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): 521 E Washington Avenue

Title: _____

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

UDC meeting date requested June 26, 2024

☐ 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 John Leja Company LZ Ventures

Street address 8301 Machine Drive, Suite 102 City/State/Zip Madison, WI 53717

Telephone 608-831-3326 Email jleja@me.com

Project contact person Duane Johnson Company Knothe & Bruce Architects

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

Telephone 608-836-3690 Email djohnson@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 3/19/24.

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 John Leja Relationship to property Owner

Authorizing signature of property owner John J Leja (May 10, 2024 10:18 CDT) Date 5/13/24

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

May 13, 2024

Mr. Bill Fruhling
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent
Porchlight Redevelopment
521 East Washington Ave.
KBA Project # 2379

Mr. Bill Fruhling:

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

Organizational structure:

Owner:	LZ Ventures c/o Angie Black Carlson Black O'Callaghan & Battenberg 222 W. Washington Ave., Suite 705 Madison, WI 53703 angie.black@carlsonblack.com	Architect:	Knothe & Bruce Architects, LLC 8401 Greenway Blvd. Ste 900 Middleton, WI 53562 608-836-3690 Contact: Duane Johnson djohnson@knothebruce.com
Engineer:	Wyser Engineering 300 E Front Street Mt. Horeb, WI 53572 (608) 437-1862 Contact: Wade Wyse Wade.wyse@wyserengineering.com	Landscape Design:	Figure-Ground LLC Middleton, WI 53562 (608) 345-5101 Contact: Joe Porter jporter@figureground-design.com

Introduction:
This proposed project involves the redevelopment of the current site at 521 E Washington Avenue which has a two-level commercial office building, located on the southern corner of S Blair Street and E Washington Avenue. The proposed redevelopment would consist of a new 8-story building with administrative offices on the first floor and partial basement and 70 residential units on floors 2 through 8. There will be 8 surface parking stalls accessed off Blair St. The facility would be utilized by Porchlight for their administrative headquarters as well as long-term stable affordable housing, this would replace their current facility located on Brooks Street.

Porchlight and LZ Ventures have fostered a mutual respect and great working relationship which has developed over the past 15 years sharing the same block with Porchlights current facility on Brooks St and LZ's Grand Central and X-01 student housing facilities. This is an incredible opportunity for Porchlight to substantially improve its housing and services and therefore ultimately fulfill its mission of reducing

homelessness and providing affordable housing, and LZ ventures is excited to be a part of the solution. The proposed facility would have studio apartments, instead of the current (single room occupancy) SRO's which are at Brooks St. location. This would be life changing for the residents and greatly reduce Porchlights operational and maintenance commitments, freeing up funds to be used elsewhere.
In addition, this central location will provide residents with more convenient accessibility to transportation, including the new Bus Rapid Transit line, city services, employment opportunities and living needs. Due to the generosity of LZ Ventures, this project requires no financial assistance from the city or state. This project will be a much-needed upgrade for the Porchlight non-profit organization to help with home and job placement, improving the lives of Madison citizens.

The site is located on the south corner of E. Washington Avenue and S Blair St. It is composed of one parcel in a UMX zoning district, the site is approximately 0.24 acres in area.

This application requests demolition of the existing structure and conditional use approval to allow greater than 8 dwelling units for the development of the new Porchlight facility. An application for a Certified Survey Map is being submitted contemporaneously to remove the underlying lot lines to complete the building parcel.

Downtown Plan & Urban Design District

The property is within the boundaries of the City of Madison Downtown Plan adopted in July 2012. The Plan was the product of 4 plus years of work including 125 group meetings with neighborhood and community groups, City Boards and Commissions, business owners and many other interested parties.

The Plan places the site within the Downtown Core which is recommended for the highest intensity of development within the city. One of the Plan's key recommendations is to accommodate future growth within the downtown. The Plan's Parcel Analysis Map identifies the site as an "underutilized site and/or obsolete building" and one of the sites for potential redevelopment to accommodate the City's growth for a 20-year horizon. The parcel analysis considered among other factors; parcel size, existing use, building condition, architectural character, and land valuation.

The Downtown Plan also provides guidelines for building height and designates this site as having a maximum building height of 8 stories.

The property is also located within Urban Design District #4 (UDD 4), which establishes the purpose of improving the appearance of those major transportation corridors east of the Capitol Square. UDD 4 has limited scope for building design. It does speak to general compatibility of building designs and for building materials to be low maintenance and harmonious with others in the area and to avoid large unbroken exterior facades.

Existing Structures and Proposed Deconstruction

The site is currently occupied by a two-level, 5,013 SF office building located at 521 E Washington Ave. The building, constructed in 1958, was originally a gas station but was converted to an office space in 1981, with an addition constructed in 1989. The building most recently was the home of Monarch Health and has been listed for sale since April 2023.

Given that the building is not historically or architecturally significant and that the Downtown Plan recommends the properties for redevelopment, and that the proposed redevelopment is consistent with

the underlying zoning and City plans, it is our opinion that the that the standards for demolition can be met and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structure. This building would not be a good prospect for relocation.

Project Description:

The proposed development is an 8-story residential building with 70 studio apartments, administrative offices and 8 surface parking stalls. The apartments are designed to help lower income residents. Employee parking is provided on-site, and the proposed redevelopment will not be requesting residential parking permits.

The project is well located to take advantage of public transportation as well as bike paths and is within walking distance of a grocery store as well as restaurants. There is also an abundance of streets with dedicated bike lanes within the area.

The proposed design of this building will incorporate simple balanced massing and a thoughtful use of materials. Sitting at the intersection of East Washington & Blair Streets; The most prominent architectural feature occurs at this important intersection. A proud massing announces the presence of the building as well as the main entry into this facility, with neat and orderly metal composite wall panels punched with windows. A durable masonry base anchors the building, balanced by open aluminum storefront windows which bathe the interior administrative spaces with natural light. The projecting masses above contrast the lighter colored masonry with a dark metal skin. This low maintenance material will best serve the tenants functional needs and create visual interest as wraps around the building. Recessed reliefs in the volume of the building adds an embellishment of color to the elevations in addition to identifying entry & vertical circulation. Window louvers add a textural change to the planar form of the otherwise clean metal wall cladding.

Site Development Data:

Densities:	
Gross Lot Area	10,527 sf or .24 acres
Dwelling Units	70 DU
Lot Area / D.U.	150 sf / Unit
Building Height	8 stories
Lot Coverage	8,290 sf (78.7%)
Usable Open Space	740 sf (10.6 SF / Unit)
Dwelling Unit Mix:	
Efficiency	70
Total Dwelling Units	70
Vehicle Parking:	
Surface	8 stalls (including 1 EV ready)
Total	8 stalls
Bicycle Parking:	
Garage – Residential	64 stalls

Surface – Residential	6 stalls
Surface – Commercial / Guests	8 stalls
Total	78 stalls

Project Schedule:

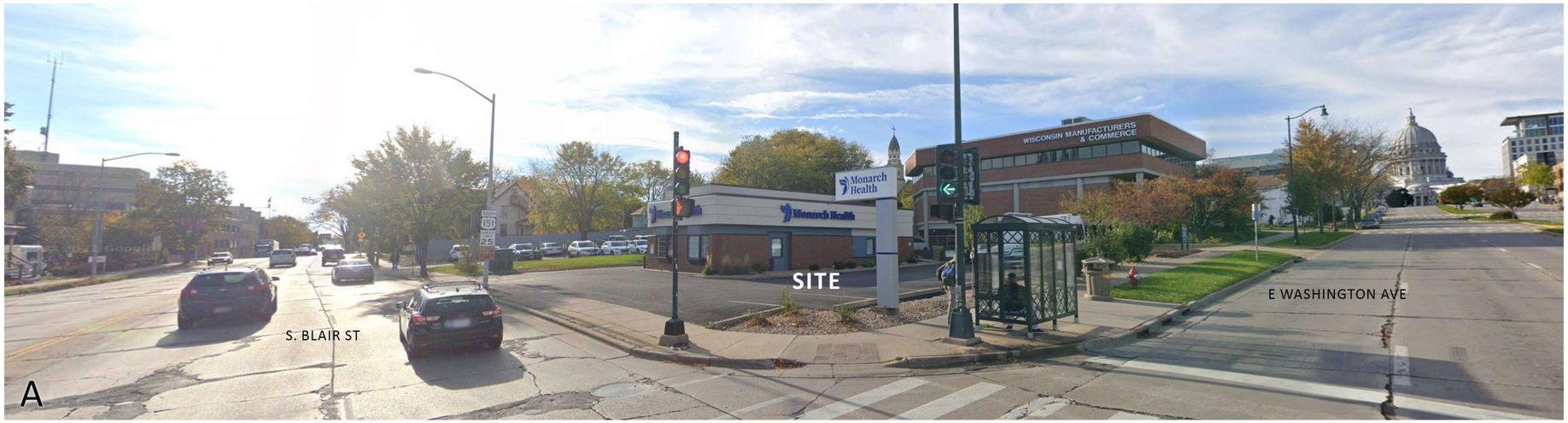
It is anticipated that the construction will begin in January 2025 with a final completion in November 2025.

Thank you for your time reviewing our proposal.

