URBAN DESIGN COMMISSION APPLICATION

UDC

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

FOR OFFICE USE ONLY:

Date Received _____ ☐ Initial Submittal

Paid _____ ☐ Revised Submittal

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

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

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

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

1. Project Information

Address (list all addresses on the project site): 3205 Stevens St

Title: _____

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

UDC meeting date requested December 17, 2025

☐ New development ☐ Alteration to an existing or previously-approved development

☐ Informational ☒ Initial Approval ☒ Final Approval

3. Project Type

☐ Project in an Urban Design District

☐ 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 Joe McCormick Company JD McCormick Properties

Street address 101 N. Mills St. City/State/Zip Madison, WI 53715

Telephone 608-819-6500 Email joe@jdmccormick.com

Project contact person Kevin Burow Company Knothe & Bruce Architects

Street address 8401 Greenway Blvd., Ste 900 City/State/Zip Middleton, WI 53562

Telephone 608-836-3690 Email kburow@knothebruce.com

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

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

5. Required Submittal Materials

☐ **Application Form**

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

☐ **Letter of Intent**

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

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

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

☐ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to 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 7/17/25.

2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Joe McCormick Relationship to property Owner/Developer

Authorizing signature of property owner _____ Date 10/6/25

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

October 14, 2025
December 04, 2025 Resubmittal
December 08, 2025 Resubmittal

Ms. Meagan Tuttle
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent - Land Use Application and UDC Submittal

3205 Stevens St
KBA Project #2425

Ms. Meagan Tuttle:

The following is submitted together with the plans and application for the staff, Urban Design Commission and Plan Commission's consideration of approval. The materials provided have been updated from the original 10/14 materials due to neighborhood and staff discussions.

Organizational Structure:

Owner:
JD McCormick Properties
101 N. Mills Street
Madison, WI 53715
(608) 819 -6500
Contact: Joe McCormick
joe@jdmccormick.com

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

Civil Engineer:
Vierbicher Associates, Inc.
999 Fourier Dr.
Madison, WI 53717
(608) 826-0532
Contact: Nick Johnson
njoh@vierbicher.com

Landscaping:
Vierbicher Associates, Inc.
999 Fourier Dr.
Madison, WI 53717
(608) 826-0532
Contact: Eliot Gore
egor@vierbicher.com

Introduction:
This proposed multi-family development involves a partial redevelopment of the existing residential building complex currently named the Woodland Reserve Apartment Complex. The site includes the 3100 and 3200 blocks of Stevens Street and Bluff Street. Located within the Rocky Bluff Neighborhood, the site is situated between Quarry Park to the north and Hoyt Park to the south. This application requests approval for development of (2) new 4-story, 26-unit multi-family buildings and (2) new 2-story, 5-unit multi-family buildings. The site is currently zoned SR-V2 and will remain SR-V2 zoning for the proposed redevelopment. The proposed buildings' size, scale and use are consistent with the City's

Comprehensive Plan for this property, which calls for Medium Residential development. We have met or exceeded all standards of the SR-V2 zoning.

Project Description:

The proposed project is to add an additional 62 dwelling units over (4) buildings to the existing Woodland multi-family apartment complex. The two larger buildings are three-story + loft level apartment buildings with underground parking and pitched roofs. ***For Zoning approval purposes, the two larger buildings are labeled and referred to as four-story due to the utilization of non-mezzanine loft-style units on the third floor.*** The two smaller buildings are two-story carriage-house style buildings with independent unit entrances, individual garages and pitched roofs. The smaller buildings each include a ground-floor unit for accessibility requirements.

The redevelopment has been designed to blend with the residential character of the existing apartment complex. The new buildings will occupy spaces on the site where existing open spaces or out-buildings were previously located. The overall complex will include new pedestrian and vehicular pathways to enhance the connection between the existing and new buildings. The new sidewalks through the site will provide well-lit pathways for residents as well as neighborhood pedestrians passing through the site. The existing pathway from the cul-de-sac to Stevens St will be patched and repaired. The existing pathway from the cul-de-sac to Bluff St will be removed due to existing guy-wire safety concerns and necessary stormwater re-grading. The removal of this pathway will allow for additional screening to adjacent properties, and facilitate better stormwater collection. To replace the function of this pathway, we have provided a new path that connects the cul-de-sac with Bluff Street, through the central portion of the site. This also allows the property owner to better maintain the path, along with the added benefit of connecting the residents of the Woodland Terrace community with those on McKinley Street. Further enhancements to the central path through the site will provide necessary screening of the private unit patios from the more publicly oriented north-south path between Bluff Street and Stevens Street. This path will benefit all those who use it.

A new outdoor pool is planned in the center of the complex to provide residents with a communal gathering space. Site lighting is designed utilizing fully cut-off fixtures or low-lumen lamps in compliance with Madison ordinances.

New landscaping will introduce upgraded plantings beds surrounding existing and new buildings. New trees will be planted throughout the site to compensate for the loss of several mature trees due to construction. Please note the following explanation for the street frontage tree placement:

The Woodland Reserve property is bounded by Stevens Street to the north and Bluff Street to the south. Both streets are lined with numerous mature trees, providing robust canopies and ample shade for the tenants, as well as the community. These frontages consist of 9 mature trees along Stevens Street and 12 mature trees along Bluff Street, with another 2 on Bluff Street being recently planted. The total frontage of the lot on both Stevens Street and Bluff Street combine to 1,774 feet, requiring 59 overstory trees and 296 shrubs. Due to the pre-existing tree line along these streets, and the proximity of several of the existing buildings, new plant materials would be strained if located along the property frontage.

To ensure the newly placed landscaping is established in the best possible manner, we are requesting to distribute these trees through the site instead of lining the areas between the buildings and street with these plantings. By distributing these plantings throughout the development, we can enhance additional areas of the site and accentuate the existing layout. We have still provided landscaping along the street

frontages, with shrubs and overstory canopy trees where space allowed and based on the existing canopy coverage of the street trees already installed.

Architectural Design:
The new buildings are of a transitional style to complement the existing two-story mansard-roof apartment buildings. Existing buildings' material palette includes red/cream modeled brick facades with brown asphalt shingle mansard roofs. All 4 new buildings will utilize a material palette of light buff masonry veneer with contrasting dark brown metal siding and medium grey horizontal siding. The brick veneer extends to the base of the third floor on the larger buildings, similar to the prominent brick facing on the existing apartments. The contrasting materials and articulations break the buildings' massing into context-sensitive pedestrian scale.

Enclosed parking is provided via underground parking or individual garages in all the new buildings. (8) existing individual garages along with (6) new individual garage stalls provide additional sheltered parking options for the existing buildings' residents. Surface parking is conveniently distributed throughout the site, providing convenient parking for the entire complex. Site access for automobiles and emergency vehicles is available from both Steven Street and Bluff Street. Bicycle parking is distributed throughout the site for guest use. All residents have access to either a storage unit or secured garage bicycle parking stall. Bluff Street is included on the Metro Transit E-Route with a bus stop sign conveniently located near the central drive entry into the complex.

City and Neighborhood Input:
The development team met with the City and neighboring community on several occasions for this proposed development including a neighborhood meeting on July 14, 2025, a preapplication meeting on November 15, 2024, a DAT meeting on May 8, 2025, and a UDC preapplication meeting on July 17, 2025. In addition, the client has had several conversations with community members regarding this project. The current resubmittal includes site plan updates in response to neighborhood desire to maintain the pedestrian connection between Stevens St, the McKinley St cul-de-sac and Bluff St.

To address neighbor concerns about previous large-item refuse dumping/pick-up at the McKinley St cul-de-sac, the Owner/management team has implemented the following procedures:

- Emailed message to all tenants confirming proper procedures for large item disposal. Dumping in or around the McKinley cul-de-sac is specifically addressed as not permitted.
- Updated monitoring of the grounds by management, specifically noting the area of concern
- Increased onsite dumpster capacity and frequency of pick-ups

Conditional Use Approvals:
The proposed development requests a conditional use approval for the following:

- To permit additions to an existing residential building complex.
- To permit the construction of a building exceeding 24 units with four stories and height up to 52' for Building 1 and Building 2.

Site Development Data:

Densities:	
Lot Area	365,653 S.F. / 8.41 Acres
Dwelling Units	191 D.U. (129 existing + 63 new)
Lot Area / D.U.	1,914 S.F. / D.U.
Density	22.7 units / acre
Lot Coverage	179,967 S.F. / 49%

Average Building Heights:

Building #1	48'-2"
Building #2	48'-2"
Building #3- Not Used	
Building #4	35'-10"
Building #5	35'-10"

Dwelling Unit Mix:

	Existing	Bldg #1	Bldg #2	Bldg #3 Not Used	Bldg #4	Bldg #5	Total per unit type
Studio	0	5	5	N/A	0	0	10
Studio + Loft	0	3	3	N/A	0	0	6
One Bedroom	15	13	13	N/A	4	4	49
One Bedroom + Loft	0	2	2	N/A	1	1	6
Two Bedroom	70	3	3	N/A	0	0	76
Three Bedroom	44	0	0	N/A	0	0	44
Total	**129**	**26**	**26**	N/A	**4**	**4**	**191**

Vehicle Parking:

	Existing	Bldg #1	Bldg #2	Bldg #3 Not Used	Bldg #4	Bldg #5	Total
Garage Parking Stalls	8	20	18	N/A	8	8	62
Surface Parking Stalls	138	16	03	N/A	0	14	171
Total	**146**	**36**	**21**	**0**	**8**	**22**	**233**

EV Ready Stalls: Garage: 12, Surface: 15 = **27 Total**

Bicycle Parking:

	Existing	Bldg #1	Bldg #2	Bldg #3 Not Used	Bldg #4	Bldg #5	Total
Long Term- Garage	8	25	25	N/A	8**	8**	74***
Long Term- Storage Unit	129	0	0	N/A	0	0	129
Long Term- Surface (10% max)	8	1	1	N/A	0	0	10
Short Term- Surface	20	6	4	N/A	6	6	42
Total	**165**	**32**	**30**	**0**	**14**	**14**	**255**

**(3) garages are for existing bldg. resident use

***Total of (06) to be applied to existing units' long-term requirements.

Net change in parking:

	Existing	Proposed- Combined
Auto- Garage	84	62
Auto- Surface	138	171
Total	**222**	**233**
Bicycle- Long Term	213	213
Bicycle- Short Term	22	42
Total	**235**	**255**

Project Schedule:

It is anticipated that construction will start in Spring 2026 and be completed in Summer 2027.

Construction Phasing and Staging:

A detailed construction schedule including phasing for the overall development has not been finalized at the time of this submittal.

The anticipated construction sequence will likely be:

1. Buildings 4 and 5 along the east side of the property.
2. Building 2 and the pool area
3. Building 1

Utility installation, roadway and sidewalk reconstruction will be coordinated to minimize disruption for the existing residents and neighboring properties. Final landscaping will be installed as soon as possible following site grading and construction access needs.

Street access for construction vehicles and staging will be coordinated with City staff to minimize public disruption. Construction access via McKinley Street will be limited to specific access for utility connections and construction needs related to Buildings 4 and 5.

Thank you for your time and consideration of our proposal.

Sincerely,

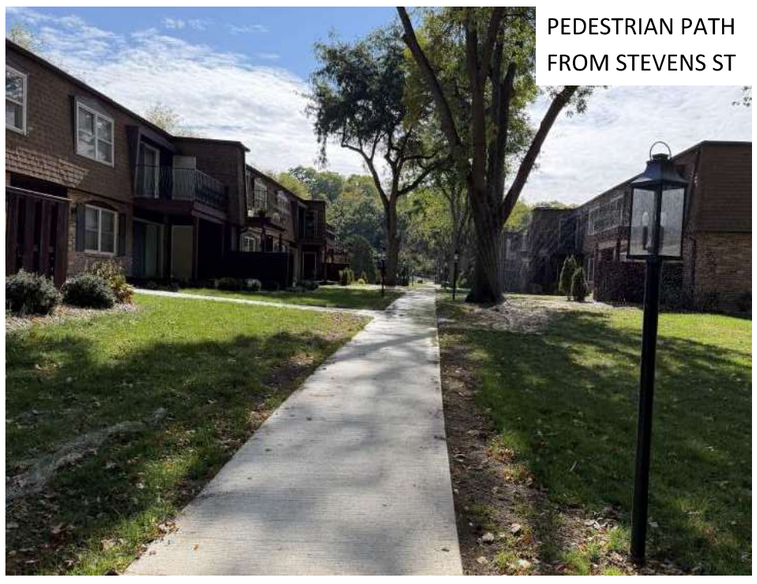
Kevin Burow, AIA, NCARB, LEED AP
Managing Member

TYPICAL EXISTING
THREE-STORY FACADE

TYPICAL EXISTING
TWO-STORY FACADE

EXISTING PEDESTRIAN PATH
ALONG EAST PROPERTY LINE

PEDESTRIAN PATH
FROM BLUFF ST



PEDESTRIAN PATH
FROM STEVENS ST

GOO1- EXISTING SITE PHOTOS

WOODLAND RESERVE REDEVLOPMENT
3205 STEVENS ST MADISON, WI
LU & UDC RESUBMITTAL | 2025.12.04 | 2425

Woodland Reserve Redevelopment

3205 Stevens Street, Madison, WI

5 NEW APARTMENT BUILDINGS- 63 UNITS

PROJECT NUMBER 2425

SHEET INDEX

GENERAL

G000 COVER SHEET

SITE

CA101 ARCHITECTURAL SITE PLAN - OVERALL
CA101a PARTIAL SITE PLAN - NORTHWEST
CA101b PARTIAL SITE PLAN - SOUTHWEST
CA101c PARTIAL SITE PLAN - SOUTHEAST
CA101d PARTIAL SITE PLAN - NORTHEAST
CA102 SITE LIGHTING
CA102a SITE LIGHTING PLAN - NORTHWEST
CA102b SITE LIGHTING PLAN - SOUTHWEST
CA102c SITE LIGHTING PLAN - SOUTHEAST
CA102d SITE LIGHTING PLAN - NORTHEAST
CA103 FIRE ACCESS PLAN
CA104 LOT COVERAGE

CIVIL

C100 EXISTING CONDITIONS
C101 DEMOLITION PLAN
C200 OVERALL SITE PLAN

CIVIL

C201 SITE PLAN - NORTH
C202 SITE PLAN - SOUTH
C300 GRADING & EROSION CONTROL PLAN
C301 GRADING PLAN - NORTH
C302 GRADING PLAN - SOUTH
C400 OVERALL UTILITY PLAN
C401 UTILITY PLAN - NORTH STORM SEWER
C402 UTILITY PLAN - SOUTH STORM SEWER
C403 UTILITY PLAN - NORTH SANITARY SEWER
C404 UTILITY PLAN - SOUTH SANITARY SEWER
C405 UTILITY PLAN - NORTH WATER MAIN
C406 UTILITY PLAN - SOUTH WATER MAIN

LANDSCAPE

L001 PLANT SCHEDULE & LANDSCAPE POINTS
L101 LANDSCAPE PLAN
L401 LANDSCAPE PLAN - NORTH
L402 LANDSCAPE PLAN - SOUTH
L501 PLANTING DETAILS

ARCHITECTURAL

AC100.1 BASEMENT PLAN - BLDG #1
AC101.1 FIRST FLOOR PLAN - BLDG #1
AC102.1 SECOND FLOOR PLAN - BLDG #1
AC103.1 THIRD FLOOR PLAN - BLDG #1
AC104.1 FOURTH FLOOR / LOFT PLAN - BLDG #1
AC105.1 ROOF PLAN - BLDG #1
AC201.1 EXTERIOR ELEVATIONS - BLDG #1
AC202.1 EXTERIOR ELEVATIONS COLORED - BLDG #1

AC100.2 BASEMENT PLAN - BLDG #2
AC101.2 FIRST FLOOR PLAN - BLDG #2
AC102.2 SECOND FLOOR PLAN - BLDG #2
AC103.2 THIRD FLOOR PLAN - BLDG #2
AC104.2 FOURTH FLOOR / LOFT PLAN - BLDG #2
AC105.2 ROOF PLAN - BLDG #2
AC201.2 EXTERIOR ELEVATIONS - BLDG #2
AC202.2 EXTERIOR ELEVATIONS COLORED - BLDG #2

ARCHITECTURAL

AC101.4 FIRST FLOOR PLAN - BLDG #4
AC102.4 SECOND FLOOR PLAN - BLDG #4
AC103.4 LOFT FLOOR PLAN - BLDG #4
AC104.4 ROOF PLAN - BLDG #4
AC201.4 EXTERIOR ELEVATIONS - BLDG #4
AC202.4 EXTERIOR ELEVATIONS COLORED - BLDG #4

AC101.5 FIRST FLOOR PLAN - BLDG #5
AC102.5 SECOND FLOOR PLAN - BLDG #5
AC103.5 LOFT FLOOR PLAN - BLDG #5
AC104.5 ROOF PLAN - BLDG #5
AC201.5 EXTERIOR ELEVATIONS - BLDG #5
AC202.5 EXTERIOR ELEVATIONS COLORED - BLDG #5

AC900 MATERIAL BOARD

CONCEPT IMAGES

ISSUED FOR:

2025.10.06 - LU & UDC SUBMITTAL
2025.10.14 - LU & UDC SUBMITTAL
2025.12.04 - LU & UDC Resubmittal

G000
SHEET NUMBER

knothe • bruce ARCHITECTS

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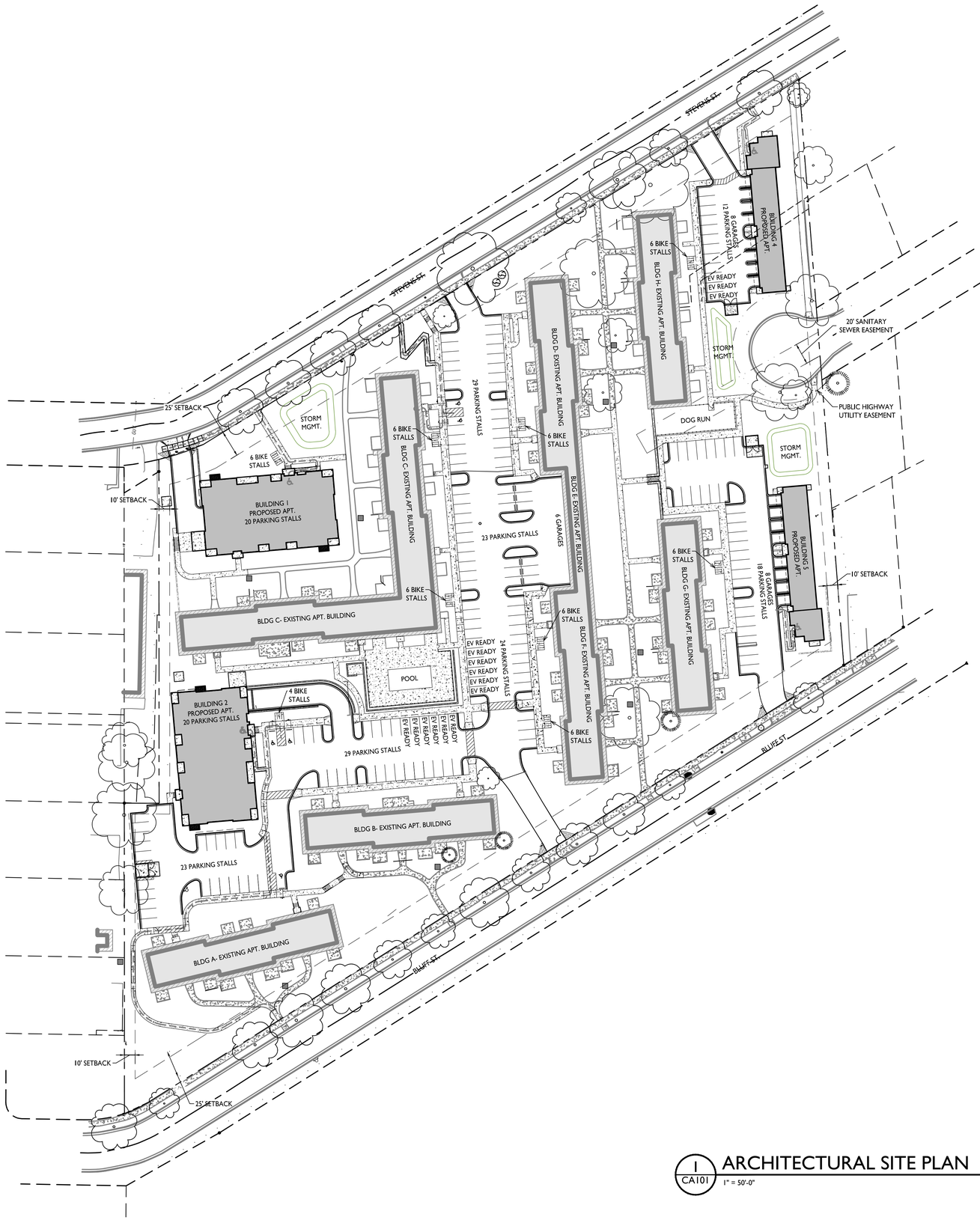


1 CA101 ARCHITECTURAL SITE PLAN
1" = 50'-0"

GRAPHIC SCALE
0 50 100 150
1 INCH = 50 FT (24X36 SHEET)

SITE DEVELOPMENT DATA:

ZONING	SR-V2 SUBURBAN RES. - V2
DENSITIES:	
LOT AREA	365,653 S.F. / 8.4 ACRES
DWELLING UNITS	EXISTING: 129 Units NEW- 62 Units **Total: 191 Units**
LOT AREA / D.U.	1,914 S.F. / D.U.
DENSITY	22.7 UNITS / ACRE
LOT COVERAGE	169,967 S.F. (49%)

DWELLING UNIT MIX:

EXISTING BUILDINGS
(TOTAL FROM BLDGS A, B, C, D, E, F, G, H)

ONE BEDROOM	15
TWO BEDROOM	70
THREE BEDROOM	44
TOTAL	129 D.U.

BUILDING 1

STUDIO	5
STUDIO + LOFT	3
ONE BEDROOM	13
ONE BEDROOM + LOFT	2
TWO BEDROOM	3
TOTAL	26 D.U.
BUILDING HEIGHT	4 STORIES (3 STORIES + LOFT)
GROSS BUILDING AREA (INCLUDES GARAGE)	34,749 S.F.

BUILDING 2

STUDIO	5
STUDIO + LOFT	3
ONE BEDROOM	13
ONE BEDROOM + LOFT	2
TWO BEDROOM	3
TOTAL	26 D.U.
BUILDING HEIGHT	4 STORIES (3 STORIES + LOFT)
GROSS BUILDING AREA (INCLUDES GARAGE)	34,605 S.F.

BUILDING 3
Not Used

BUILDING 4

ONE BEDROOM	4
ONE BEDROOM + LOFT	1
TOTAL	5 D.U.
BUILDING HEIGHT	2 STORIES
GROSS BUILDING AREA (INCLUDES GARAGE)	6,563 S.F.

BUILDING 5

ONE BEDROOM	4
ONE BEDROOM + LOFT	1
TOTAL	5 D.U.
BUILDING HEIGHT	2 STORIES
GROSS BUILDING AREA (INCLUDES GARAGE)	6,563 S.F.

VEHICLE PARKING STALLS (TOTAL SITE):

GARAGE PARKING	62 (INCL 2 ADA)
SURFACE	171 (INCL 5 ADA)
TOTAL	233 VEHICLE STALLS
10% EV READY (27)	

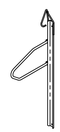
BICYCLE PARKING (TOTAL SITE):

GARAGE/STORAGE LONG-TERM	203
SURFACE LONG-TERM	10
SURFACE SHORT-TERM GUEST	42
TOTAL	255 BICYCLE STALLS

BIKE RACKS

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

TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK



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

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KEY PLAN

ISSUED
2025.10.06 - LU / UDC SUBMITTAL
2025.10.14 - LU / UDC RESUBMITTAL
2025.12.08 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Architectural Site Plan

SHEET NUMBER
CA101

PROJECT NO. 2425

© Knothe & Bruce Architects, LLC

KEYED PLAN NOTES

1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM
2	ACCESSIBLE RAMP - 1:12 MAXIMUM RUNNING SLOPE. PROVIDE HANDRAILS EACH SIDE
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1 CA101a

PARTIAL ARCHITECTURAL SITE PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

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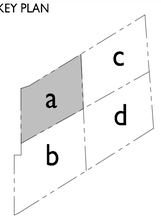
KEY PLAN



ISSUED
2025.10.06 - LU / UDC SUBMITTAL
2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Partial Site Plan - Northwest

SHEET NUMBER
CA101a

PROJECT NO. 2425

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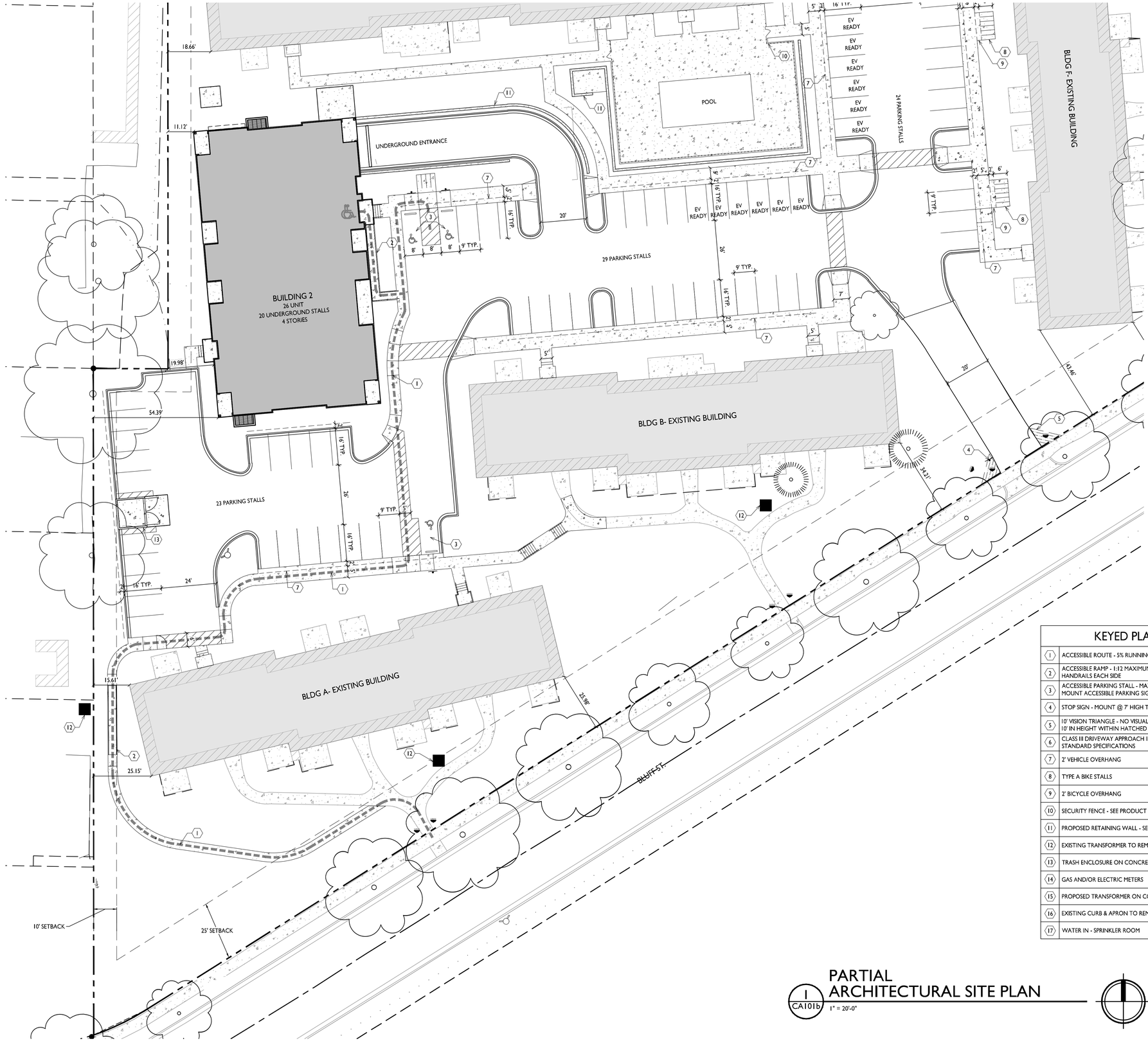

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1 CA101b

PARTIAL ARCHITECTURAL SITE PLAN

1" = 20'-0"

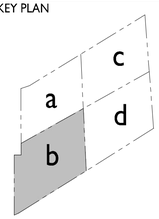
GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

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

KEY PLAN



ISSUED
2025.10.06 - LU / UDC SUBMITTAL
2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Partial Site Plan - Southwest

SHEET NUMBER
CA101b

PROJECT NO. 2425

© Knothe & Bruce Architects, LLC

KEYED PLAN NOTES

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PARTIAL ARCHITECTURAL SITE PLAN

1 / CA101c

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8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

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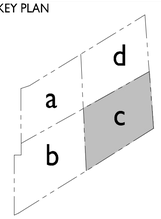
10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

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

KEY PLAN



ISSUED
2025.10.06 - LU / UDC SUBMITTAL
2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Partial Site Plan - Southeast

