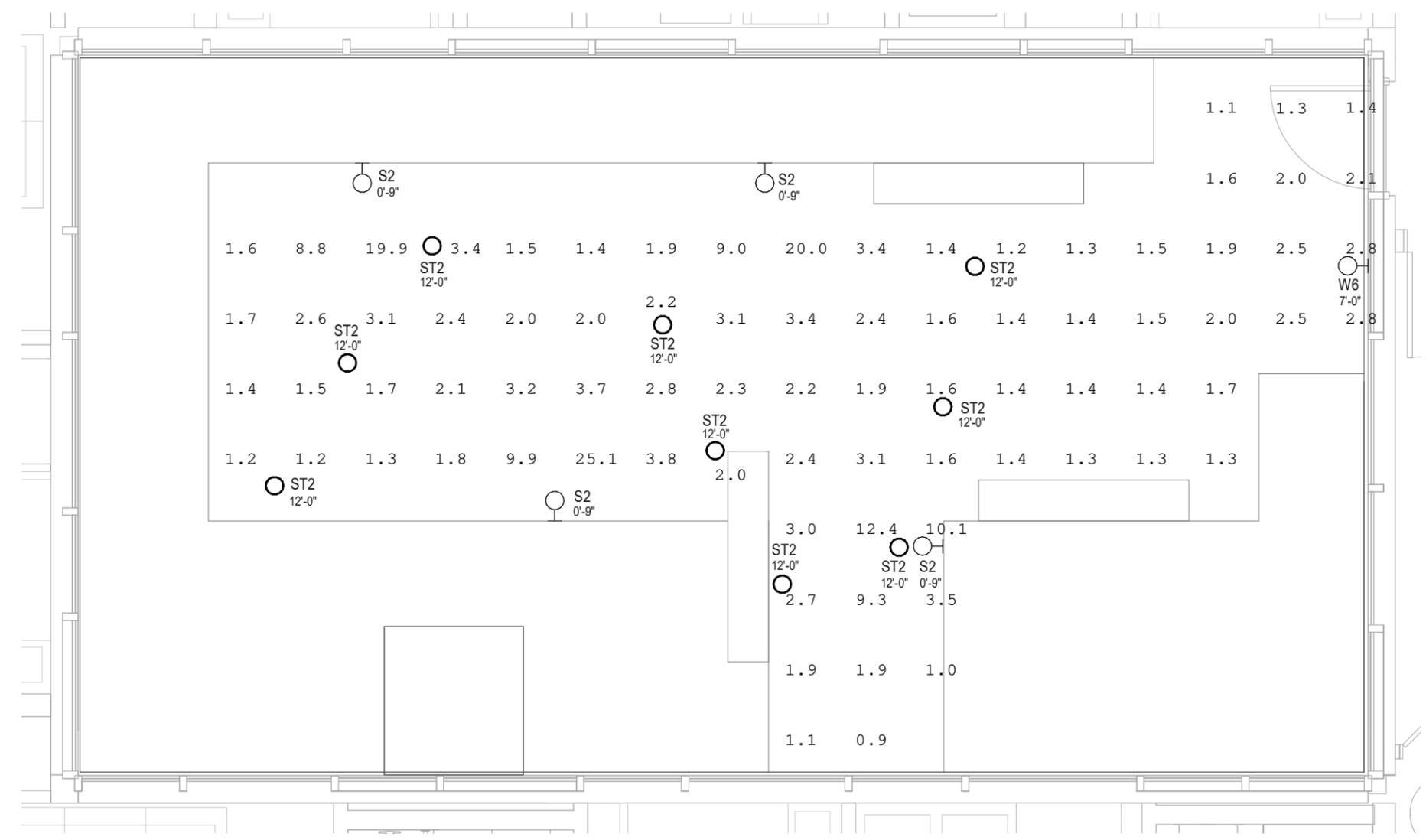


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COURTYARD 1	Illuminance	Fc	3.31	25.1	0.9	3.68	27.89
COURTYARD 2	Illuminance	Fc	5.71	52.1	0.3	19.03	173.67
COURTYARD 3	Illuminance	Fc	7.01	47.6	0.4	17.53	119.00
COURTYARD 1 EGRESS	Illuminance	Fc	1.51	11.3	0.3	5.03	37.67
COURTYARD 2 EGRESS	Illuminance	Fc	3.28	13.1	0.6	5.47	21.83
COURTYARD 3 EGRESS	Illuminance	Fc	3.26	11.6	0.6	5.43	19.33

### GENERAL NOTES:

- A REFER TO EXTERIOR LIGHTING - PHOTOMETRIC PLAN DETAIL SHEETS FOR FIXTURE SCHEDULE AND CUTSHEETS.
- B LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
- C MOUNTING HEIGHTS SHOWN ARE TO BOTTOM OF FIXTURE.

### KEYNOTES:



1 ELECTRICAL COURTYARD 1 PHOTOMETRIC  
NO SCALE



THE STANDARD  
MADISON, WI

EXTERIOR LIGHTING - COURTYARD 1 PHOTOMETRIC PLAN



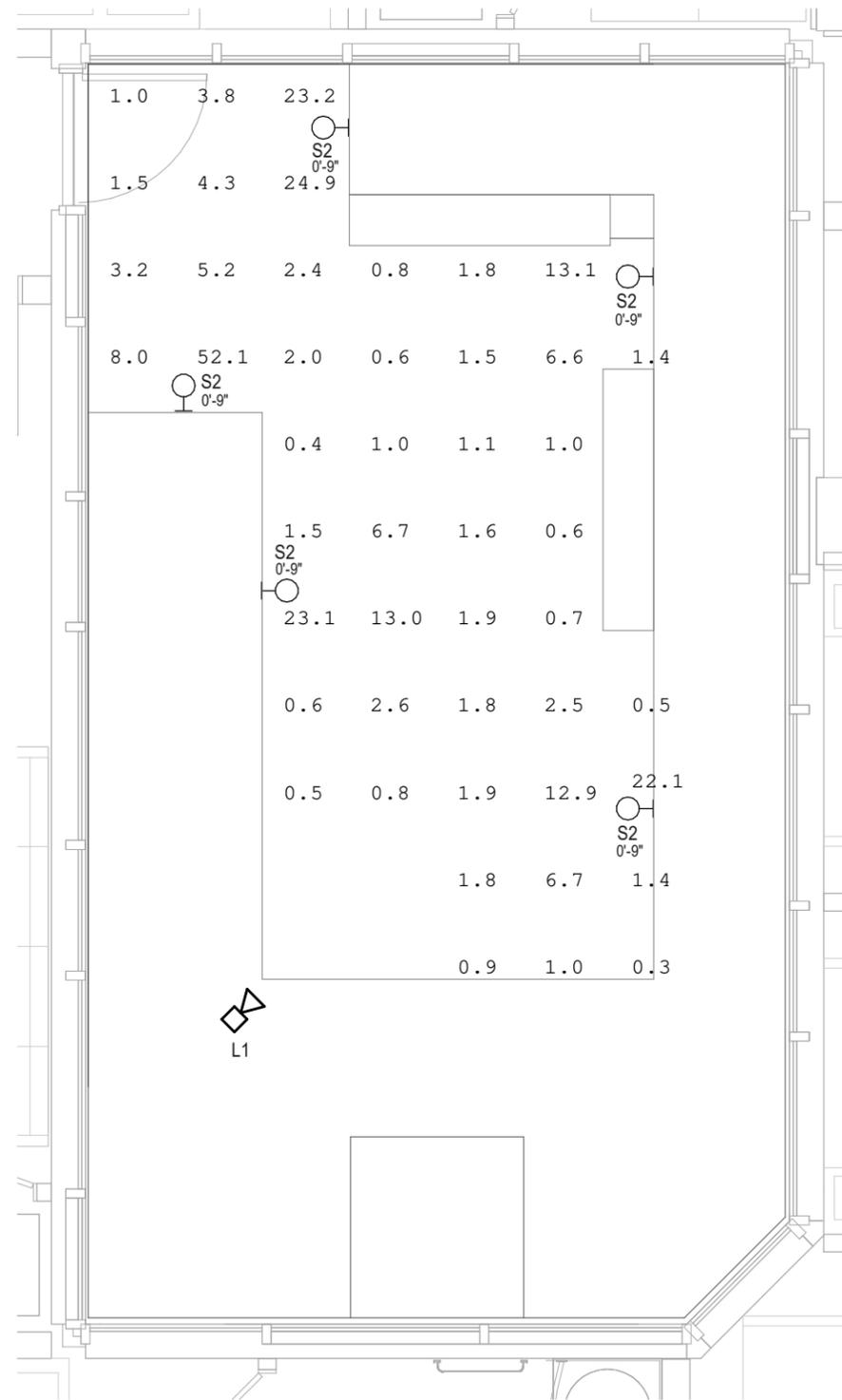
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## GENERAL NOTES:

- A REFER TO EXTERIOR LIGHTING - PHOTOMETRIC PLAN DETAIL SHEETS FOR FIXTURE SCHEDULE AND CUTSHEETS.
- B LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
- C MOUNTING HEIGHTS SHOWN ARE TO BOTTOM OF FIXTURE.