Sincerely,

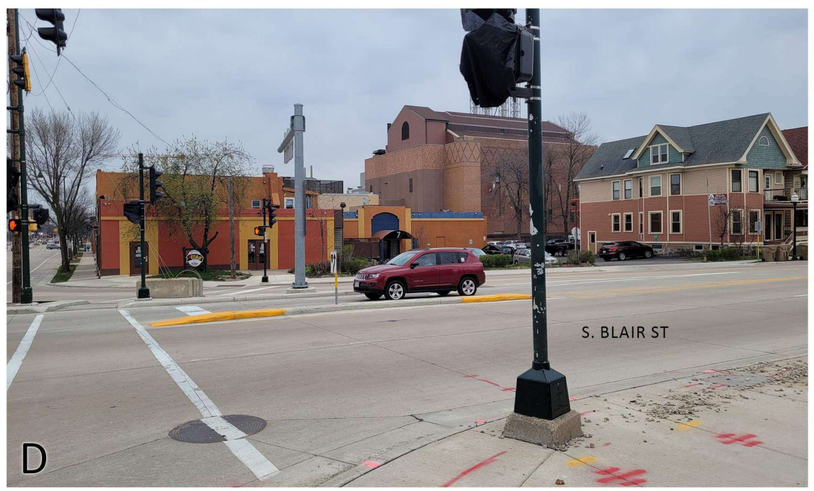


Duane Johnson, AIA, Partner

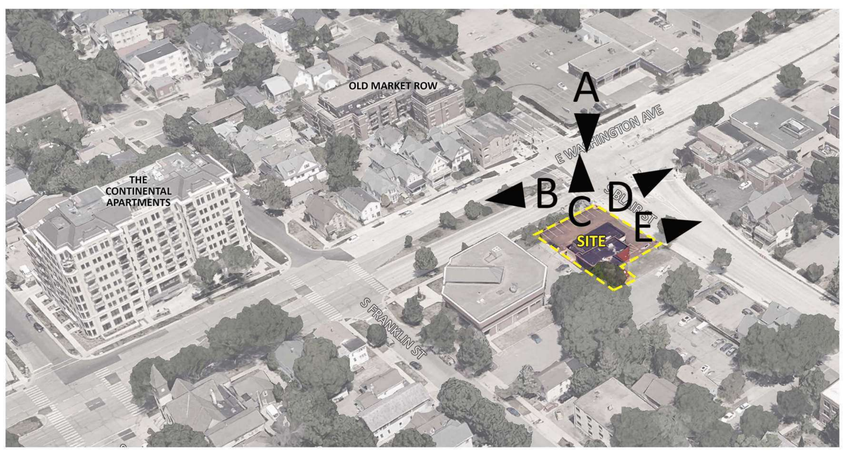












SITE MAP

CONTEXT IMAGES

REDEVELOPMENT
521 E. WASHINGTON AVE.,MADISON
UDC SUBMITTAL | 05.13.2024 | #2379

knothe • bruce ARCHITECTS



SITE LOCATOR MAP

REDEVELOPMENT
521 E. WASHINGTON AVE., MADISON
UDC SUBMITTAL | 05.13.2024 | #2379

knothe • bruce ARCHITECTS



D-Series Pole Mount
LED Area Luminaire

Buy American

Catalog Number

Notes

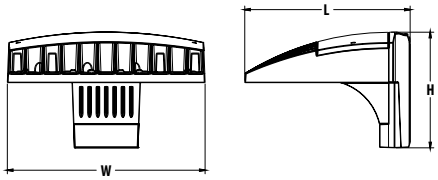
Type

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

Specifications

Luminaire

EPA:	0.8 ft² *(.07 m²)*
Width:	13-3/4" *(34.9 cm)*
Length:	11.5" *(29.2 cm)*
Height:	8" *(20.3 cm)*
Weight:	16.03 lbs *(7.3 kg)*



Introduction

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

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

Ordering Information

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

DSXWPM LED

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

Control Options

Shipped installed

PE	Photoelectric cell, button type [4]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
PIR	Motion/ambient light sensor, <15' mtg ht [5,6]
PIRH	Motion/ambient light sensor, 15-30' mtg ht [5,6]
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [7]
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [7]

Other Options

Shipped installed

SF	Single fuse (120, 277, 347V) [8]
DF	Double fuse (208, 240, 480 V) [8]
HS	House-side shield [8]

Shipped separately [9]

BSW	Bird-deterrent spikes
WG	Wire guard
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

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

NOTES

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

Accessories

Ordered and shipped separately.

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

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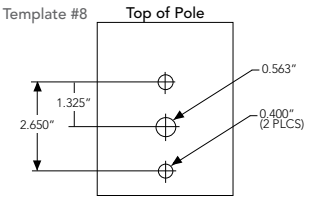
Drilling



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

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

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

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

Performance Data

Lumen Output

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

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

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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. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350mA	24W	T2S	2,820	1	0	1	118	3,028	1	0	1	126	3,047	1	0	1	127	1,777	1	0	1	74
			T2M	2,688	1	0	1	112	2,886	1	0	1	120	2,904	1	0	1	121	1,693	1	0	1	71
			T3S	2,789	1	0	1	116	2,995	1	0	1	125	3,013	1	0	1	126	1,757	0	0	1	73
			T3M	2,761	1	0	1	115	2,964	1	0	1	124	2,983	1	0	1	124	1,739	1	0	1	72
			T4M	2,705	1	0	1	113	2,904	1	0	1	121	2,922	1	0	1	122	1,704	1	0	1	71
			TFTM	2,811	1	0	1	117	3,019	1	0	1	126	3,038	1	0	1	127	1,771	0	0	1	74
			T5M	2,960	2	0	1	123	3,178	2	0	1	132	3,198	2	0	1	133	1,865	1	0	0	78
			T5S	3,020	1	0	0	126	3,242	1	0	0	135	3,263	1	0	0	136	1,903	1	0	0	79
			T5A	2,840	2	0	1	118	3,049	2	0	1	127	3,068	2	0	1	128	1,789	2	0	1	75
			T5W	2,835	2	0	1	118	3,044	2	0	1	127	3,063	2	0	1	128	1,786	2	0	1	74
			ASYDF	2,513	1	0	1	105	2,699	1	0	1	112	2,716	1	0	1	113	1,584	1	0	1	66
			SYMDF	2,587	1	0	1	108	2,778	1	0	1	116	2,796	1	0	1	116	1,630	1	0	1	68
	530mA	36W	T2S	4,079	1	0	1	113	4,380	1	0	1	122	4,408	1	0	1	122	2,504	1	0	1	70
			T2M	3,887	1	0	1	108	4,174	1	0	1	116	4,200	1	0	1	117	2,387	1	0	1	66
			T3S	4,034	1	0	1	112	4,332	1	0	1	120	4,359	1	0	1	121	2,477	1	0	1	69
			T3M	3,993	1	0	1	111	4,288	1	0	1	119	4,315	1	0	1	120	2,451	1	0	2	68
			T4M	3,912	1	0	2	109	4,201	1	0	2	117	4,227	1	0	1	117	2,402	1	0	1	67
			TFTM	4,066	1	0	1	113	4,367	1	0	1	121	4,394	1	0	1	122	2,496	1	0	1	69
			T5M	4,281	3	0	1	119	4,597	3	0	1	128	4,626	3	0	1	129	2,629	3	0	1	73
			T5S	4,368	2	0	1	121	4,690	2	0	1	130	4,719	2	0	1	131	2,682	2	0	1	75
			T5A	4,108	3	0	2	114	4,411	3	0	2	123	4,438	3	0	2	123	2,522	3	0	2	70
			T5W	4,101	3	0	2	114	4,403	3	0	2	122	4,431	3	0	2	123	2,518	3	0	2	70
			ASYDF	3,635	1	0	2	101	3,904	1	0	2	108	3,928	1	0	2	109	2,232	1	0	1	62
			SYMDF	3,742	2	0	2	104	4,018	2	0	2	112	4,044	2	0	2	112	2,297	2	0	2	64
	700mA	47W	T2S	5,188	1	0	1	110	5,571	1	0	1	119	5,606	1	0	1	119	3,065	1	0	1	65
			T2M	4,945	1	0	1	105	5,310	1	0	1	113	5,343	1	0	1	114	2,921	1	0	1	62
			T3S	5,131	1	0	1	109	5,510	1	0	2	117	5,544	1	0	2	118	3,031	1	0	1	64
			T3M	5,079	1	0	2	108	5,454	1	0	2	116	5,488	1	0	2	117	3,000	1	0	1	64
			T4M	4,976	1	0	2	106	5,343	1	0	2	114	5,377	1	0	2	114	2,939	1	0	1	63
			TFTM	5,172	1	0	2	110	5,554	1	0	2	118	5,589	1	0	2	119	3,055	1	0	1	65
			T5M	5,446	3	0	1	116	5,848	3	0	1	124	5,884	3	0	1	125	3,217	3	0	1	68
			T5S	5,555	2	0	1	118	5,966	2	0	1	127	6,003	2	0	1	128	3,282	2	0	1	70
			T5A	5,225	3	0	2	111	5,610	3	0	2	119	5,645	3	0	2	120	3,086	3	0	2	66
			T5W	5,216	3	0	2	111	5,601	3	0	2	119	5,636	3	0	2	120	3,081	3	0	2	66
			ASYDF	4,624	1	0	2	98	4,966	1	0	2	106	4,997	1	0	2	106	2,732	1	0	1	58
			SYMDF	4,760	2	0	2	101	5,111	2	0	2	109	5,143	2	0	2	109	2,812	2	0	2	60
	1000mA	74W	T2S	7,205	1	0	1	97	7,736	1	0	1	105	7,785	1	0	1	105	4,429	1	0	1	61
			T2M	6,866	1	0	2	93	7,373	1	0	2	100	7,419	1	0	2	100	4,221	1	0	2	58
			T3S	7,124	1	0	2	96	7,650	1	0	2	103	7,698	1	0	2	104	4,380	1	0	2	60
			T3M	7,052	1	0	2	95	7,573	1	0	2	102	7,620	1	0	2	103	4,335	1	0	2	59
			T4M	6,909	1	0	2	93	7,420	1	0	2	100	7,466	1	0	2	101	4,248	1	0	2	58
			TFTM	7,182	1	0	2	97	7,712	1	0	2	104	7,760	1	0	2	105	4,415	1	0	2	60
			T5M	7,562	3	0	1	102	8,120	3	0	1	110	8,171	3	0	1	110	4,648	3	0	1	63
			T5S	7,714	2	0	1	104	8,284	2	0	1	112	8,335	2	0	1	113	4,742	2	0	1	64
			T5A	7,255	3	0	2	98	7,790	3	0	2	105	7,839	3	0	2	106	4,460	3	0	2	62
			T5W	7,243	3	0	2	98	7,777	3	0	2	105	7,826	3	0	2	106	4,452	3	0	2	61
			ASYDF	6,421	1	0	2	87	6,895	2	0	2	93	6,938	1	0	2	94	3,947	1	0	2	54
			SYMDF	6,609	2	0	2	89	7,097	2	0	2	96	7,142	2	0	2	97	4,063	2	0	2	55