SHEET NUMBER
CA101c

PROJECT NO. 2425

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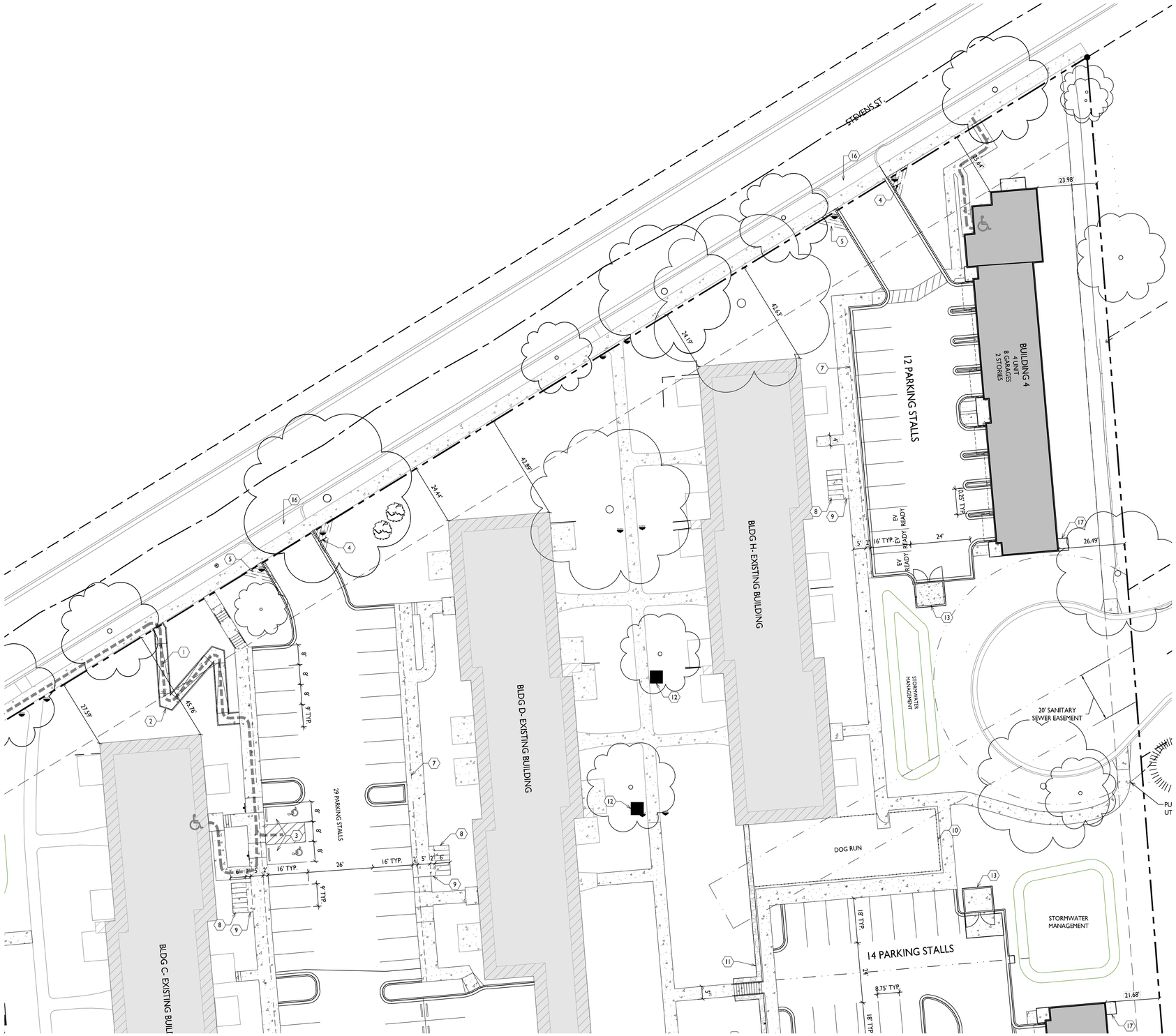

KEYED PLAN NOTES

1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM
2	ACCESSIBLE RAMP - 1:12 MAXIMUM RUNNING SLOPE. PROVIDE HANDRAILS EACH SIDE
3	ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 60" HIGH TO BOTTOM OF SIGN.
4	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
5	10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
6	CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
7	2' VEHICLE OVERHANG
8	TYPE A BIKE STALLS
9	2' BICYCLE OVERHANG
10	SECURITY FENCE - SEE PRODUCT DETAILS
11	PROPOSED RETAINING WALL - SEE CIVIL PLANS FOR HEIGHTS
12	EXISTING TRANSFORMER TO REMAIN
13	TRASH ENCLOSURE ON CONCRETE PAD
14	GAS AND/OR ELECTRIC METERS
15	PROPOSED TRANSFORMER ON CONCRETE PAD
16	EXISTING CURB & APRON TO REMAIN
17	WATER IN - SPRINKLER ROOM

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION 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.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

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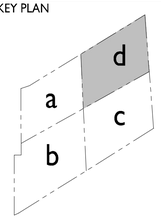
1 / CA101d — PARTIAL ARCHITECTURAL SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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

KEY PLAN



ISSUED
2025.10.06 - LU / UDC SUBMITTAL
2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Partial Site Plan - Northeast

SHEET NUMBER
CA101d

PROJECT NO. 2425

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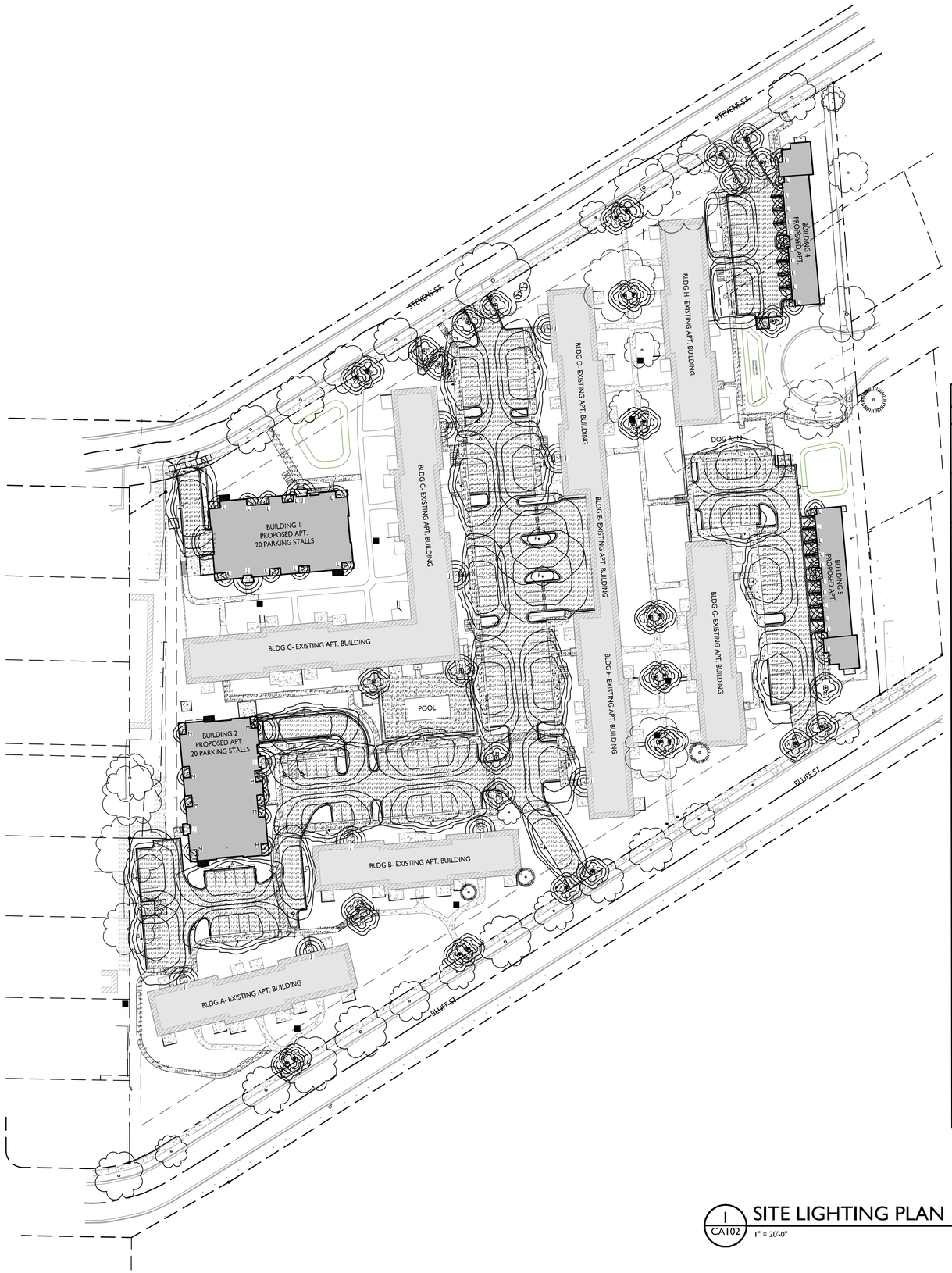


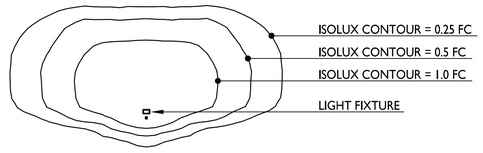
LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Building 1 and Existing Buildings Parking & Drive Aisle	+	0.9 fc	2.5 fc	0.2 fc	12.5:1	4.5:1
Building 2 Underground Driveway	+	1.5 fc	3.3 fc	0.3 fc	11.0:1	5.0:1
Building 4 Surface Parking	+	0.8 fc	3.3 fc	0.2 fc	16.5:1	4.0:1
Buildings 5 Surface Parking	+	0.7 fc	3.8 fc	0.2 fc	19.0:1	3.5:1
Pool Plaza	+	0.1 fc	1.3 fc	0.0 fc	N/A:1	N/A:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	WDGE1 LED P0 30K 80CRI VF	LED WALLPACK, 3000K, 80CRI, FORWARD THROW, BLACK FINISH	WDGE1 LED P0 30K 80CRI VF.ies	10'-0" ABOVE GRADE ON BUILDING
	B	8	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS DBLXD	DSX0 LED LIGHT, T3M, BLACK FINISH W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_ T3M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	C	2	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS DBLXD	DSX0 LED LIGHT, T4M, BLACK FINISH W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_ T4M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	D	2	LITHONIA LIGHTING	DSX0 LED P1 30K T5S MVOLT HS DBLXD	DSX0 LED LIGHT, T5S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_P1_30K _T5S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	E	13	LITHONIA LIGHTING	DSX0 LED P1 30K T3M MVOLT HS DBLXD	DSX0 LED LIGHT, T2S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_P1_30K _T2S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	F	2	LITHONIA LIGHTING	DSX0 LED P1 30K T5W MVOLT DBLXD	DSX0 LED LIGHT, T5W, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_P1_30K _T5W_MVOLT.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	H	1	LITHONIA LIGHTING	DSX0 LED P1 30K T3S MVOLT HS DBLXD	DSX0 LED LIGHT, T3S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_P1_30K _T3S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	J	12	LITHONIA LIGHTING	WF3 LED 30K	3" MATTE WHITE LED WAFER DOWNLIGHT, 3000K CCT, 2835 LED	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
	L	46	WAC LIGHTING	SCONCE	LED LANTERN WALL SCONCE, 3000K, 90CRI, BLACK FINISH	WS-W17214.IESF.ies	7'-0" ABOVE GRADE ON BUILDING
	M	11	WAC LIGHTING	LANTERN POST	LED LANTERN LAMP POST, 2700K, 90CRI, BLACK FINISH	PM-W33516-2700K _IESF_20250111.ies	9'-0" POLE ON FLUSH CONC. BASE
	X	26	-	FREE-STANDING LAMP POST	LANTERN LAMP POST, SCREW-IN BULBS, BLACK FINISH	**ESTIMATED LIGHT THROW SHOWN**	7'-0" ABOVE GRADE IN SOIL

EXAMPLE LIGHT FIXTURE DISTRIBUTION



1 / CA102 SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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

KEY PLAN

ISSUED
2025.10.06 - LU / UDC SUBMITTAL
2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
CA102

PROJECT NO. 2425

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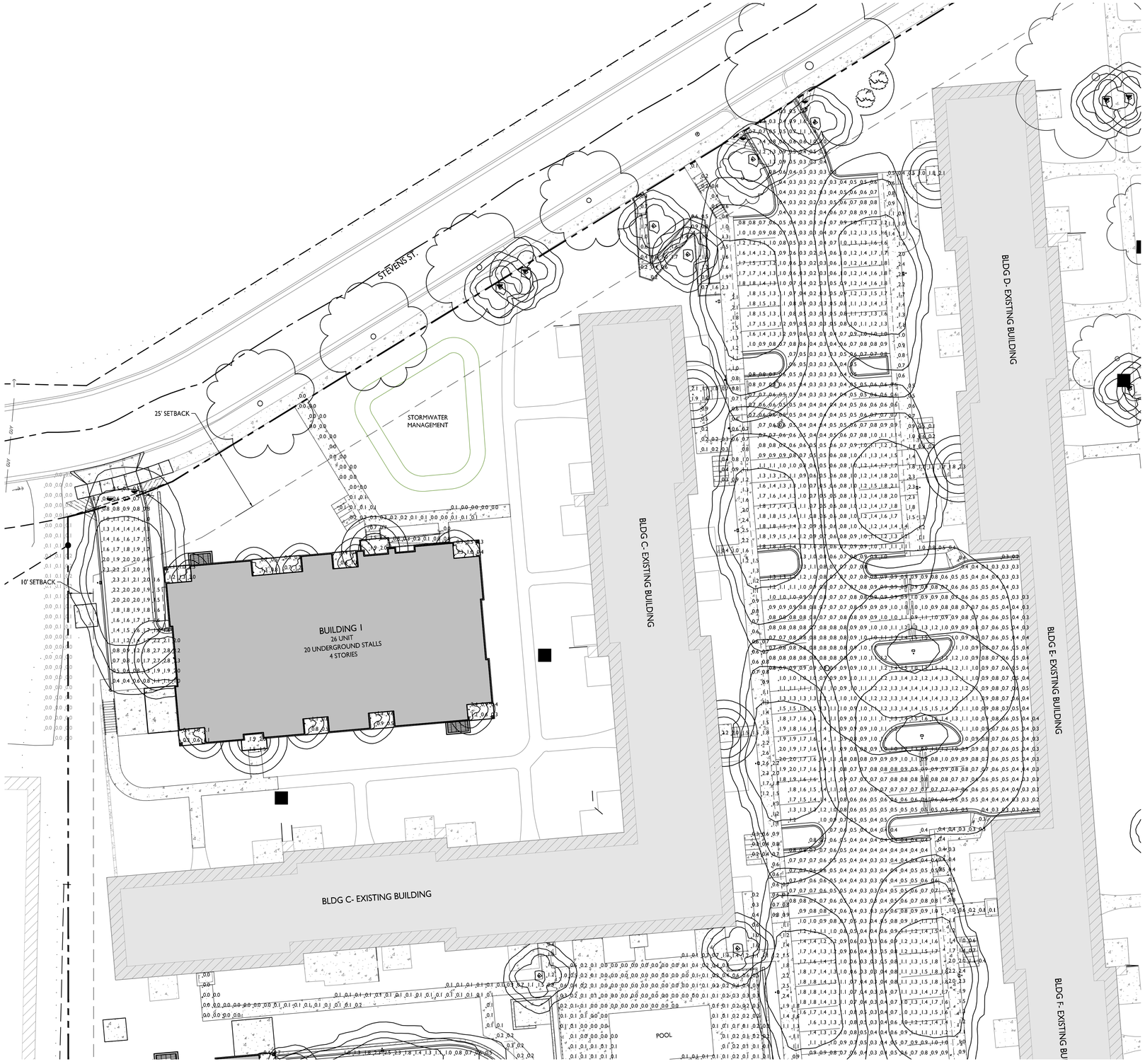

LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Building 1 and Existing Buildings Parking & Drive Aisle	+	0.9 fc	2.5 fc	0.2 fc	12.5:1	4.5:1
Building 2 Underground Driveway	+	1.5 fc	3.3 fc	0.3 fc	11.0:1	5.0:1
Building 4 Surface Parking	+	0.8 fc	3.3 fc	0.2 fc	16.5:1	4.0:1
Buildings 5 Surface Parking	+	0.7 fc	3.8 fc	0.2 fc	19.0:1	3.5:1
Pool Plaza	+	0.1 fc	1.3 fc	0.0 fc	N/A:1	N/A:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
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	B	8	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS DBLXD	DSX0 LED LIGHT, T3M, BLACK FINISH W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_ T3M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
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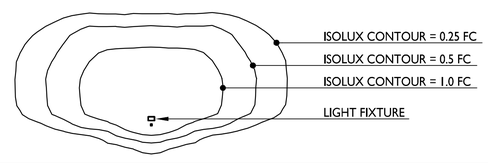

1 CA102a — PARTIAL SITE LIGHTING PLAN
1" = 20'-0"

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

knothe bruce ARCHITECTS
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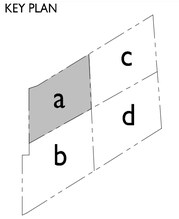

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PROJECT TITLE
Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Partial Site Lighting Plan - Northwest

SHEET NUMBER
CA102a

PROJECT NO. 2425

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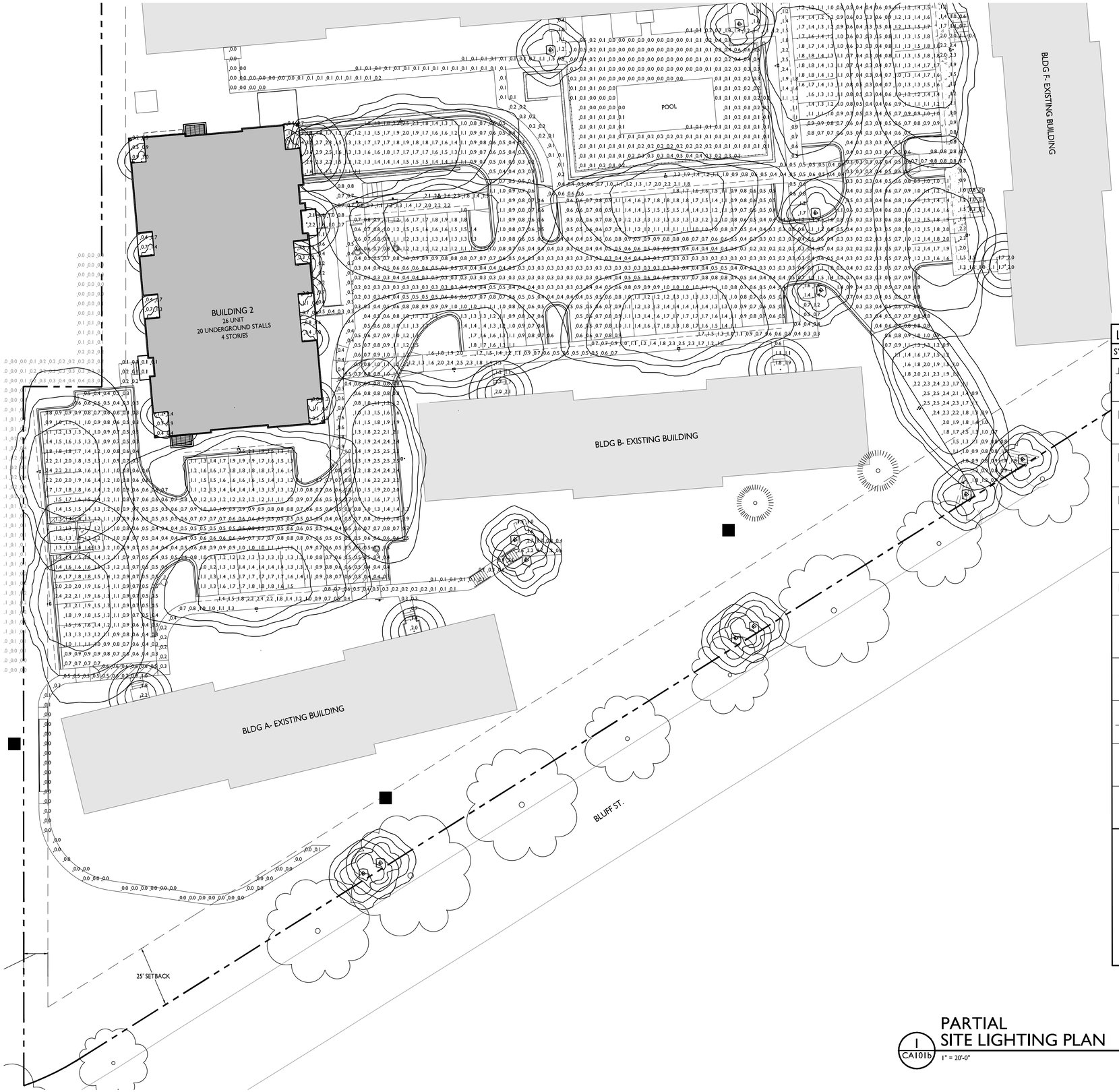

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	B	8	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS DBLXD	DSX0 LED LIGHT, T3M, BLACK FINISH W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_ T3M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
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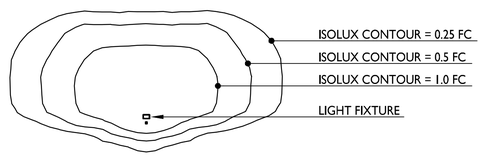
	D	2	LITHONIA LIGHTING	DSX0 LED P1 30K T5S MVOLT HS DBLXD	DSX0 LED LIGHT, T5S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_P1_30K _T5S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	E	13	LITHONIA LIGHTING	DSX0 LED P1 30K T3M MVOLT HS DBLXD	DSX0 LED LIGHT, T2S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_P1_30K _T2S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	F	2	LITHONIA LIGHTING	DSX0 LED P1 30K T5W MVOLT DBLXD	DSX0 LED LIGHT, T5W, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_P1_30K _T5W_MVOLT.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	H	1	LITHONIA LIGHTING	DSX0 LED P1 30K T3S MVOLT HS DBLXD	DSX0 LED LIGHT, T3S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_P1_30K _T3S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	J	12	LITHONIA LIGHTING	WF3 LED 30K	3" MATTE WHITE LED WAFER DOWNLIGHT, 3000K CCT, 2835 LED	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
	L	46	WAC LIGHTING	SCONCE	LED LANTERN WALL SCONCE, 3000K, 90CRI, BLACK FINISH	WS-W17214.IESF.ies	7'-0" ABOVE GRADE ON BUILDING
	M	11	WAC LIGHTING	LANTERN POST	LED LANTERN LAMP POST, 2700K, 90CRI, BLACK FINISH	PM-W33516-2700K _IESF_20250111.ies	9'-0" POLE ON FLUSH CONC. BASE
	X	26	-	FREE-STANDING LAMP POST	LANTERN LAMP POST, SCREW-IN BULBS, BLACK FINISH	**ESTIMATED LIGHT THROW SHOWN**	7'-0" ABOVE GRADE IN SOIL

EXAMPLE LIGHT FIXTURE DISTRIBUTION



1 CA101b

PARTIAL SITE LIGHTING PLAN

1" = 20'-0"

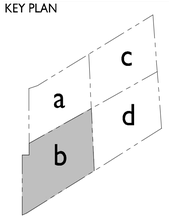
GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

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

KEY PLAN



ISSUED
2025.10.06 - LU / UDC SUBMITTAL
2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Partial Site Lighting Plan - Southwest

SHEET NUMBER
CA102b

PROJECT NO. 2425

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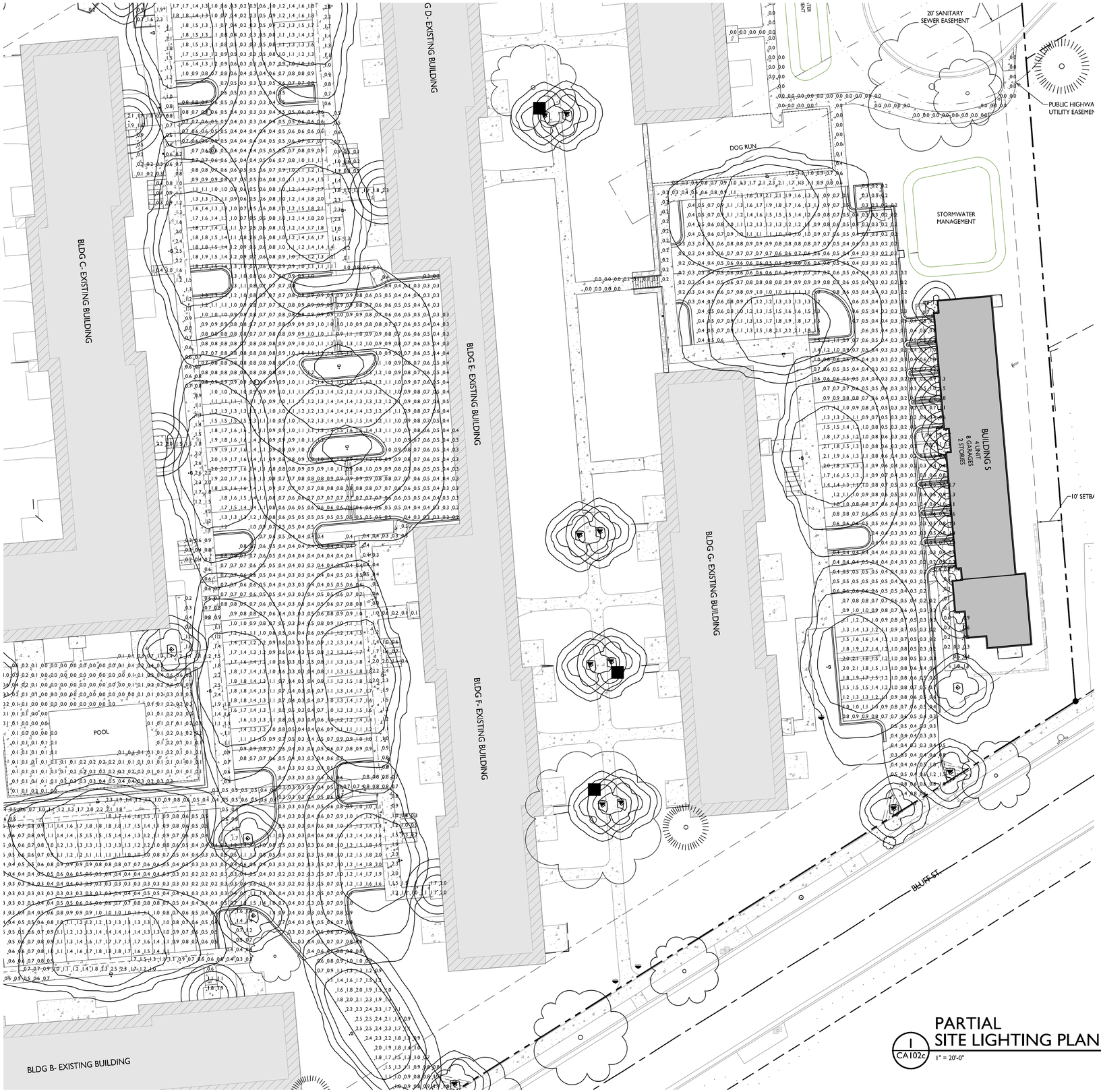

LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Building 1 and Existing Buildings Parking & Drive Aisle	+	0.9 fc	2.5 fc	0.2 fc	12.5:1	4.5:1
Building 2 Underground Driveway	+	1.5 fc	3.3 fc	0.3 fc	11.0:1	5.0:1
Building 4 Surface Parking	+	0.8 fc	3.3 fc	0.2 fc	16.5:1	4.0:1
Buildings 5 Surface Parking	+	0.7 fc	3.8 fc	0.2 fc	19.0:1	3.5:1
Pool Plaza	+	0.1 fc	1.3 fc	0.0 fc	N/A:1	N/A:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	WDGE1 LED P0 30K 80CRI VF	LED WALLPACK, 3000K, 80CRI, FORWARD THROW, BLACK FINISH	WDGE1 LED P0 30K 80CRI VF.ies	10'-0" ABOVE GRADE ON BUILDING
	B	8	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS DBLXD	DSX0 LED LIGHT, T3M, BLACK FINISH W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_ T3M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	C	2	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS DBLXD	DSX0 LED LIGHT, T4M, BLACK FINISH W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_ T4M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
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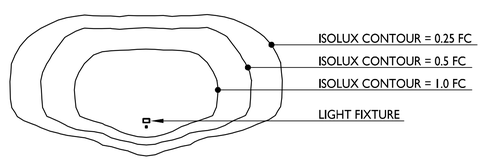
EXAMPLE LIGHT FIXTURE DISTRIBUTION

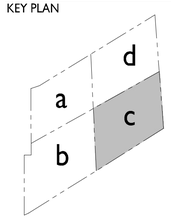


1 CA102c
PARTIAL SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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

KEY PLAN



ISSUED
2025.10.06 - LU / UDC SUBMITTAL
2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Partial Site Lighting Plan - Southeast

SHEET NUMBER
CA102c

PROJECT NO. 2425

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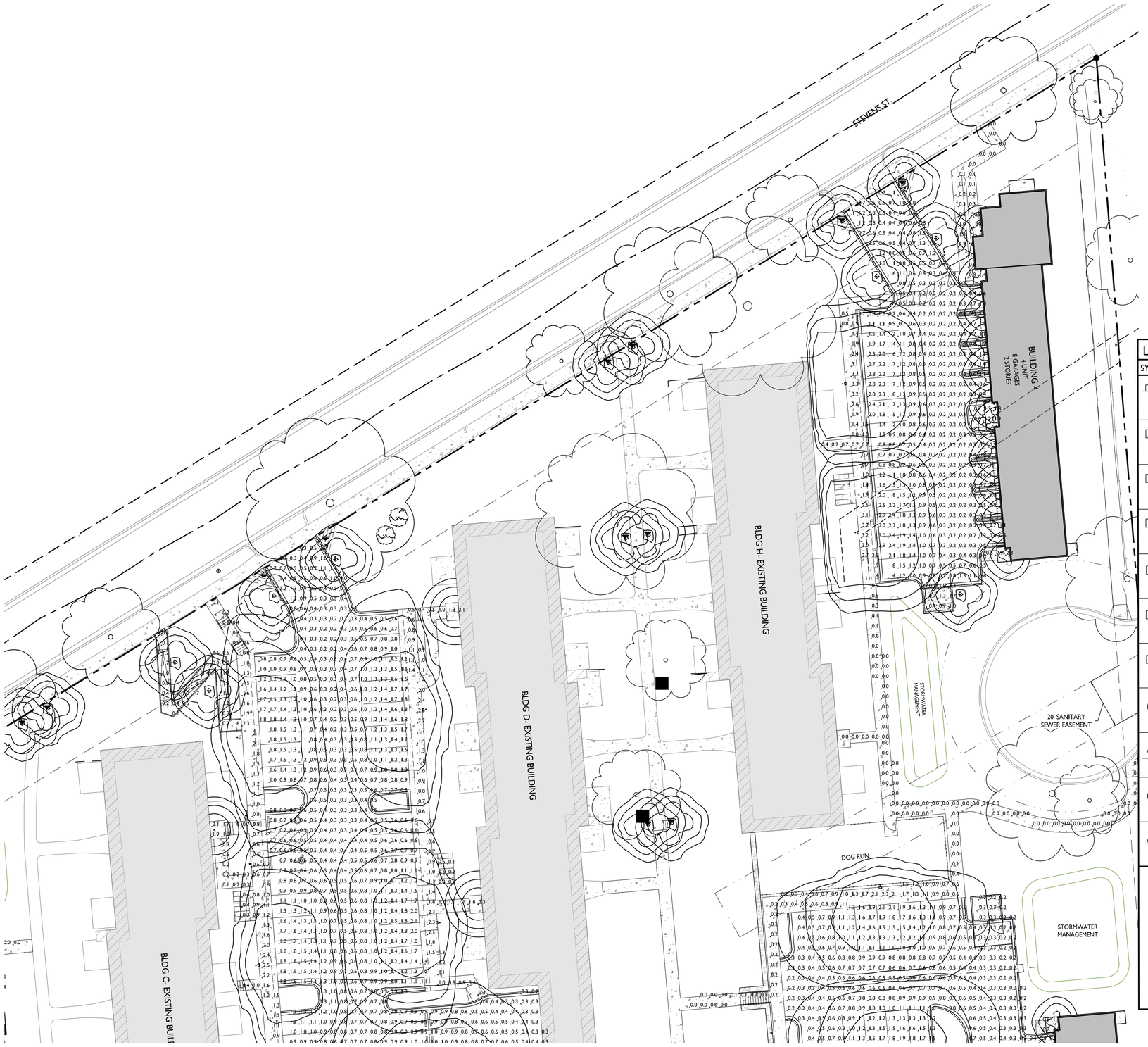