## KEYNOTES:



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COURTYARD 1	Illuminance	Fc	3.31	25.1	0.9	3.68	27.89
COURTYARD 2	Illuminance	Fc	5.71	52.1	0.3	19.03	173.67
COURTYARD 3	Illuminance	Fc	7.01	47.6	0.4	17.53	119.00
COURTYARD 1 EGRESS	Illuminance	Fc	1.51	11.3	0.3	5.03	37.67
COURTYARD 2 EGRESS	Illuminance	Fc	3.28	13.1	0.6	5.47	21.83
COURTYARD 3 EGRESS	Illuminance	Fc	3.26	11.6	0.6	5.43	19.33

## 1 ELECTRICAL COURTYARD 2 PHOTOMETRIC

NO SCALE



THE STANDARD  
MADISON, WI

## EXTERIOR LIGHTING - COURTYARD 2 PHOTOMETRIC PLAN



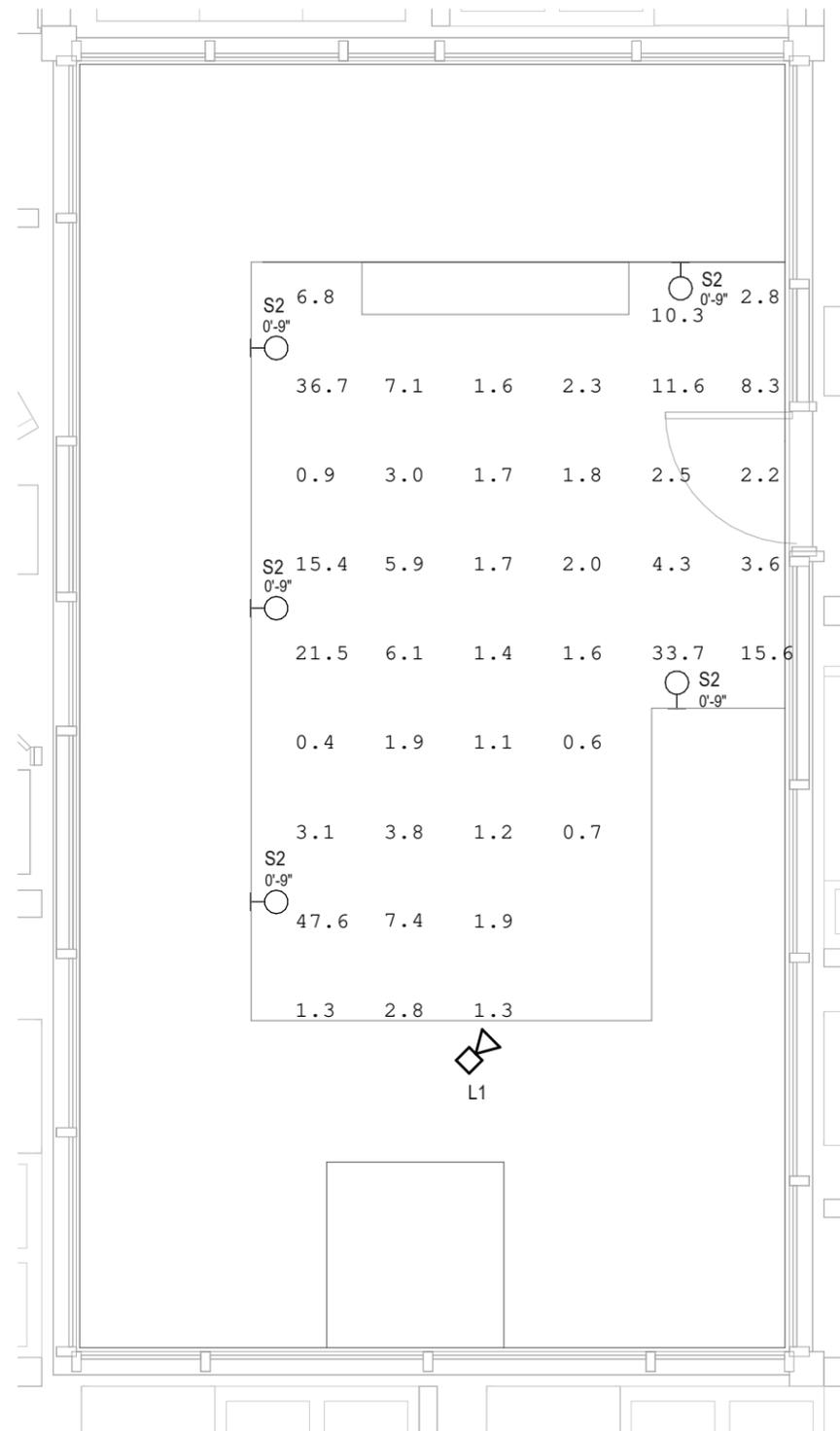
02.09.2026



## GENERAL NOTES:

- A REFER TO EXTERIOR LIGHTING - PHOTOMETRIC PLAN DETAIL SHEETS FOR FIXTURE SCHEDULE AND CUTSHEETS.
- B LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
- C MOUNTING HEIGHTS SHOWN ARE TO BOTTOM OF FIXTURE.

## KEYNOTES:



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COURTYARD 1	Illuminance	Fc	3.31	25.1	0.9	3.68	27.89
COURTYARD 2	Illuminance	Fc	5.71	52.1	0.3	19.03	173.67
COURTYARD 3	Illuminance	Fc	7.01	47.6	0.4	17.53	119.00
COURTYARD 1 EGRESS	Illuminance	Fc	1.51	11.3	0.3	5.03	37.67
COURTYARD 2 EGRESS	Illuminance	Fc	3.28	13.1	0.6	5.47	21.83
COURTYARD 3 EGRESS	Illuminance	Fc	3.26	11.6	0.6	5.43	19.33

## 1 ELECTRICAL COURTYARD 3 PHOTOMETRIC NO SCALE



THE STANDARD  
MADISON, WI

## EXTERIOR LIGHTING - COURTYARD 3 PHOTOMETRIC PLAN



02.09.2026



# LIGHT FIXTURE SCHEDULE

**GENERAL NOTES:**

- A. CATALOG NUMBER INDICATES BASIC FIXTURE TYPE REQUIRED FOR THIS PROJECT AND MAY NOT BE COMPLETE. VERIFY WITH MANUFACTURER TO INCLUDE ALL OPTIONS AND ACCESSORIES REQUIRED FOR THIS INSTALLATION.
- B. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIXTURE LOCATIONS, MOUNTING, AND REQUIREMENTS WITH ARCHITECTURAL PLANS, SECTIONS, ELEVATIONS, AND REFLECTED CEILING PLANS PRIOR TO ORDERING FIXTURES.
- C. ALL FINISHES SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO ORDERING FIXTURES. FINISH SELECTION TO BE FROM MANUFACTURER'S STANDARD FINISHES UNLESS NOTED OTHERWISE. FINISHES SHALL BE VERIFIED AT THE TIME OF SHOP DRAWING SUBMITTAL.
- D. SEE SPECIFICATIONS FOR EXTRA MATERIALS REQUIRED FOR LIGHT FIXTURES.
- E. SAMPLES OF ALL FIXTURES SHALL BE AVAILABLE AT THE ENGINEERS REQUEST DURING SHOP DRAWING REVIEW.
- F. COORDINATE THE COMPATIBILITY OF DIMMING WITH SPECIFIED CONTROLS. DIMMING SHALL BE ACCOMPLISHED WITH NO VISIBLE FLICKER.
- G. EQUALS ARE ACCEPTABLE AND WILL BE REVIEWED AS PART OF THE SHOP DRAWING PROCESS.

TYPE	DESCRIPTION	VOLT	LAMPS		VA / FIXT.	MANUFACTURER	CATALOG NUMBER
			TYPE	QTY / FIXT.			
A1	3" WIDE X 6' LONG RECESSED LED STRIP FIXTURE, ALUMINUM HOUSING, ACRYLIC LENS, WALL WASH DISTRIBUTION, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 600 NOMINAL LUMENS, 3000K, 80 CRI	N/A	24	AXIS LIGHTING	B2SQRLLED-100-80-3000K-WW-6-UNV-DP
A2	3" WIDE X 44' LONG RECESSED LED STRIP FIXTURE, ALUMINUM HOUSING, ACRYLIC LENS, WALL WASH DISTRIBUTION, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 4400 NOMINAL LUMENS, 3000K, 80 CRI	N/A	176	AXIS LIGHTING	B2SQRLLED-100-80-3000K-WW-44-UNV-DP
A3	4" WIDE X 2' LONG RECESSED LED STRIP FIXTURE, ALUMINUM HOUSING, POLYCARBONATE LENS, END FEED, IP 65 RATED, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 1000 NOMINAL LUMENS, 3000K, 90 CRI	N/A	12	AXIS LIGHTING	WBRLLED-500-90-30-S-2-UNV-EF
D2	4" ROUND RECESSED DOWNLIGHT, GALVANIZED STEEL HOUSING, 0-10V DIMMING, MEDIUM DISTRIBUTION, WET LOCATION COVERED CEILING RATED, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 500 NOMINAL LUMENS, 3000K, 90 CRI	N/A	6	GOETHAM	IV04S-D-05LM-30K-90CRI-MD-MIN1-MVOLT-ZT-WL
D3	4" ROUND RECESSED DOWNLIGHT, ALUMINUM HOUSING, ACRYLIC DIFFUSER, IP 65 RATED, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 685 NOMINAL LUMENS, 3000K, 80 CRI	N/A	10	BEGA	B24872K3
L1	2.5" ROUND LED SPOT LIGHT, ALUMINUM HOUSING, ANGLED GLARE SHIELD, IP66 RATED, 50 DEGREE DISTRIBUTION, FINISH TO BE SELECTED BY ARCHITECT.	120V	LED, 365 NOMINAL LUMENS, 3000K, 85 CRI	N/A	7	WAC LIGHTING	5111-30
P1	4' ROUND PENDANT MOUNT RING, WOOD HOUSING, IP67 RATED, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 1299 NOMINAL LUMENS, 3000K, 90 CRI	N/A	18	STRUCTURA	AURA-RNG-D-4-L30-SO-XX-CE/E-STD
S1	10" WIDE STEP LIGHT, ALUMINUM HOUSING, CLEAR SAFETY GLASS, IP65 RATED, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 489 LUMENS, 3000K, 80 CRI	N/A	9	BEGA	B24064K3
S2	6.5" WIDE STEP LIGHT, ALUMINUM HOUSING, CLEAR SAFETY GLASS, IP65 RATED, EXTENDED THROW DISTRIBUTION, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 301 LUMENS, 3000K, 80 CRI	N/A	7	BEGA	B24063K3
ST1	OUTDOOR STRING LIGHTS, 24" SPACING, IP68 RATED, (100) BULB MAX PER STRAND, VERIFY RUN LENGTH WITH ARCHITECT.	UNIV	LED, 15 LUMENS, 3000K	N/A	1	STRUCTURA	ORBIT-L30-SO-40-XX-24-UNV/24-STD
ST2	PLUG IN OUTDOOR STRING LIGHTS, (3) BULBS PER STRAND, 180 LUMENS PER BULB, IP67 RATED, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 180 LUMENS, 2500K	N/A	8	CREATIVE CABLES	MARINA3 STRING LIGHT
T1	LED TAPE LIGHT, 2.8 W/FT, FIELD CUTABLE EVERY 1.97", SILICONE CONSTRUCTION, MILKY WHITE DIFFUSE LENS, IP65 RATED.	120V	LED, 130 LM/FT, 3000K	N/A	0	DURA LAMP	DFA-TB-28-O-30-24
W1	7" WIDE X 8" TALL RECTANGULAR LED WALL SCONCE, DIE-CAST ALUMINUM HOUSING, IP66 RATED, 0-10V DIMMING, TYPE 2 URBAN DISTRIBUTION, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 725 DELIVERED LUMENS, 3000K, 70 CRI	N/A	5	COOPER LIGHTING	GKO-PB1A-730-U-T2U
W2	7" WIDE X 8" TALL RECTANGULAR LED WALL SCONCE, DIE-CAST ALUMINUM HOUSING, IP66 RATED, 0-10V DIMMING, TYPE 1 DISTRIBUTION, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 760 DELIVERED LUMENS, 3000K, 70 CRI	N/A	5	COOPER LIGHTING	GKO-PB1A-730-U-T1
W3	7" WIDE X 8" TALL RECTANGULAR LED WALL SCONCE, DIE-CAST ALUMINUM HOUSING, IP66 RATED, 0-10V DIMMING, TYPE 2 URBAN DISTRIBUTION, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 1411 DELIVERED LUMENS, 3000K, 70 CRI	N/A	10	COOPER LIGHTING	GKO-PB1B-730-U-T2U
W4	9" WIDE X 30" TALL LED WALL SCONCE, ALUMINUM HOUSING, HIGH IMPACT ACRYLIC LENS, 0-10V DIMMING, IP66 RATED, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 729 DELIVERED LUMENS, 3000K, 85 CRI	N/A	23	ALVA LIGHTING	TEX-JR-30-EOB-3000
W5	6.5" WIDE X 6.5" TALL LED WALL SCONCE, ALUMINUM HOUSING, CLEAR SAFETY GLASS, IP65 RATED, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 1784 DELIVERED LUMENS, 3000K, 90 CRI	N/A	32	BEGA	B22433K3
W6	5" SQUARE WALL SCONCE, ALUMINUM HOUSING, CRYSTAL GLASS LENS, IP 64 RATED, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 420 DELIVERED LUMENS, 3000K, 90 CRI	N/A	10	BEGA	B33449K3