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

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

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

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

Electrical Load

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

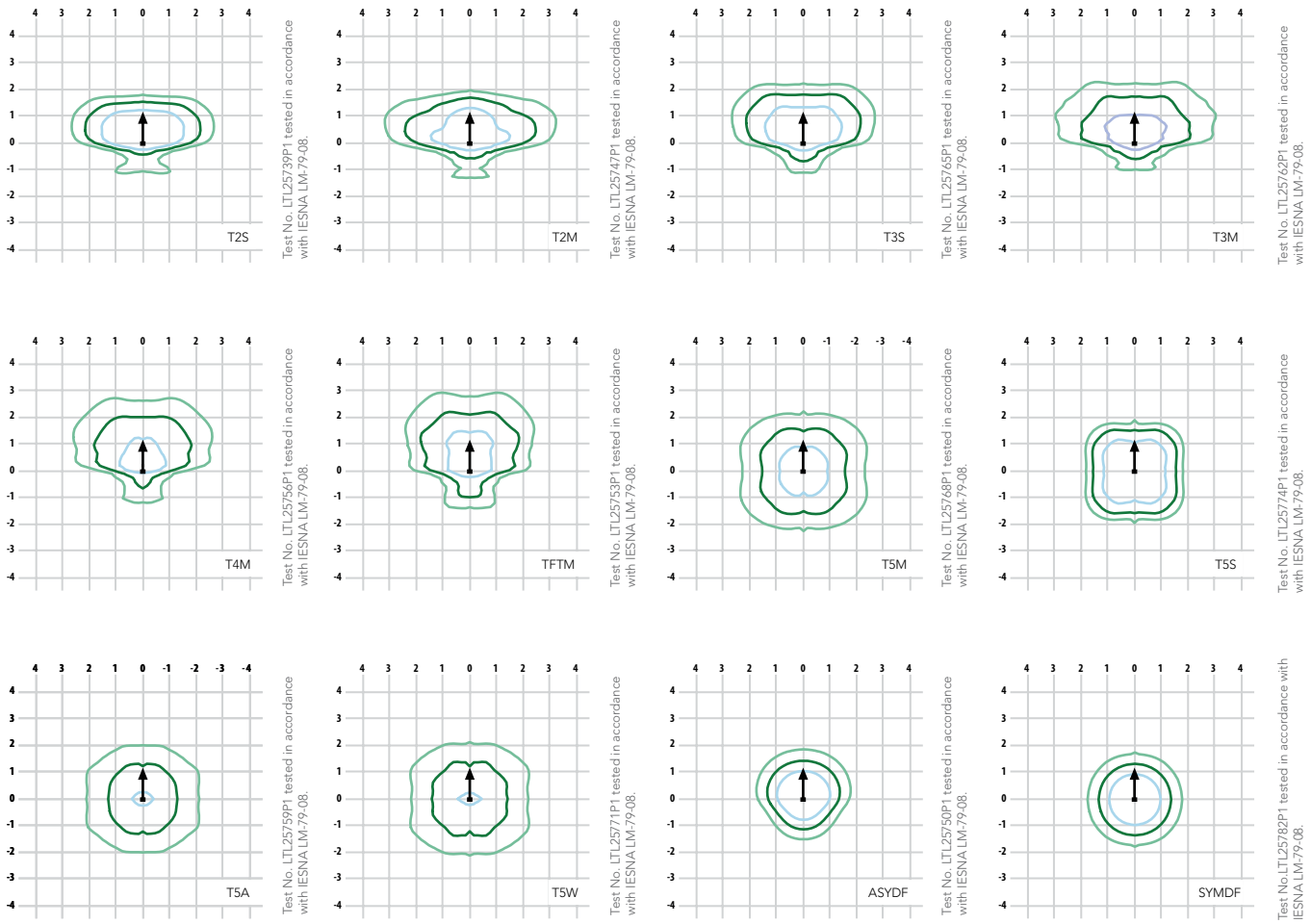
Photometric Diagrams

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

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

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



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Options and Accessories



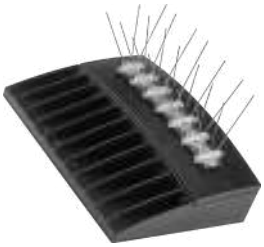
Mounting detail



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



HS - House-side shields



BSW - Bird-deterrent spikes



WG - Wire guard



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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OUTDOOR LIGHTING

FCSL550



Date:	**Approved:**
Type:	
Fixture:	
Project:	

FCSL550 IP65 rated exterior recessed cut-off 6" tall mini step light for masonry applications. Corrosion resistant, die-cast aluminum construction, this fixture provides illumination for damp, dry or wet areas.

Intertek

SPECIFICATIONS

PHYSICAL

dimensions	3.6"W x 5.9"H x 5.5"Deep
weight	1 lbs
housing	Marine grade, corrosion resistant, heavy gauge aluminum faceplate
lens	Clear tempered glass lens
mounting	Concrete pour, masonry applications
ingress protection	IP65 : dry, damp or wet locations with extruded silicone gasket to seal out contaminants
faceplate finish	Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification.

PERFORMANCE

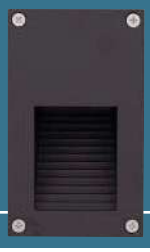
color temperature	2700K	3000K	3500K	4000K
lumen output	157 lm			
lifetime	> 70,000 hours / L70 or better			
color consistency	3 SDCM / 85 CRI			
operating temperature	-13°F to 104°F (-25°C to 40°C)			
junction temperature	73°C @ T^A 25°C			
warranty	5-Year limited warranty (refer to website for details)			

ELECTRICAL

input voltage	Universal 120 - 277 VAC
power supply	Integral Class II, electronic high-power factor > 94% @ 120V
certifications	ETL / cETL Listed
standards	UL1598/CSA C22.2 No. 250.0; UL 8750/CSA C22.2 No. 250.13/IES LM-79/LM-80
power consumption	10W (157 lm)
dimming	**Optional:** 0-10V (Integral)

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC terms and conditions.

FCSL550



Ordering Information

PART NUMBER

FCSL550	UNV			2L		
SERIES	**VOLTAGE**	**CCT**	**CRI**	**LUMENS**	**FINISH**	**OPTIONS**
FCSL550	UNV 120 - 277 VAC	27K 2700K 3K 3000K 35K 3500K 4K 4000K	CRI85 85 CRI	2L 157 lm (10W)	BKE Black BRE Bronze GRE Graphite Grey SLE Silver WHE White CCE Custom Color	LD 0-10V Dimming LBB Less Back Box (for shipment separate of Back Box)

BACK BOX KITS

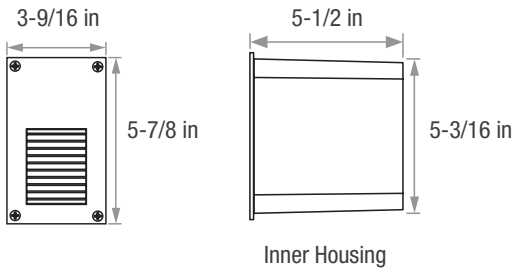
99074D-ETL	Back Box Kit - Complete Back Box shipped in advance of fixture without mounting kit.

Consult Factory for other options and configurations.

To ensure you receive proper configurations for your lighting specifications, contact us directly about any unique application requirements. This may include but not be limited to lumen output, mounting needs, or electrical requirements.

PRODUCT DIMENSIONS - STANDARD PRODUCT

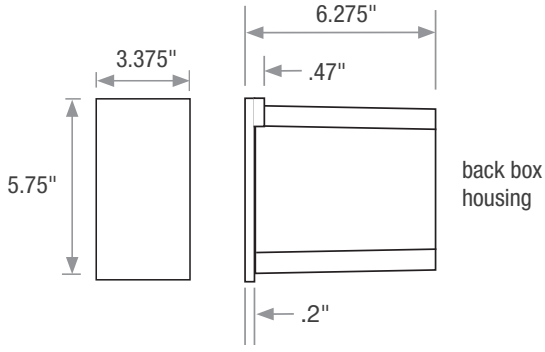
width	3-9/16"
height	5-7/8"
depth	5-1/2"



MOUNTING

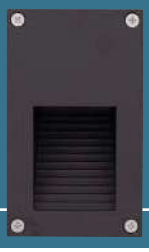
back box width	3.375"
back box height	5.75"
back box depth	6.275"

Back Box mounts inside brick masonry: faceplate in front of surface - see installation instructions for proper mounting.



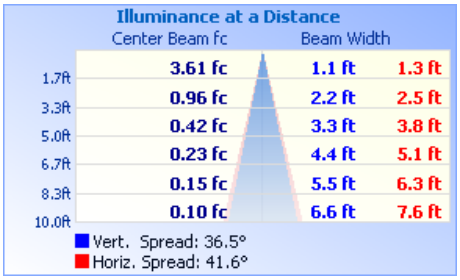
Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC terms and conditions.

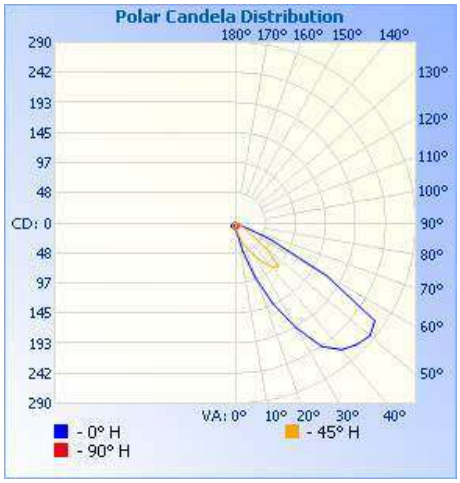
Photometry



OPTICAL DISTRIBUTION

lumen output	157 lm @ 4000K
power consumption	10W





itl illuminations testing labroatory: Report #1023

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC terms and conditions.

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

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

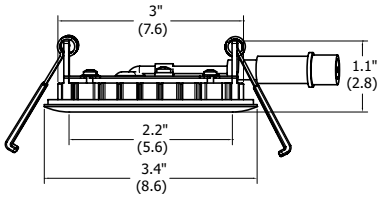


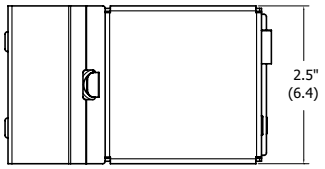


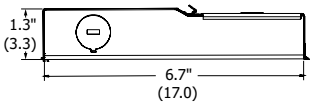
Matte black | Brushed nickel | Oil-rubbed bronze

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 **30K** 3000K/80CRI/8W/550L **40K** 4000K/80CRI/7.9W/590L	**MW** Matte white **MB** Matte black **BN** Brushed nickel **ORB** Oil-rubbed bronze

Accessories: *Order as separate catalog number.*	
WF3 PAN R12	3" new construction pan, retail pack of 12
WFEXC6 U	6' FT4 cable
WFEXC10 U	10' FT4 cable
WFEXC20 U	20' FT4 cable



WF3_Pan



Extension Cable

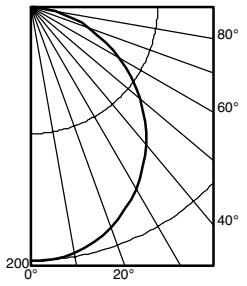
Notes
1 Total system delivered lumens.
2 Available in Matte White only.