LIGHT LEVEL STATISTICS

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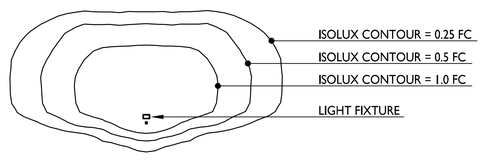
EXAMPLE LIGHT FIXTURE DISTRIBUTION

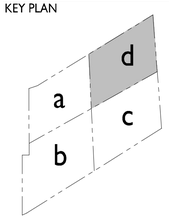


1 CA102d
PARTIAL SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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

KEY PLAN



ISSUED
2025.10.06 - LU / UDC SUBMITTAL
2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Partial Site Lighting Plan - Northeast

SHEET NUMBER
CA102d

PROJECT NO. 2425

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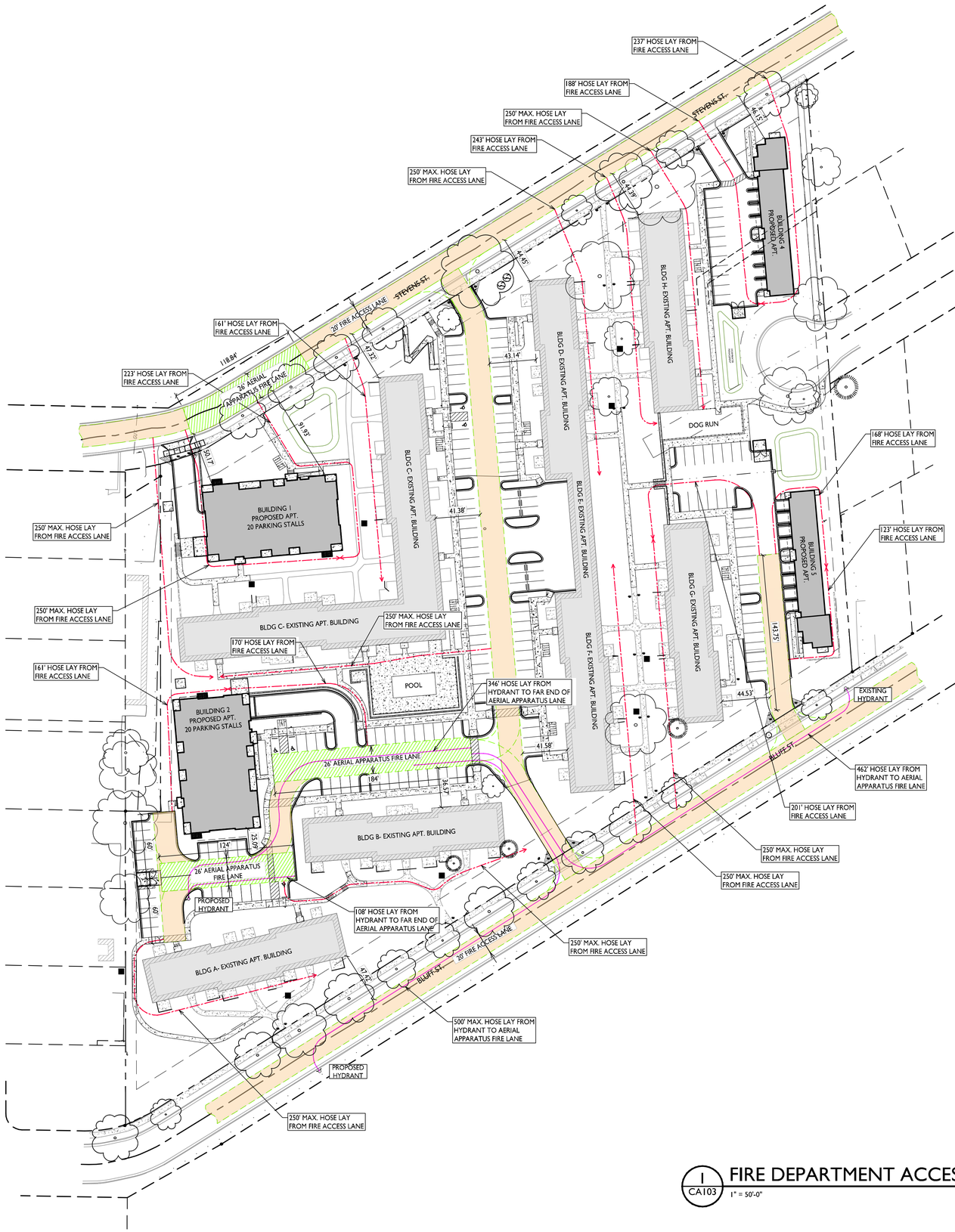

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address: Woodland Reserve Development

Contact Name & Phone #: Kevin Burow 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☐ Yes	☒ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☐ Yes	☒ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☒ Yes	☐ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☒ Yes	☐ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☒ Yes	☐ No	☐ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 06/2022

FIRE ACCESS DATA

BUILDING PERIMETERS:

BUILDING #1	BUILDING #2
391 LINEAR FT.	391 LINEAR FT.

26' WIDE AERIAL APPARATUS FIRE LANE

BUILDING #1	BUILDING #2
98 LR. FT. REQ'D	98 LR. FT. REQ'D

20' WIDE FIRE ACCESS LANE

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

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

1 CA103 FIRE DEPARTMENT ACCESS PLAN

1" = 50'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

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Middleton, WI 53562

KEY PLAN

ISSUED
2025.10.06 - LU / UDC SUBMITTAL
2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Fire Department Access Plan

SHEET NUMBER
CA103

PROJECT NO. 2425

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1 / CA104 LOT COVERAGE

1" = 50'-0"

GRAPHIC SCALE

0 50 100 150

1 INCH = 50 FT (24X36 SHEET)

LOT COVERAGE

ZONING	SR-V2
MAXIMUM LOT COVERAGE	219,898 S.F. / 60%
LOT AREA	365,653 S.F.
PROPOSED LOT COVERAGE	179,967 S.F. / 49%

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Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
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PROJECT TITLE
Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Lot Coverage

SHEET NUMBER
CA104

PROJECT NO. 2425

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© Vierbicher Associates, Inc.

N

W E

S

GRAPHIC SCALE, FEET

0 20 40 80

GENERAL SURVEY NOTES:

1. A current Title Report was not provided.
2. This survey is based upon field work performed between January 31 and February 11, 2025. Any changes in site conditions after February 11, 2025 are not reflected by this survey.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.
4. Elevations are referenced to NAVD 88 (2018) datum.
5. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. Multiple utility pedestals were noted to not have utilities marked to or from them indicating some communications lines were not marked and are therefore not shown on this map. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20250504125, 20250504129, 20250504135 and 20250504135. Location of buried private utilities are not within the scope of this survey.
6. Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Digger's Hotline at 1-800-242-8511.

LEGAL DESCRIPTION (As provided)

PART OF LOT 21, QUARRY TOWN, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4, FIRST ADDITION TO THE RAY F. LEASE PLAT, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST LINE OF SAID BLOCK 4, 23.80 FEET TO THE SOUTHEASTERLY RIGHT-OF- WAY LINE OF STEVEN STREET; THENCE NORTH 58°31'17" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 38.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 58°31'17" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 700.43 FEET; THENCE SOUTH 04°21'53" EAST, 548.48 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BLUFF STREET; THENCE SOUTH 57°31'19" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 696.10 FEET; THENCE SOUTH 66°29'40" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY NNE, 89.41 FEET TO THE AFOREMENTIONED EAST LINE OF BLOCK 4; THENCE NORTH 00°00'00" EAST, ALONG SAID EAST LINE, 277.00 FEET; THENCE NORTH 89°55'54" EAST, 32.50 FEET; THENCE NORTH 00°00'00" EAST, 309.78 FEET TO THE POINT OF BEGINNING. ALSO PART OF A VACATED PART OF STEVEN STREET, DESCRIBED IN RESOLUTION RECORDED MAY 23, 1967, AS DOCUMENT NUMBER 1184999.

PARCEL AREA (as measured): 365,653 square feet (8.394 AC)

SURVEY LEGEND

- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 3/4" ø IRON ROD
- FOUND 1-1/4" ø IRON ROD
- SET P.K. NAIL

EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
ST1	CIN	894.57	891.55	SW
ST2	FINR	902.33	891.93	NE & S
ST3	FINR	902.93	892.63	N & W
ST4	FINR	902.03	895.03	E
			895.13	S
ST5	FINR	903.52	896.92	N
			896.97	W
ST6	FINR	904.04	899.64	E
ST7	CIN	912.45	908.05	E
ST8	STMH	912.10	907.35	NE
			907.40	S & W
ST9	FINR	900.33	899.48	W
ST10	CIN	900.75	897.85	E
			897.39	W
ST11	CIN	900.79	897.19	W
ST12	CIN	900.73	897.33	W
ST13	STMH	901.06	895.46	BOTTOM
			896.46	E
			896.46	E
			896.26	E
			896.06	W

EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	895.74	888.18	E
			888.20	W
			888.85	NW
S2	SMH	907.27	890.30	NE
			890.37	S
			890.42	S
			890.31	SW
S3	SMH	901.04	889.78	E
			888.44	W
S4	SMH	903.49	894.03	NE
			894.02	SE
			894.02	W
S5	SMH	904.74	895.37	NW
			895.74	SE
			895.74	S

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING POST
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING DOWN GUY
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING HANDICAP PARKING
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING ADA DETECTABLE WARNING FIELD

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 WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING BRICK PAVERS
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

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REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

Existing Conditions

Woodland Terrace
City of Madison
Dane County, Wisconsin

DATE 12/04/2025
DRAFTER NJOH
CHECKED NJOH
PROJECT NO. 240836

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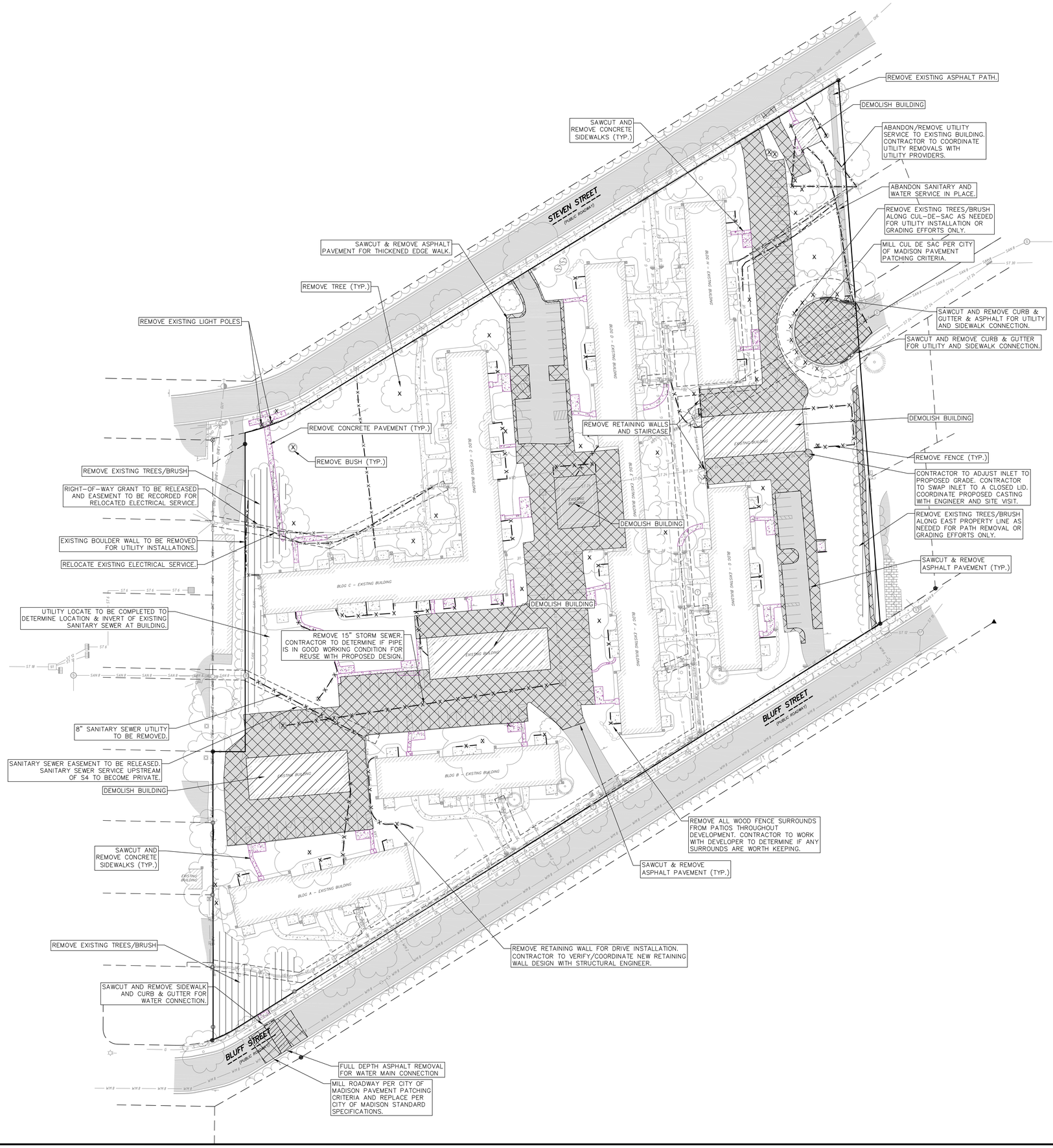

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GRAPHIC SCALE, FEET
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DEMOLITION NOTES:

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 CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

DEMOLITION PLAN LEGEND

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

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Demolition Plan

Woodland Terrace
City of Madison
Dane County, Wisconsin

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

DATE 12/04/2025
DRAFTER NJOH
CHECKED NJOH
PROJECT NO. 240836

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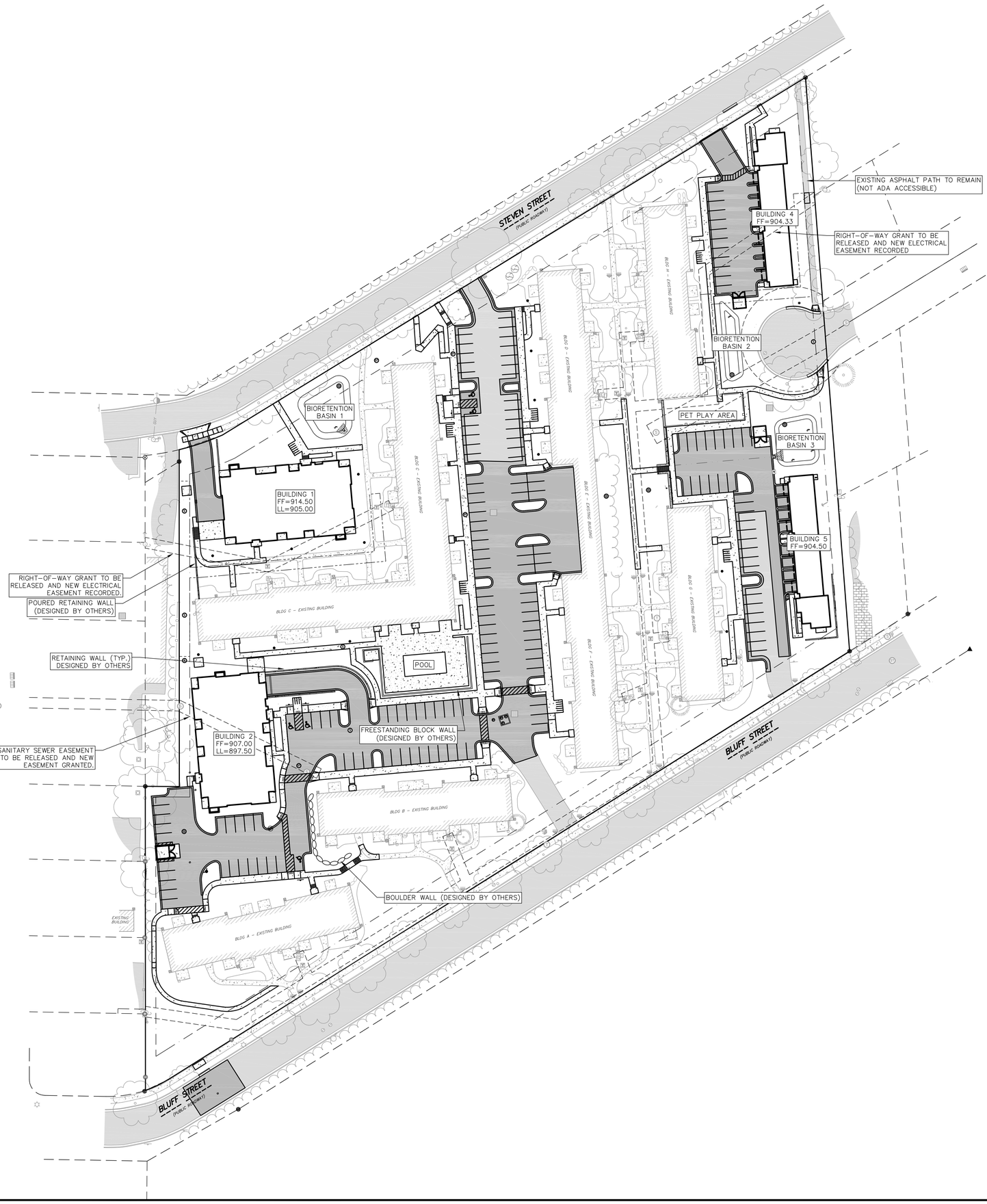

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SITE PLAN LEGEND

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

ABBREVIATIONS

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

SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE **CITY OF MADISON** ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. 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.
3. 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.
4. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
5. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10' IN VISION TRIANGLES.
6. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS. (CONTRACT #____, PROJECT #_____)

SITE PLAN INFORMATION	
LOT AREA	366,498 SF
IMPERVIOUS SURFACE AREA	214,687 SF
TOTAL UNCOVERED STANDARD PARKING STALLS PROVIDED	166 STALLS
ADA ACCESSIBLE STALLS PROVIDED	5 STALLS
OUTDOOR BIKE PARKING STALLS PROVIDED	46 STALLS

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Overall Site Plan

Woodland Terrace
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

DATE
12/04/2025

DRAFTER
NJOH

CHECKED
NJOH

PROJECT NO.
240836

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SITE PLAN LEGEND

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

TC – TOP OF CURB
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FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

N W E S

GRAPHIC SCALE, FEET
0 10 20 40

SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
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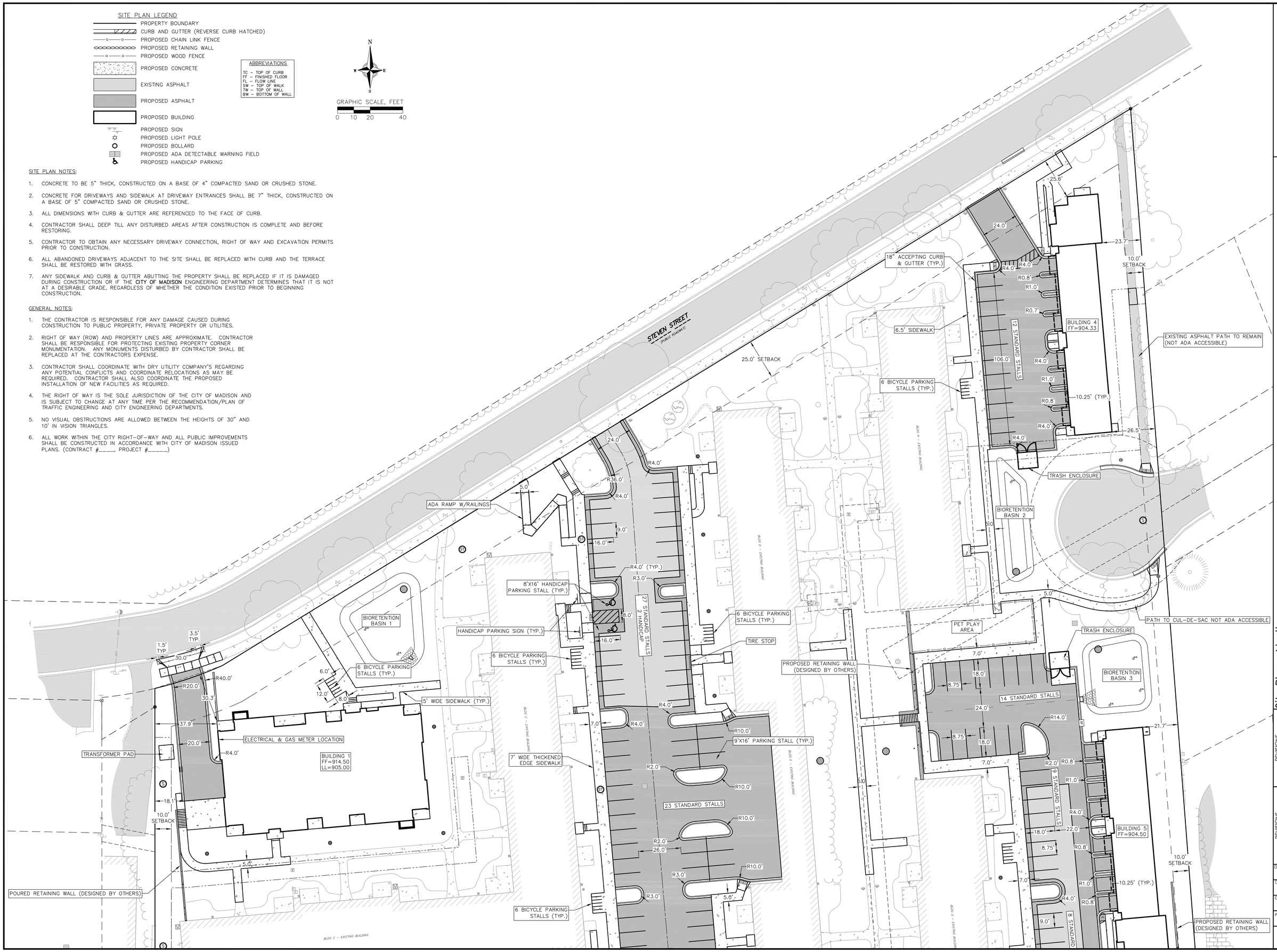
6. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS. (CONTRACT #_____, PROJECT #_____)



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REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

Site Plan - North

Woodland Terrace
City of Madison
Dane County, Wisconsin

DATE 12/04/2025
DRAFTER NJOH
CHECKED NJOH
PROJECT NO. 240836

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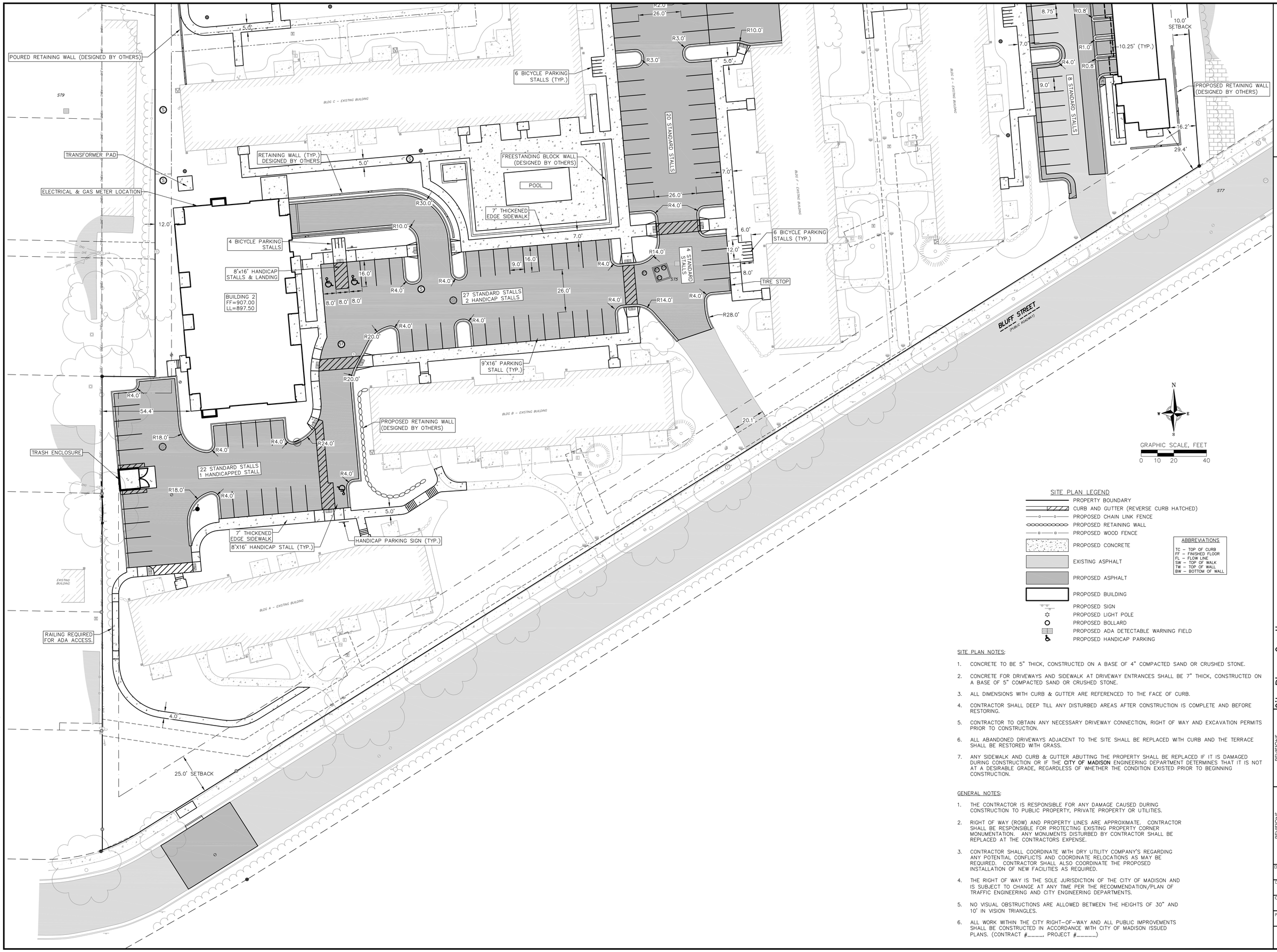

SITE PLAN LEGEND

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

ABBREVIATIONS

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

SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE **CITY OF MADISON** ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. 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.
3. 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.
4. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
5. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10' IN VISION TRIANGLES.
6. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS. (CONTRACT #_____, PROJECT #_____)

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Site Plan - South

Woodland Terrace
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

DATE 12/04/2025
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PROJECT NO. 240836

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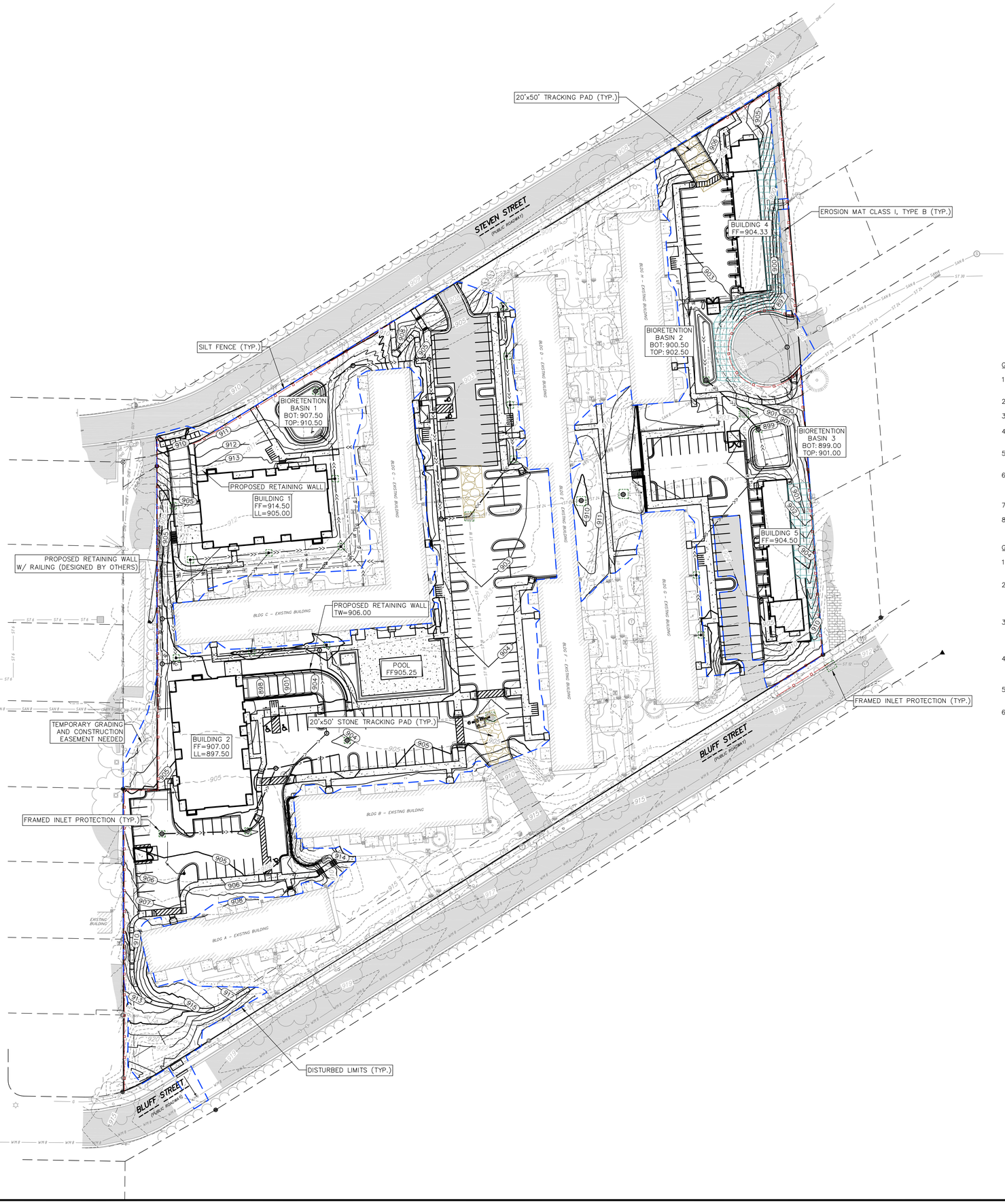