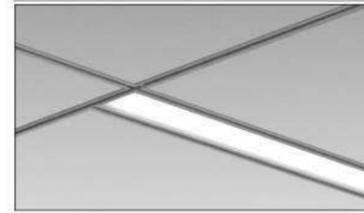


**THE STANDARD**  
MADISON, WI

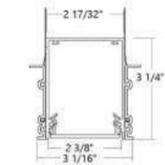
EXTERIOR LIGHTING - PHOTOMETRIC PLAN DETAILS



02.09.2026



Spotless Lens



SO Spotless Lens, ASO Asymmetric, RFA Room Fill Asymmetric, BW Batwing, NW Narrow, GZ Graze, WW Wall Wash, UB Ultra Blend

CCEA, Autone Tunable White, POE, CULus Listed Type L.C., Control Sensors, ULus, bios

Project \_\_\_\_\_  
 Type \_\_\_\_\_  
 Notes \_\_\_\_\_

**PERFORMANCE PER LINEAR FOOT AT 3500K**

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY	SHIELDING
1000 lm/ft	8.5 W/ft	118 lm/W	SO
750 lm/ft	7.6 W/ft	106 lm/W	GZ
750 lm/ft	7.5 W/ft	107 lm/W	NW
750 lm/ft	7.6 W/ft	107 lm/W	ASO
1000 lm/ft	10 W/ft	100 lm/W	BW
1000 lm/ft	7.9 W/ft	126 lm/W	1M
1000 lm/ft	9.4 W/ft	98 lm/W	WFBL
750 lm/ft	7.6 W/ft	107 lm/W	WW
1000 lm/ft	8.4 W/ft	119 lm/W	0.25G
1000 lm/ft	9.5 W/ft	106 lm/W	UB
1000 lm/ft	9.4 W/ft	107 lm/W	RFA

Please consult factory for custom lumen output and wattage.

**Ordering Guide**

B25QRLED	NOM. LUMENS/FT	CRI	COLOR TEMP. (choose one)	SHIELDING
<b>B25QRLED</b> Recessed LED	300 300 lm/ft - min 750 750 lm/ft - max for GZ, NW, WW, ASO* 1000 1000 lm/ft - max	80 80 CRI 90 90 CRI*	27 2700 K 30 3000 K 35 3500 K 40 4000 K B30 3000 K - BIOS* B35 3500 K - BIOS* B40 4000 K - BIOS*	SO spotless lens BFBL black flat blade louver WFBL white flat blade louver GFBL grey flat blade louver 0.25G 0.25" Glo lens UB ultra blend lens* 1M 1" StepLens, lum. end cap ASO Asymmetric (flush only) BW Batwing (flush only) NW Narrow (flush only) GZ Graze (flush only) WW Wallwash (flush only) RFA room fill asymmetric

Outputs between listed min and max are available. \* 750 lm/ft max. only for GZ, NW, WW and ASO. Consult factory for outputs outside of the listed range. Consult factory for max output with BIOS.

\* Not available with BIOS. Consult Autone technical sheet for more information of color technology. Consult BIOS guide for more information on BIOS technology. \*Default lens for Tunable white and BIOS. Consult factory for other lens.

LENGTH	MR (OPTIONAL)	FINISH	VOLTAGE	DRIVER	CIRCUITS
2 2" 3 3" 4 4" 5 5" 6 6" 8 8" 12 12" S(L) system run 44 FT	DMLED(Ø) downlight module LED A1 A2	W white BLK black C custom	120 120 V 277 277 V 347 347 V UNV universal DC low voltage*	DP dimming (0-10V) 1% LT(Ø) Lutron* BI bi-level dimming O(Ø) other** DPB(STC) dimming (0-10V) 1% with BIOS* DPB(DYN) BiDimming™ 100%-50% with BIOS* TW(Ø) tunable white drivers* POE(Ø) POE drivers*	1 1 circuit 2 2 circuits +E(Ø) emergency circuit* +NL(Ø) night light circuit* +GTD(Ø) generator transfer device* +M MR

Add 6" per lamp. Specify quantity. Separate circuits included. Requires 120V or 277V. Available in luminaires with Autone and BIOS but downlight modules will not be tunable white or BIOS LEDs.

\* Only available with POE drivers. \*\*See page 2 to specify system. \*\*Please consult factory; see page 2. \*Specify quantity.

MOUNTING	OTHER (OPTIONAL)	OTHER (OPT.)	IC CONTROLS (OPT.)	CUSTOM (OPT.)
TB9 t-bar 9/16" TB15 t-bar 15/16" ST screw slot t-bar TG9 tegular 9/16" TG15 tegular 15/16" DF drywall flange D drywall flangeless DS drywall spackle flange DB drywall slip-through bracket	B(Ø) battery pack (integral)	FW flex whip (6' std) * CP Chicago plenum	DS(Ø) daylight sensor OS(Ø) occupancy sensor DOS(Ø) daylight & occupancy sensor WC(Ø) wireless control dimming	C custom

Minimum 4ft; please consult factory. Not available with 347V. \* Other lengths available; please consult factory. Specify quantity. Requires 8" blank. See integrated controls guide for more details. Consult factory for Tunable White. Not available with DPB-DYN driver for BIOS with Dynamic Spectrum. Please specify.

Recessed wall luminaire - Extended throw

BEGA

**Application**

Recessed wall luminaire with asymmetric forward throw distribution for superior illumination of ground surfaces from an extremely low mounting height. The optimal mounting height between 1' and 1.5' above finished grade. Separate installation housing allows for seamless coordination into construction and easy maintenance.

**Materials**

Clear safety glass with printed optical texture  
 Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy BEGA Tricoat®, a 3-layer finishing technology for increased corrosion protection  
 Stainless steel screw clamps  
 Mechanically captive stainless steel fasteners  
 Composite installation housing  
 Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations  
 Protection class IP 65

Weight: 1.7 lbs.

**Electrical**

Operating voltage 120-277VAC  
 Minimum start temperature -30°C  
 LED module wattage 7.2 W  
 System wattage 8.8 W  
 Controllability 0-10V, TRIAC, and ELV dimmable  
 Color rendering index Ra > 80  
 Luminaire lumens 489lm  
 LED service life (L70) 60000hrs

**LED color temperature**

- 4000K (K4)
- 3500K (K35)
- 3000K (K3)
- 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

**Available colors**

- Black (BLK)
- Silver (SLV)
- Natural Bronze (NTB)
- CUS:
- Bronze (BRZ)
- White (WHT)
- RAL:

Type:

BEGA Product:

Project:

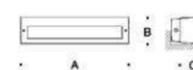
Modified:

**Available options**

- CUS Custom finish
- FSC Fusing
- MGU Marine grade undercoat
- NTB Natural bronze (premium finish)
- RAL RAL Classic, matte finish

**Included (available for pre-shipment)**

- BB24064 Installation housing



Recessed wall luminaire - Extended throw

LED	A	B	C
B24064	7.2 W	10 7/8"	2 3/4" 5"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com Updated 02/03/26 © copyright BEGA 2026

1 FIXTURE TYPE A1 & A2  
 NO SCALE



THE STANDARD  
 MADISON, WI

2 FIXTURE TYPE S1  
 NO SCALE

EXTERIOR LIGHTING - PHOTOMETRIC PLAN DETAILS



02.09.2026

# IVO™ 4" Round Shallow Recessed Downlight

## New Construction & Remodel



TRIM STYLES AND COLORS

### Flange Styles



### Reflector Colors



### Feature Set

- Ultra Shallow recessed downlight fits in plenums as small as 2 inches above ceiling
- Perfect Color™ consistency within 1/2-step MacAdam Ellipse
- Exceptional color rendering with 80 CRI, 90 CRI, or 95 CRI minimum
- Bounding Ray™ optical design delivers low brightness apertures for a comfortable lighting experience
- 65° cutoff to source and source image
- Batwing distributions with feathered edges to provide even illumination fixture-to-fixture
- Field adaptable with interchangeable optics and trims
- Up to 90% lumen maintenance at 55,000 hours
- Wet Location optional, covered ceiling
- ICAT is Spray Foam Compatible
- ENERGY STAR® Certified product
- Title 24, JA8 compliant