WF3 3" LED Wafer Module

PHOTOMETRICS

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

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	

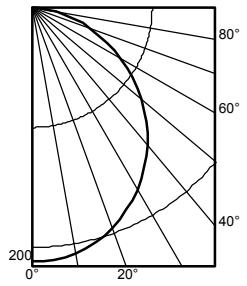
Zone	Lumens	% Lamp
0° - 30°	154.4	28.3
0° - 40°	250.9	46.0
0° - 60°	435.3	79.8
0° - 90°	545.2	100.0
90° - 180°	0.0	0.0
0° - 180°	545.2	*100.0

*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	

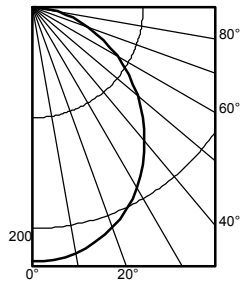
Zone	Lumens	% Lamp
0° - 30°	163.2	28.3
0° - 40°	265.1	46.0
0° - 60°	460.0	79.8
0° - 90°	576.1	100.0
90° - 180°	0.0	0.0
0° - 180°	576.1	*100.0

*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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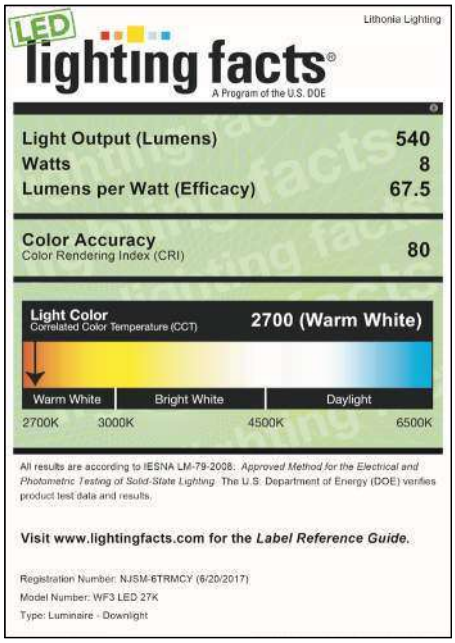
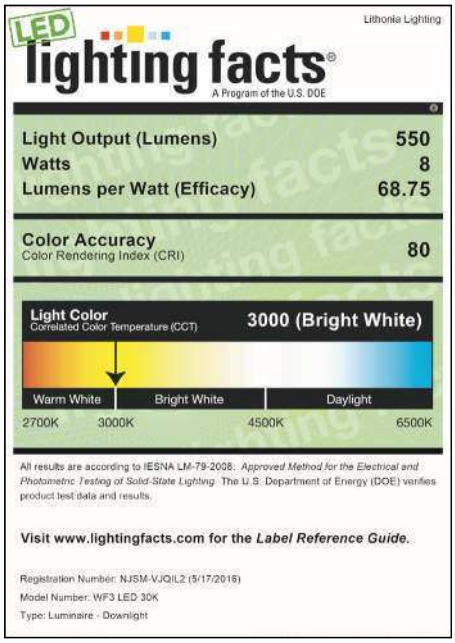
Rev. 01/25/21

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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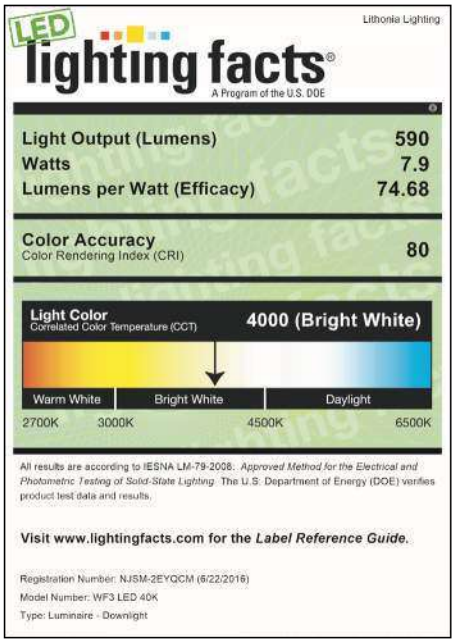
ENERGY DATA

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



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

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LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — The 4" Wafer™ LED Downlight with Switchable White provides high-quality light output and efficiency featuring a switch for easy color temperature adjustment - while eliminating the need for recessed housings. The innovative, slim design allows for easy retrofit, remodel or new construction installation from below the ceiling. The Wafer LED downlight is wet location listed – making it ideal for use in a breadth of outdoor residential, hospitality, commercial and multifamily applications. The LED module maintains at least 70% light output for 50,000 hours.

CONSTRUCTION — Aluminum die cast outer frame. Durable, powder coat paint to prevent rust. FT4 plenum rated cable connector to connect from module to remote driver box. IC rated driver with convenience and value of two remote selectable color temperature options, each with a setting choice to chose either 2700K, 3000K, and 3500K or 3000K, 4000K, and 5000K using the switch. The 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 (6) 14 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. 4" 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 4 1/4 inches for this product. Suitable for installation in t-grid and drop ceiling applications. 3" plenum space required for installation of the remote driver box.

OPTICS — Edge-lit LED technology uses light guided plate to distribute light. Polycarbonate lens provides even illumination throughout the space.

ELECTRICAL — Connect directly to 120V Class-2 (CAN ICES-005 (B) / NMB-005 (B))LED driver. High efficient driver with power factor > 0.9. Ambient operating temperature: -40°F (-40°C) to +104°F (+40°C). Dimming down to 10% with most standard incandescent dimers (see list of approved dimmers). Replaces 65W incandescent for 750 lumens..

LISTINGS — CSA certified to US and Canadian safety standards. ENERGY STAR® certified. Wet location. Air Tight certified in accordance with ASTM E283-2004. NOM Certified. Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements.

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.

Wafer LED Recessed Downlight

WF4
4" LED Switchable White Color Temperature

IC/Non-IC
New Construction/Remodel

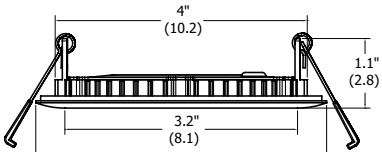


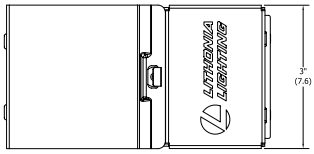


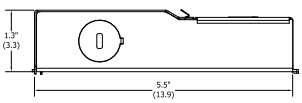
Matte black **Brushed nickel** **Oil-rubbed bronze**

Specifications

Aperture:	3.2 (8.1)
Ceiling opening:	4.2 (10.7)
Overlap trim:	4.7 (12.0)
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: WF4 LED 30K40K50K 90CRI MW

WF4	LED			
Series	**Lamp**	**CCT/W/Lumens**[1]	**CRI**	**Finish**
WF4 4" wafer-thin LED downlight	**LED** LED	**27K30K35K** 2700K/10.5W/730L 3000K/10.5W/800L 3500K/10.5W/780L **30K40K50K** 3000K/10.5W/750L 4000K/10.5W/810L 5000K/10.5W/790L	**90CRI** 90CRI	**MW** Matte White **MB** Matte Black **BN** Brush Nickel **ORB** Oil-Rubbed Bronze

Accessories: *Order as separate catalog number.*

WF8643 Pan U	Universal new construction pan
WFJB U	Remodel joist bar
WFEXC6 SW3PIN FT4	3-Pin 6ft Cable
WFEXC10 SW3PIN FT4	3-Pin 10ft Cable
WFEXC20 SW3PIN FT4	3-Pin 20ft Cable
WF4GR MW JZ	4" round oversized trim ring


WF8643 New Construction Pan


Remodel Joist Bar


WFEXC6 Cable

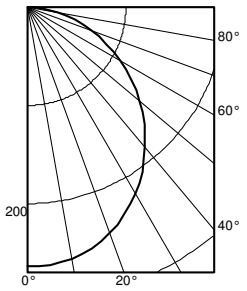
Notes
1 Total system delivered lumens.

WF4 Switchable White 4" LED Wafer Module

PHOTOMETRICS

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

WF4 LED 27K30K35K, 2700 K LEDs, input watts: 11, delivered lumens: 732, LM/W=67, test no. ISF 36826P1



	Ave	Lumens
0	264	
5	264	25
15	254	72
25	233	107
35	204	127
45	168	129
55	129	115
65	89	88
75	50	53
85	14	16
90	0	

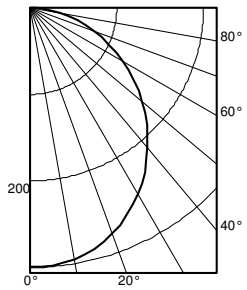
Zone	Lumens	% Lamp
0° - 30°	203.9	27.8
0° - 40°	331.3	45.2
0° - 60°	575.9	78.7
0° - 90°	732.2	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	732.2	*100.0

*Efficiency

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	8.7	6.8	4.4	15.3	0.9
10.0	4.7	9.3	2.3	20.8	0.5
12.0	2.9	11.7	1.5	26.4	0.3
14.0	2.0	14.2	1.0	31.9	0.2
16.0	1.4	16.7	0.7	37.5	0.1

WF4 LED 27K30K35K, 3000 K LEDs, input watts: 10, delivered lumens: 830, LM/W=83, test no. ISF 36826P2



	Ave	Lumens
0	299	
5	299	28
15	288	81
25	264	122
35	232	144
45	190	147
55	147	131
65	101	99
75	56	60
85	16	18
90	0	

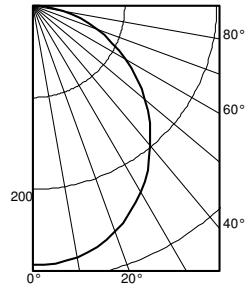
Zone	Lumens	% Lamp
0° - 30°	231.3	27.8
0° - 40°	375.7	45.2
0° - 60°	653.2	78.7
0° - 90°	830.4	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	830.4	*100.0

*Efficiency

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	9.9	6.8	4.9	15.3	1.0
10.0	5.3	9.3	2.7	20.8	0.5
12.0	3.3	11.7	1.7	26.4	0.3
14.0	2.3	14.2	1.1	31.9	0.2
16.0	1.6	16.7	0.8	37.5	0.2

WF4 LED 27K30K35K, 3500 K LEDs, input watts: 10, delivered lumens: 784, LM/W=78, test no. ISF 36826P3



	Ave	Lumens
0	282	
5	282	27
15	272	77
25	249	115
35	218	136
45	180	139
55	138	123
65	95	94
75	53	56
85	15	17
90	0	

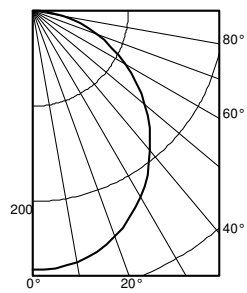
Zone	Lumens	% Lamp
0° - 30°	218.2	27.8
0° - 40°	354.5	45.2
0° - 60°	616.4	78.7
0° - 90°	783.6	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	783.6	*100.0