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE B
- TRACKING PAD
- RIP RAP

N W E S

GRAPHIC SCALE, FEET
0 20 40 80

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.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

GENERAL NOTES:

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2. 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.
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Grading & Erosion Control Plan

Woodland Terrace
City of Madison
Dane County, Wisconsin

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

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DRAFTER NJOH
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PROJECT NO. 240836

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GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS

GRAPHIC SCALE, FEET
0 10 20 40

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.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

GENERAL NOTES:

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6. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS. (CONTRACT #_____, PROJECT #_____)

STEVEN STREET (PUBLIC ROADWAY)

BUILDING 1 FF=914.50 LL=905.00

BUILDING 4 FF=904.33

BUILDING 5 FF=904.50

BIORETENTION BASIN 1 BOT: 907.50 TOP: 910.50

BIORETENTION BASIN 2 BOT: 900.50 TOP: 902.50

BIORETENTION BASIN 3 BOT: 899.00 TOP: 901.00

PROPOSED RETAINING WALL

PROPOSED RETAINING WALL W/ RAILING (DESIGNED BY OTHERS)

PROPOSED RETAINING WALL TW=906.00

12R@6.25" TS=911.67 BS=905.42

2R@6.00" TS=914.42 BS=913.42

4R@5.75" TS=914.42 BS=912.50

4R@5.75" TS=905.38 BS=903.46

3R@6.50" TS=905.30 BS=903.68

3R@7.00" TS=905.31 BS=903.56

TW=912.00 BW=906.50

TW=913.00 BW=907.00

TW=910.00 BW=904.25

TW=910.00 BW=904.50

TW=911.00 BW=904.75

TW=906.00 BW=905.75

BLDG C - EXISTING BUILDING

BLDG D - EXISTING BUILDING

BLDG E - EXISTING BUILDING

BLDG H - EXISTING BUILDING

SWALE

vierbicher planners engineers advisors

Grading Plan - North
Woodland Terrace
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 12/04/2025
DRAFTER NJOH
CHECKED NJOH
PROJECT NO. 240836

C301

04 Dec 2025 - 2:50p M:\JD McCormick LLC\240836_Woodland Terrace\CADD\240836_Grading Erosion Control.dwg by: njoh

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PROPOSED RETAINING WALL W/ RAILING (DESIGNED BY OTHERS)

TW=913.00
BW=907.00

PROPOSED RETAINING WALL
TW=906.00

TEMPORARY GRADING AND CONSTRUCTION EASEMENT NEEDED

30' RAMP WITH RAILINGS @ 8.33%

REBUILD RETAINING WALL FOR DRIVE INSTALLATION

BUILDING 2
FF=907.00
LL=897.50

BUILDING 5
FF=904.50

POOL
FF905.25

2R@6.75"
TS=906.90
BS=905.78

3R@6.25"
TS=906.92
BS=905.36

2R@7.00"
TS=906.42
BS=905.25

1R@7.00"
TS=906.50
BS=905.92

7R@6.00"
TS=913.90
BS=910.40

7R@6.00"
TS=910.25
BS=906.75

4R@6.50"
TS=908.08
BS=905.91

2R@5.50"
TS=908.08
BS=907.16

SWALE

TW=906.00
BW=905.75

TW=906.75
BW=906.25

TW=911.00
BW=906.50

BLUFF STREET
(PUBLIC ROADWAY)

BLDG A – EXISTING BUILDING
BLDG B – EXISTING BUILDING
BLDG C – EXISTING BUILDING
BLDG 5 – EXISTING BUILDING

GRAPHIC SCALE, FEET
0 10 20 40

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- (820) PROPOSED MAJOR CONTOURS
- (818) PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS

GENERAL NOTES:

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5. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10' IN VISION TRIANGLES.
6. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS. (CONTRACT #_____, PROJECT #_____)

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.
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8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

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planners engineers advisors

REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

Grading Plan - South

Woodland Terrace
City of Madison
Dane County, Wisconsin

DATE 12/04/2025
DRAFTER NJOH
CHECKED NJOH
PROJECT NO. 240836

C302

04 Dec 2025 - 2:50p M:\JD McCormick LLC\240836_Woodland Terrace\CADD\240836_Grading Erosion Control.dwg by: njoh

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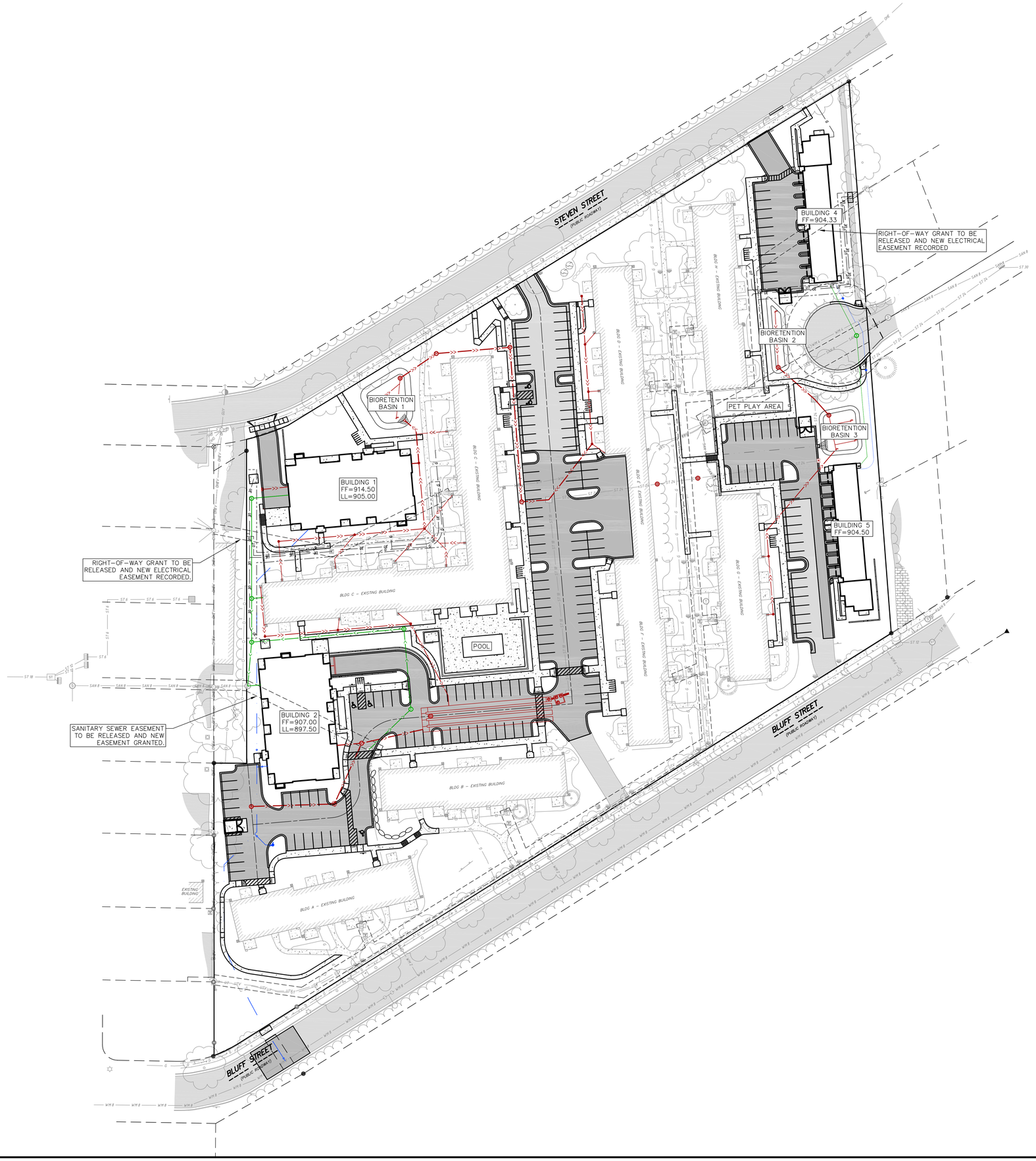

GRAPHIC SCALE, FEET
0 20 40 80

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

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

GENERAL NOTES:

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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 382.30(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 1.0' 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 THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
24. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
25. UNDERGROUND ENTRY CURB INLET AND STORM SEWER HAS BEEN SIZED BASED ON 500-YEAR PEAK FLOW FROM THE DRIVEWAY AREA. THIS FLOW WAS CALCULATED TO BE 0.50 CFS (224 GPM). THE FLOW RATE FROM DSPS SIZING REQUIREMENTS HAS BEEN USED FOR THE UPSTREAM PIPE.
26. POOL DRAIN TO BE LIMITED TO 100 GPM MAXIMUM DISCHARGE.

vierbicher planners engineers advisors

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

Overall Utility Plan

Woodland Terrace
City of Madison
Dane County, Wisconsin

DATE 12/04/2025
DRAFTER NJOH
CHECKED NJOH
PROJECT NO. 240836

C400

04 Dec 2025 - 2:50p M:\JD McCormick LLC\240836_Woodland Terrace\CADD\240836_Site Utilities.dwg by: njoh

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UTILITY NOTES:

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PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

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GRAPHIC SCALE, FEET
0 10 20 40

STEVEN STREET
(PUBLIC ROADWAY)

BUILDING 4
FF=904.33

BUILDING 5
FF=904.50

BUILDING 1
FF=914.50
LL=905.00

BIORETENTION BASIN 1

BIORETENTION BASIN 2

BIORETENTION BASIN 3

PET PLAY AREA

S10: 48" CONC FI
HAALA CG48TM GRATE
RIM=909.50
6" ORIFICE IE=908.00
6" IE=905.00 S
12" IE=901.07 NE

S9: 48" CON FI
R-1550 FRAME
SOLID LID
RIM=912.19
IE=900.21 E/SW

S8: 48" CONC FI
R-1550 FRAME
SOLID LID
RIM=904.46
IE=898.75 S/W

S15: 2'X3' CONC CI
R-3067 FRAME
TYPE R GRATE
TC=905.11
IE=901.26 E

S14: 12" NYLOPLAST FI
INTEGRATED FRAME
STANDARD GRATE
RIM=912.00
IE=909.20 S
IE=909.03 E

S13: 12" NYLOPLAST FI
INTEGRATED FRAME
STANDARD GRATE
RIM=913.00
IE=908.63 E/W
IE=909.30 SE

S12: 18" NYLOPLAST FI
INTEGRATED FRAME
STANDARD GRATE
RIM=913.00
IE=909.00 NE/SE/SW
IE=908.26 N/W

S11: 12" NYLOPLAST FI
INTEGRATED FRAME
STANDARD GRATE
RIM=913.00
IE=907.92 W/S
IE=907.75 N

S7: 48" CONC FI
R-1550 FRAME
SOLID LID
RIM=903.04
IE=896.44 N/E

S1: 12" NYLOPLAST FI
INTEGRATED FRAME
STANDARD GRATE
RIM=902.75
IE=897.45 S

S18: 12" NYLOPLAST FI
INTEGRATED FRAME
STANDARD GRATE
RIM=902.60
IE=897.21 N/S
IE=897.38 NE

S17: 12" NYLOPLAST FI
INTEGRATED FRAME
STANDARD GRATE
RIM=902.50
IE=896.97 N/S
IE=897.14 E

S16: 12" NYLOPLAST FI
INTEGRATED FRAME
STANDARD GRATE
RIM=902.50
IE=896.71 SE/N
IE=896.88 SW

S22: 30" CONC FI
HAALA CG30TM GRATE
RIM=902.00
6" ORIFICE IE=901.25
6" U.D. IE=898.00 N
12" IE=897.00 SE

S23: 30" CONC FI
HAALA CG30TM GRATE
RIM=900.50
6" ORIFICE IE=899.75
6" U.D. IE=896.50 S
12" IE=895.50 NW

S21: 48" CONC FI
R-2556 FRAME
TYPE G LID
RIM=910.25
IE=893.70 E/W

S20: 48" CONC FI
R-2556 FRAME
TYPE G LID
RIM=909.50
IE=894.07 E/W

S24: 12" NYLOPLAST FI
INTEGRATED FRAME
STANDARD GRATE
RIM=904.25
IE=900.67 N
IE=900.83 S/W

73'-12" RCP STORM @ 2.00%
43'-12" RCP STORM @ 2.00%
45° BEND
10" HDPE EW
IE=907.50
10'X6" TEE
IE=907.60 N
DOWNSPOUT CONNECTION
31'-6" HDPE STORM @ 1.04%
IE=908.09
48'-10" HDPE STORM @ 0.52%
154'-12" RCP STORM @ 1.50%
BUILDING CONNECTION LOCATION
7'-8" HDPE STORM @ 1.04%
IE=907.99
BUILDING CONNECTION LOCATION
REFER TO BUILDING PLAN FOR CONTINUATION
IE=901.00 W
25'-8" HDPE STORM @ 1.04%
70'-8" HDPE STORM @ 0.52%
76'-8" HDPE STORM @ 0.52%
65'-8" HDPE STORM @ 0.52%
27'-12" RCP @ 1.50%
DOWNSPOUT CONNECTION
43'-6" HDPE STORM @ 1.04%
IE=909.45
21'-6" HDPE STORM @ 1.04%
6" HDPE WYE
IE=909.22
DOWNSPOUT CONNECTION
26'-6" HDPE STORM @ 1.04%
IE=909.49
DOWNSPOUT CONNECTION
39'-6" HDPE STORM @ 1.04%
IE=909.44
DOWNSPOUT CONNECTION
38'-6" HDPE STORM @ 1.04%
IE=901.93
DOWNSPOUT CONNECTION
41'-6" HDPE STORM @ 1.04%
IE=909.73
DOWNSPOUT CONNECTION
44'-6" HDPE STORM @ 1.04%
IE=909.46
DOWNSPOUT CONNECTION
26'-6" HDPE STORM @ 1.04%
IE=909.49
48'-8" HDPE STORM @ 0.50%
DOWNSPOUT CONNECTION
15'-6" HDPE STORM @ 1.04%
IE=897.54
47'-8" HDPE STORM @ 0.50%
DOWNSPOUT CONNECTION
12'-6" HDPE STORM @ 1.04%
IE=897.26
52'-8" HDPE STORM @ 0.50%
DOWNSPOUT CONNECTION
16'-6" HDPE STORM @ 1.04%
IE=897.05
70'-8" HDPE STORM @ 0.50%
CONNECT TO EX FI
IE=896.03 W
IE=896.36 NE
DOWNSPOUT CONNECTION
7'-6" HDPE STORM @ 1.04%
IE=900.91
48'-12" RCP STORM @ 2.00%
CONNECT TO EX FI
IE=896.04 NW
IE=895.08 SE
21'-12" RCP STORM @ 2.00%
8" PVC EW
IE=900.00
CONTRACTOR TO EITHER REPLACE GRATE WITH SOLID COVER OR SWITCH TO R-1878-B FRAME. ADJUST RIM TO 902.96 AS NEEDED.
129'-8" HDPE STORM @ 0.52%
58'-6" HDPE STORM @ 0.52%

EX FI ST2
RIM=902.33
IE=891.93 NE/S
EX FI ST3
RIM=902.93
IE=892.63 N/W
EX FI ST4
RIM=902.03
IE=895.13 S
IE=895.03 E

BLDG 4 - EXISTING BUILDING
BLDG 5 - EXISTING BUILDING

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Utility Plan - North Storm Sewer
Woodland Terrace
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	
NO.	DATE	REMARKS	

DATE 12/04/2025
DRAFTER NJOH
CHECKED NJOH
PROJECT NO. 240836

C401

04 Dec 2025 - 2:50p M:\JD McCormick LLC\240836_Woodland Terrace\CADD\240836_Site Utilities.dwg by: njoh

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IE=909.20 S
IE=909.03 E

DOWNSPOUT CONNECTION
39'–6" HDPE STORM @ 1.04%
IE=909.44

DOWNSPOUT CONNECTION
38'–6" HDPE STORM @ 1.04%
IE=901.93

DOWNSPOUT CONNECTION
2'–6" HDPE STORM @ 1.04%
IE=901.56

12'–6" HDPE STORM @ 1.04%

S6: 12" NYLOPLAST FI
INTEGRATED FRAME
STANDARD GRATE
RIM=904.33
IE=901.41 N
IE=901.24 E

73'–8" HDPE STORM @ 0.52%

S5: 12" NYLOPLAST FI
INTEGRATED FRAME
STANDARD GRATE
RIM=904.70
IE=900.86 N
IE=900.69 E/S

4'–6" PVC STORM @ 1.04%
IE=894.46
REFER TO BUILDING PLUMBING
PLANS FOR CONTINUATION

BUILDING 2
FF=907.00
LL=897.50

BUILDING SERVICE CONNECTION
24'–8" HDPE STORM @ 1.04%
IE=900.49

66'–12" RCP STORM @ 0.50%

S2: 48" CONC CI
R–3067 FRAME
TYPE R GRATE
TC=904.33
IE=900.24 NE/W

S3: 48" CONC FI
R–2556 FRAME
TYPE G GRATE
RIM=904.19
IE=900.65 E

82'–12" RCP STORM @ 0.50%

DOWNSPOUT CONNECTION
41'–6" HDPE STORM @ 1.04%
IE=909.73

DOWNSPOUT CONNECTION
44'–6" HDPE STORM @ 1.04%
IE=909.46

6" HDPE WYE
IE=909.22

DOWNSPOUT CONNECTION
26'–6" HDPE STORM @ 1.04%
IE=909.49

DOWNSPOUT CONNECTION
26'–6" HDPE STORM @ 1.04%
IE=909.49

DOWNSPOUT CONNECTION
12'–6" HDPE STORM @ 1.04%
IE=900.98

DOWNSPOUT CONNECTION
17'–6" HDPE STORM @ 1.04%
IE=900.67

S4: 12" NYLOPLAST FI
INTEGRATED FRAME
STANDARD GRATE
RIM=904.70
IE=900.49 NW
IE=900.32 S/W

72'–8" HDPE STORM @ 0.52%

90'–8" HDPE STORM @ 0.52%

48" CMP RISER
R–2556 FRAME
TYPE G GRATE
RIM=903.85

IE=899.85

S26: 18' TRENCH DRAIN
R–4996–C FRAME
TYPE C GRATE
RIM=897.50
BOT TRENCH=896.54
6" BOTTOM OUTLET IE=894.50

500'–54" CMP
DETENTION SYSTEM
IE=897.85

IE=899.35

62'–15" RCP STORM @ 0.50%

S1: 48" CONC FI
R–1550 FRAME
SOLID LID
RIM=904.60
IE=899.66 E
IE=899.91 SW
IE=900.24 W

6'–18" RCP STORM @ 1.00%

CONNECT TO EX FI
ADJUST RIM TO 903.85
IE=896.92 E

EX FI ST5
RIM=903.52
IE=896.92 N

8'X8'–12 CARTRIDGE
UP–FLO FILTER
IE=896.98 E
IE=897.82 W

3'–18" RCP STORM @ 1.00%

WEIR PLATE:
10" ORIFICE IE=897.85
10" ORIFICE IE=900.10
12" ORIFICE IE=901.35

DOWNSPOUT CONNECTION
7'–6" HDPE STORM @ 1.04%
IE=900.91

S24: 12" NYLOPLAST FI
INTEGRATED FRAME
STANDARD GRATE
RIM=904.25
IE=900.67 N
IE=900.83 S/W

58'–6" HDPE STORM @ 0.52%

S25: 12" NYLOPLAST FI
INTEGRATED FRAME
STANDARD GRATE
RIM=904.40
IE=901.13 N
IE=901.13 W

DOWNSPOUT CONNECTION
7'–6" HDPE STORM @ 1.04%
IE=901.20

EX CIN ST7
TC=912.45
IE=909.05 E

EX STMH ST8
RIM=912.10
IE=907.40 S/W
IE=907.35 N

BLDG B – EXISTING BUILDING

BLDG A – EXISTING BUILDING

EXISTING BUILDING

BLUFF STREET
(PUBLIC ROADWAY)

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

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

N
W E
S

GRAPHIC SCALE, FEET
0 10 20 40

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 382.30(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 THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
24. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. 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.
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4. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
5. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10' IN VISION TRIANGLES.
6. ALL WORK WITHIN THE CITY RIGHT–OF–WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS. (CONTRACT #_____, PROJECT #_____)

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planners engineers advisors

REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

Utility Plan - South Storm Sewer
Woodland Terrace
City of Madison
Dane County, Wisconsin

DATE 12/04/2025
DRAFTER NJOH
CHECKED NJOH
PROJECT NO. 240836

C402

04 Dec 2025 - 2:50p M:\JD McCormick LLC\240836_Woodland Terrace\CADD\240836_Site Utilities.dwg by: njoh

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UTILITY NOTES:

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4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
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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 382.30(11)(H) AND SPS 382.40(8)(k).
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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.
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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 THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
24. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

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

GENERAL NOTES:

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5. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10' IN VISION TRIANGLES.
6. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS. (CONTRACT #____, PROJECT #_____)

GRAPHIC SCALE, FEET
0 10 20 40

BUILDING 1
FF=914.50
LL=905.00

BUILDING 4
FF=904.33

BUILDING 5
FF=904.50

S103: 48" CONC SMH
R-1550 FRAME
SOLID LID
RIM=903.84
IE=895.82 S
IE=895.92 E

S104: 48" CONC SMH
R-1550 FRAME
SOLID LID
RIM=896.57
IE=888.73 N/S
IE=888.56 E/W

S105: 48" CONC SMH
R-1550 FRAME
SOLID LID
RIM=904.65
IE=894.62 S
IE=894.79 N
IE=894.79 E

BUILDING CONNECTION LOCATION
37'-6" PVC SAN @ 1.04%
IE=896.30

99'-6" PVC SAN @ 1.04%

BUILDING CONNECTION LOCATION
10'-6" PVC SAN @ 1.04%
IE=894.89

SANITARY BUILDING CONNECTION
IE=889.31 S

56'-6" PVC SAN @ 1.04%

133'-6" PVC SAN @ 1.04%

SANITARY BUILDING CONNECTION
IE=890.11

ADJUST RIM TO 910.10

BIORETENTION BASIN 1

BIORETENTION BASIN 2

BIORETENTION BASIN 3

PET PLAY AREA

EX SMH S1
RIM=895.74
IE=888.18 E
IE=888.20 W
IE=888.85 NW

EX SMH S2
RIM=907.27
IE=890.30 NE
IE=890.37 S
IE=890.42 SW
IE=890.31 NW

BLDG C – EXISTING BUILDING

BLDG D – EXISTING BUILDING

BLDG E – EXISTING BUILDING

BLDG H – EXISTING BUILDING

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planners engineers advisors

Utility Plan - North Sanitary Sewer
Woodland Terrace
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	
NO.	DATE	REMARKS	

DATE 12/04/2025
DRAFTER NJOH
CHECKED NJOH
PROJECT NO. 240836

C403

04 Dec 2025 - 3:37p M:\JD McCormick LLC\240836_Woodland Terrace\CADD\240836_Site Utilities.dwg by: njoh

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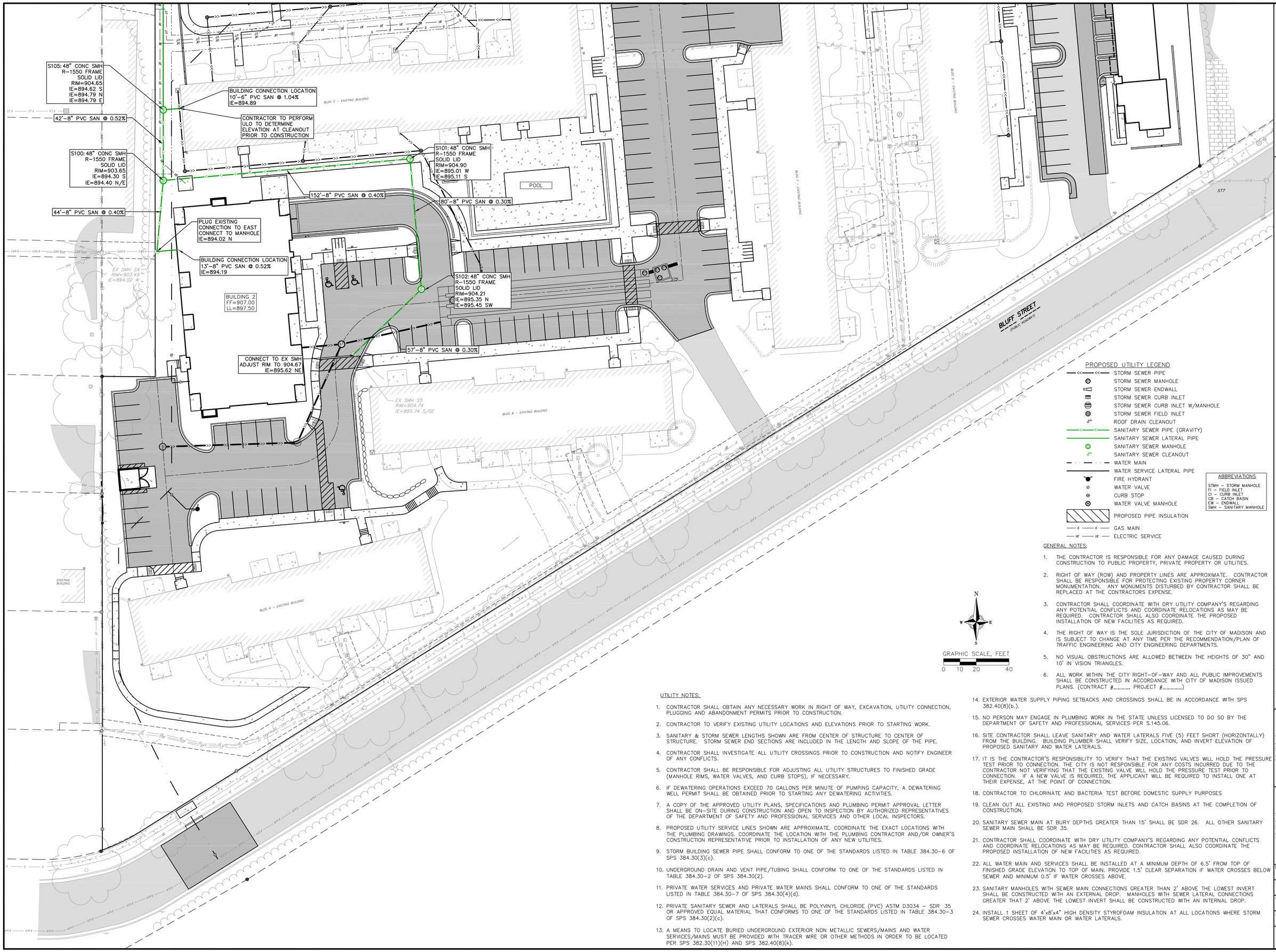

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
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- ROOF DRAIN CLEANOUT
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- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
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planners engineers advisors

Utility Plan - South Sanitary Sewer

Woodland Terrace
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 12/04/2025
DRAFTER NJOH
CHECKED NJOH
PROJECT NO. 240836

C404

04 Dec, 2025 - 3:36p M:\JD McCormick LLC\240836_Woodland Terrace\CADD\240836_Site Utilities.dwg by: njoh

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- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
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GRAPHIC SCALE, FEET
0 10 20 40

BUILDING 1
FF=914.50
LL=905.00

BUILDING 4
FF=904.33

BUILDING 5
FF=904.50

BIORETENTION BASIN 1

BIORETENTION BASIN 2

BIORETENTION BASIN 3

PET PLAY AREA

BUILDING WATER SERVICE CONNECTION LOCATION

42'-2" COPPER WATER SERVICE

158'-2" COPPER WATER SERVICE

CONNECT TO EX 4" WM
INSTALL 2" LIVE TAPPING TEE CURB STOP

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INSTALL 2" LIVE TAPPING TEE CURB STOP

2" CURB STOP

45° BEND

BLDG C – EXISTING BUILDING

BLDG D – EXISTING BUILDING

BLDG H – EXISTING BUILDING

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planners engineers advisors

Utility Plan - North Water Main

Woodland Terrace
City of Madison
Dane County, Wisconsin

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NO.	DATE	REMARKS	

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04 Dec, 2025 - 2:50p M:\JD McCormick LLC\240836_Woodland Terrace\CADD\240836_Site Utilities.dwg by: njoh