### Distribution / Beam Angles



### Superior Performance\*

Nominal Lumens	05LM	07LM	10LM	15LM	20LM	25LM	30LM
Delivered Lumens	527	777	1060	1475	1929	2375	2797
Wattage	5.3	7.8	10.5	15.7	22.4	25.0	30.7
Lumens per Watt	99	100	101	94	86	95	91

\*Based on 3500K AR LSS MWD 80CRI  
\*\* E7WR option add 3.8 watts

### IVO 4" Round Product Family



EXAMPLE: IVO4S D 10LM 35K 80CRI MWD MIN10 MVOLT ZT NCH P AR LSS F

Series	Function	Lumen Packages	Kelvin Temperature	Color Rendering Index <sup>2</sup>	Distribution	Dimming Level
IVO4S Round Shallow Recessed	D Downlight	05LM <sup>1</sup> 500 Lumens	27K 2700K	80CRI 80+ CRI	MD Medium Batwing (0.8 s/mh, 60°)	MIN10 Min 10% Dim Level
		07LM 750 Lumens	30K 3000K	90CRI 90+ CRI		MIN1 Min 1% Dim Level
		10LM 1000 Lumens	35K 3500K	95CRI 95+ CRI	MWD Medium Wide Batwing (1.0 s/mh, 65°)	DARK Min 0.1% Dim Level, Dim-to-Dark
		15LM 1500 Lumens	40K 4000K			
		20LM 2000 Lumens	50K 5000K			
		25LM 2500 Lumens				
30LM 3000 Lumens			WD Wide Batwing (1.2 s/mh, 75°)			

ORDERING INFORMATION

Voltage	Control Input <sup>4</sup>	Emergency Option	Housing Style	Options
MVOLT 120V-277V	ZT <sup>1</sup> Generic 0-10V	(Blank) No Emergency	NCH Non-IC Housing (new construction only)	BAA Buy America(n) Act or Build America By America Qualified Single Fuse. Specify 120 or 277.
120 120V	EZT EldoLED 0-10V	E7WR <sup>2</sup> IOTA 7W Emergency battery pack, Constant Power, Title 20 compliant, remote test switch	ICAT IC/Airtight Housing (new construction only). 2000LM max. Spray foam compatible.	SF <sup>1</sup> Wet Location
277 277V	ELV <sup>3</sup> Phase Dimming (Forward/Reverse) (120V only)	GTD <sup>1</sup> Generator Transfer Device	CP Chicago Plenum CCEA Housing (new construction only).	
347 <sup>1</sup> 347V	DMX <sup>7</sup> DMX		RM Non-IC Remodel Housing (install from below). Not available with Emergency Pack options.	
	DALI <sup>7</sup> DALI-2			
	NLIGHT <sup>8</sup> Wired controls by nLight			
	NLTAIR2 <sup>8</sup> Wireless controls by nLight Air			
	NLIGHTER <sup>8</sup> Wired controls by nLight with UL924 listed emergency operation			
	NLTAIREM2 <sup>8</sup> Wireless controls by nLight Air with UL924 listed emergency operation			

Trim Style	Trim Color	Trim Finish	Flange Option
P Open Reflector	AR Clear Anodized BR Black Anodized GR Gold Anodized PR Pewter Anodized WTR Wheat Anodized WR <sup>10,14</sup> White Gloss (painted) WMR <sup>10</sup> Soft White Matte (painted) WRAMF <sup>10</sup> White Gloss with Anti-Microbial (painted) BZR <sup>10,14</sup> Dark Bronze Gloss (painted) TRALTBD <sup>10,11,14</sup> Trim RAL # (TBD for pricing only) TCPC <sup>10,14</sup> Trim Custom Paint Color	LD Matte Diffuse LS Specular LSS Semi Specular	F Self Flanged (color matches trim) FL Flangeless (Drywall) FLM Flangeless Millwork FBL <sup>12</sup> Flange Only Black FWR <sup>12</sup> Flange Only White FRALTD <sup>11,14</sup> Flange Only RAL FCPC <sup>14</sup> Flange Only Custom Paint Color

### ACCESSORIES – order as separate catalog numbers (shipped separately)

IVO4SOPTC D MD U	Field Replaceable Optic, Medium Distribution
IVO4SOPTC D MWD U	Field Replaceable Optic, Medium Wide Distribution
IVO4SOPTC D WD U	Field Replaceable Optics, Wide Distribution
GRA4/6.SIVO JZ	Round goof ring adapter 4" ID, 6.5" OD
SCA4	Sloped ceiling adaptor. Degree of slope must be specified (50, 100, 150, 200, 250, 300). Ex: SCA4 100. Refer to TECH-190 for details.
IVO4FLMKIT	IVO 4" Round Flangeless in Millwork Ceiling Cutout Template (min. 1 required per install)
IVO4FLMBIT	IVO Flangeless in Millwork Straight Router Bit, 1/4" Shank with Bearing (optional)

### ORDERING NOTES

- 05LM only available with ELV or ZT. Not available with 347V.
- 50K CCT is not available with 90CRI. 35K, 40K or 50K is not available with 95CRI.
- 347 only available with ZT at MIN1 or MIN10. Not available with nLight devices or Emergency Options.
- Refer to Tech-240 for compatible dimmers.
- ZT is not available with DARK.
- ELV only is only available with MIN1.
- DMX and DALI are only available with DARK.
- E7WR and GTD are not available with DMX, NLIGHT, NLTAIR2, NLIGHTER, NLTAIREM2, or with RM housing.
- RM with SF is not available with DMX or nLight.
- Not available with Trim Finish.
- Replace with applicable RAL number and finish when ready to order. See RAL BROCHURE for available color options.
- For use with different reflector flange colors only (i.e. AR, BZR, GR, PR, WTR, WR, WMR, WRAMF options). Not applicable with BR (black reflector) or FL (flangeless), TRALTBD or TCPC options.
- For use with different reflector flange colors only (i.e. AR, BR, BZR, GR, PR, WTR options). Not applicable with WR, WMR, WRAMF (white reflector) or FL (flangeless), TRALTBD or TCPC options.
- TRALTBD or TCPC are not compatible with FRALTD or FCPC.

1 FIXTURE TYPE D2  
NO SCALE



THE STANDARD  
MADISON, WI

EXTERIOR LIGHTING - PHOTOMETRIC PLAN DETAILS



Recessed wall luminaire · Extended throw

BEGA

**Application**

Recessed wall luminaire with asymmetric forward throw distribution for superior illumination of ground surfaces from an extremely low mounting height. The optimal mounting height between 1' and 1.5' above finished grade. Separate installation housing allows for seamless coordination into construction and easy maintenance.

**Materials**

Clear safety glass with printed optical texture  
 Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy  
 BEGA Tricoat ®, a 3-layer finishing technology for increased corrosion protection  
 Stainless steel screw clamps  
 Mechanically captive stainless steel fasteners  
 Composite installation housing  
 Pure anodized aluminum reflector.

**NRTL** listed to North American Standards, suitable for wet locations  
 Protection class IP 65

**Weight:** 1.2 lbs.

**Electrical**

Operating voltage 120-277VAC  
 Minimum start temperature -40° C  
 LED module wattage 5.1 W  
 System wattage 6.8 W  
 Controllability 0-10V dimmable  
 Color rendering index Ra > 80  
 Luminaire lumens 301 lm  
 LED service life (L70) 60000hrs

**LED color temperature**

- 4000K (K4)
- 3500K (K35)
- 3000K (K3)
- 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

**Available colors**

- Black (BLK)
- Silver (SLV)
- Natural Bronze (NTB)
- CUS:
- Bronze (BRZ)
- White (WHT)
- RAL:

Type:

BEGA Product:

Project:

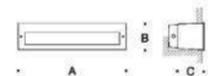
Modified:

**Available options**

- CUS Custom finish
- FSC Fusing
- MGU Marine grade undercoat
- NTB Natural bronze (premium finish)
- RAL RAL Classic, matte finish

**Included (available for pre-shipment)**

- BB24063 Installation housing



Recessed wall luminaire · Extended throw

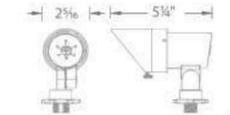
	LED	A	B	C
<b>B24063</b>	5.1 W	6 7/8"	2 3/4"	5"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com Updated 01/27/26

**MINI ACCENT 12V**

5111



**PRODUCT DESCRIPTION**

Landscape mini accent luminaire. One fixture replaces all older halogen landscape accent lights

**FEATURES**

- Continuously Adjustable Beam Angles. Indexed at 10°, 25°, 40°, 50°
- Continuously Adjustable brightness control. Indexed at 1W, 2W, 4W, 6W, 7W
- IP66 rated, Protected against high-pressure water jets
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Constant output for 9V-15V input
- Can be used as an uplight or downlight
- 2700K or 3000K color temperature
- Mounting stake, detachable shroud, 6' lead wire and direct burial gel filled wire nuts included
- MLV dimmable with remote MLV dimmers

**WAC**

**LANDSCAPE LIGHTING**

Fixture Type:

Catalog Number:

Project:

Location:

**SPECIFICATIONS**

**Input:** 9-15VAC  
**Power:** 1W to 7W / 2VA -10.5VA (Use VA value for sizing the transformer and calculate voltage drop.)  
**Brightness:** 45 lm to 365 lm  
**Beam Angle:** 10° to 50°  
**CRI:** 85  
**Rated Life:** 70,000 hours

**ORDERING NUMBER**

		Color Temp		Finish	
<b>5111</b>	Mini Accent 12V	<b>27</b>	2700K Warm White	<b>BK</b>	Black on Aluminum
		<b>30</b>	3000K Pure White	<b>BZ</b>	Bronze on Aluminum
				<b>BBR</b>	Bronze on Brass
				<b>WT</b>	White on Aluminum

**5111-30**

Example: **5111-30BBR**

wacighting.com    Headquarters, East Manufacturing Facility    South East Manufacturing Facility    Central Manufacturing Facility    West Manufacturing Facility  
 Phone (800) 526.2588    44 Harbor Park Drive    1600 Distribution Ct    1700 South J Elmer Freeway, Ste 100    1750 S Archibald Ave.  
 Fax (800) 526.2585    Port Washington, NY 11050    Lithia Springs, GA 30122    Cedar Hill, TX 75104    Ontario, CA 91761