*Efficiency

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	9.3	6.8	4.7	15.3	0.9
10.0	5.0	9.3	2.5	20.8	0.5
12.0	3.1	11.7	1.6	26.4	0.3
14.0	2.1	14.2	1.1	31.9	0.2
16.0	1.5	16.7	0.8	37.5	0.2

WF4 LED 30K40K50K, 3000 K LEDs, input watts: 11, delivered lumens: 753, LM/W=68, test no. ISF 36826P4



	Ave	Lumens
0	271	
5	271	26
15	261	74
25	240	110
35	210	131
45	173	133
55	133	119
65	91	90
75	51	54
85	15	17
90	0	

Zone	Lumens	% Lamp
0° - 30°	209.7	27.8
0° - 40°	340.7	45.2
0° - 60°	592.3	78.7
0° - 90°	753.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	753.0	*100.0

*Efficiency

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	9.0	6.8	4.5	15.3	0.9
10.0	4.8	9.3	2.4	20.8	0.5
12.0	3.0	11.7	1.5	26.4	0.3
14.0	2.1	14.2	1.0	31.9	0.2
16.0	1.5	16.7	0.7	37.5	0.1

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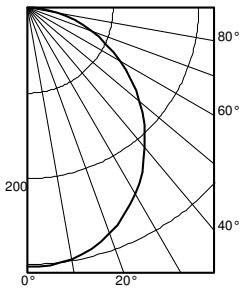
WF4 Switchable White 4" LED Wafer Module

PHOTOMETRICS

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

WF4 LED 30K40K50K, 4000 K LEDs, input watts: 11, delivered lumens: 840, LM/W=76, test no. ISF 36826P5



	Ave	Lumens
0	303	
5	302	29
15	291	82
25	267	123
35	234	146
45	193	148
55	148	132
65	102	100
75	57	60
85	16	18
90	0	

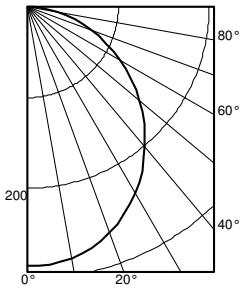
Zone	Lumens	% Lamp
0° - 30°	233.9	27.8
0° - 40°	379.9	45.2
0° - 60°	660.5	78.7
0° - 90°	839.7	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	839.7	*100.0

*Efficiency

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	10.0	6.8	5.0	15.3	1.0
10.0	5.4	9.3	2.7	20.8	0.5
12.0	3.4	11.7	1.7	26.4	0.3
14.0	2.3	14.2	1.1	31.9	0.2
16.0	1.7	16.7	0.8	37.5	0.2

WF4 LED 30K40K50K, 5000 K LEDs, input watts: 10, delivered lumens: 791, LM/W=79, test no. ISF 36826P6



	Ave	Lumens
0	285	
5	285	27
15	274	77
25	252	116
35	221	138
45	181	140
55	140	125
65	96	95
75	54	57
85	15	17
90	0	

Zone	Lumens	% Lamp
0° - 30°	220.5	27.8
0° - 40°	358.1	45.2
0° - 60°	622.6	78.7
0° - 90°	791.6	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	791.6	*100.0

*Efficiency

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	9.4	6.8	4.7	15.3	0.9
10.0	5.1	9.3	2.5	20.8	0.5
12.0	3.2	11.7	1.6	26.4	0.3
14.0	2.2	14.2	1.1	31.9	0.2
16.0	1.6	16.7	0.8	37.5	0.2

ENERGY DATA

WF4 LED 27K30K35K			
Color Temperature	2700K	3000K	3500K
Lumens	730	800	780
CRI	90	90	90
Rated wattage	10.7	10.1	10.4
Lu/Watts	68.2	79.2	75.0
Min. starting temp	-40°C (-40°F)	-40°C (-40°F)	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards	Class A Standards
Input voltage	120V	120V	120V
Min. power factor	0.97	0.97	0.97
Input frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input power	120V	120V	120V
Input current	0.09A	0.09A	0.09A

WF4 LED 30K40K50K			
Color Temperature	3000K	4000K	5000K
Lumens	750	810	790
CRI	90	90	90
Rated wattage	10.6	10.6	10.1
Lu/Watts	70.8	76.4	78.2
Min. starting temp	-40°C (-40°F)	-40°C (-40°F)	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards	Class A Standards
Input voltage	120V	120V	120V
Min. power factor	0.97	0.97	0.97
Input frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input power	120V	120V	120V
Input current	0.09A	0.09A	0.09A

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LIGHTING PERFORMANCE DATA



LIGHTING PERFORMANCE DATA
DONNÉES SUR LE RENDEMENT DE L'ÉCLAIRAGE

Light Appearance (CCT) Aspect de la lumière (CCT)	
2700K soft white | blanc doux	
730 lumens | **70** lumens per watt	
3000K warm white | blanc chaud	
800 lumens | **76** lumens per watt	
3500K neutral white | blanc neutre	
780 lumens | **74** lumens per watt	
Watts	**10.5**
Color Accuracy (CRI) Précision des couleurs (CRI)	**90**



LIGHTING PERFORMANCE DATA
DONNÉES SUR LE RENDEMENT DE L'ÉCLAIRAGE

Light Appearance (CCT) Aspect de la lumière (CCT)	
3000K warm white | blanc chaud	
750lumens | **71** lumens per watt	
4000K cool white | blanc froid	
810 lumens | **77** lumens per watt	
5000K daylight | lumière du jour	
790 lumens | **75** lumens per watt	
Watts	**10.5**
Color Accuracy (CRI) Précision des couleurs (CRI)	**90**

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WPX LED
Wall Packs

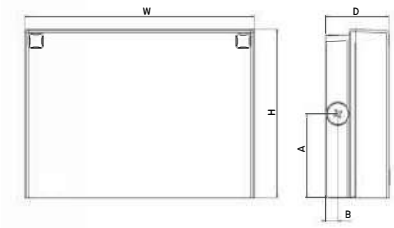
Catalog Number

Notes

Type

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

Specifications



Front View **Side View**

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

Introduction

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

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

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W [1]	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V [3]	E4WH	Emergency battery backup, CEC compliant (4W, 0°C min) [2]	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20°C min) [2]	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell [3]	Note : For other options, consult factory.	

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

NOTES

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

FEATURES & SPECIFICATIONS

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

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

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

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

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

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

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

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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Performance Data

Electrical Load

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

Projected LED Lumen Maintenance

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

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

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

HID Replacement Guide

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

Lumen Output

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

Lumen Ambient Temperature (LAT) Multipliers

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

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

Emergency Egress Battery Packs

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

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

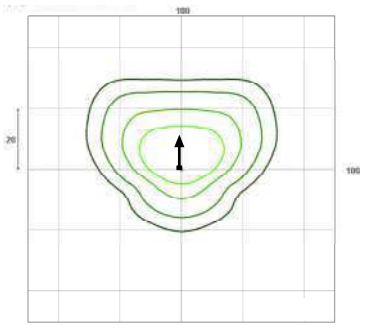
Photometric Diagrams

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

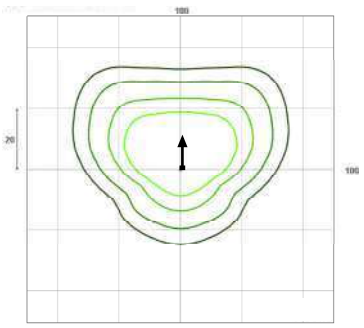
LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc

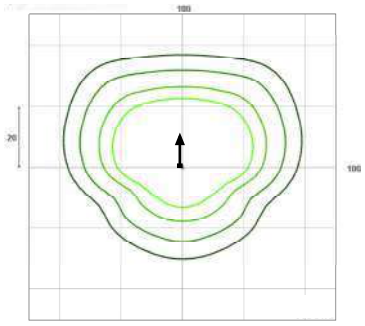
WPX1 LED P1



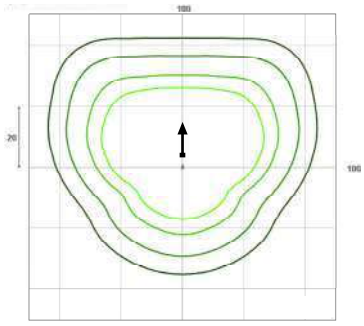
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

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

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

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

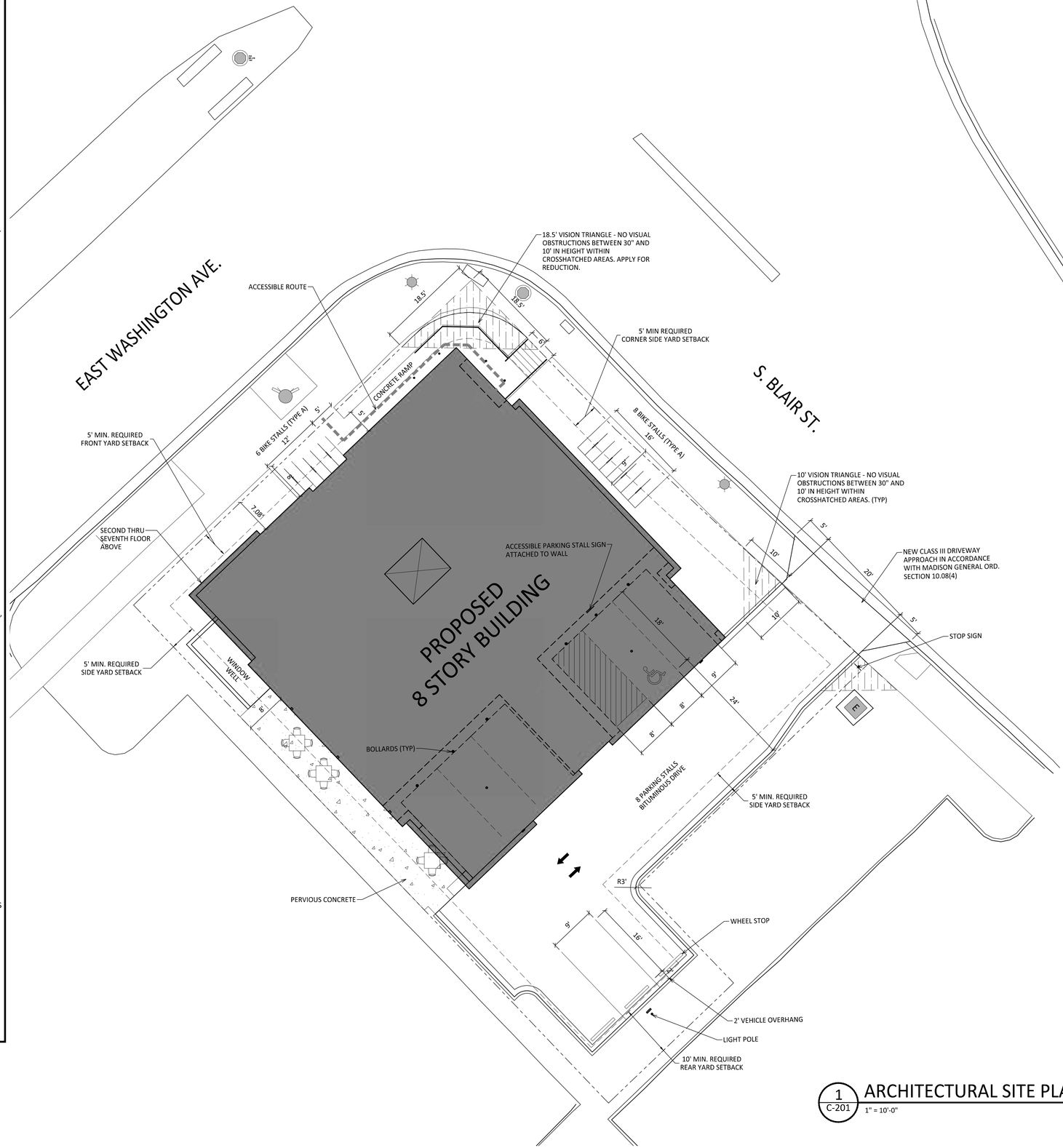
8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE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

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

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

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

12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. 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.