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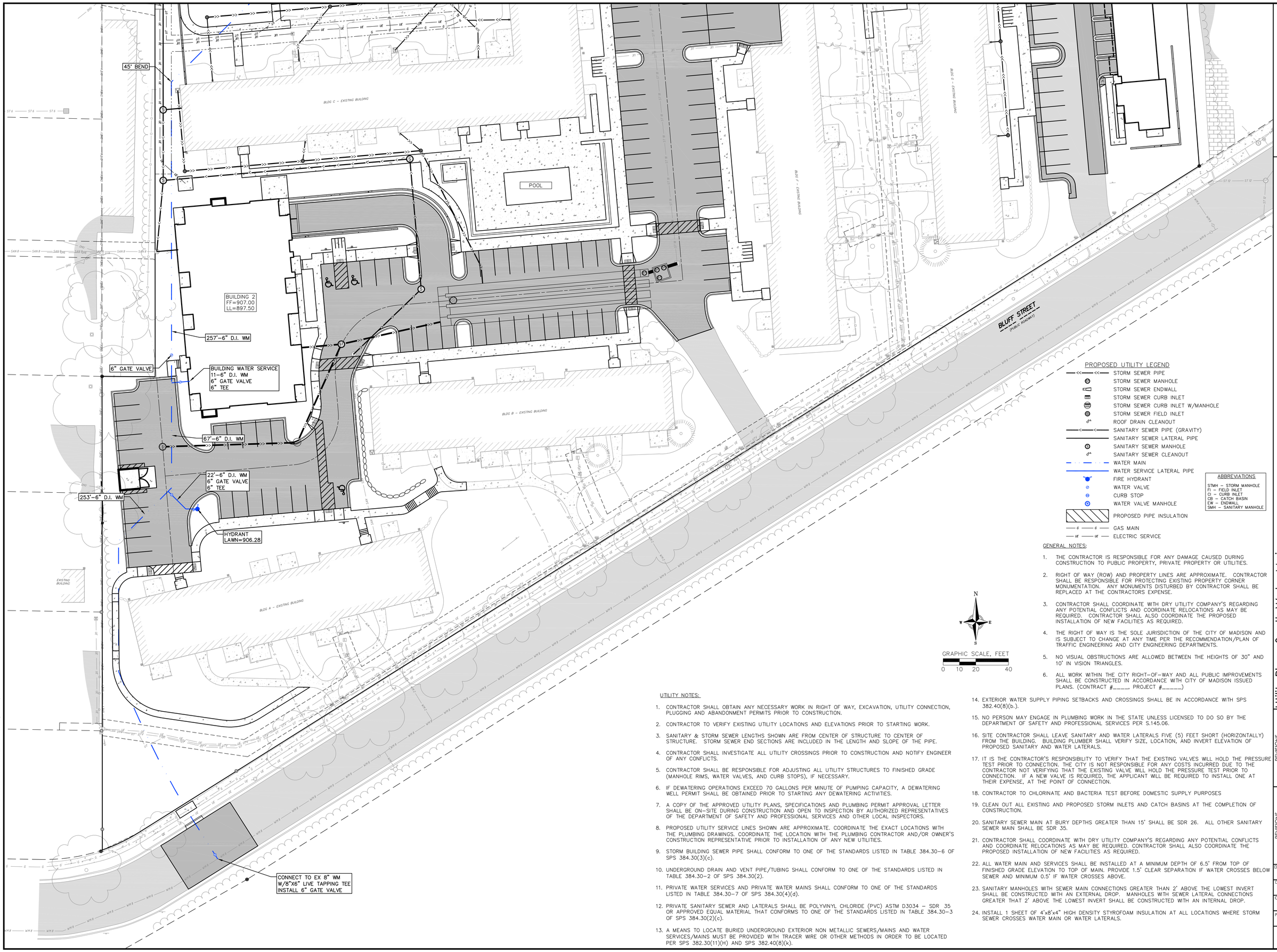

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Utility Plan - South Water Main

Woodland Terrace
City of Madison
Dane County, Wisconsin

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04 Dec 2025 - 2:50p M:\JD McCormick LLC\240836_Woodland Terrace\CADD\240836_Site Utilities.dwg by: njoh

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
DECIDUOUS TREES						
	AS	Acer saccharum / Sugar Maple	B & B	2.5"Cal		7
	CO	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		3
	GT	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	B & B	2.5"Cal		11
	QB	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		7
	QM	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal		9
EVERGREEN TREES						
	JV-3	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	B & B	6` ht.		12
	TO-2	Thuja occidentalis 'Nigra' / Black Arborvitae	B & B	5` ht.		39
EXISTING EVERGREEN TREE						
	TO-E	Thuja occidentalis / Arborvitae	Existing			4
EXISTING TREES						
	FA-E	Fraxinus americana / White Ash	Existing			2
	GT-E	Gleditsia triacanthos / Honey Locust	Existing			3
EXISTING UNDERSTORY TREES						
	AT-E	Acer tataricum / Tatarian Maple	Existing			1
	MA-E	Malus angustifolia / Crabapple	Existing			6
	SA-E	Syringa x chinensis 'Alba' / White Chinese Lilac	Existing			2
UNDERSTORY TREES						
	AL2	Amelanchier laevis / Allegheny Serviceberry	B & B	4` ht.	Multi-Stem	26
	CP	Carpinus caroliniana / American Hornbeam	B & B	7` ht.		9
	CE	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	2.5"Cal		13
	CI	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	1.5"Cal		9
	HV	Hamamelis virginiana / Common Witch Hazel	B & B	5` ht.		7
DECIDUOUS SHRUBS						
	Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.		8
	Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		54
	Cs-2	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.		7
	Cy	Corylus americana / American Hazelnut	Cont.	5 Gal.		2
	Ea	Euonymus alatus / Burning Bush	Existing	5 Gal.		1
	Ld	Lonicera diervilla / Honeysuckle	Cont.	3 Gal.		41
	Po-2	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark	Cont.	3 Gal.		31
	Sg	Spiraea japonica 'Goldmound' / Goldmound Japanese Spirea	Existing	3 Gal.		138
	Vc	Viburnum carlesii 'Compactum' / Compact Koreanspice Viburnum	Existing	5 Gal.		63
	Vg	Viburnum lentago / Nannyberry	Cont.	5 Gal.		6
	Vp	Viburnum prunifolium / Blackhaw Viburnum	B & B	4` ht.		8
EVERGREEN SHRUBS						
	Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		22
	Te	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	Existing	3 Gal.		217
	Th	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	Existing	5 Gal.		44
PERENNIALS						
	Hw	Hosta x 'Wide Brim' / Wide Brim Hosta	Existing	1 Gal.		154
	Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		7

City of Madison Landscape Worksheet								
Address:	Woodland Terrace		**Date:**	11/25/2025				
Total Square Footage of Developed Area:		(Site Area)	- 366497.6	(Building Footprint at Grade)		= 91964.4	274533.2	sf
Total Landscape Points Required (<5 ac):		217,800	/ 300 =	726	x 5 =	3,630	**4,197**	
Lansdcape Points Requried >5 ac:		56,733	/ 100 =	567.332	x 1 =	567		
			Credits/ Existing Landscaping		**New/ Proposed Landscaping**			
Plant Type/ Element	**Min. Size at Installation**	**Points**	**Quantity**	**Points Achieved**	**Quantity**	**Points Achieved**		
Overstory deciduous tree	2.5" cal	35	6	210	35	1225		
Tall Evergreen Tree	5-6 feet tall	35		0	31	1085		
Ornamental tree	1.5" cal	15	13	195	68	1020		
Upright evergreen shrub	3-4 feet tall	10		0		0		
Shrub, deciduous	#3 gallon	3	204	612	162	486		
Shrub, evergreen	#3 gallon	4	277	1108		0		
Ornamental grasses/perennials	#1 gallon	2	154	308		0		
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0		
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0		
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0		
Sub Totals				2433		3816		
				Total Points Provided:	**6249**			

STREET FRONTAGE REQUIREMENTS NOT SUITABLE FOR SITE PER EXISTING STREET TREES. MATURE STREET TREE CANOPY EXTENDS INTO SITE. PROPOSED TREES WITHIN SITE EXCEED TOTAL REQUIREMENTS FOR FRONTAGE.

CONCEPT PLANT SCHEDULE

INFILTRATION PLUGS (PER PLUG)	3,066 sf
Asclepias incarnata / Swamp Milkweed	128
Carex annectens / Yellow-fruited Sedge	255
Carex bebbii / Bebb's Sedge	255
Carex bicknellii / Prairie Sedge	63
Carex blanda / Woodland Sedge	63
Carex bromoides / Brome-like Sedge	128
Carex cristatella / Crested Oval Sedge	128
Carex hystericina / Porcupine Sedge	191
Carex scoparia / Broom Sedge	191
Carex stricta / Tussock Sedge	383
Carex vulpinoidea / Fox Sedge	191
Elymus virginicus / Virginia Wild Rye	63
Eutrochium maculatum / Spotted Joe Pye Weed	32
Iris versicolor / Blue Flag	128
Liatris pycnostachya / Gayfeather	63
Liatris spicata / Blazing Star	128
Lobelia cardinalis / Cardinal Flower	63
Lobelia siphilitica / Great Lobelia	63
Monarda fistulosa / Bergamot	32
Panicum virgatum / Switch Grass	128
Pycnanthemum virginianum / Mountain Mint	63
Rudbeckia subtomentosa / Sweet Black-eyed Susan	63
Scirpus pendulus / Nodding Bulrush	63
Solidago ridellii / Ridell's Goldenrod	32
Symphyotrichum puniceum / Swamp Aster	63
Tradescantia ohiensis / Ohio Spiderwort	32
Verbena hastata / Blue Vervain	63
Vernonia fasciculata / Ironweed	63
Veronicastrum virginicum / Culver's Root	63

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Plant Schedule and Landscape Points

Woodland Terrace
City of Madison
Dane County, Wisconsin

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

DATE 12/04/2025
DRAFTER EGOR
CHECKED NJOH
PROJECT NO. 240836

L001

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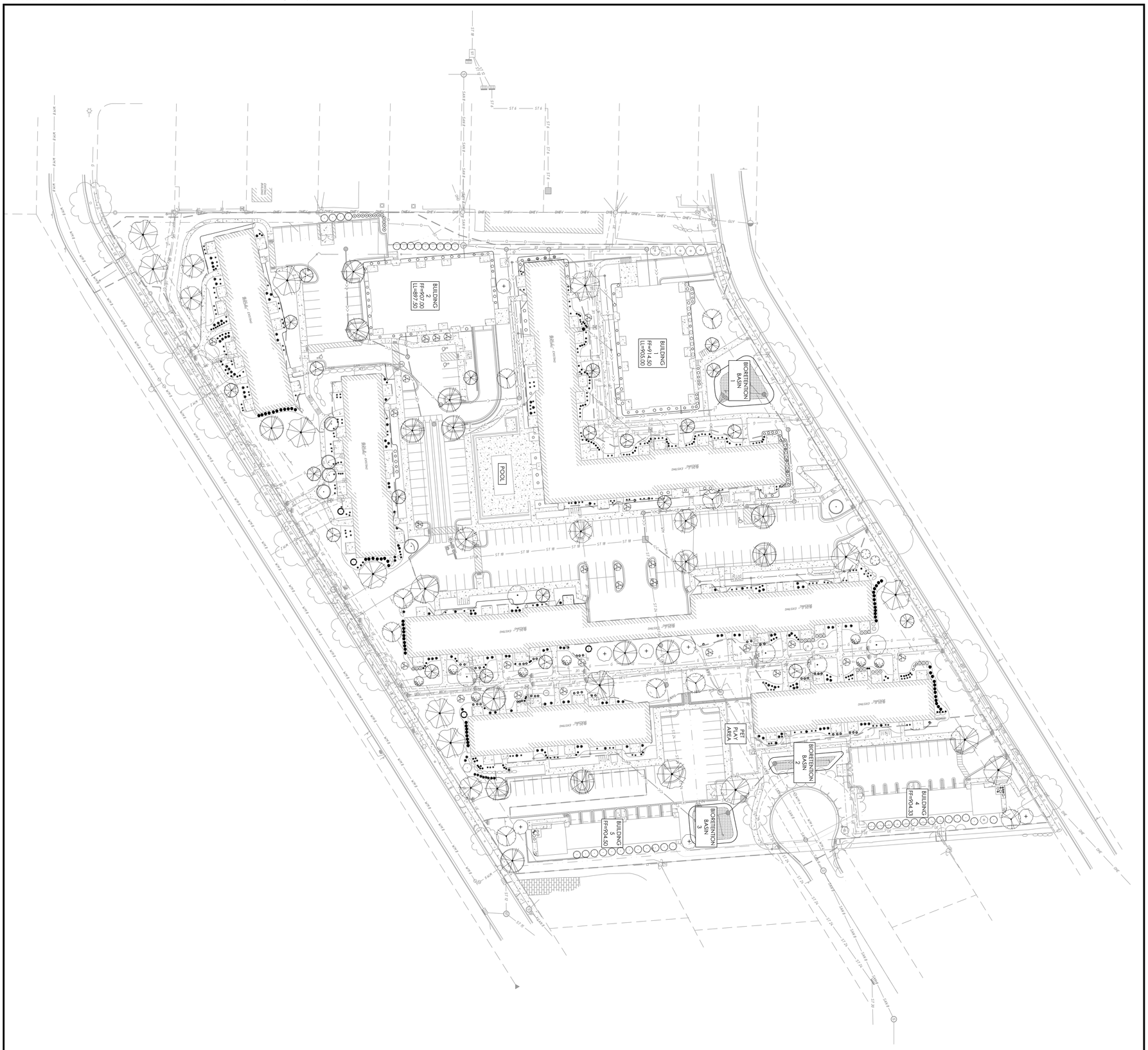

L101

PROJECT NO. 240836

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DATE 12/04/2025

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

Landscape Plan

Woodland Terrace
City of Madison
Dane County, Wisconsin

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N
W E
S

GRAPHIC SCALE, FEET
0 10 20 40

BUILDING 1
FF=914.50
LL=905.00

BUILDING 4
FF=904.33

BUILDING 5
FF=904.50

BIORETENTION BASIN 1

BIORETENTION BASIN 2

BIORETENTION BASIN 3

PET PLAY AREA

(1) QB
(5) Sh
(1) HV
(1) Po-2
(1) CP
(1) Ld
(2) Po-2
(1) TO-2
(1) Cy
(13) TO-2
(1) QB
(3) Bx
(1) CE
(1) QM
(3) Cm
(1) AL2
(2) Vp
(3) Bx
(2) Am
(3) Bx
(3) Bx
(1) Vp
(1) AL2
(1) QB
(3) Bx
(1) Cy
(1) Cl
(2) Vg
(4) Bx
(1) AL2
(1) AL2
(4) Cm
(6) Ld
(3) Ca-2
(2) Cm
(1) GT
(7) Cm
(1) GT
(1) CP
(1) Cl
(1) CE
(1) CP
(4) Po-2
(1) CE
(4) Ld
(6) Am
(2) Cm
(2) Ld
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(2) Cm
(2) Ld
(1) CE
(1) Cm
(2) Ld
(1) AS
(1) AS
(1) CE
(1) AL2
(1) AL2
(1) AL2
(1) AL2
(1) AL2
(1) AL2
(1) AL2
(1) HV
(1) GT
(1) HV
(1) GT
(1) HV
(1) QM
(1) AL2
(1) Vp
(1) Cl
(1) AL2
(1) CP
(1) QB
(1) CP
(12) TO-2
(4) Vg
(2) Po-2
(3) Ld
(1) Cl
(1) Cm
(2) Ld
(3) Cm
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(2) Cm
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(1) Cl
(1) Po-2
(1) Ld
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(1) Po-2
(1) Po-2
(1) Po-2
(1) CE
(4) Ca-2
(1) Po-2
(3) Po-2
(1) Ld

BLDG C – EXISTING BUILDING
BLDG D – EXISTING BUILDING
BLDG E – EXISTING BUILDING
BLDG G – EXISTING BUILDING

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Landscape Plan - North

Woodland Terrace
City of Madison
Dane County, Wisconsin

REVISIONS			
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REVISIONS			
NO.	DATE	REMARKS	

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PROJECT NO. 240836

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BUILDING 2
FF=907.00
LL=897.50

POOL

5
FF=904.50

BLDG C – EXISTING BUILDING
BLDG B – EXISTING BUILDING
BLDG A – EXISTING BUILDING
BLDG F – EXISTING BUILDING
BLDG G – EXISTING BUILDING
EXISTING BUILDING

(1) QM
(2) Cm
(1) AL2
(1) CE
(1) Cl
(4) Ca-2
(3) Ld
(1) Po-2
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(2) Cm
(1) Ld
(2) Po-2
(1) HV
(4) Cm
(4) Ld
(9) TO-2
(3) AL2
(1) GT
(1) AS
(1) QB
(3) Ld
(2) Po-2
(12) JV-3
(3) Po-2
(4) TO-2
(1) CO
(1) Vp
(1) FA-E
(3) Po-2
(2) Sh
(1) Bx
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(1) GT
(1) CO
(1) AL2
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(1) GT
(1) Cl
(1) CE
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(1) AL2
(1) AS
(1) QM
(1) QM

N
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GRAPHIC SCALE, FEET
0 10 20 40

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Landscape Plan - South
Woodland Terrace
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

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NO.	DATE	REMARKS	

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PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. 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.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. 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.
5. 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:

1. 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.
2. 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.
3. 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.
4. LANDSCAPE BEDS, STONE BORDERS, AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 4"X4" OR EQUAL, COLOR BLACK ANODIZED.
4. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6' DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

SEEDING AND PLUG PLANTING NOTES:

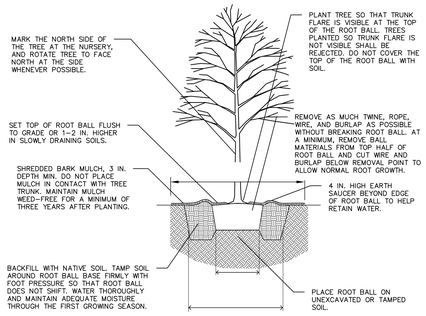
1. ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"–6".) PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
2. INSTALL BIO–RETENTION PLANTINGS AS 2". BIORETENTION PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING SPECIFIED RATIO OF SPECIES THROUGHOUT PLANTING. APPLY 1' WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. FOLLOWING PLANTING, AREA TO BE SEEDED WITH 'STORMWATER/BIOINFULTRATION' BY AGRECOL OR EQUAL, PER MANUFACTURER'S RECOMMENDATIONS AND BROADCAST MULCHED WITH A LAYER OF WEED FREE STRAW MULCH. STRAW MULCH MUST ALLOW FOR SUFFICIENT AIR AND LIGHT PENETRATION.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. 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.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. 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.
8. 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:

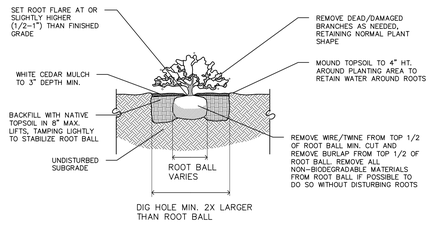
1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO–DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



1/1 B&B TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

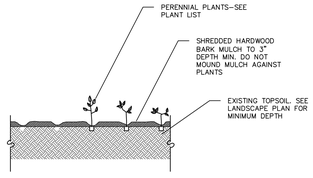
1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1/1 SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:

1. 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.
2. APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1/1 PERENNIAL PLANTING DETAIL
NOT TO SCALE

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REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

Planting Details
Woodland Terrace
City of Madison
Dane County, Wisconsin

DATE 12/04/2025
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PROJECT NO. 240836

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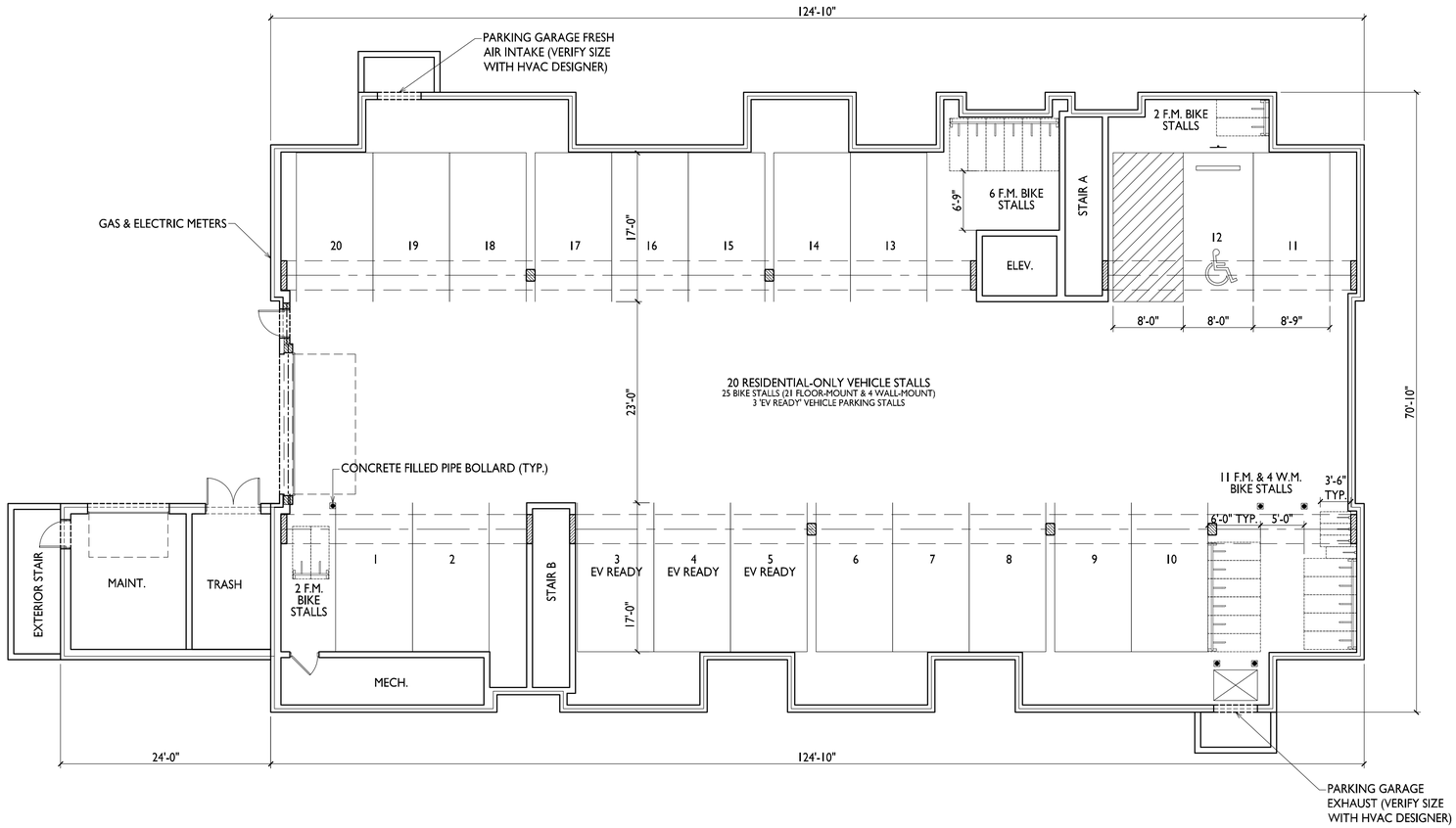

1 AC100.1

BUILDING 1 BASEMENT PLAN

1/8" = 1'-0"

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

ISSUED

2025.10.06 - UDC SUBMITTAL
2025.10.06 - LU SUBMITTAL
2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE

Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE

Building 1 - Basement Plan

SHEET NUMBER

AC100.1

PROJECT NO. 2425

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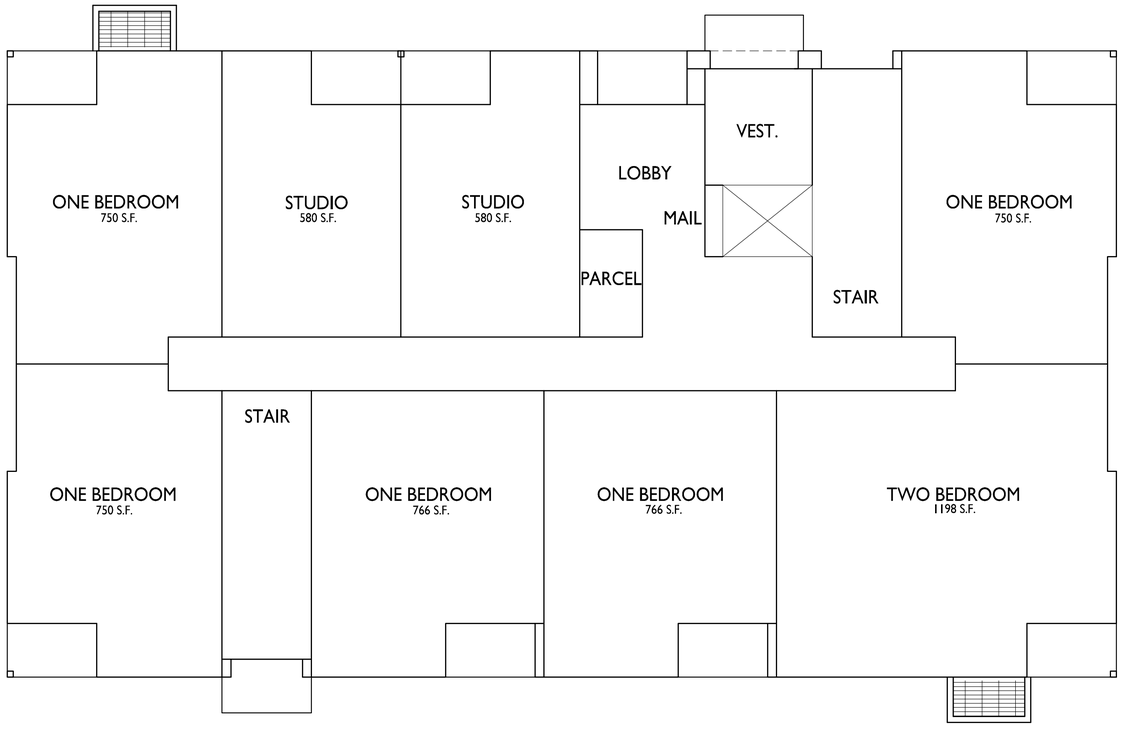

1 AC101.1

BUILDING 1
FIRST FLOOR PLAN

1/8" = 1'-0"

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ARCHITECTS
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Middleton, WI 53562

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2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Building 1 -
First Floor Plan

SHEET NUMBER
AC101.1

PROJECT NO. 2425

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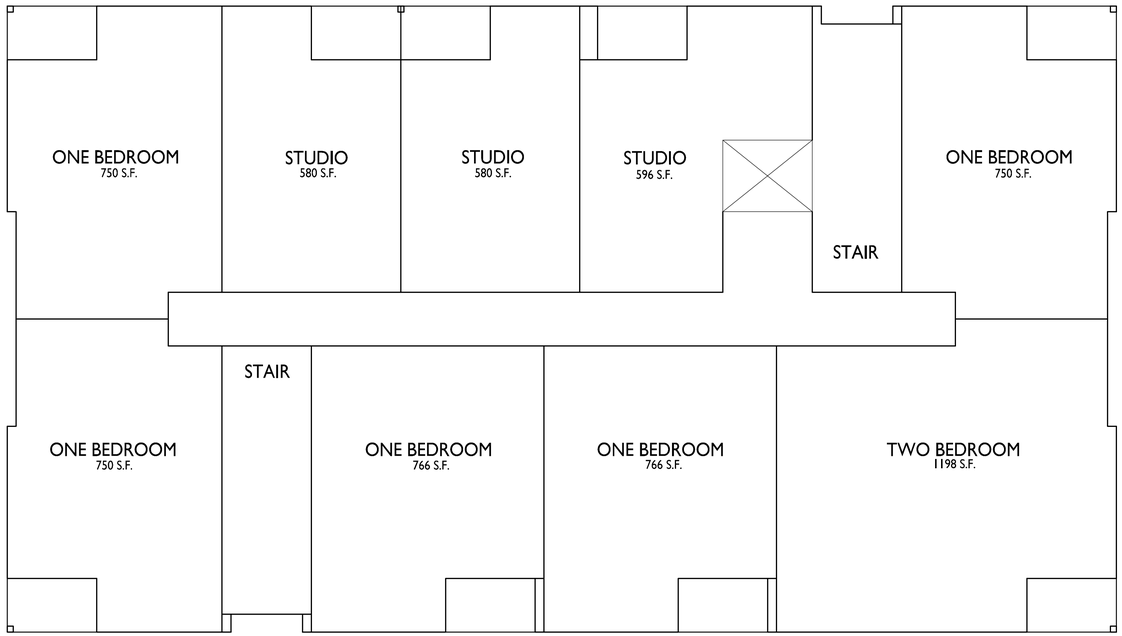

1 AC102.1 BUILDING 1 SECOND FLOOR PLAN

1/8" = 1'-0"

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Middleton, WI 53562

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2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE

Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE

Building 1 - Second Floor Plan

SHEET NUMBER

AC102.1

PROJECT NO. 2425

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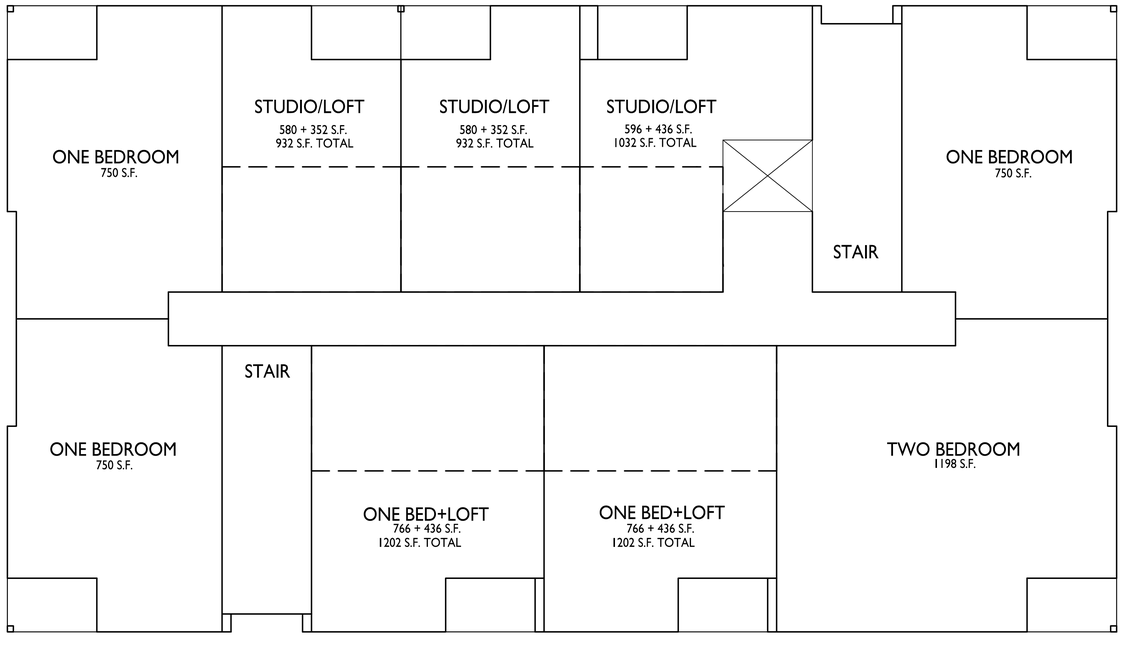