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAR 2025 1

1 **FIXTURE TYPE S2**  
NO SCALE



**THE STANDARD**  
MADISON, WI

2 **FIXTURE TYPE L1**  
NO SCALE

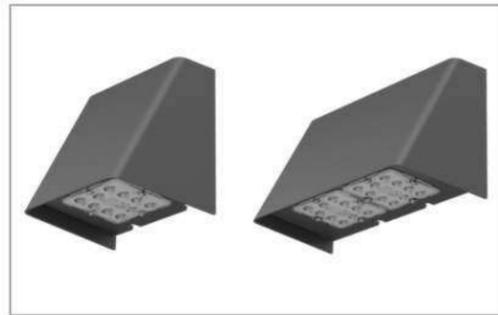
**EXTERIOR LIGHTING - PHOTOMETRIC PLAN DETAILS**



02.09.2026

**MYEFSKI**  
ARCHITECTS  
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Project	Catalog #	Type
Prepared by	Notes	Date



## McGraw-Edison GKO Gekko

### Wall Mount Luminaire

#### Product Features



#### Product Certifications



#### Connected Systems

- WaveLinX PRO Wireless
- WaveLinX LITE Wireless

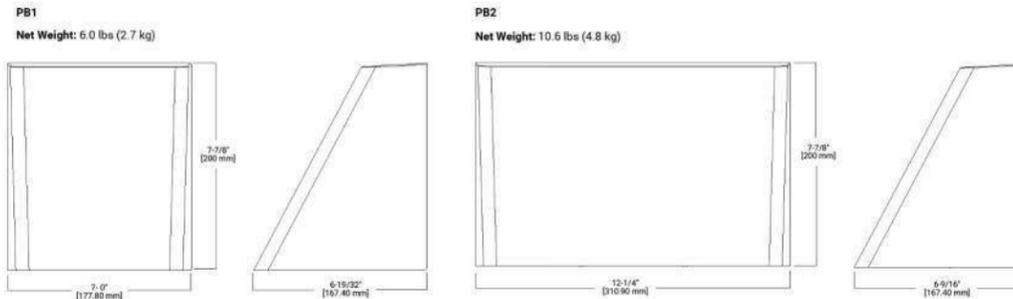
#### Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

#### Quick Facts

- Available in small and medium housing sizes
- Choice of 5 optical distributions
- 11 lumen packages from 750 up to 13,500
- Efficacies up to 169 lumens per watt

#### Dimensional Details



NOTES:  
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.  
2. IDA Certified for 3000K CCT and warmer only.



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October 29, 2025 12:10 PM

## McGraw-Edison

## GKO Gekko

### Ordering Information

SAMPLE NUMBER: **GKO-PB2A-740-U-T3-BK**

Product Family	Light Engine Configuration	Lumen Output	Color Temperature	Voltage	Distribution	Finish	
<b>GKO</b> =Gekko Wall Luminaire <b>BAA</b> =GKO-Gekko Buy American Act Compliant 1 <b>TAA</b> =GKO-Gekko Trade Agreements Act Compliant 1 <b>BABAF</b> =GKO-Gekko Build America Buy American Act Compliant for FHWA funded projects	<b>PB</b> =Mini 10-LED Light Square	1=Small, 1 Square 2=Medium, 2 Square	<b>A</b> =Output Level 1 <b>B</b> =Output Level 2 <b>C</b> =Output Level 3 <b>D</b> =Output Level 4 <b>E</b> =Output Level 5 <b>F</b> =Output Level 6 1	<b>722</b> =70 CRI, 2200K CCT <b>727</b> =70 CRI, 2700K CCT <b>730</b> =70 CRI, 3000K CCT <b>743</b> =70 CRI, 4000K CCT <b>750</b> =70 CRI, 5000K CCT <b>AMB</b> =Amber 590nm 2	<b>U</b> =120-277V <b>1</b> =120V <b>2</b> =208V <b>3</b> =240V <b>4</b> =277V <b>8</b> =480V 16 17 <b>9</b> =347V 17	<b>T1</b> =Type I <b>T2</b> =Type II Round <b>T2U</b> =Type II Urban <b>T3</b> =Type III <b>T4</b> =Type IV Wide	<b>AP</b> =Grey <b>BZ</b> =Bronze <b>BK</b> =Black <b>DP</b> =Dark Platinum <b>GM</b> =Graphite Metallic <b>NW</b> =New White
	<b>Options (Add as Suffix)</b>		<b>Controls and Systems Options (Add as Suffix)</b>		<b>Accessories (Order Separately)</b>		
	<b>F</b> =Single Fused (120, 277 or 347, Specify Voltage) <b>FF</b> =Double Fused (208, 240 or 480, Specify Voltage) <b>20MSP</b> =Parallel 20kV MOV Surge Protective Device <b>20K</b> =Series 20kV UL1449 Fused Surge Protective Device <b>ZL</b> =Two Circuits 3 <b>CBP</b> =Battery Pack, Cold Weather Rated 4 11 <b>CEC</b> =Battery Pack, Cold Weather Rated, CEC Compliant 4 11 <b>HSS</b> =Factory Installed House Side Shield <b>HA</b> =50°C High Ambient 16 <b>CC</b> =Coastal Construction 5		<b>BPC</b> =Button Type Photocontrol (120, 208, 240 or 277V, Must Specify Voltage) <b>FADC</b> =Field Adjustable Dimming Controller 4 <b>SPB1</b> =Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting 14,15 <b>SPB2</b> =Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting 14,15 <b>MS/DIM-L08</b> =Motion Sensor for Dimming Operation, <8' Mounting 14,15 <b>MS/DIM-L20</b> =Motion Sensor for Dimming Operation, 8' - 20' Mounting 14,15 <b>WPS2WH</b> =WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7'-15' Mounting 14,15 <b>WPS4WH</b> =WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15'-48' Mounting 14,15 <b>WLS2WH</b> =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7'-15' Mounting 14,15 <b>WLS4WH</b> =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15'-48' Mounting 14,15		<b>PBSS</b> =House Side Shield (Single) 8 <b>PBFS</b> =Perimeter Fence Shield Kit (4 Pieces) <b>FSIR-100</b> =Wireless Configuration Tool for MS/DIM 8 <b>MA1252</b> =10kV Surge Module Replacement		
	<b>NOTES:</b> 1. Output Level 6 not available with PB2. 2. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Output Level 1; supplied at 300mA for PB1, 600mA for PB2. Not available with HA option. Exact luminaire wattage available in IES files. 3. Not available with PB1. Not available with FF option, or controls options at 347V or 480V. 4. Operates at -20°C to +40°C. Not available with HA option. 5. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 6. Smart device with mobile application required to change system defaults. See controls section for details. 7. Includes integral photosensor. 8. Not available with PB1 at Output Level 1 or 2. Not available with other motion activated control options. 9. One required per PB light square. 10. Combination of CBP and HA not available with PB2 at output level 4 or 5. 11. When motion controls are selected, PB1 uses surface mount sensor in PB2 housing. PB2 uses side-mount motion sensor in PB2 housing. 12. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 13. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 14. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 15. 480V not to be used with ungrounded or impedance grounded systems. 16. WAC Gateway required to enable field-configurability. Order WAC-POE and WPOE-120 (10V to PoE injector) power supply if needed. 17. Not available with PB1A and PB1B.						

#### Product Specifications

##### Construction

- Available in small (1 square) and medium (2 square) sizes
- Die-cast aluminum housing
- IP66 rated housing
- IK10 impact rated

##### Optics

- 10-LED square light engine
- 5 optical distributions
- IDA Certified (3000K CCT and warmer only)
- 2 versions of field-installable shielding for superior spill light control
  - Single-piece snap-on square shields (HSS)
  - Multiple-piece configurable vertical perimeter shielding (PFS)

##### Electrical

- Standard with 0-10V dimming
- Standard with 10kV surge device
- 10kV or 20kV surge protective options with series or parallel configurations
- 40°C to 40°C ambient temperature operating range with optional high ambient (HA) 50°C

##### Controls

- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Default setting is the highest position at the lumen output selected

##### Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- 3,000-hours per ASTM B117, with a scribe rating of 7 per ASTM D1654 for standard color finish
- Coastal Construction (CC) option available

##### Typical Applications

- Exterior wall, walkway

##### Compliance

- BAA domestic preference option meets BAA requirements. See DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams.
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

##### Warranty

- Five year limited warranty, consult website for details. [www.cooperlighting.com/legal](http://www.cooperlighting.com/legal)



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October 29, 2025 12:10 PM

# 1 FIXTURE TYPE W1, W2 & W3

NO SCALE

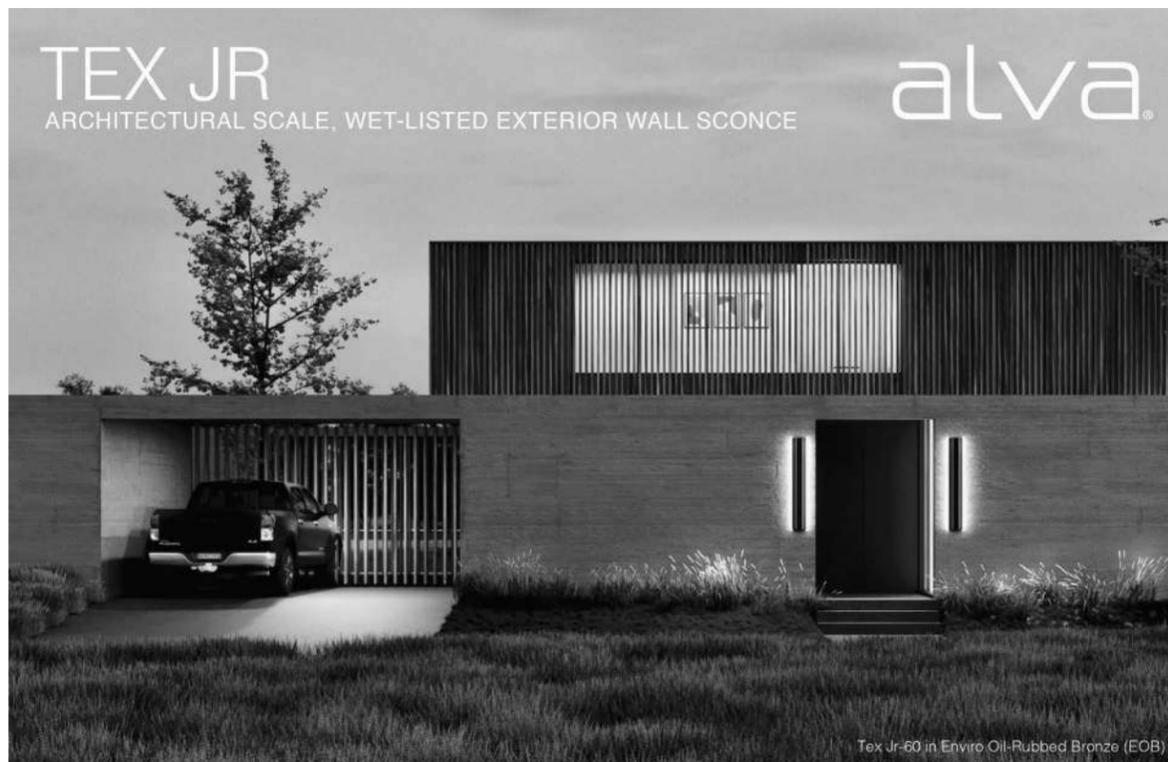


THE STANDARD  
MADISON, WI

## EXTERIOR LIGHTING - PHOTOMETRIC PLAN DETAILS

02.09.2026





Tex Jr-60 in Enviro Oil-Rubbed Bronze (EOB)