1 C-201 ARCHITECTURAL SITE PLAN
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30
1 INCH = 10 FT (24X36 SHEET)

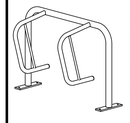
SITE DEVELOPMENT DATA:

ZONING DISTRICT	UMX URBAN MIXED-USE
DENSITIES:	
LOT AREA	10,527 S.F./.24 ACRES
DWELLING UNITS	70 UNITS
LOT AREA / D.U.	150 S.F./D.U.
DENSITY	292 UNITS/ACRE
LOT COVERAGE	8,290 S.F. (78.7%)
USABLE OPEN SPACE	740 S.F. (10.6 S.F./UNIT)
BUILDING HEIGHT	8 STORIES
OVERALL GROSS FLOOR AREA	46,199 S.F.
OFFICE NET AREA	3,377 S.F.
DWELLING UNIT MIX:	
STUDIO	70
VEHICLE PARKING STALLS:	
SURFACE	8 (INCL. 1 EV READY)
BICYCLE PARKING:	
GARAGE - RESIDENTIAL	65
SURFACE - RESIDENTIAL	5
SURFACE - COMMERCIAL/GUESTS	8
TOTAL	78

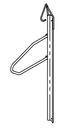
BIKE RACKS



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



TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK



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

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

ISSUED
LU & UDC SUBMITTAL - 05.13.2024

PROJECT TITLE
PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE.
MADISON, WI

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
C201

PROJECT NUMBER 2379

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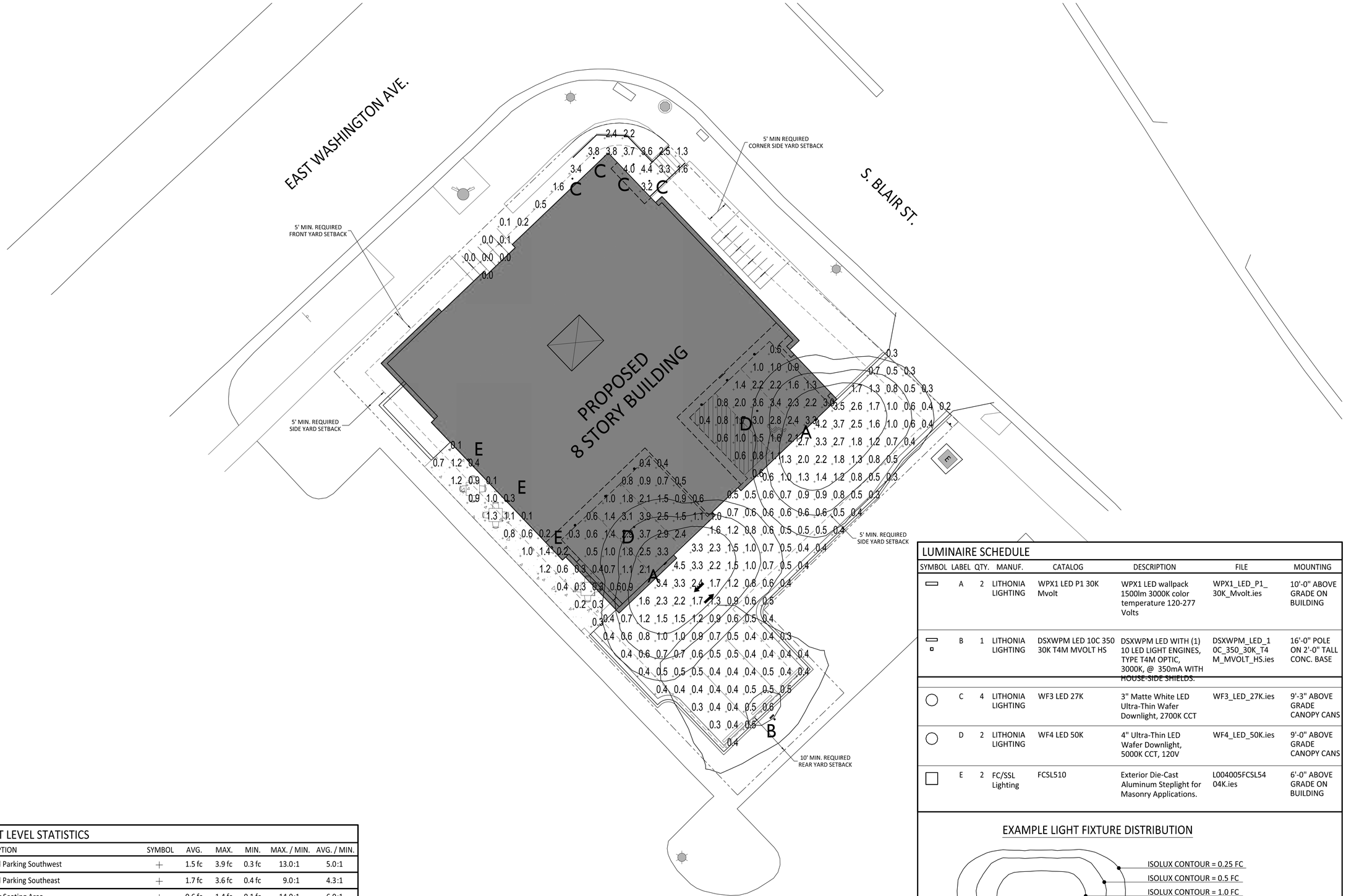

LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Covered Parking Southwest	+	1.5 fc	3.9 fc	0.3 fc	13.0:1	5.0:1
Covered Parking Southeast	+	1.7 fc	3.6 fc	0.4 fc	9.0:1	4.3:1
Outdoor Seating Area	+	0.6 fc	1.4 fc	0.1 fc	14.0:1	6.0:1
E Wash Entrance Area	+	1.9 fc	4.4 fc	0.0 fc	N/A	N/A
Drive Aisle and Parking Area	+	1.0 fc	4.5 fc	0.2 fc	22.5:1	5.0:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
▭	A	2	LITHONIA LIGHTING	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts	WPX1_LED_P1_30K_Mvolt.ies	10'-0" ABOVE GRADE ON BUILDING
▭	B	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T4M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 350mA WITH HOUSE-SIDE SHIELDS.	DSXWPM_LED_10C_350_30K_T4M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
○	C	4	LITHONIA LIGHTING	WF3 LED 27K	3" Matte White LED Ultra-Thin Wafer Downlight, 2700K CCT	WF3_LED_27K.ies	9'-3" ABOVE GRADE CANOPY CANS
○	D	2	LITHONIA LIGHTING	WF4 LED 50K	4" Ultra-Thin LED Wafer Downlight, 5000K CCT, 120V	WF4_LED_50K.ies	9'-0" ABOVE GRADE CANOPY CANS
□	E	2	FC/SSL Lighting	FCSL510	Exterior Die-Cast Aluminum Steplight for Masonry Applications.	L004005FCSL5404K.ies	6'-0" ABOVE GRADE ON BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION

1 C202 SITE LIGHTING PLAN
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30
1 INCH = 10 FT (24X36 SHEET)

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

ISSUED
LU & UDC SUBMITTAL - 05.13.2024

PROJECT TITLE
PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE.
MADISON, WI

SHEET TITLE
SITE LIGHTING PLAN

SHEET NUMBER
C202

PROJECT NUMBER 2379

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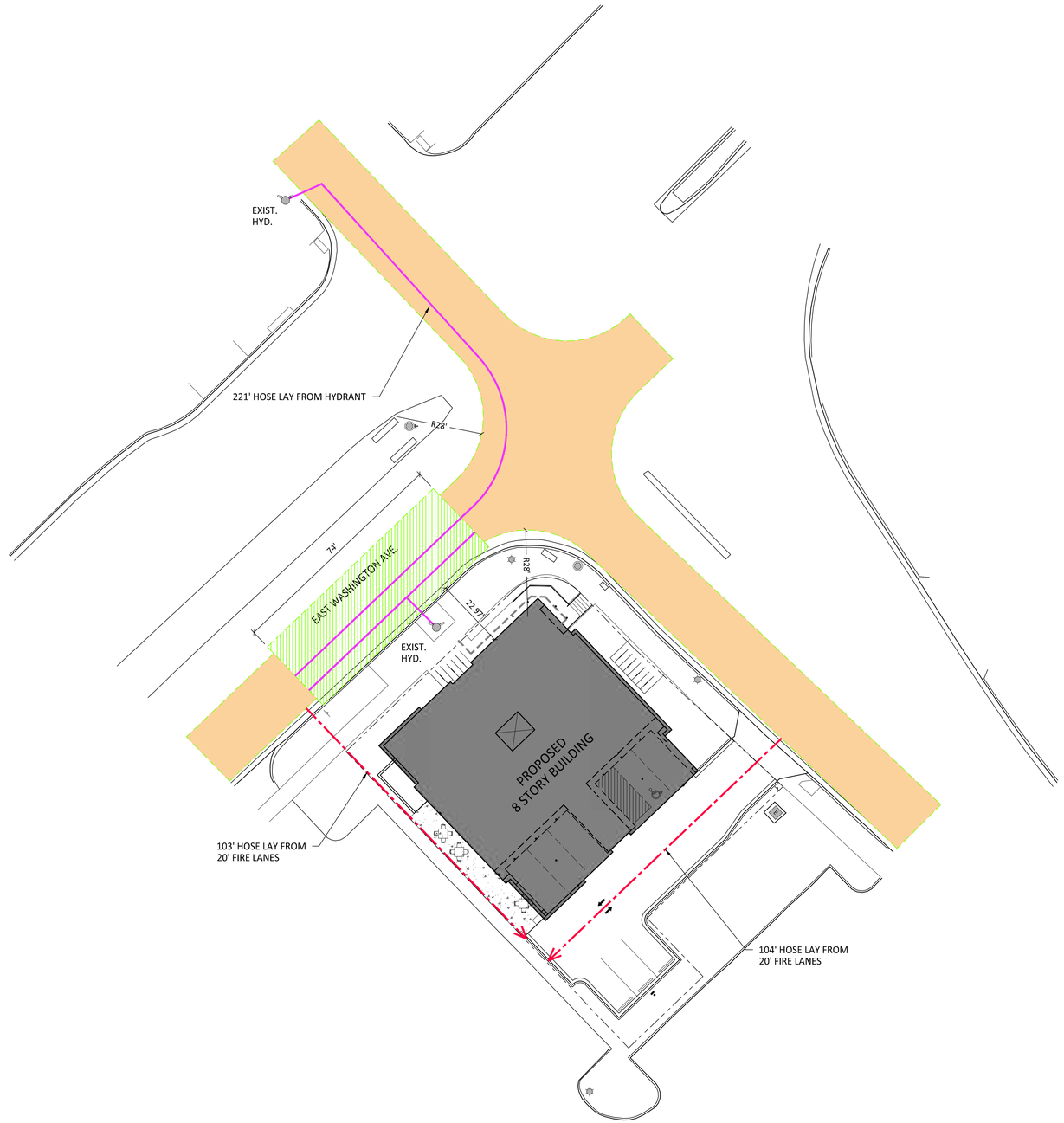