1 AC103.1 BUILDING 1 THIRD FLOOR PLAN

1/8" = 1'-0"

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2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE

Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE

Building 1 - Third Floor Plan

SHEET NUMBER

AC103.1

PROJECT NO. 2425

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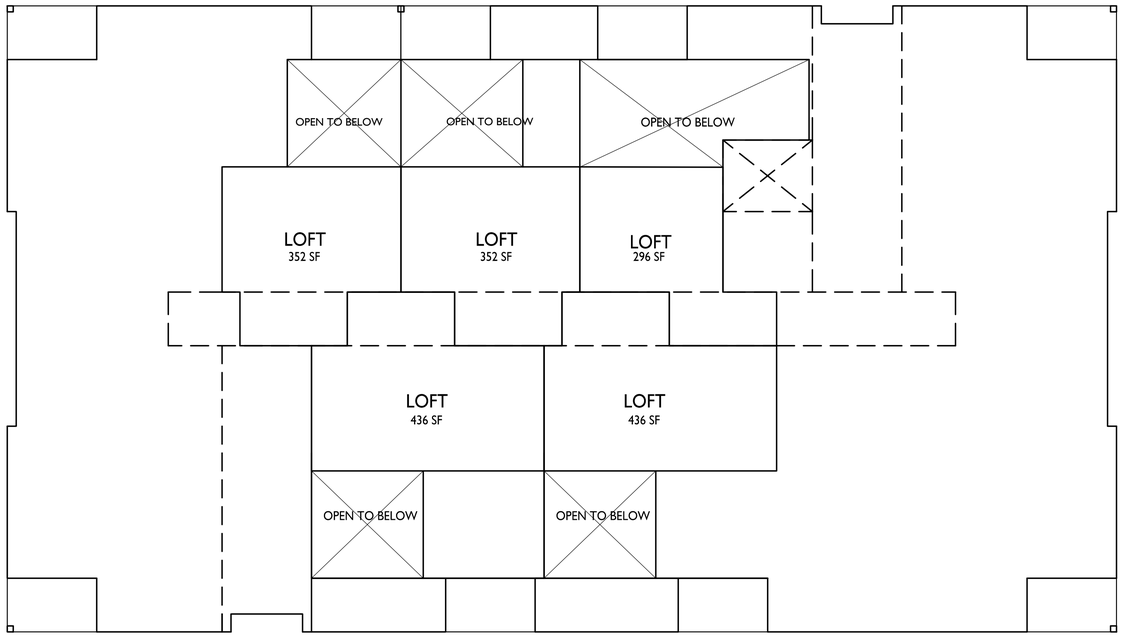

1 AC104.1

BUILDING 1
FOURTH FLOOR / LOFT PLAN

1/8" = 1'-0"

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

ISSUED

2025.10.06 - UDC SUBMITTAL
2025.10.06 - LU SUBMITTAL
2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE

Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE

Building 1 - Fourth Floor/ Loft Plan

SHEET NUMBER

AC104.1

PROJECT NO. 2425

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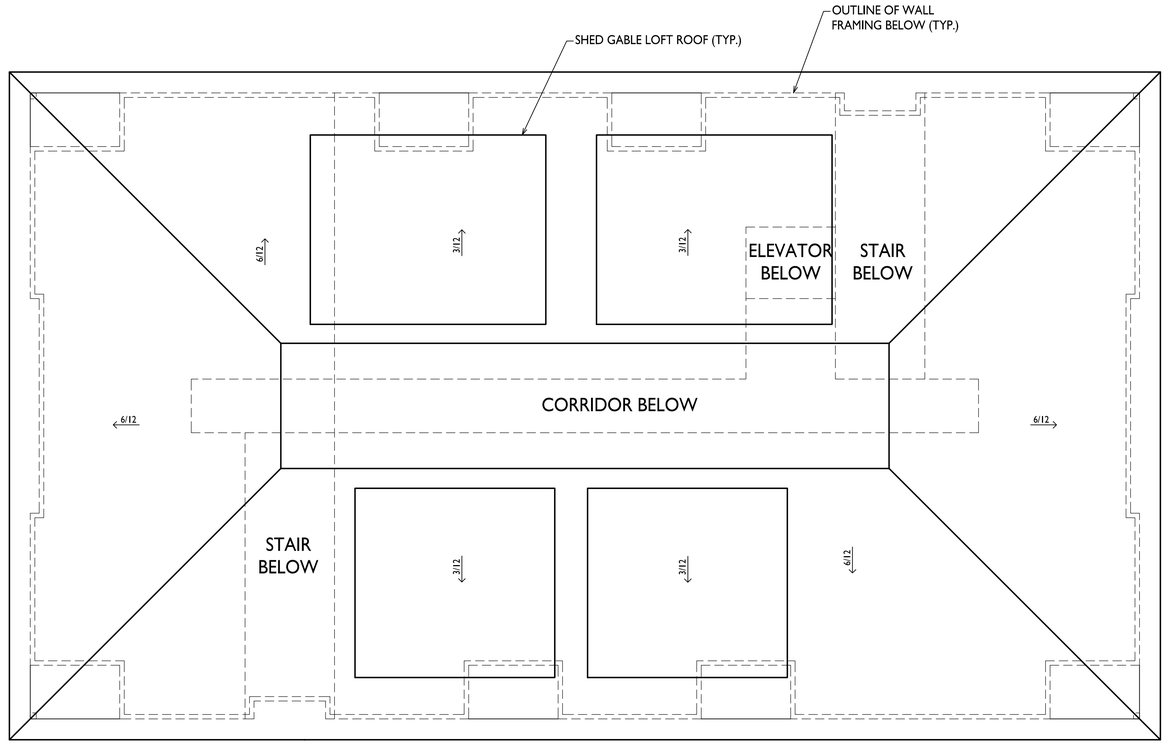

BUILDING 1
ROOF PLAN

1 AC105.1

1/8" = 1'-0"

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

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2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE

Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE

Building 1 - Roof Plan

SHEET NUMBER

AC105.1

PROJECT NO. 2425

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EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL SIDING	CMG	BURNISHED SLATE
02	COMPOSITE SIDING	JAMES HARDIE	GREY SLATE
03	COMPOSITE TRIM	JAMES HARDIE	GREY SLATE
04	METAL TRIM	CMG	BURNISHED SLATE
05	BRICK VENEER	SUMMIT BRICK	LIGHT BUFF
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	VINYL WINDOW	LINDSAY	BLACK
08	WRAPPED COLUMN	CMG	BURNISHED SLATE
09	RAILINGS AND HANDRAILS	TBD	BLACK
10	OVERHEAD GARAGE DOOR	TBD	ALMOND
11	ROOF SHINGLES	CERTAINTEED	PEWTER WOOD
12	STANDING SEAM METAL ROOF	CMG	SILVER
13	COMPOSITE TRIM	JAMES HARDIE	PAINT TO MATCH METAL SIDING
14	ALUMINUM STOREFRONT	TBD	BLACK
15	PATIO SLIDER	LINDSAY	BLACK

* RESIDENTIAL HVAC LOUVERS WILL BE LOCATED ON WALLS PERPENDICULAR TO STREET. ALL EXPOSED HVAC LOUVERS TO BE PAINTED TO MATCH COMPOSITE SIDING *

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

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

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

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

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

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

ISSUED FOR
2025.10.06 - UDC SUBMITTAL
2025.10.14 - LU / UDC SUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
WOODLAND RESERVE - BLDG 1

3205 STEVENS ST
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC201.1

PROJECT NUMBER
2425

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EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL SIDING	CMG	BURNISHED SLATE
02	COMPOSITE SIDING	JAMES HARDIE	GREY SLATE
03	COMPOSITE TRIM	JAMES HARDIE	GREY SLATE
04	METAL TRIM	CMG	BURNISHED SLATE
05	BRICK VENEER	SUMMIT BRICK	LIGHT BUFF
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	VINYL WINDOW	LINDSAY	BLACK
08	WRAPPED COLUMN	CMG	BURNISHED SLATE
09	RAILINGS AND HANDRAILS	TBD	BLACK
10	OVERHEAD GARAGE DOOR	TBD	ALMOND
11	ROOF SHINGLES	CERTAINTEED	PEWTER WOOD
12	STANDING SEAM METAL ROOF	CMG	SILVER
13	COMPOSITE TRIM	JAMES HARDIE	PAINT TO MATCH METAL SIDING
14	ALUMINUM STOREFRONT	TBD	BLACK
15	PATIO SLIDER	LINDSAY	BLACK

* RESIDENTIAL HVAC LOUVERS WILL BE LOCATED ON WALLS PERPENDICULAR TO STREET. ALL EXPOSED HVAC LOUVERS TO BE PAINTED TO MATCH COMPOSITE SIDING *

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

4 AC202.1 COLORED ELEVATION - WEST
1/8" = 1'-0"

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

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

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

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Middleton, WI 53562

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2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
WOODLAND RESERVE - BLDG 1

3205 STEVENS ST
MADISON, WI

SHEET TITLE
EXTERIOR COLORED ELEVATIONS

SHEET NUMBER
AC202.1

PROJECT NUMBER
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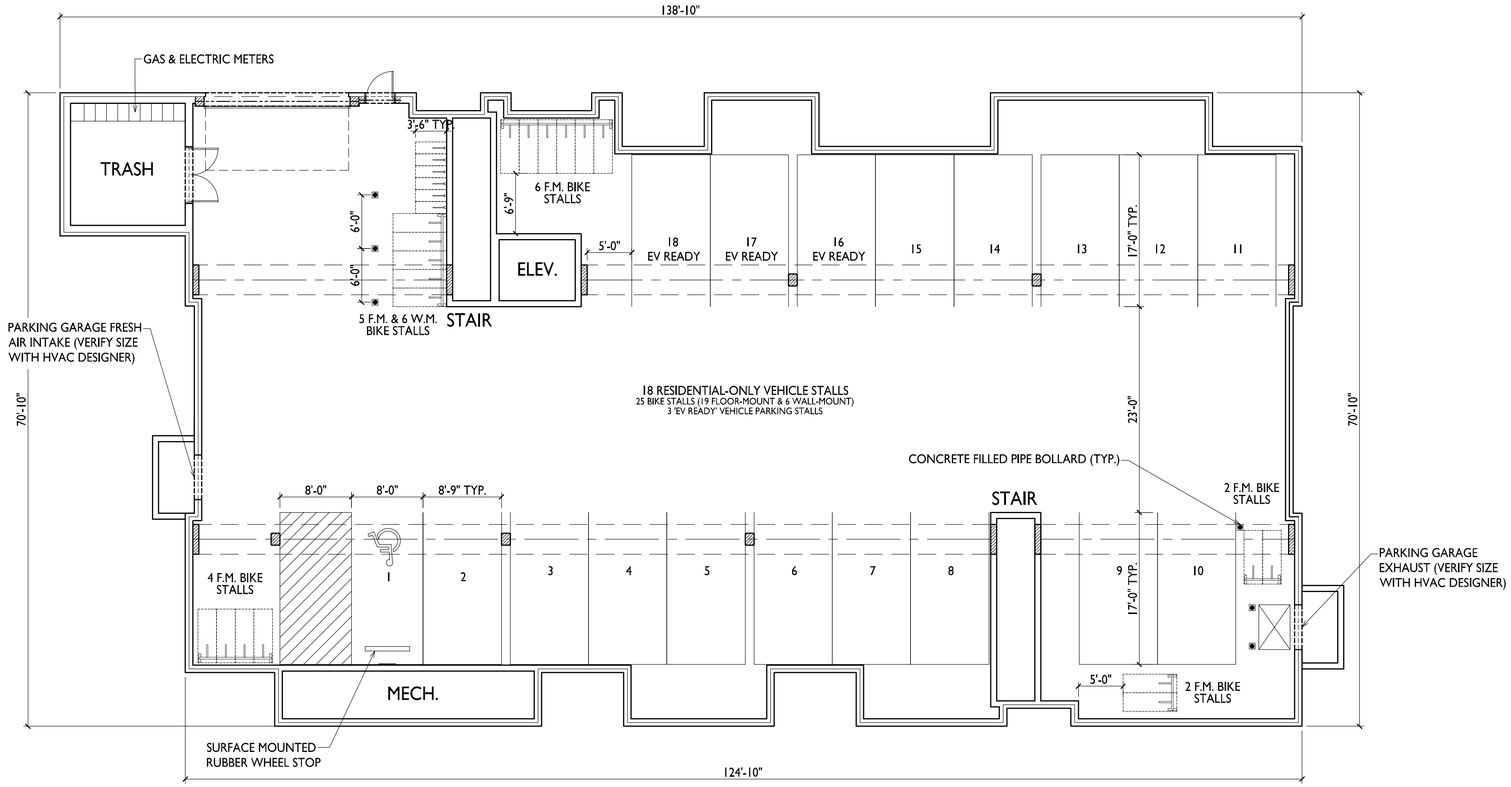

1 AC100.2

BUILDING 2 BASEMENT PLAN

1/8" = 1'-0"

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Middleton, WI 53562

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2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE

Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE

Building 2 - Basement Plan

SHEET NUMBER

AC100.2

PROJECT NO. 2425

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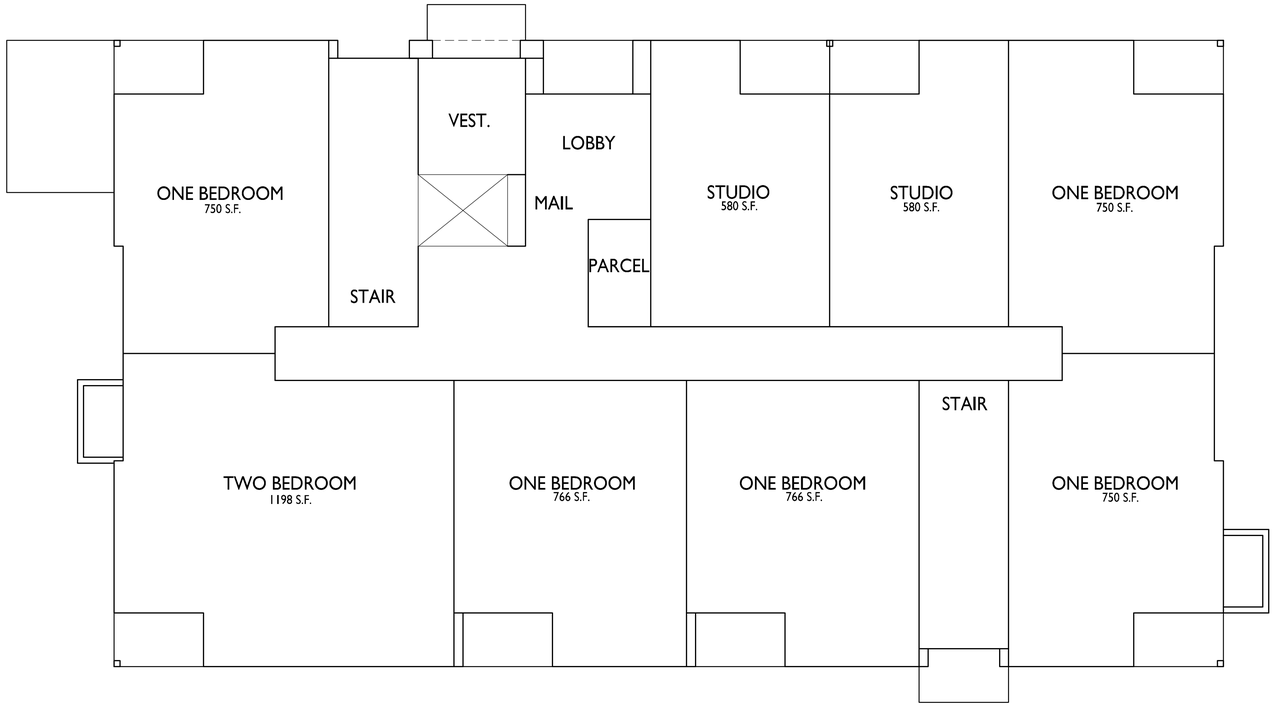

1 AC101.2 BUILDING 2 FIRST FLOOR PLAN

1/8" = 1'-0"

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2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE

Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE

Building 2 - First Floor Plan

SHEET NUMBER

AC101.2

PROJECT NO. 2425

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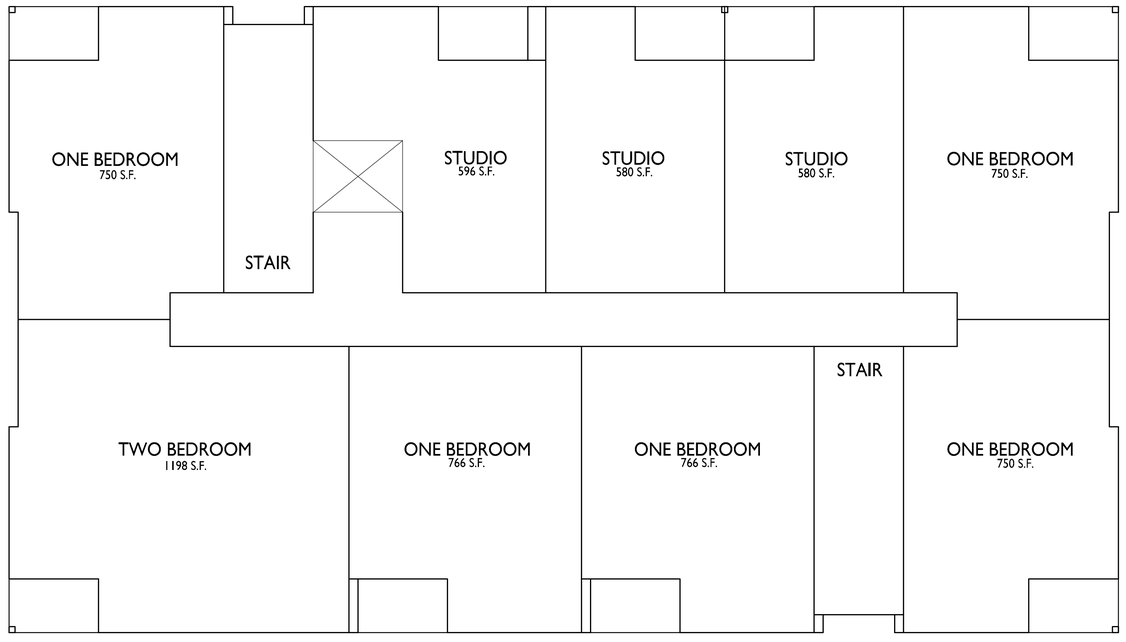

1 AC102.2 BUILDING 2
SECOND FLOOR PLAN
1/8" = 1'-0"

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2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve
Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Building 2 -
Second Floor Plan

SHEET NUMBER
AC102.2

PROJECT NO. 2425

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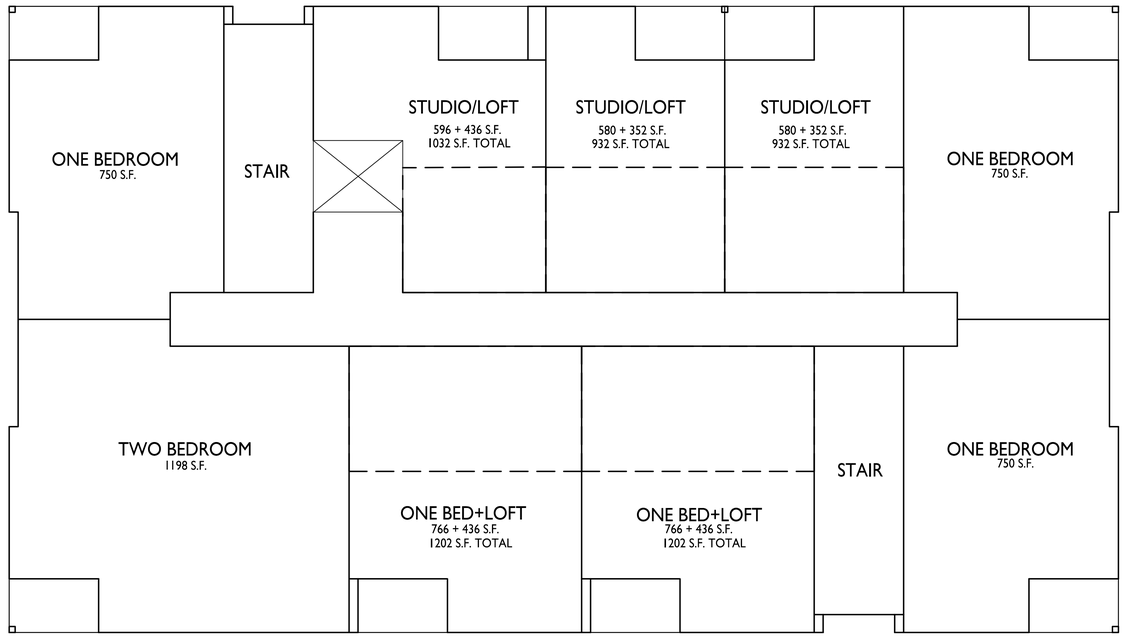

1 AC103.2

BUILDING 2
THIRD FLOOR PLAN

1/8" = 1'-0"

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2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE

Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE

Building 2 -
Third Floor Plan

SHEET NUMBER

AC103.2

PROJECT NO. 2425

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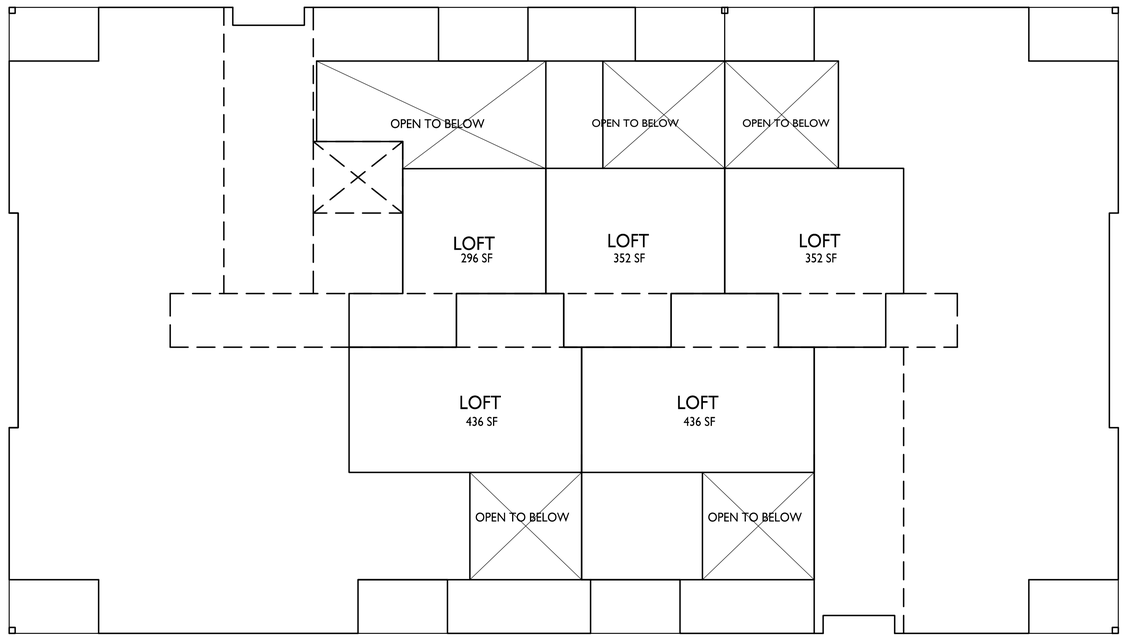
ROOF PLAN GENERAL NOTES:

1. INSTALL ROOF VENTING TO PROVIDE 1 S.F. VENT AREA PER 300 S.F ATTIC AREA. HALF OF VENTING TO OCCUR AT RIDGE AND HALF AT EAVE.
2. ALL AREAS OF OVER-FRAMING TO BE VENTED TO MAIN ATTIC SPACE WITH MINIMUM 4 S.F. OPENING IN BOTTOM ROW OF SHEATHING.
3. INSTALL GRACE ICE AND WATER SHIELD AT ALL ROOF EAVES AND VALLEYS. SEE ROOF PLAN FOR EXTENTS.
4. ALL DOWNSPOUTS TO CONNECT TO STORM SEWER.



1 AC104.2

BUILDING 2
FOURTH FLOOR / LOFT PLAN

1/8" = 1'-0"

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2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE

Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE

Building 2 - Fourth Floor / Loft Plan

SHEET NUMBER

AC104.2

PROJECT NO. 2425

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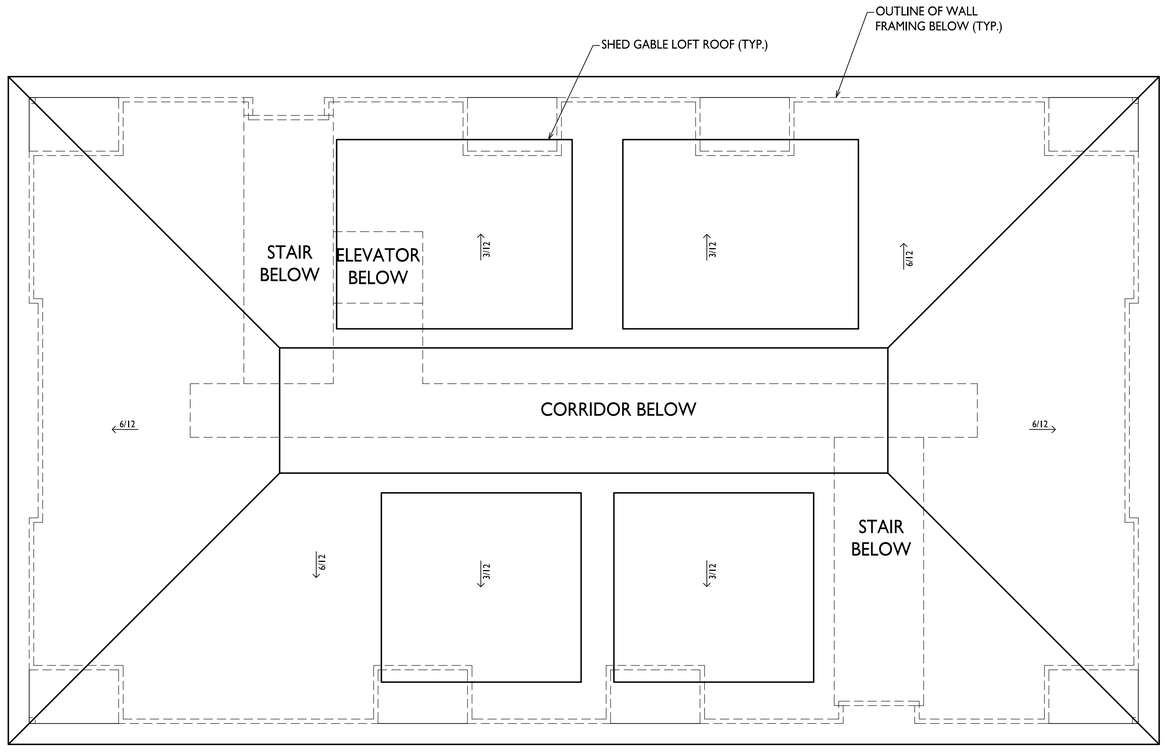
ROOF PLAN GENERAL NOTES:

1. INSTALL ROOF VENTING TO PROVIDE 1 S.F. VENT AREA PER 300 S.F ATTIC AREA. HALF OF VENTING TO OCCUR AT RIDGE AND HALF AT EAVE.
2. ALL AREAS OF OVER-FRAMING TO BE VENTED TO MAIN ATTIC SPACE WITH MINIMUM 4 S.F. OPENING IN BOTTOM ROW OF SHEATHING.
3. INSTALL GRACE ICE AND WATER SHIELD AT ALL ROOF EAVES AND VALLEYS. SEE ROOF PLAN FOR EXTENTS.
4. ALL DOWNSPOUTS TO CONNECT TO STORM SEWER.