Tex Jr-60 in Enviro Oil-Rubbed Bronze (EOB)



<b>APPLICATIONS</b>	Direct/indirect grazing luminaire for exterior/interior use: flanking doors, on columns, on building facades, between windows, corridors, and elevator lobbies
<b>SIZES</b>	<ul style="list-style-type: none"> <li>• 18" H x 7" W x 4"D, 8 lbs</li> <li>• <b>30" H x 9" W x 4"D, 18 lbs</b></li> <li>• 60" H x 9" W x 4"D, 36 lbs</li> </ul>
<b>MOUNTING</b>	<ul style="list-style-type: none"> <li>• J-Box 3.0 or 4.0 at center or end of fixture</li> <li>• Steel mounting system with mounting plate and cover with rubber gaskets between the junction box and mounting plate</li> <li>• Can be mounted vertically or horizontally</li> </ul>
<b>SPECIFICATIONS</b>	<ul style="list-style-type: none"> <li>• High efficiency, fully integrated proprietary LED module</li> <li>• IP66 Rated</li> <li>• 120-277V input</li> <li>• 100,000+ hours rated life time</li> <li>• 10 Year Limited Warranty (excludes shade)</li> <li>• Title 24 Compliant</li> <li>• ADA Compliant</li> </ul>
<b>LAMPING</b>	<ul style="list-style-type: none"> <li>• 80 CRI minimum   <b>85 CRI typical</b></li> <li>• <b>3000K</b> 3500K, 4000K standard</li> <li>• Tex Jr 18: 36W, 2900 delivered lumens</li> <li>• <b>Tex Jr 30: 23W, 729 delivered lumens</b></li> <li>• Tex Jr 60: 37W, 1221 delivered lumens</li> <li>• 0-10V Dimming (100-10%)</li> </ul>
<b>CONSTRUCTION</b>	Fixture shell (shade): Heavy gauge aluminum with industrial powder coat finish and high impact acrylic

ALVALIGHT.COM P: 510 993 0898

SPECIFICATIONS SUBJECT TO CHANGE, REVISED JUNE 2024

1 **FIXTURE TYPE W4**  
NO SCALE



**THE STANDARD**  
MADISON, WI

Wall washer · Asymmetric

**BEGA**

**Application**  
Designed for indirect or direct lighting effects for interior and exterior locations. This wall luminaire is for illuminating surfaces adjacent to the installation surface, such as ceilings, arches, and canopies. DarkSky Approved when installed facing down (2700K and 3000K only)

**Materials**  
Clear safety glass with white ceramic coating  
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners  
Galvanized zinc-plated mounting bracket  
Pure anodized aluminum reflector

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP 65

**Weight:** 4.5lbs.

**Electrical**  
Operating voltage 120-277VAC  
Minimum start temperature -30° C  
LED module wattage 25.3W  
System wattage 32.0W  
Controllability 0-10V dimmable  
Color rendering index Ra > 90  
Luminaire lumens 1784 lm  
LED service life (L70) 60000 hrs

**LED color temperature**  
 4000K (K4)  
 3500K (K3S)  
 **3000K (K3) (DarkSky Approved)**  
 2700K (K27) (DarkSky Approved)

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

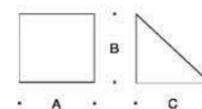
**Finish**  
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

**Available colors**  
 Black (BLK)  Bronze (BRZ)  
 Silver (SLV)  White (WHT)  
 Natural Bronze (NTB)  RAL:  
 CUS:

Type:  
BEGA Product:  
Project:  
Modified:

**Available options**  
 CUS Custom finish  
 MGU Marine grade undercoat  
 NTB Natural bronze (premium finish)  
 RAL RAL Classic, matte finish

**Included (available for pre-shipment)**  
 B19538 Small opening wiring box



Wall washer · Asymmetric			
LED	A	B	C
<b>B22433</b> 25.3W	6 1/2"	6 7/8"	7 1/8"

**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com  
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com  
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2 **FIXTURE TYPE W5**  
NO SCALE

**EXTERIOR LIGHTING - PHOTOMETRIC PLAN DETAILS**



02.09.2026

Wall luminaire · Light emission on one side

BEGA

**Application**

This wall mounted luminaire has light output on one side. Thick-walled crystal glass characterizes the design of this distinctive luminaire. Arranged individually or in groups, this is a great design element for a host of lighting applications.

**Materials**

Pressed crystal glass with white ceramic coating on one side  
 Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy  
 High temperature silicone gasket  
 Mechanically captive stainless steel fasteners

**NRTL** listed to North American Standards, suitable for wet locations  
 Protection class IP 64

**Weight:** 3.1 lbs.

**Electrical**

Operating voltage 120-277V AC  
 Minimum start temperature -30° C  
 LED module wattage 8.2W  
 System wattage 10.0W  
 Controllability 0-10V, TRIAC, and ELV dimmable  
 Color rendering index Ra > 80  
 Luminaire lumens 420lm  
 LED service life (L70) 60000hrs

**LED color temperature**

- 4000K (K4)
- 3500K (K35)
- 3000K (K3)
- 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

**Available colors**

- Black (BLK)
- Silver (SLV)
- Natural Bronze (NTB)
- CUS:
- Bronze (BRZ)
- White (WHT)
- RAL:

Type:

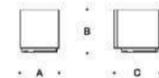
BEGA Product:

Project:

Modified:

**Available options**

- CUS Custom finish
- FSC Fusing
- MGU Marine grade undercoat
- NTB Natural bronze (premium finish)
- RAL RAL Classic, matte finish



Wall luminaire · Light emission on one side

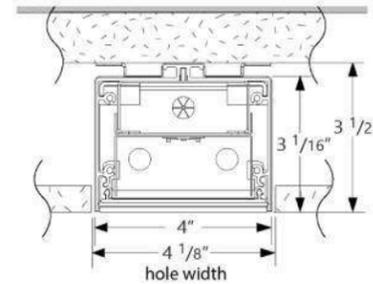
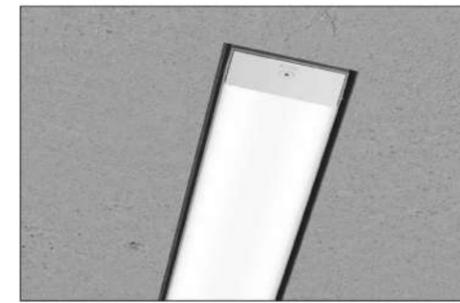
	LED	A	B	C
<b>B33449</b>	8.2W	4 3/4"	5 1/2"	5 1/2"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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wet BEAM4 LED

RECESSED HORIZONTAL MOUNT



Project \_\_\_\_\_  
 Type \_\_\_\_\_  
 Notes \_\_\_\_\_

**PERFORMANCE PER LINEAR FOOT AT 3500K**

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY
1000 lm/ft	11.5 W/ft	87 lm/W

Please consult factory for custom lumen output and wattage.



**Ordering Guide**

WBRLLED	NOM.LUMENS/FT	CRI	COLOR TEMP.	S	LENGTH (FT)
<b>WBRLLED</b> Recessed LED	400 400 lm/ft - Min. 1000 1000 lm/ft - Max. 500 lumen/ft	80 80 CRI 90 90 CR	27 2700 K 30 3000 K 35 3500 K 40 4000 K	S satin lens	2 2' 3 3' 4 4' 5 5' 8 8' S# system run Nominal fit length not including end caps

Outputs between listed min and max are available. Consult factory for outputs outside of the listed range.

FINISH	VOLTAGE	DRIVER	CIRCUITS	MOUNTINGS
AP aluminum paint W white BLK black C custom	120 120 V 277 277 V 347 347 V UNV universal DC low voltage*	DP dimming (0-10V) 1% LT(#) Lutron * BI bi-level dimming O(#) other ** POE(#) POE drivers*	1 1 circuit 2 2 circuits +E(#) emergency circuit * +NL(#) night light circuit * +GTD(#) generator transfer device *	D drywall flangeless DF drywall flange DS drywall spackle flange

\* Only available with POE drivers. \*\* Operating up to -20°C. Specify system. \*\* Please consult factory; see page 2. \* Specify quantity.

BATTERY (OPTIONAL)	OTHER (OPTIONAL)	IC CONTROLS (OPTIONAL)	CUSTOM (OPTIONAL)
B# battery pack (integral)	+EF end feed* +N natatorium finish	OS(#) occupancy sensor WC(#) wireless control dimming	C custom

Not available with 347V. Please consult factory. \* See page 3 for more details. See integrated controls guide for further details. Please consult factory. Please specify.

Product design and development is an ongoing process at Axis Lighting. We reserve the right to change specifications. Contact Axis for the latest product information.