FIRE ACCESS DATA

BUILDING PERIMETER	295 LINEAR FEET
26' WIDE AERIAL APPARATUS FIRE LANE	74 LR. FT. REQUIRED (25%) # LR. FT. PROVIDED
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	

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1 / C203 FIRE DEPARTMENT ACCESS PLAN
1" = 20'-0"

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

PROJECT TITLE
PORCHLIGHT
REDEVELOPMENT

521 E. WASHINGTON AVE.
MADISON, WI

SHEET TITLE
FIRE
DEPARTMENT
ACCESS PLAN

SHEET NUMBER
C203

PROJECT NUMBER 2379

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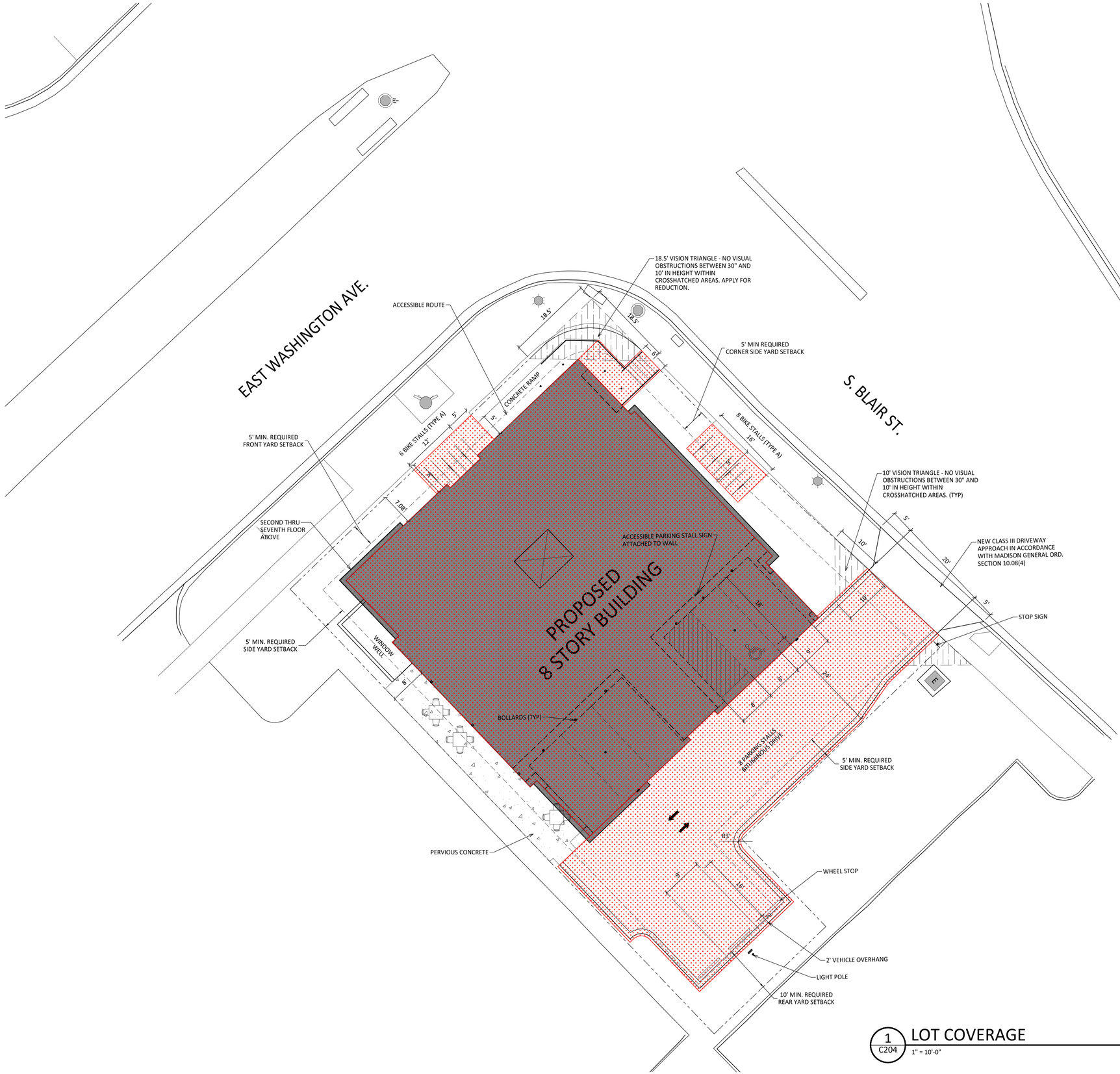

LOT COVERAGE

ZONING	UMX
MAXIMUM LOT COVERAGE	90% (9,474 S.F.)
LOT AREA	10,527 S.F.
PROPOSED COVERAGE	78.7% (8,290 S.F.)

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8401 Greenway Blvd, STE 900
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PROJECT TITLE
PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE.
MADISON, WI

SHEET TITLE
LOT COVERAGE

SHEET NUMBER
C204

PROJECT NUMBER 2379

1 C204 LOT COVERAGE
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30
1 INCH = 10 FT (24X36 SHEET)

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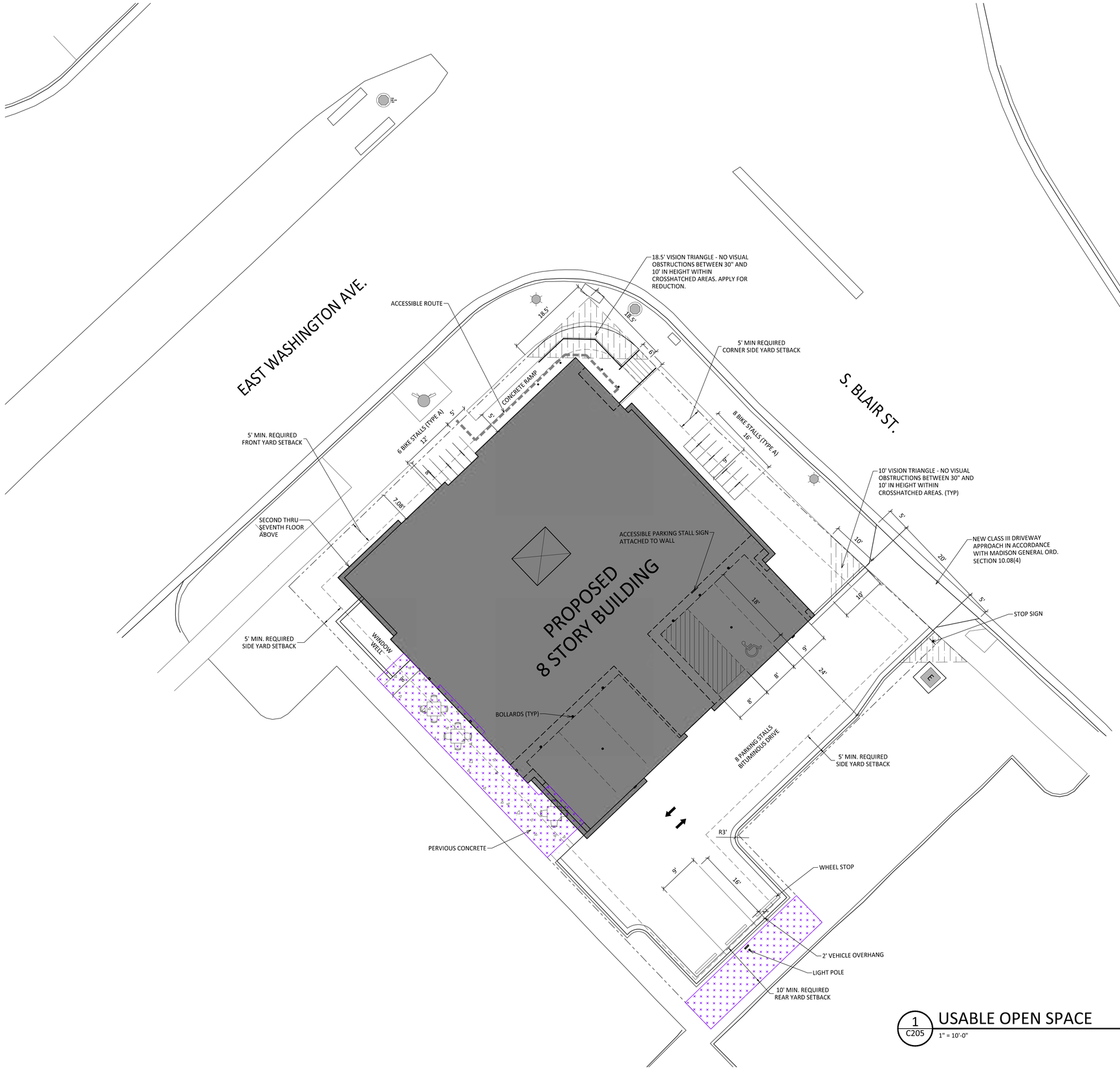