1 AC105.2 BUILDING 2 ROOF PLAN

1/8" = 1'-0"

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2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE

Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE

Building 2 - Roof Plan

SHEET NUMBER

AC105.2

PROJECT NO. 2425

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EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL SIDING	CMG	BURNISHED SLATE
02	COMPOSITE SIDING	JAMES HARDIE	GREY SLATE
03	COMPOSITE TRIM	JAMES HARDIE	GREY SLATE
04	METAL TRIM	CMG	BURNISHED SLATE
05	BRICK VENEER	SUMMIT BRICK	LIGHT BUFF
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	COMPOSITE WINDOW	ANDERSEN	BLACK
08	WRAPPED COLUMN	CMG	BURNISHED SLATE
09	RAILINGS AND HANDRAILS	PRE MANUFACTURED METAL	BLACK
10	OVERHEAD GARAGE DOOR	TBD	ALMOND
11	ROOF SHINGLES	CERTAINTEED	GRANITE GREY
12	METAL ROOF	TBD	SILVER
13	COMPOSITE TRIM	JAMES HARDIE	PAINTED TO MATCH METAL SIDING
14	ALUMINUM STOREFRONT	TBD	BLACK
15	PATIO SLIDER	LINDSAY	BLACK

* RESIDENTIAL HVAC LOUVERS WILL BE LOCATED ON WALLS PERPENDICULAR TO STREET. ALL EXPOSED LOUVERS TO BE PAINTED TO MATCH COMPOSITE SIDING *

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

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

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

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

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

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Middleton, WI 53562

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2025.10.06 - UDC SUBMITTAL
2025.10.06 - LU SUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
WOODLAND RESERVE - BLDG 2

3205 STEVENS ST
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC201.2

PROJECT NUMBER
2425

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EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL SIDING	CMG	BURNISHED SLATE
02	COMPOSITE SIDING	JAMES HARDIE	GREY SLATE
03	COMPOSITE TRIM	JAMES HARDIE	GREY SLATE
04	METAL TRIM	CMG	BURNISHED SLATE
05	BRICK VENEER	SUMMIT BRICK	LIGHT BUFF
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	COMPOSITE WINDOW	ANDERSEN	BLACK
08	WRAPPED COLUMN	CMG	BURNISHED SLATE
09	RAILINGS AND HANDRAILS	PRE MANUFACTURED METAL	BLACK
10	OVERHEAD GARAGE DOOR	TBD	ALMOND
11	ROOF SHINGLES	CERTAINTEED	GRANITE GREY
12	METAL ROOF	TBD	SILVER
13	COMPOSITE TRIM	JAMES HARDIE	PAINTED TO MATCH METAL SIDING
14	ALUMINUM STOREFRONT	TBD	BLACK
15	PATIO SLIDER	LINDSAY	BLACK

* RESIDENTIAL HVAC LOUVERS WILL BE LOCATED ON WALLS PERPENDICULAR TO STREET. ALL EXPOSED LOUVERS TO BE PAINTED TO MATCH COMPOSITE SIDING *

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

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

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

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

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

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8401 Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED FOR
2025.10.06 - UDC SUBMITTAL
2025.10.06 - LU SUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
WOODLAND RESERVE - BLDG 2

3205 STEVENS ST
MADISON, WI

SHEET TITLE
EXTERIOR COLORED ELEVATIONS

SHEET NUMBER
AC202.2

PROJECT NUMBER
2425

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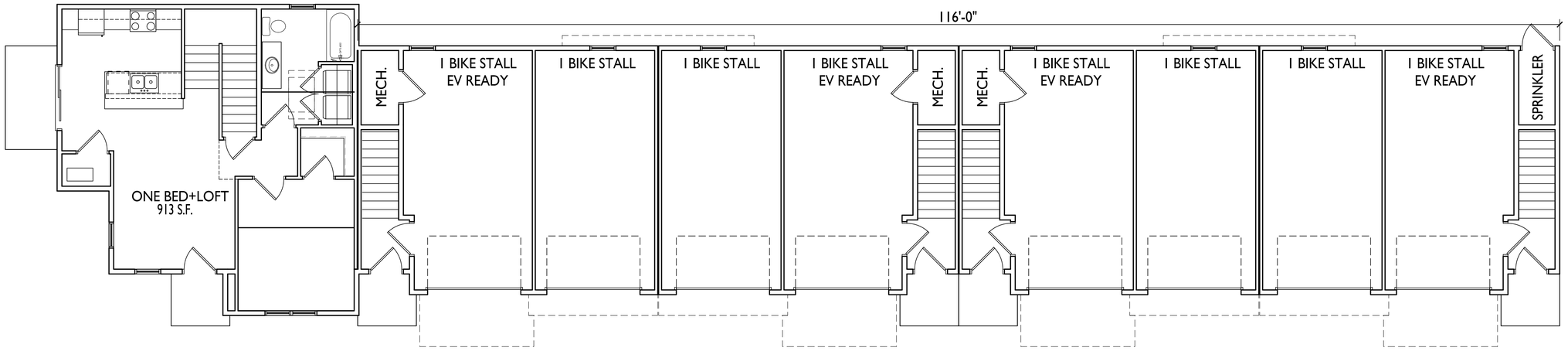

1 AC101.4 BUILDING 4
FIRST FLOOR PLAN
3/16" = 1'-0"

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8401 Greenway Blvd., Suite 900
Middleton, WI 53562

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PROJECT TITLE
Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Building 4 -
First Floor Plan

SHEET NUMBER
AC101.4

PROJECT NO. 2425

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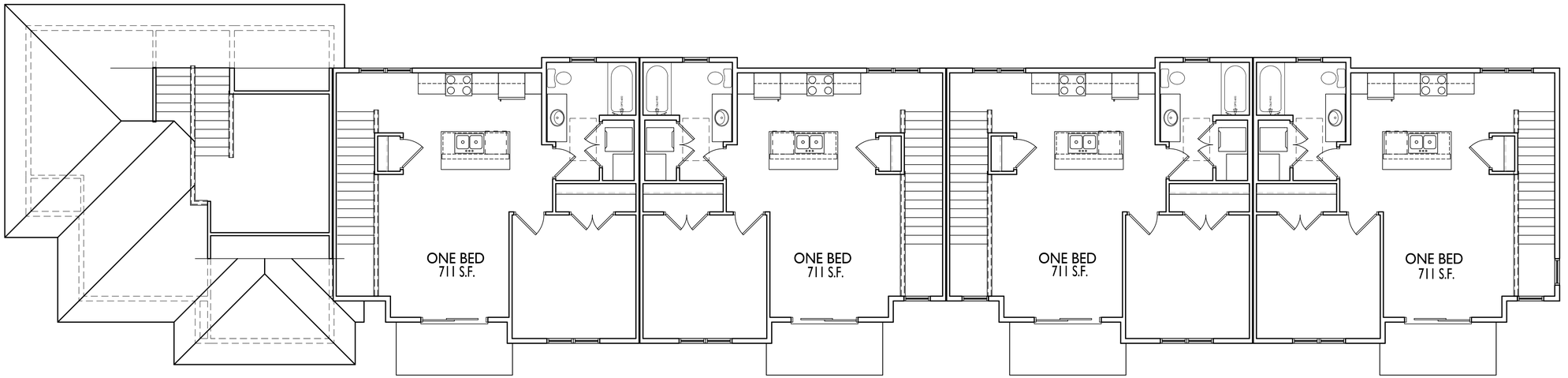

1 AC102.4 BUILDING 4
SECOND FLOOR PLAN

3/16" = 1'-0"

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Middleton, WI 53562

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2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve
Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Building 4 -
Second Floor Plan

SHEET NUMBER
AC102.4

PROJECT NO. 2425

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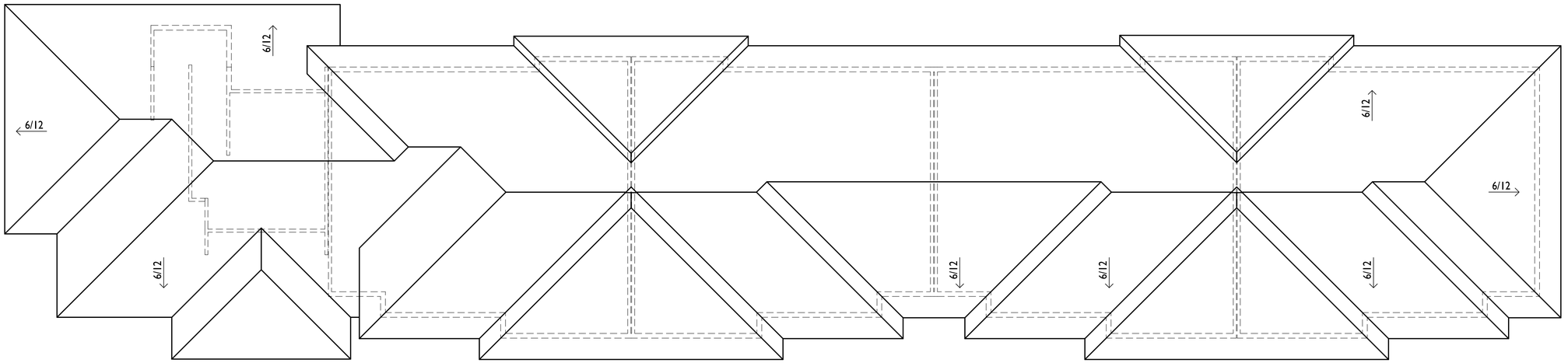

1 AC103.4 BUILDING 4 ROOF PLAN

3/16" = 1'-0"

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2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE

Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE

Building 4 - Roof Plan

SHEET NUMBER

AC103.4

PROJECT NO. 2425

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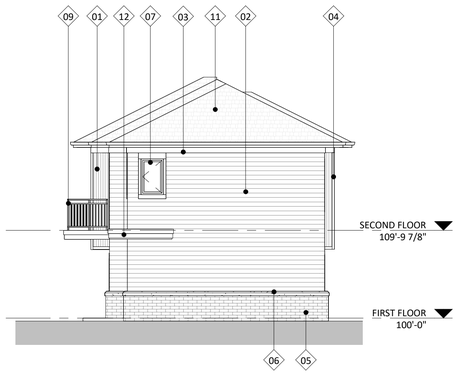
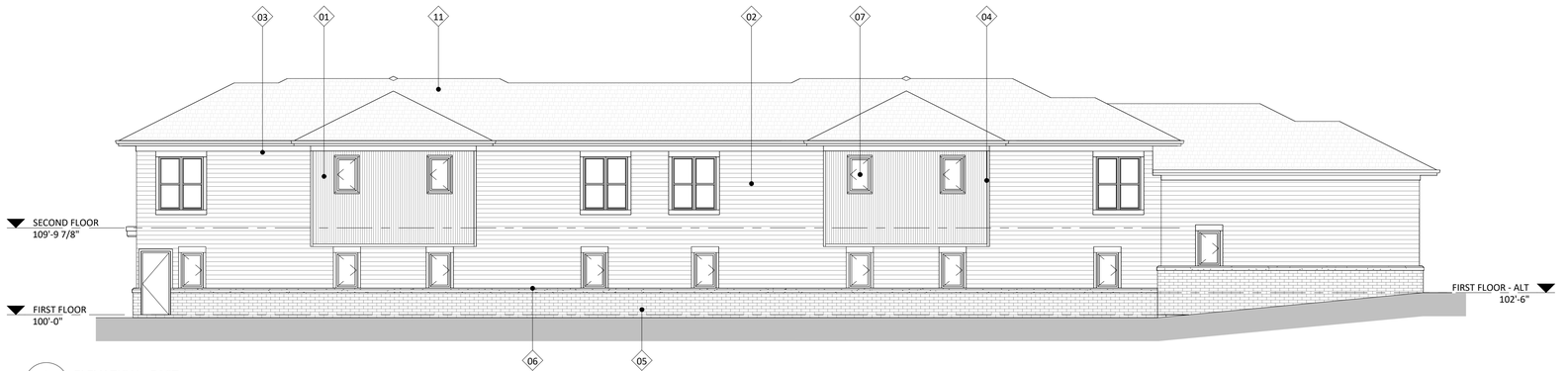
EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL SIDING	CMG	BURNISHED SLATE
02	COMPOSITE SIDING	JAMES HARDIE	GREY SLATE
03	COMPOSITE TRIM	JAMES HARDIE	GREY SLATE
04	METAL TRIM	CMG	BURNISHED SLATE
05	BRICK VENEER	SUMMIT BRICK	LIGHT BUFF
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	COMPOSITE WINDOW	ANDERSEN	BLACK
08	EXTERIOR DOOR	TBD	BLACK
09	RAILINGS AND HANDRAILS	PRE MANUFACTURED METAL	BLACK
10	OVERHEAD GARAGE DOOR	TBD	CHARCOAL
11	ROOF SHINGLES	CERTAINTEED	PEWTER WOOD
12	COMPOSITE TRIM	JAMES HARDIE	PAINTED TO MATCH METAL SIDING
13	PATIO SLIDER	LINDSAY	BLACK



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



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

3 AC201.4 ELEVATION - NORTH
1/8" = 1'-0"

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

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

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2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
WOODLAND RESERVE - BLDG 4

3205 STEVENS ST
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC201.4

PROJECT NUMBER
2425

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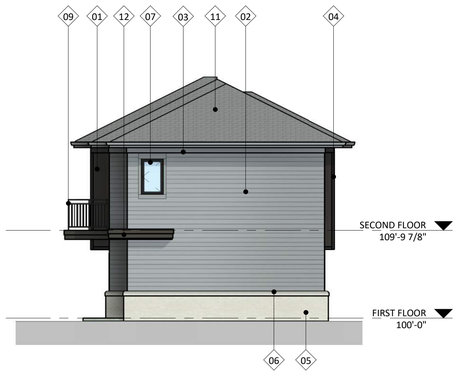
EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
01	CORRUGATED METAL SIDING	CMG	BURNISHED SLATE
02	COMPOSITE SIDING	JAMES HARDIE	GREY SLATE
03	COMPOSITE TRIM	JAMES HARDIE	GREY SLATE
04	METAL TRIM	CMG	BURNISHED SLATE
05	BRICK VENEER	SUMMIT BRICK	LIGHT BUFF
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	COMPOSITE WINDOW	ANDERSEN	BLACK
08	EXTERIOR DOOR	TBD	BLACK
09	RAILINGS AND HANDRAILS	PRE MANUFACTURED METAL	BLACK
10	OVERHEAD GARAGE DOOR	TBD	CHARCOAL
11	ROOF SHINGLES	CERTAINTEED	PEWTER WOOD
12	COMPOSITE TRIM	JAMES HARDIE	PAINTED TO MATCH METAL SIDING
13	PATIO SLIDER	LINDSAY	BLACK



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

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

3 AC202.4 COLORED ELEVATION - NORTH
1/8" = 1'-0"

1 AC202.4 COLORED ELEVATION - WEST
1/8" = 1'-0"

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

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2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
WOODLAND RESERVE - BLDG 4

3205 STEVENS ST
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
AC202.4

PROJECT NUMBER
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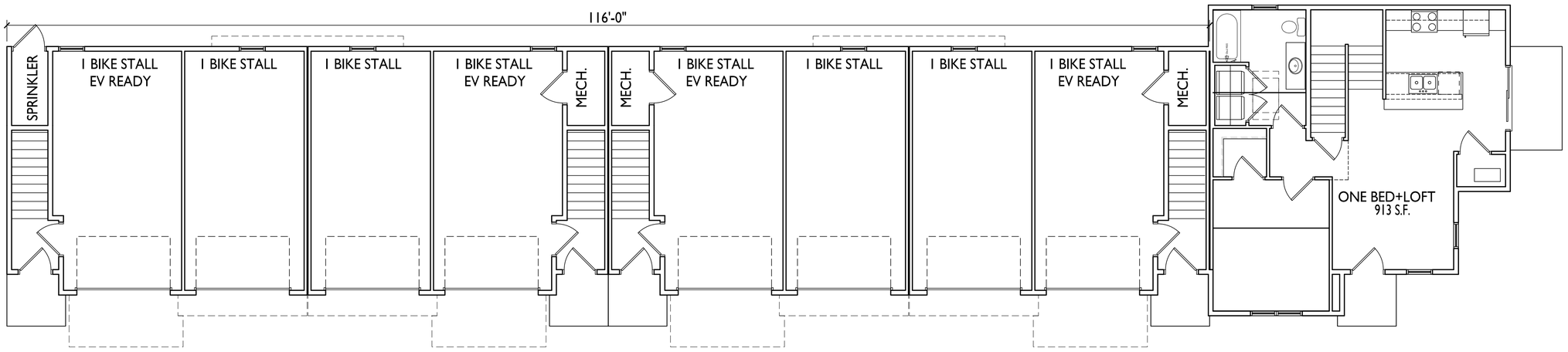

1 AC101.5 BUILDING 5
FIRST FLOOR PLAN
3/16" = 1'-0"

knothe bruce
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8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
2025.10.06 - UDC SUBMITTAL
2025.10.06 - LU SUBMITTAL
2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve
Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE
Building 5 -
First Floor Plan

SHEET NUMBER
AC101.5

PROJECT NO. 2425

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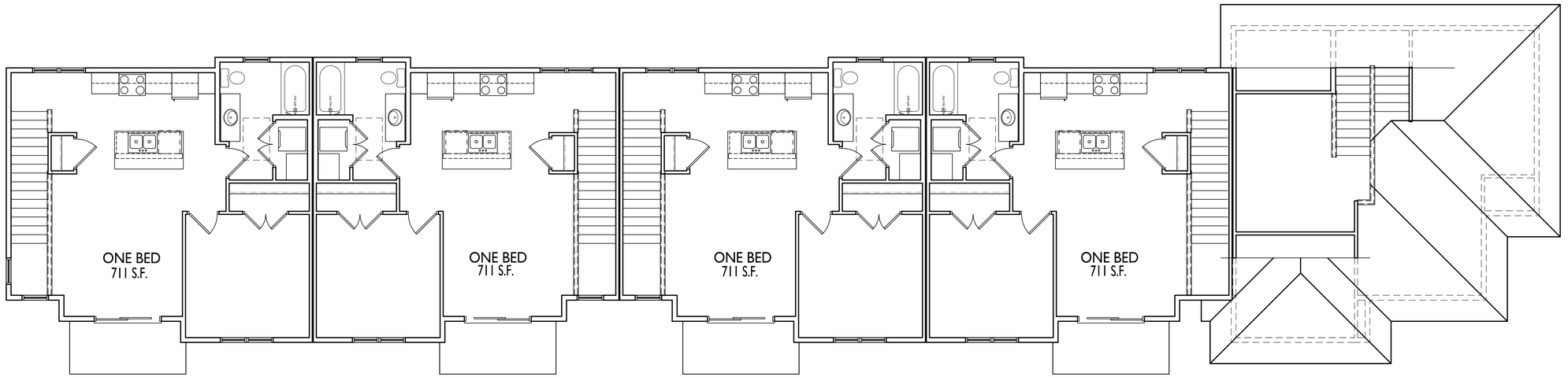

BUILDING 5
SECOND FLOOR PLAN

1
AC102.5

3/16" = 1'-0"

knothe bruce
ARCHITECTS

Phone:
608.836.3690

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Middleton, WI 53562

ISSUED

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2025.10.06 - LU SUBMITTAL
2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE

Woodland Reserve
Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE

Building 5 -
Second Floor Plan

SHEET NUMBER

AC102.5

PROJECT NO. 2425

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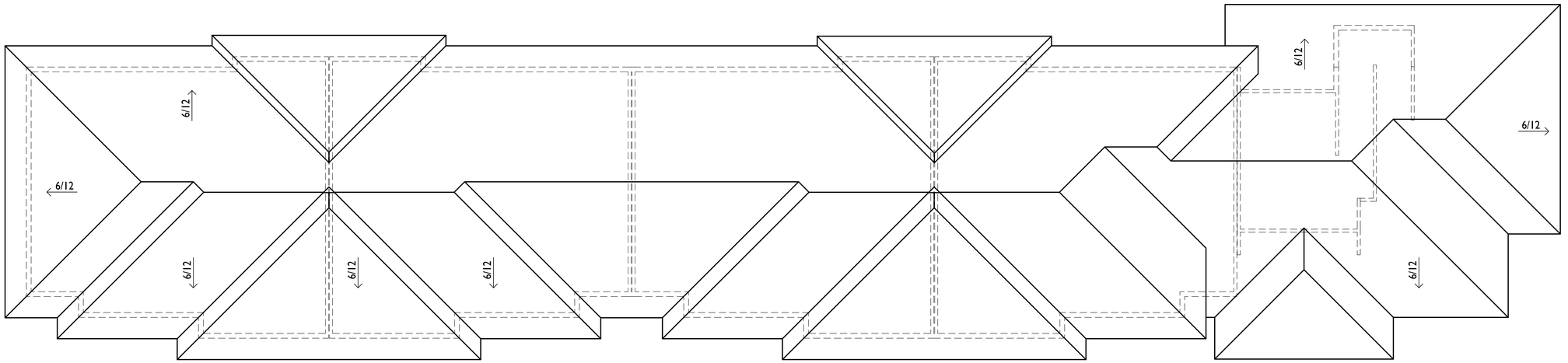

1 AC103.5 BUILDING 5 ROOF PLAN

3/16" = 1'-0"

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Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED

2025.10.06 - UDC SUBMITTAL
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2025.10.14 - LU / UDC RESUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE

Woodland Reserve Redevelopment

3101-3211 Stevens St.
& 3102-3214 Bluff St.
Madison, WI

SHEET TITLE

Building 5 - Roof Plan

SHEET NUMBER

AC103.5

PROJECT NO. 2425

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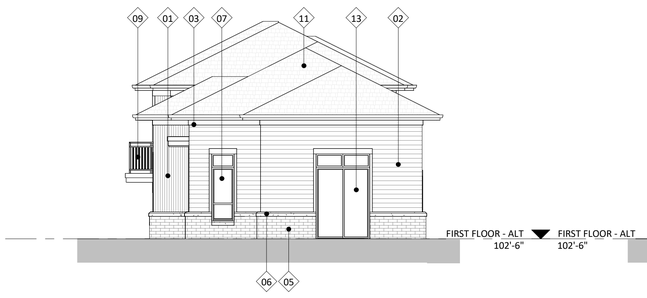
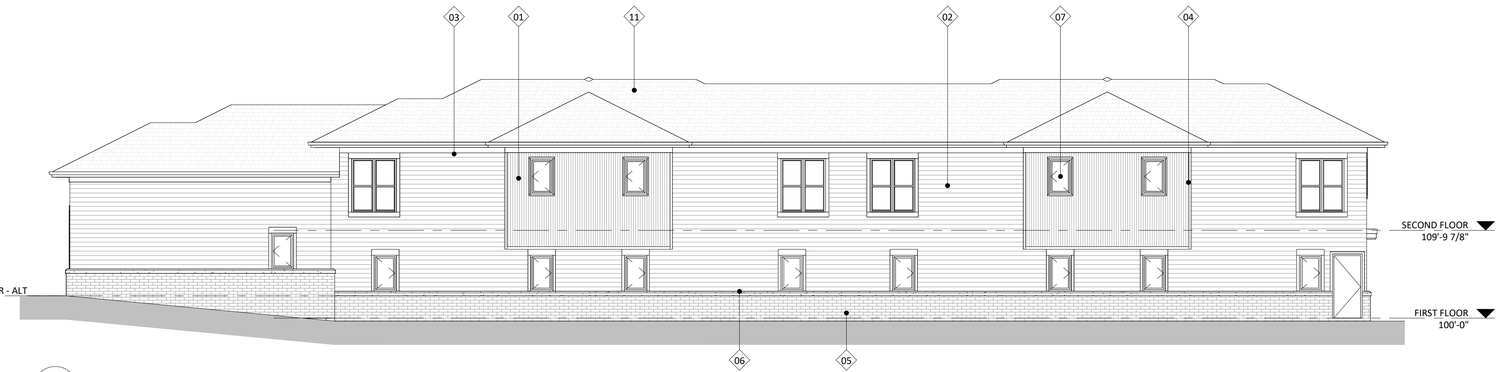
EXTERIOR MATERIAL SCHEDULE

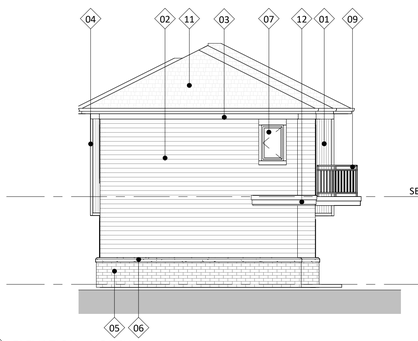
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL SIDING	CMG	BURNISHED SLATE
02	COMPOSITE SIDING	JAMES HARDIE	GREY SLATE
03	COMPOSITE TRIM	JAMES HARDIE	GREY SLATE
04	METAL TRIM	CMG	BURNISHED SLATE
05	BRICK VENEER	SUMMIT BRICK	LIGHT BUFF
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	COMPOSITE WINDOW	ANDERSEN	BLACK
08	EXTERIOR DOOR	TBD	BLACK
09	RAILINGS AND HANDRAILS	PRE MANUFACTURED METAL	BLACK
10	OVERHEAD GARAGE DOOR	TBD	CHARCOAL
11	ROOF SHINGLES	CERTAINTEED	PEWTER WOOD
12	COMPOSITE TRIM	JAMES HARDIE	PAINTED TO MATCH METAL SIDING
13	PATIO SLIDER	LINDSAY	BLACK



4 AC201.5 ELEVATION - SOUTH
1/8" = 1'-0"



2 AC201.5 ELEVATION - EAST
1/8" = 1'-0"



3 AC201.5 ELEVATION - NORTH
1/8" = 1'-0"

1 AC201.5 ELEVATION - WEST
1/8" = 1'-0"

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

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Middleton, WI 53562

ISSUED FOR
2025.10.06 - UDC SUBMITTAL
2025.10.06 - LU SUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
WOODLAND RESERVE - BLDG 5

3205 STEVENS ST
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC201.5

PROJECT NUMBER
2425

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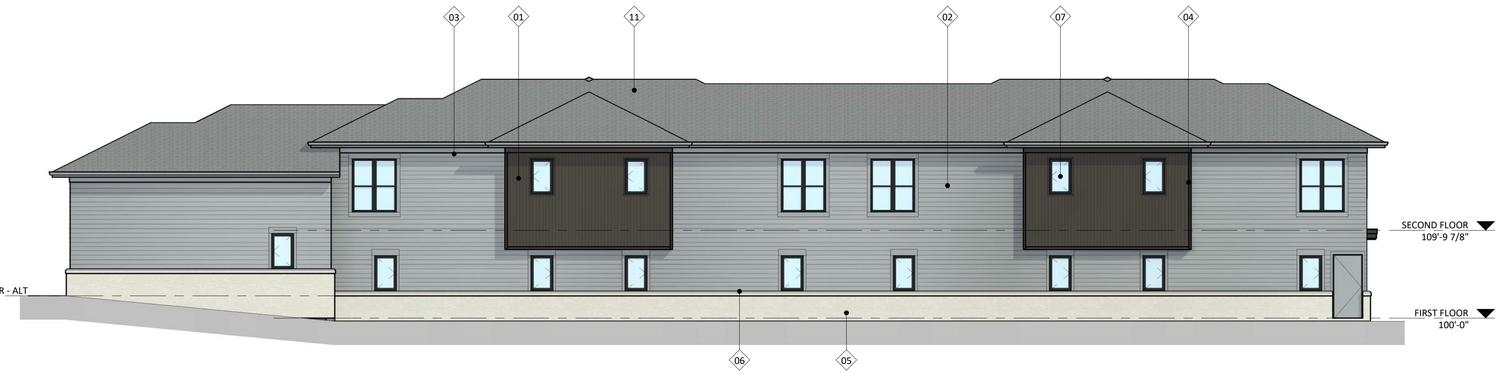
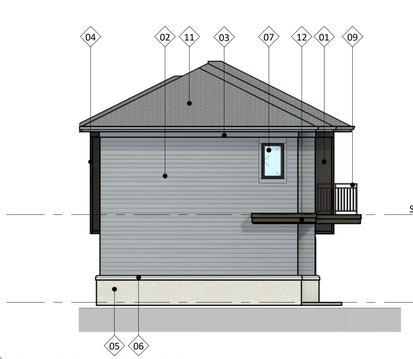
EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
01	CORRUGATED METAL SIDING	CMG	BURNISHED SLATE
02	COMPOSITE SIDING	JAMES HARDIE	GREY SLATE
03	COMPOSITE TRIM	JAMES HARDIE	GREY SLATE
04	METAL TRIM	CMG	BURNISHED SLATE
05	BRICK VENEER	SUMMIT BRICK	LIGHT BUFF
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	COMPOSITE WINDOW	ANDERSEN	BLACK
08	EXTERIOR DOOR	TBD	BLACK
09	RAILINGS AND HANDRAILS	PRE MANUFACTURED METAL	BLACK
10	OVERHEAD GARAGE DOOR	TBD	CHARCOAL
11	ROOF SHINGLES	CERTAINTEED	PEWTER WOOD
12	COMPOSITE TRIM	JAMES HARDIE	PAINTED TO MATCH METAL SIDING
13	PATIO SLIDER	LINDSAY	BLACK

4 AC202.5 COLORED ELEVATION - SOUTH
1/8" = 1'-0"



2 AC202.5 COLORED ELEVATION - EAST
1/8" = 1'-0"



3 AC202.5 COLORED ELEVATION - NORTH
1/8" = 1'-0"

1 AC202.5 COLORED ELEVATION - WEST
1/8" = 1'-0"

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

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

ISSUED FOR
2025.10.06 - UDC SUBMITTAL
2025.10.06 - LU SUBMITTAL
2025.12.04 - LU / UDC RESUBMITTAL

PROJECT TITLE
WOODLAND RESERVE - BLDG 5

3205 STEVENS ST
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLROED

SHEET NUMBER
AC202.5

PROJECT NUMBER
2425

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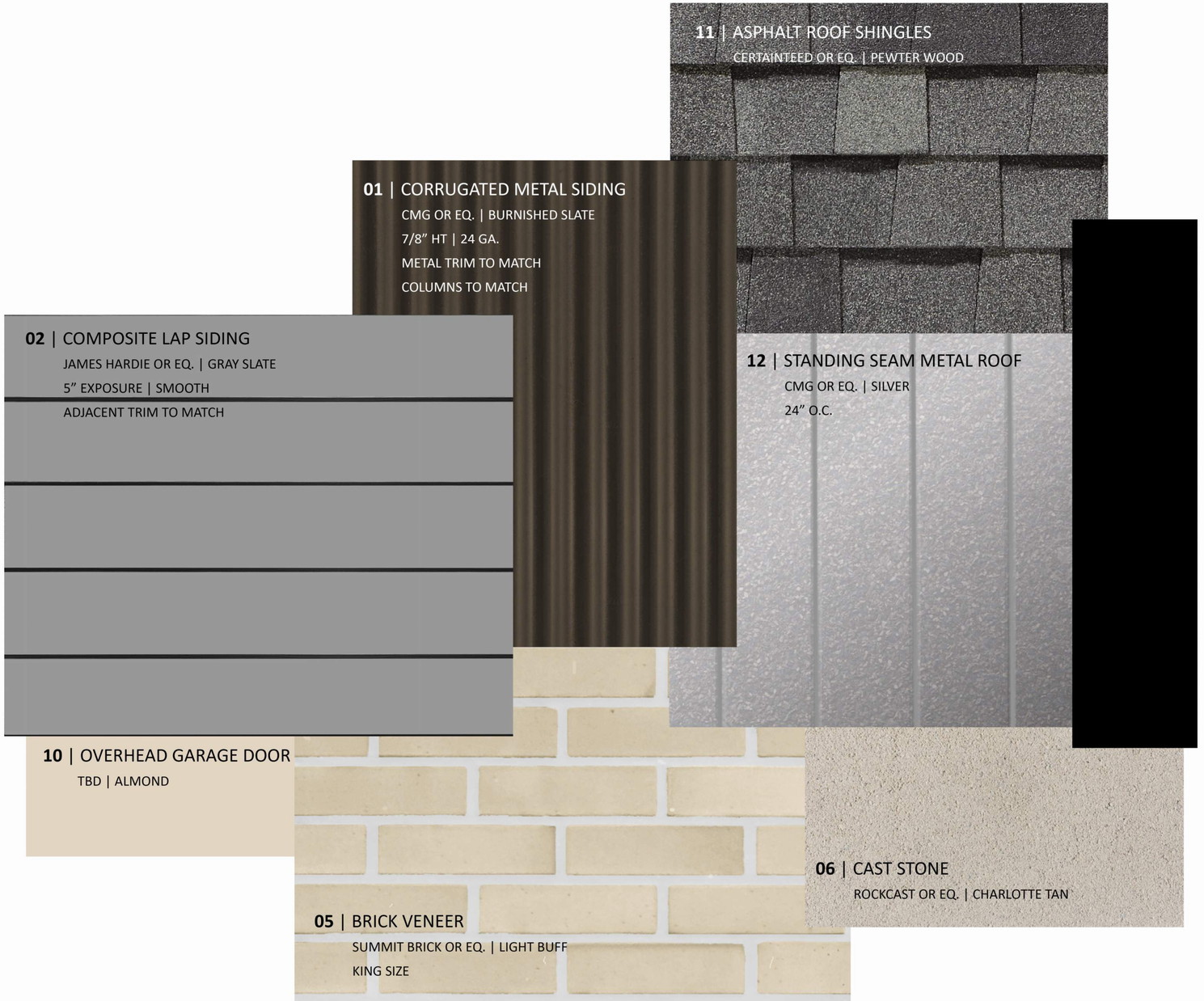


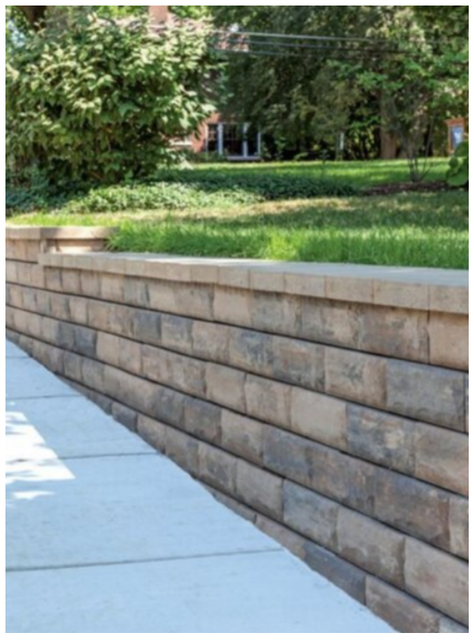
07 | VINYL WINDOWS
LINDSAY OR EQ. | BLACK

09 | RAILINGS * SEE ELEVATIONS FOR DESIGN
TBD | BLACK
POWDER COATED STEEL OR ALUM.