1 / 4  
May 1, 2025

FILE NAME: WBR.LED-B3.SPEC

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1.800.263.2947  
[T] 514.948.6272



1 FIXTURE TYPE W6  
NO SCALE

2 FIXTURE TYPE A3  
NO SCALE



THE STANDARD  
MADISON, WI

EXTERIOR LIGHTING - PHOTOMETRIC PLAN DETAILS



02.09.2026

Downlight · Symmetric · Very wide beam

BEGA

**Application**

BEGA Ultradark Optics® provide targeted illumination with an extremely quiet aperture. An internal louver with ultra-black coating for maximum light absorption is ideal for interior or exterior spaces where the lighting effect takes center stage, and the luminaire disappears into the ceiling. The inside coating has a total hemispherical reflectance (THR) below 1% in the visible spectrum.

**Materials**

Clear UV-stabilized acrylic diffuser with anti-glare finish  
 Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy  
 Stainless steel screw clamps  
 High temperature silicone gasket  
 Aluminum ceiling mounted driver box  
 BEGA Ultradark Optics®

**NRTL** listed to North American Standards, suitable for wet locations  
 Protection class IP 65

**Weight:** 1.5 lbs.

**Electrical**

Operating voltage 120-277VAC  
 Minimum start temperature -20° C  
 LED module wattage 9.3W  
 System wattage 12.0W  
 Controllability 0-10V dimmable  
 Color rendering index Ra > 80  
 Luminaire lumens 685lm  
 LED service life (L70) 60000hrs

**LED color temperature**

- 4000K (K4)
- 3500K (K35)
- 3000K (K3)
- 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

**Available colors**

- Black (BLK)
- Natural Bronze (NTB)
- RAL:
- Bronze (BRZ)
- White (WHT)
- CUS:

Type:  
 BEGA Product:  
 Project:  
 Modified:

**Available options**

- CUS Custom finish
- DALI-2 Enabled for DALI control system
- ELV/TRIAC Electronic low voltage/TRIAC dimming
- FSC Fusing
- MGU Marine grade undercoat
- RAL RAL Classic, matte finish

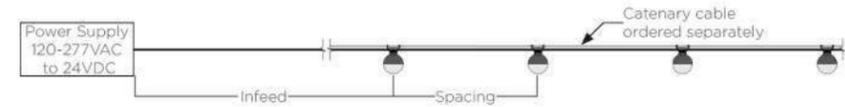
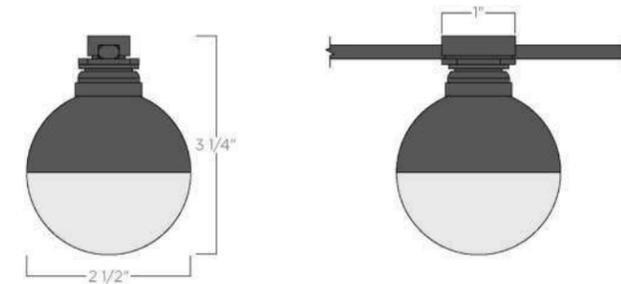


Downlight · Symmetric · Very wide beam					
	LED	β	A	B	C
<b>B24872</b>	9.3W	54°	4 1/8"	0 1/4"	3 1/4"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com © copyright BEGA 2026 Updated 01/28/26

STRUCTURA



**ORDERING GUIDE:** EXAMPLE: ORBIT-L2750-40-52-18-UNV/24-STD



1	Series	4	Infeed	7	Voltage
ORBIT	Orbit	40	40ft	UNV/24	120-277V to 24V
2	CCT	5	Bulb Quantity	8	Special
L27	2700K	**	Specify	STD	Standard
L30	3000K	100	100		
L35	3500K	6	Spacing		
L40	5000K	12	12" On-Center		
3	Output	18	18" On-Center		
SO	Standard	24	24" On-Center		

O.C.	EPA/ft	lbs/ft
12"	0.049ft²	0.13lbs
18"	0.039ft²	0.11lbs
24"	0.033ft²	0.09lbs

Product specification sheets subject to change.

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1 FIXTURE TYPE D3  
 NO SCALE

2 FIXTURE TYPE ST1  
 NO SCALE



THE STANDARD  
 MADISON, WI

EXTERIOR LIGHTING - PHOTOMETRIC PLAN DETAILS



02.09.2026

**Aura** Illuminated Wooden Ring Pendant

STRUCTURA

**Aura** Ring - Direct Lighting

STRUCTURA

FIXTURE TYPE: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_



Solid wood exterior/interior LED round pendant.

**FEATURES:**

- Available in 2' to 12' diameters
- >90CRI smooth, dot free illumination
- Dimmable outdoor rated power supply and IP67 luminaire
- Catenary cable, ceiling, and wall mounting options

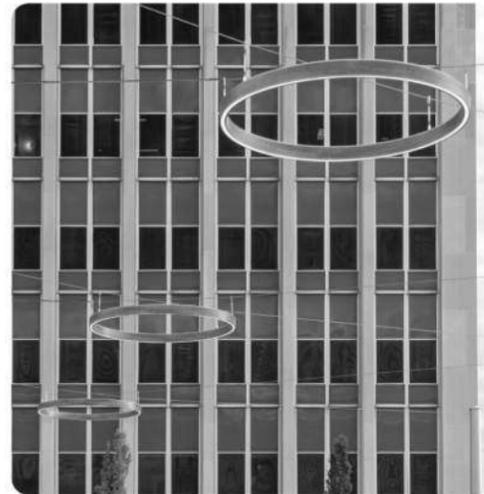
**SPECIFICATIONS:**

**HOUSING:** Solid Accoya wood linear assembled through glulam construction and precision machined using CNC technology. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, waterproof, and rated for wet or dry use exposure.

**ELECTRICAL:** Powered by a standalone Q-Tran QZ, 120-277VAC primary/24VDC secondary outdoor rated remote dimmable power supply. Power supply features built-in short circuit protection, over load protection, and over temperature protection. System is forward phase, reverse phase, and 1-10V dimming. Consult factory for other driver options. Catenary mounted fixtures supplied with 1' infeed cable. A 40' leader cable supplied with infeed only fixtures. Ceiling canopy mounted fixtures supplied with 6' infeed cable. Operating temperature of -4°F to 125°F SO, 115°F MO, and 108°F HO.

**OPTICAL SYSTEM:** Available in 2700K, 3000K, 3500K, 4000K color temperatures with smooth, dot free illumination.

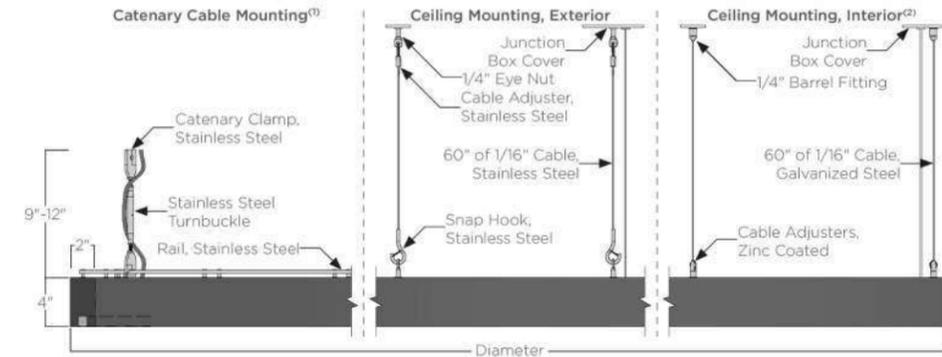
**FINISHES AND MATERIALS:** Wood is finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. [Care and Maintenance](#)



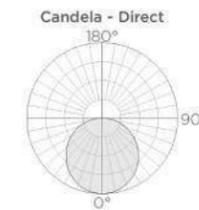
**HARDWARE:** All fasteners and non-wood components are stainless steel unless otherwise noted.

**LISTINGS & RATINGS:** Luminaire CSA listed according to CSA C22.2 No. 250.0-18/UL Standard 1598 and UL Standard 2108. Suitable for wet locations. LM-80 test calculated L70 > 40,000 hours. Luminaire not to be installed in chlorinated environment.

**WARRANTY:** 25-year wood warranty with a 2-year finish warranty. 3-year warranty on LED and driver.



	Standard Output		Medium Output		High Output			
Dia.	Lumens <sup>(3)</sup>	Watts	Lumens <sup>(3)</sup>	Watts	Lumens <sup>(3)</sup>	Watts	Weight <sup>(4)</sup>	EPA <sup>(4)</sup>
2'	627	9	1139	18	1593	29	17lbs.	1.69ft <sup>2</sup>
3'	936	13	1700	26	2378	43	25lbs.	2.34ft <sup>2</sup>
4'	1299	18	2360	36	3301	60	32lbs.	3.18ft <sup>2</sup>
5'	1662	23	3020	46	4224	77	41lbs.	4.00ft <sup>2</sup>
6'	1980	28	3597	55	5032	91	47lbs.	4.78ft <sup>2</sup>
8'	2671	37	4851	74	6787	123	64lbs.	6.40ft <sup>2</sup>
10'	3361	47	6105	93	8541	155	80lbs.	8.06ft <sup>2</sup>
12'	4033	56	7326	110	10249	185	96lbs.	9.65ft <sup>2</sup>



**ORDERING GUIDE:** EXAMPLE: AURA-RNG-D-6-L27MO-S4-CA-STD

1	Series	4	Diameter <sup>(5)</sup>	5	CCT	7	Wood Finish
AURA	Aura	2	2'	L27	2700K	5'	See color options on finishes technical sheet
2	Type	3	3'	L30	3000K	8	Mounting
RNG	Ring	4	4'	L35	3500K	CA	Catenary Cable <sup>(1)</sup>
3	Lighting	5	5'	L40	4000K	CE/E	Ceiling Canopy, Exterior
D	Direct	6	6'	6	Output	CE/I	Ceiling Canopy, Interior <sup>(2)</sup>
		8	8'	SO	Standard Output	9	Special
		10	10'	MO	Medium Output	STD	Standard
		12	12'	HO	High Output		

1. Catenary cable designed and provided separately.
2. Interior mounting must be in a location without affect from winds.
3. Lumen output based upon 3000K CCT.
4. Weight and EPA based off of catenary mounting option.
5. Rings 10' diameter and larger will ship as multiple pieces that will need field assembly.

Product specification sheets subject to change.