14 | ALUM. STOREFRONT
TBD | BLACK

15 | PATIO SLIDER
LINDSAY OR EQ. | BLACK

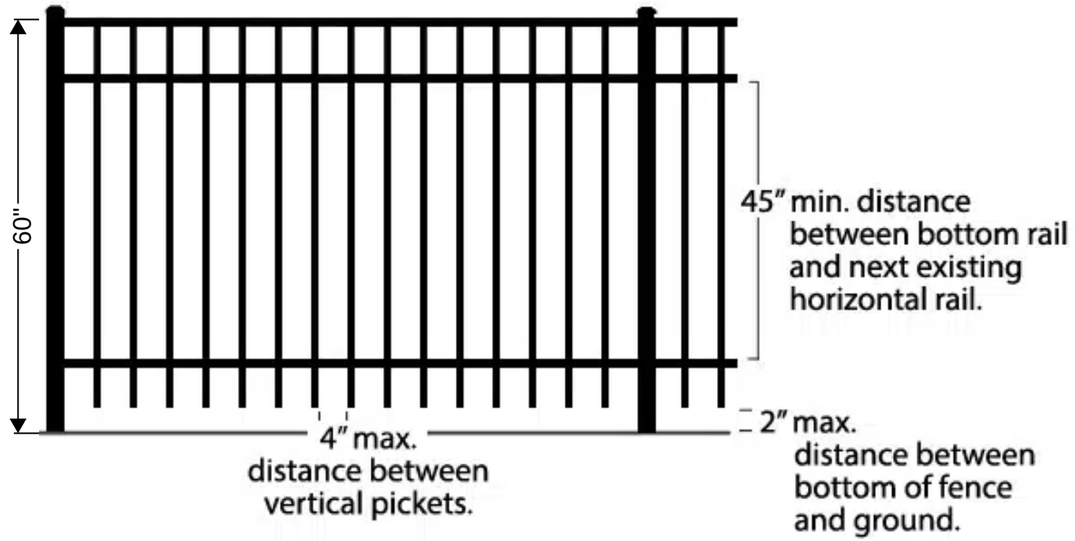
MATERIAL BOARD



MASONRY RETAINING AND LANDSCAPE WALLS
CONCEPT IMAGERY

WOODLAND RESERVE
3205 STEVENS ST
UDC / LUA SUBMITTAL | 2025.12.08 | 2425

kba knothe•bruce ARCHITECTS



BLACK ALUMINUM FENCING

EXAMPLE IMAGE

POOL FENCING

WDGE1 LED
Architectural Wall Sconce

Catalog Number

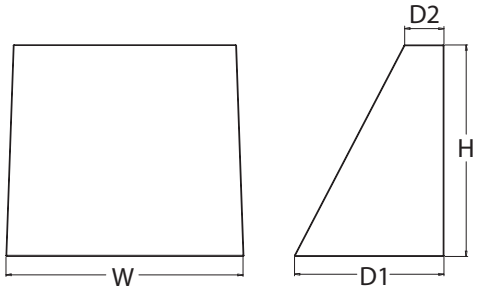
Notes Woodland Reserve Redevelopemnt

Type Lighting Fixture Type A

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

Specifications

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



Introduction

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

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

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

WDGE LED Family Overview

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

Ordering Information

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

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

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[4]

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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Accessories

Ordered and shipped separately.

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

NOTES

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

Performance Data

Lumen Output

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

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

Electrical Load

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

Lumen Multiplier for 90CRI

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

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

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

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

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

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

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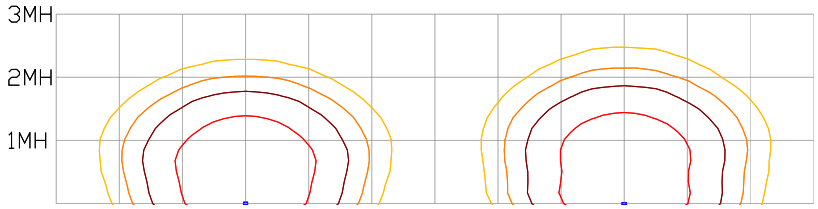
Photometric Diagrams

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

LEGEND

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

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

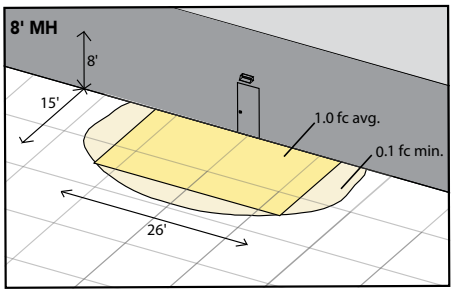
Emergency Battery Backup

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

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

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

Grid = 10ft x 10ft

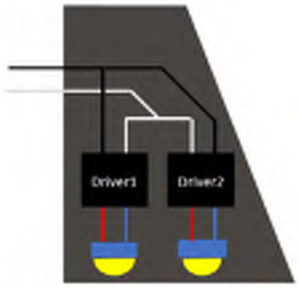


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

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

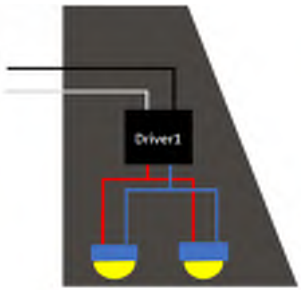
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

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

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



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Mounting, Options & Accessories

E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

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

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

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

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

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

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

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

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

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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D-Series Size 0
LED Area Luminaire

Catalog Number

Notes Woodland Reserve Redevelopemnt

Type Lighting Fixture Types B through H

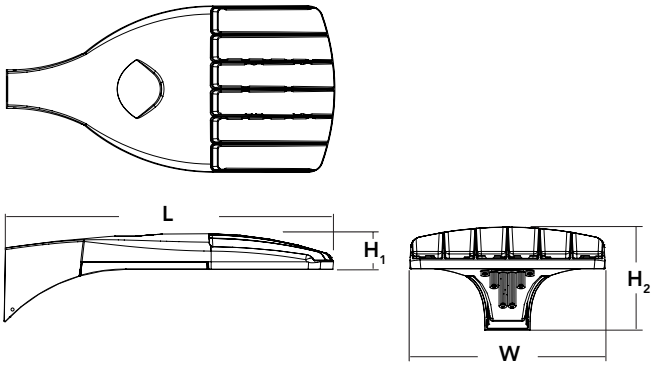
Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

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

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height$_1$:	3" (7.62 cm)
Height$_2$:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



A+ Capable options indicated by this color background.

Ordering Information

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

DSX0 LED

Series

DSX0 LED

LEDs

Forward optics

P1 P4 P7
P2 P5
P3 P6

Rotated optics

P10[1] P12[1]
P11[1] P13[1]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short	T5S	Type V short
T2S	Type II short	T5M	Type V medium
T2M	Type II medium	T5W	Type V wide
T3S	Type III short	BLC	Backlight control[2]
T3M	Type III medium	LCCO	Left corner cutoff[2]
T4M	Type IV medium	RCCO	Right corner cutoff[2]
TFTM	Forward throw medium		
T5VS	Type V very short		

Voltage

MVOLT	[3,4]
120	[4]
208	[4]
240	[4]
277	[4]
347	[4,5]
480	[4,5]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting
WBA	Wall bracket
SPUMBA	Square pole universal mounting adaptor [6]
RPUMBA	Round pole universal mounting adaptor [6]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[7]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[8,9]
PIRHN	Network, high/low motion/ambient sensor[10]
PER	NEMA twist-lock receptacle only (control ordered separate) [11]
PER5	Five-pin receptacle only (control ordered separate) [11,12]
PER7	Seven-pin receptacle only (leads exit fixture) (control ordered separate) [11,12]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [13]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [14,15]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [14,15]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [14,15]
PIRH1FC3V	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [14,15]
FAO	Field adjustable output [16]

Other options

Shipped installed

HS	House-side shield [17]
SF	Single fuse (120, 277, 347V) [4]
DF	Double fuse (208, 240, 480V) [4]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
DDL	Diffused drop lens [17]

Shipped separately

BS	Bird spikes [18]
EGS	External glare shield [18]

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

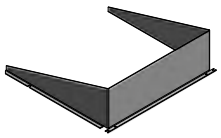
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [19]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [19]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [19]
DSHORT SBK U	Shorting cap [19]
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 [17]
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 [17]
DSX0HS 40C U	House-side shield for P5,P6 and P7 [17]
DSX0DDL U	Diffused drop lens (polycarbonate) [17]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) [20]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [6]

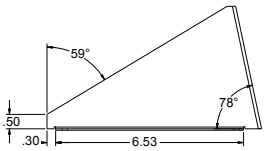
For more control options, visit DTL and ROAM online. Link to nLight Air 2

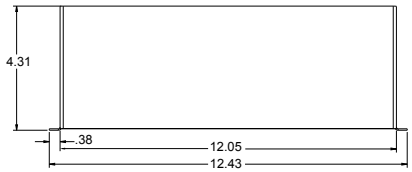
NOTES

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

EGS – External Glare Shield

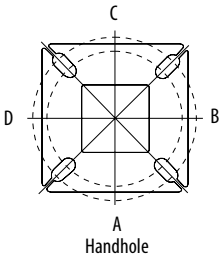


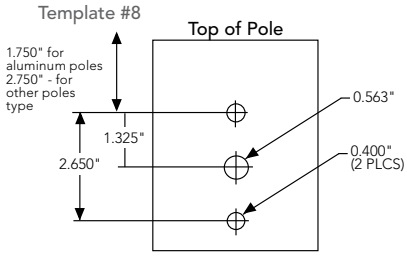




Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

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

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

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Photometric Diagrams

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

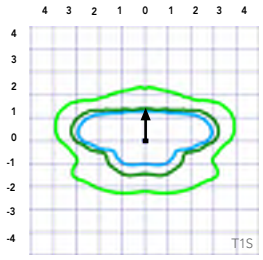
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND

0.1 fc

0.5 fc

1.0 fc



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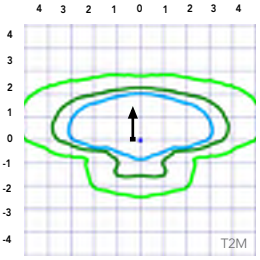

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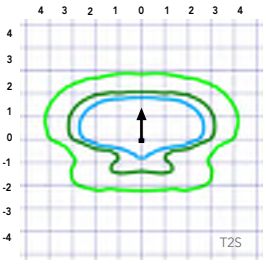

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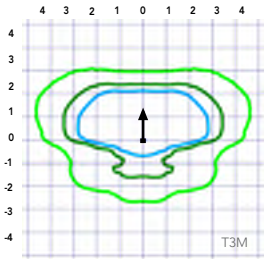

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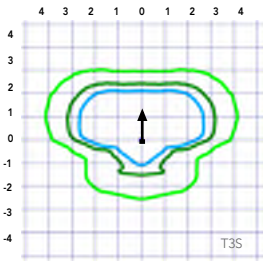

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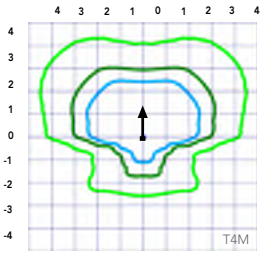

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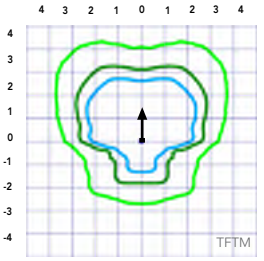

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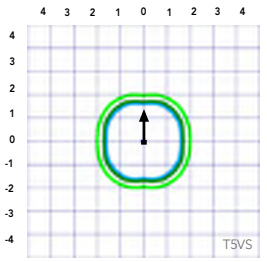

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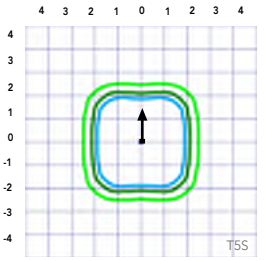

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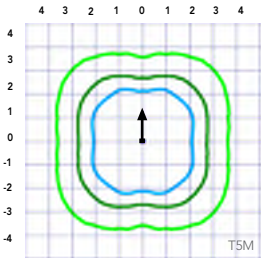

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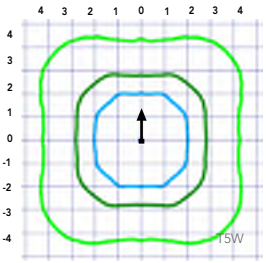

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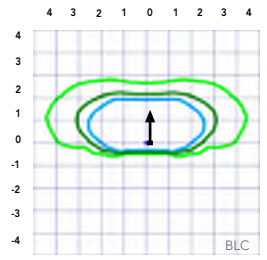

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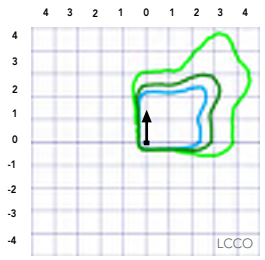

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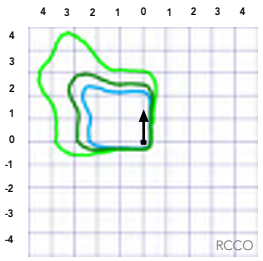

Test No.

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Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

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

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

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

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

Electrical Load

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

Controls Options

Nomenclature	Descripton	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the lumiaire; wired to the driver dimming leads.	Allows the lumiaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independantly for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

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

Forward Optics

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

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Performance Data

Lumen Output

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

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

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Performance Data

Lumen Output

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

Rotated Optics

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

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A+ Capable Luminaire

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

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

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

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH

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

OPTICS

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

ELECTRICAL

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

STANDARD CONTROLS

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

nLIGHT AIR CONTROLS

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

INSTALLATION

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

LISTINGS

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

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

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

WARRANTY

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

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

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LITHONIA LIGHTING®

Catalog Number	
Notes	Woodland Reserve Redevelopemnt
Type	Lighting Fixture Type J

FEATURES & SPECIFICATIONS

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

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

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

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

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

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

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

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

Wafer LED Recessed Downlight

WF3
3" LED Module

IC/Non-IC
New Construction/Remodel

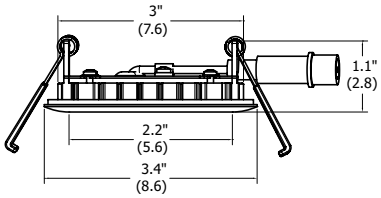
Matte black

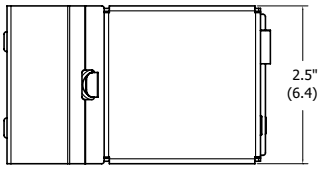
Brushed nickel

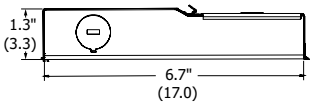
Oil-rubbed bronze

Specifications

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







All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION

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

Example: WF3 LED 30K MW

WF3	LED		
Series	**Lamp**	**CCT/CRI/W/Lumens[1]**	**Finish**
WF3 3" wafer-thin LED downlight	**LED** LED	**27K**[2] 2700K/80CRI/8W/540L	**MW** Matte white
		30K 3000K/80CRI/8W/550L	**MB** Matte black
		40K 4000K/80CRI/7.9W/590L	**BN** Brushed nickel
			ORB Oil-rubbed bronze

Accessories: *Order as separate catalog number.*

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

WF3_Pan

Extension Cable

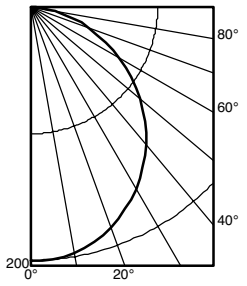
Notes
1 Total system delivered lumens.
2 Available in Matte White only.

WF3 3" LED Wafer Module

PHOTOMETRICS

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

WF3 LED 27K, 2700 K LEDs, 8 watts, 545 lumens, 68.1 lm/w, test no. ISF 30891P2



	Ave	Lumens
0	201	
5	200	19
15	192	54
25	176	81
35	154	96
45	127	98
55	97	86
65	65	65
75	34	36
85	8	9
90	0	

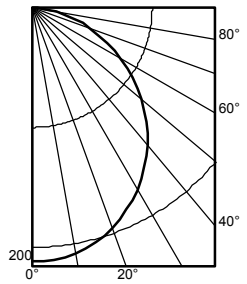
Zone	Lumens	% Lamp
0° - 30°	154.4	28.3
0° - 40°	250.9	46.0
0° - 60°	435.3	79.8
0° - 90°	545.2	100.0
90° - 180°	0.0	0.0
0° - 180°	545.2	*100.0

*Efficiency

pf		80%			20%	70%			50%	
pc										
pw		50%	30%	10%	50%	30%	10%	50%	30%	10%
0		119	119	119	116	116	116	111	111	111
1		104	100	96	102	98	95	98	94	92
2		91	84	79	89	83	78	86	80	76
3		80	72	65	78	71	65	75	69	64
4		71	62	56	70	61	55	67	60	54
5		63	54	48	62	54	48	60	53	47
6		57	48	42	56	48	42	54	47	41
7		52	43	37	51	43	37	50	42	37
8		47	39	33	47	39	33	45	38	33
9		43	35	30	43	35	30	42	35	30
10		40	32	27	40	32	27	39	32	27

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

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



	Ave	Lumens
0	212	
5	212	20
15	203	57
25	186	86
35	163	102
45	134	104
55	102	91
65	69	68
75	36	38
85	8	10
90	0	

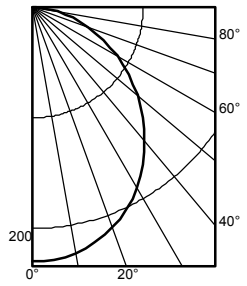
Zone	Lumens	% Lamp
0° - 30°	163.2	28.3
0° - 40°	265.1	46.0
0° - 60°	460.0	79.8
0° - 90°	576.1	100.0
90° - 180°	0.0	0.0
0° - 180°	576.1	*100.0

*Efficiency

pf		80%			20%	70%			50%	
pc										
pw		50%	30%	10%	50%	30%	10%	50%	30%	10%
0		119	119	119	116	116	116	111	111	111
1		104	100	96	102	98	95	98	94	92
2		91	84	79	89	83	78	86	80	76
3		80	72	65	78	71	65	75	69	64
4		71	62	56	70	61	55	67	60	54
5		63	54	48	62	54	48	60	53	47
6		57	48	42	56	48	42	54	47	41
7		52	43	37	51	43	37	50	42	37
8		47	39	33	47	39	33	45	38	33
9		43	35	30	43	35	30	42	35	30
10		40	32	27	40	32	27	39	32	27

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

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



	Ave	Lumens
0	230	
5	229	22
15	219	62
25	202	93
35	174	109
45	141	109
55	106	95
65	70	70
75	38	40
85	9	11
90	1	

Zone	Lumens	% Lamp
0° - 30°	176.6	29.0
0° - 40°	285.2	46.8
0° - 60°	488.6	80.2
0° - 90°	609.5	100.0
90° - 120°	0.1	0.0
90° - 130°	0.1	0.0
90° - 150°	0.1	0.0
90° - 180°	0.1	0.0
0° - 180°	609.6	*100.0

*Efficiency

pf		80%			20%	70%			50%	
pc										
pw		50%	30%	10%	50%	30%	10%	50%	30%	10%
0		119	119	119	116	116	116	111	111	111
1		104	100	96	102	98	95	98	95	92
2		91	84	79	89	83	78	86	80	76
3		80	72	66	79	71	65	76	69	64
4		71	63	56	70	62	55	67	60	55
5		64	55	48	63	54	48	60	53	47
6		57	49	42	57	48	42	55	47	42
7		52	44	37	51	43	37	50	42	37
8		48	39	33	47	39	33	46	38	33
9		44	36	30	43	35	30	42	35	30
10		40	33	27	40	32	27	39	32	27

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

DIMMER COMPATIBILITY

COMPATIBLE DIMMERS					
Leviton	**Lutron**			**Sensorswitch**	**Synergy/Leviton**
6633-PA	Maestro MACL-153M (TX)	Diva/Skylark DVRP-253PCTRP-253P	Panel Module HW/LP-RPM-4A-120	nSP5 PCD 2W	ISD 600 I 120/IPI06
IPL06-LED/INC mode	Maestro Wireless MRF2-6ELV	Skylark CTCL-150	Panel Module HW/LP-RPM-4U-120	nSP5 PCD ELV 120	ISD 400 ELV 120/IPE04
6615-P	Gen 3.0 DVCL-153P (T9)	Caseta Wireless PD-5NE	Grafik QS/Wallbox LQRJ-WPM-6P		
	Maestro MSCL-OP153M	Maestro MACL-LFQ	Grafik Eye 3000 Family HWI-WPM-6D-120		
	Caseta Wireless PD-6WCL	RadioRA2 RRD-6NA	HomeWorksQS / my Room LQSE-4A1-D/ MQSE-4A1-D/MQSE-3A1/MQSE-2A1-D,120V		
	Grafik T GT-5NEM / GTJ-5NEM	HomeWorks HQRD-6NA	Homeworks QS LQSE-4A-120-D		

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

DOWNLIGHTING: One Lithonia Way, Conyers, GA 30012 Phone: 800-315-4935 Fax: 770-860-3129 www.lithonia.com
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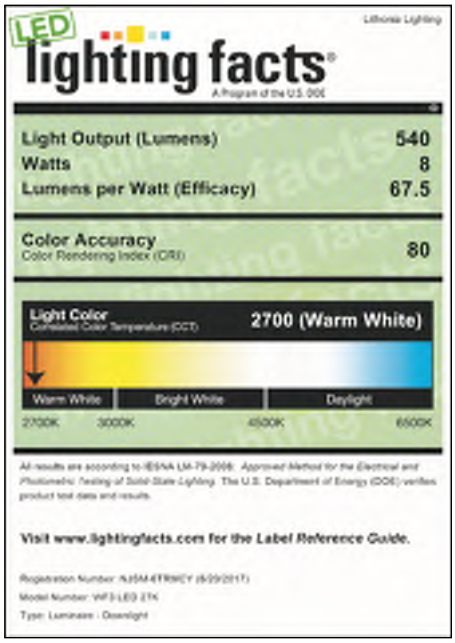
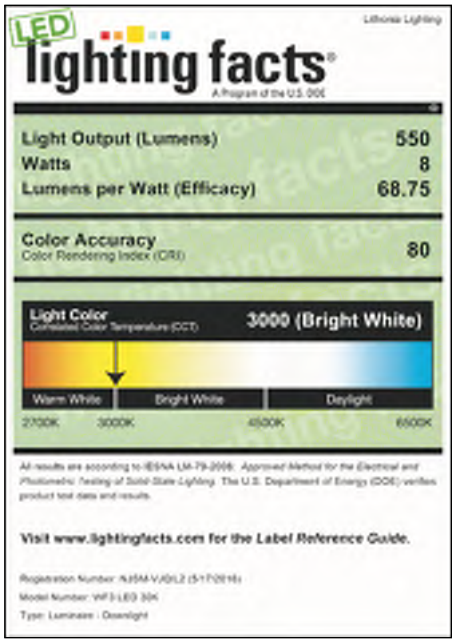
Rev. 01/25/21

ENERGY DATA

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



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



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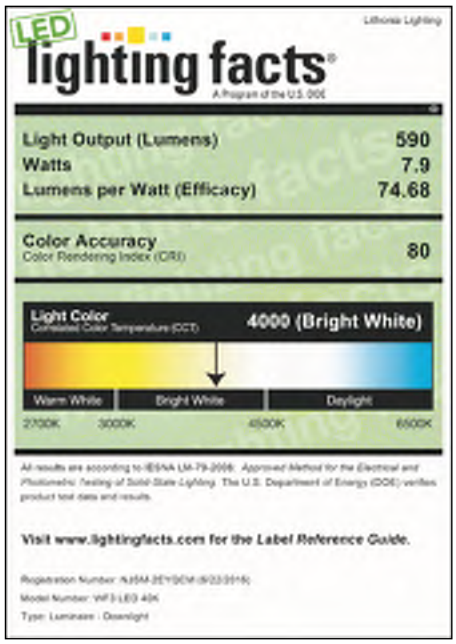
ENERGY DATA

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



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WAC LIGHTING

Amherst

Outdoor Wall Sconce 3000K

Fixture Type:

Catalog Number:

Project: Woodland Reserve Redevelopemnt

Location: Lighting Fixture Type L

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W17214 14"	3000K	❍ BK Black	16W	1426	366

Example: **WS-W17214-BK**
For custom requests please contact customs@waclighting.com

DESCRIPTION

A timeless classic lantern meets modern LED technology with a clear seeded glass lens and an open bottom for easy maintenance.

FEATURES

- Downlight illumination
- Open bottom for ease of maintenance
- ACLED driverless technology
- 5 Year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI	90
Dimming:	ELV: 100-10% , TRIAC: 100-10%
Rated Life:	50,000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, Wet Location Listed
Construction	Aluminum body, seeded clear glass diffuser

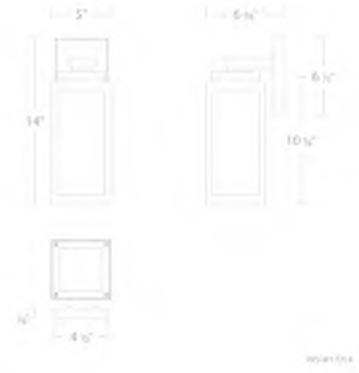
REPLACEMENT PARTS

RPL-GLA-17214 - Glass

FINISHES:

Black

LINE DRAWING



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

WAC LIGHTING

Manchester

Post Mount

Fixture Type:

Catalog Number:

Project: Woodland Reserve Redevelopemnt

Location: Lighting Fixture Type M

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ PM-W33516 16"	❍ 2700K ❍ 3000K ❍ 3500K ❍ 4000K	❍ BK Black	13W	935	642

Example: **PM-W33516-40-BK**
For custom requests please contact customs@waclighting.com

DESCRIPTION

A thick hammered glass shade sends a textured glow from this modern wall lantern. An open cage frame and clean geometric accents provides added style.

FEATURES

• Built in color temperature adjustability. Switch from 2700K/3000K/3500K/4000K
• Option to pre-select color temperature or adjust in the field
• Mounts on a 3" maximum diameter post (not included)
• Minimal mounting hardware for easy installation
• Light engine is factory sealed for maximum protection from the elements
• Weather resistant powder coated finish
• ACLED driverless technology
• 5 Year warranty

SPECIFICATIONS

Color Temp:	2700K,3000K,3500K,4000K
Input:	120,50/60Hz
CRI	90
Dimming:	ELV: 100-10% , TRIAC: 100-10%
Rated Life:	54,000 Hours
Standards:	ETL, cETL, Title 24 JA8 Compliant, Wet Location Listed
Construction	Aluminum hardware

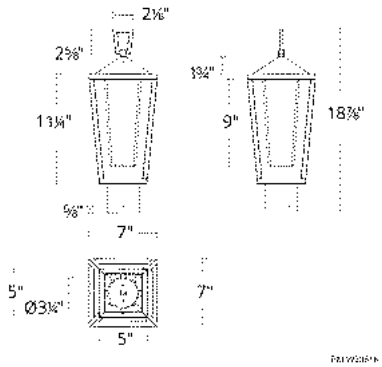
FINISHES:

Black

REPLACEMENT PARTS

RPL-GLA-33516 - REPLACEMENT GLASS FOR WS-33516

LINE DRAWING



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