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1 FIXTURE TYPE P1  
NO SCALE



THE STANDARD  
MADISON, WI

EXTERIOR LIGHTING - PHOTOMETRIC PLAN DETAILS

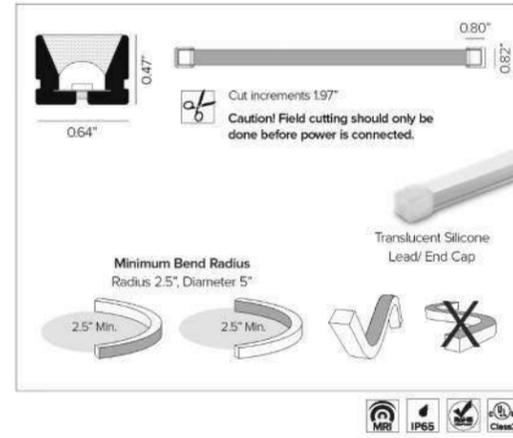
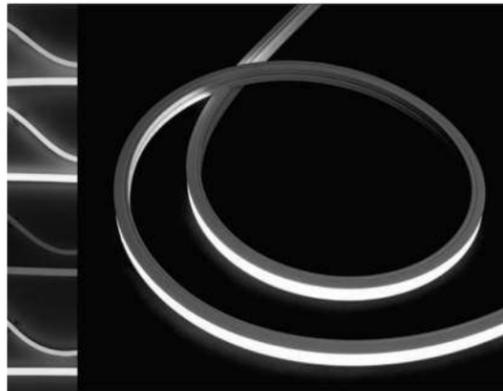


02.09.2026



# DURAFLEX ARCH TOP FLEX

Flexible Light Strip for Continuous Light Effects



**CONCEPT**  
Energy efficient LED flexible flat top "neon" light for linear continuous static white and monochromatic color applications.

**MECHANICAL CHARACTERISTICS**

**Materials** Extruded silicone with LED strip and milky white diffusion lens.

**Functionality** Extremely flexible and adjustable lengths for varied architectural applications.

**Installation** Factory manufactured lengths with 12" IP65 connection lead with 12" power feed. To be completed with clip or channel mountings. Suitable for MRI installations. Driver to be mounted outside of MRI room and to be use with PVC or aluminum profiles only. To be installed with adhesive or MRI safe hardware only, no factory provided mounting hardware to be used.

**Protection** IP65

**CERTIFICATIONS**  
cULus Class 2 Listed  
Tested in accordance with LM-79-08  
Energy efficient for California installations.  
RoHS compliant

**WARRANTY**  
5 year limited warranty

## ELECTRICAL CHARACTERISTICS

**Power Connection** Manufactured to specified lengths with factory attached translucent silicone end preps and various connector options for project requirements and efficient power configurations.

**Wattage** 2.8W/ft / 4.2W/ft

**Voltage** Listed Class 2 output, 24V DC power supply required

**Trigger Time** < 0.2s

**Number of cycles** 100,000

**Operating Temp.** -25°C / +35°C

**Max Continuous Length** Field trimmable every 197":  
30ft / 2.8W/ft  
20ft / 4.2W/ft

## SOURCE

**LEDs** 36 LEDs/ft

**Spacing** 0.33" O.C. LED Spacing

**TM30**

CCT (Nominal)	CRI	Rf	Rg	R9	DUV	SDCM
2700K	82	85	95	5	0.0004	2
3000K	82	84	94	2	0.0008	2
3500K	82	84	95	5	0.0009	2
4000K	82	84	95	8	0.0005	2
Red 630nm	-	-	-	-	-	2
Green 530nm	-	-	-	-	-	2
Blue 470nm	-	-	-	-	-	2
Yellow 590nm	-	-	-	-	-	2
Orange 605nm	-	-	-	-	-	2

**Strip & LED Details**

Model	W/LED	Delivered Lumens* 3000K	Delivered Lumens* 4000K	Viewing Angle
2.8W/FT	0.08W	130Lm/ft	137Lm/ft	113°
4.2W/FT	0.13W	192Lm/ft	201Lm/ft	113°

\* Meets Title 24 High efficacy rating.

**Efficacy** 47lm/W max. Refer to photometric graphs for specific values.

**Lifetime** L70/B10 50,000hrs at max TA +25°C



# DURAFLEX ARCH TOP FLEX

## SPECIFICATION INFORMATION



Ex: DFA1B42Q2724 / KT10UVL1 / KT10UTS1 / DML301242UD

1 - PRODUCT CODE	2 - TYPE	3 - WATTAGE	4 - RATING	5 - KELVIN	6 - VOLTAGE
DFA — DURAFLEX ARCH	TB — TOP FLEX	28 <sup>A</sup> — 2.8W/ft 42 <sup>B</sup> — 4.2W/ft	O — IP65	27 — 2700K 30 — 3000K 35 — 3500K 40 — 4000K <small>2200K and 2400K available upon request</small>	24 — 24V DC
		28 <sup>A</sup> — 2.8W/ft		RD — Red GR — Green BL — Blue YL — Yellow OR — Orange	

7 - END PREP CONNECTION	8 - MOUNTING	9 - POWER SUPPLY
REQUIRED <i>See section for details</i>	REQUIRED <i>See section for details</i>	REQUIRED <i>See section for details</i>

<sup>A</sup> Wattage available in static white and static color versions.  
<sup>B</sup> Wattage available in static white versions only.

# 1 FIXTURE TYPE T1

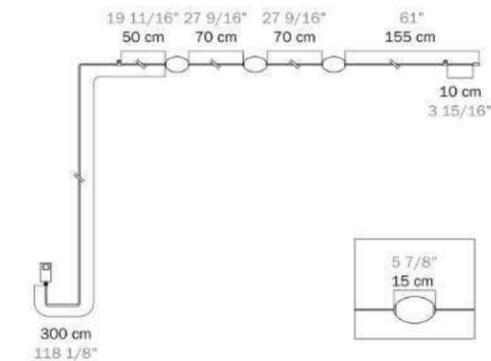
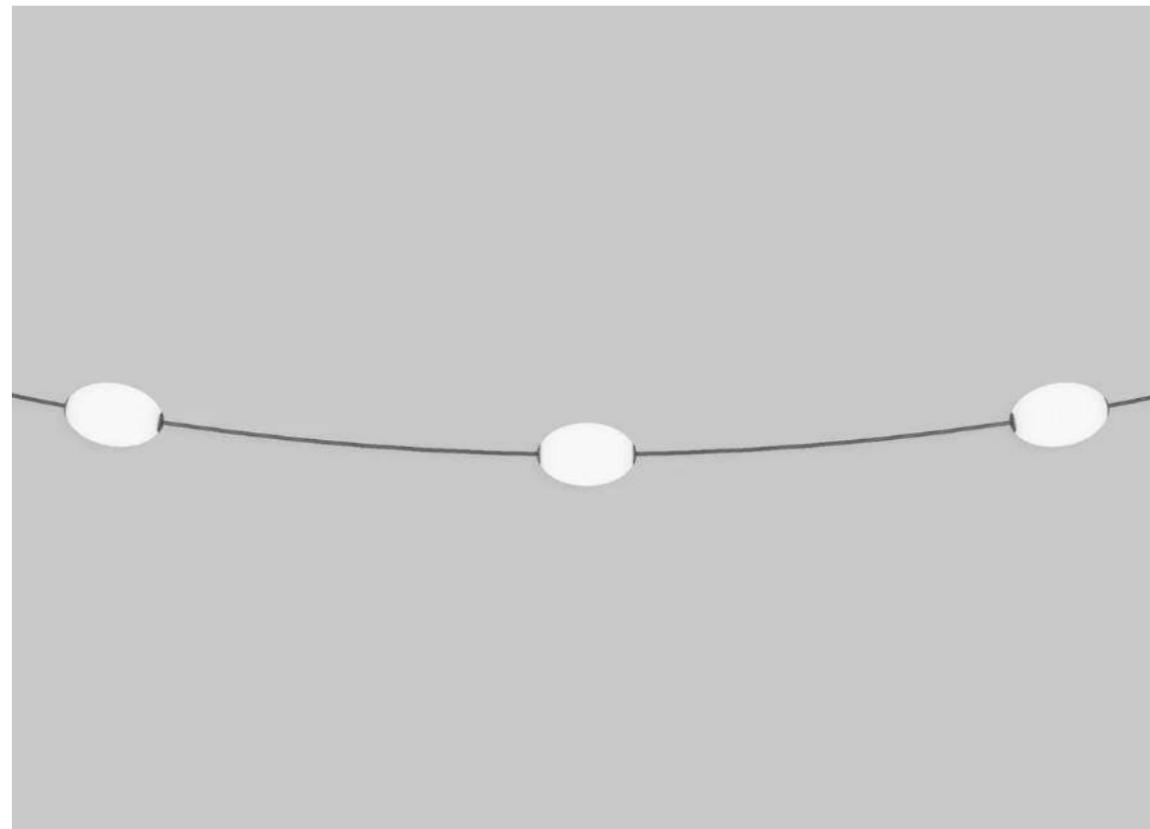
NO SCALE



THE STANDARD  
MADISON, WI

## EXTERIOR LIGHTING - PHOTOMETRIC PLAN DETAILS





#### Description

Three light points that blend design and nature. In the Olive Green finish, Marina3 is the cable-hung pendant light that brings harmony and warmth to outdoor spaces, from the garden to the patio and even the balcony. At 21 ft long, this string light creates a cozy, welcoming atmosphere, ideal for evenings with friends or quiet moments immersed in nature.

Solid and long-lasting, Marina3 in Olive Green is suitable for wet locations (IP67 rated), built to resist wind, rain, dust, and even temporary immersion in water. Two end rings make fastening quick and secure. Plug it in and let its warm, evocative light surround you.

Need more light points, a different length, or a grid layout? Contact us: we'll create the perfect solution for your space!

#### Technical specifications:

outdoor string light for wet locations composed of:

PVC cable, 1/4" diameter - UV resistant

Power supply with US plug, input 120 V - 60 Hz - output 40 V - 24 W; IP44

LLDPE lampshades with UV-resistant coating, width 5 7/8", diameter 4 1/8"

3 light points (bulbs included): LED, 3×2 W, 3×180 lm (540 lm), warm light (2500 K), DC connector

To preserve the Olive Green finish, use a soft cloth and avoid abrasive cleaners or harsh chemicals.

## 1 FIXTURE TYPE ST2

NO SCALE