USABLE OPEN SPACE

ZONING	URBAN MIXED-USE (UMX)
REQUIRED OPEN SPACE	10 S.F. / BDRM
BDRMS	70
10 S.F. X 70 BDRMS = REQUIRED	700 S.F. OPEN SPACE
OPEN SPACE PROVIDED	
SURFACE (INCLUDES PERVIOUS CONC.)	740 S.F. PROVIDED

1 / C205 USABLE OPEN SPACE
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30
1 INCH = 10 FT (24X36 SHEET)

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

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LU & UDC SUBMITTAL - 05.13.2024

PROJECT TITLE
PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE.
MADISON, WI

SHEET TITLE
USABLE OPEN SPACE

SHEET NUMBER
C205

PROJECT NUMBER 2379

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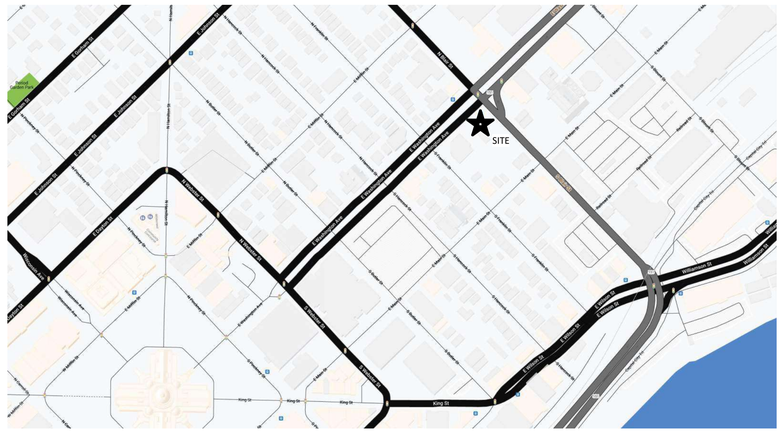
PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI

PROJECT NUMBER: 2379



G 000	Cover Sheet
AC100	LOWER LEVEL PLAN
AC101	LEVEL 01 PLAN
AC102	LEVELS 02-07 PLAN
AC108	LEVEL 08 PLAN
AC109	ROOF PLAN
AC201	EXTERIOR ELEVATIONS
AC202	EXTERIOR ELEVATIONS
AC203	EXTERIOR COLOR ELEVATIONS
AC204	EXTERIOR COLOR ELEVATIONS
AC205	BIRD-SAFE COMPLIANCE
AC206	BIRD-SAFE COMPLIANCE
AC901	Render View 01
AC902	Render View 02
AC903	Render View 03
AC904	Render View 04
AC905	Render View 05
AC906	Render View 06
AC907	Render View 07
AC908	Render View 08
C001	EXISTING SURVEY
C100	SITE DEMOLITION PLAN
C101	SITE PLAN
C200	GRADING & EROSION PLAN
C201	ARCHITECTURAL SITE PLAN
C202	SITE LIGHTING PLAN
C203	FIRE DEPARTMENT ACCESS PLAN
C204	LOT COVERAGE
C205	USABLE OPEN SPACE
C300	UTILITY PLAN
C400	DETAILS
L100	LANDSCAPE PLAN
L101	PLANT SCHEDULE & LANDSCAPE POINTS WORKSHEET

UNIT - TOTALS

STUDIO
60
TOTAL UNITS: 60

PARKING COUNT - VEHICLES

LEVEL	TYPE
LEVEL 01	ADA PARKING STALL
1	
LEVEL 01	TYP. PARKING STALL
7	
LEVEL 01: 8	
TOTAL VEHICLE PARKING COUNT: 8	

PARKING COUNT - BIKES

LEVEL	TYPE
LEVEL 01	SITE BIKE STALL
6	
LEVEL 01: 6	
LOWER LEVEL	F.M. BIKE STALL
42	
LOWER LEVEL	W.M. BIKE STALL
5	
LOWER LEVEL: 47	
TOTAL BIKE PARKING COUNT: 53	

GROSS AREAS

LEVEL	GROSS AREA
LOWER LEVEL	4254 SF
LEVEL 01	4020 SF
LEVEL 02	5435 SF
LEVEL 03	5435 SF
LEVEL 04	5435 SF
LEVEL 05	5435 SF
LEVEL 06	5435 SF
LEVEL 07	5435 SF
LEVEL 08	5318 SF
TOTAL AREA	46199 SF

RENTABLE AREAS

LEVEL	TYPE	AREA
LOWER LEVEL	PROGRAM	1692 SF
LEVEL 01	PROGRAM	2120 SF
LEVEL 02	UNITS	4212 SF
LEVEL 03	UNITS	4212 SF
LEVEL 04	UNITS	4250 SF
LEVEL 05	UNITS	4212 SF
LEVEL 06	UNITS	4212 SF
LEVEL 07	UNITS	4212 SF
LEVEL 08	UNITS	4095 SF
		33214 SF

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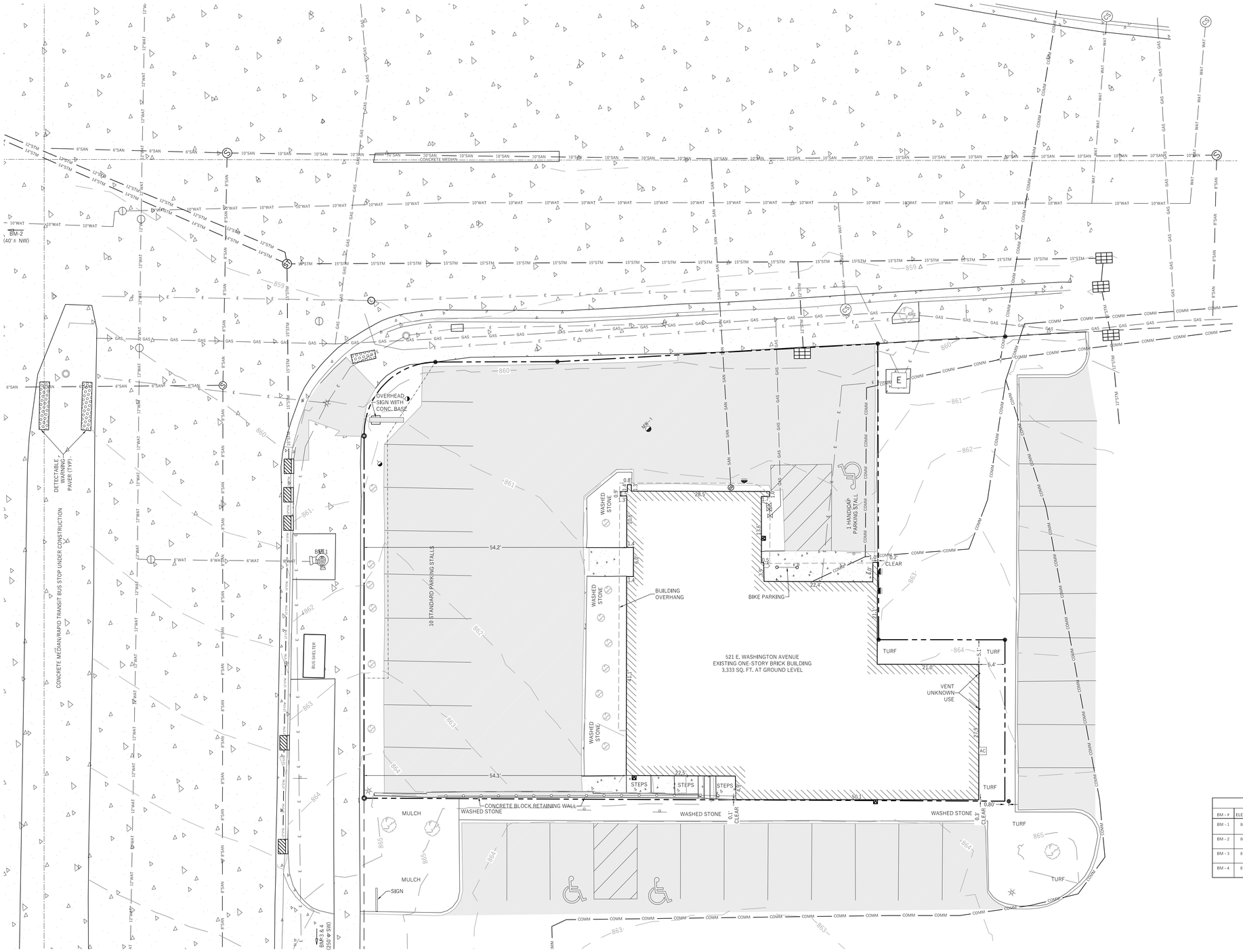

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, THE SE R/W LINE OF E. WASHINGTON AVENUE MEASURED AS BEARING N46°06'33"E

LEGEND

- MONITORING WELL
- MAILBOX
- SIGN
- BOLLARD
- SANITARY MANHOLE
- SEWER CLEANOUT
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- INLETS
- STORM MANHOLE
- STORM ROOF DRAIN
- UTILITY POLE
- ELECTRICAL METER
- ELECTRICAL TRANSFORMER
- AIR CONDITIONING UNIT
- STOP LIGHT
- GUY ANCHOR
- LIGHT POLE
- UTILITY PEDESTAL
- WALL LIGHT
- ELECTRIC MANHOLE
- DECIDUOUS TREE OR BUSH
- CONIFEROUS TREE
- BUILDING FOOTPRINT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- CHAIN LINK FENCE
- RAILING
- SANITARY SEWER LATERAL
- 6" PVC SANITARY SEWER
- 8" PVC SANITARY SEWER
- 10" PVC SANITARY SEWER
- WATER SERVICE
- 6" DUCTILE IRON WATER MAIN
- 10" PVC WATER MAIN
- 12" DUCTILE IRON WATER MAIN
- 12" RCP STORM SEWER
- 14" HERCP STORM SEWER
- 15" RCP STORM SEWER
- NATURAL GAS LINE
- COMMUNICATION LINE
- ELECTRIC LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 860 CONTOUR MAJOR
- 861 CONTOUR MINOR

MARCH 07TH, 2024
REVISED: MARCH 29TH, 2024

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	863.74'	NE BOLT OF FIRE HYDRANT LOCATED ON THE SOUTHEAST SIDE OF E. WASHINGTON AVENUE, 60' ± SOUTHWEST OF THE INTERSECTION WITH S. BLAIR STREET.
BM - 2	861.17'	SE BOLT OF FIRE HYDRANT LOCATED ON THE SOUTHWEST SIDE OF N. BLAIR STREET, 40' ± NORTHWEST OF THE INTERSECTION WITH E. WASHINGTON AVENUE.
BM - 3	875.58'	EAST TAG BOLT "BURY 5-0" OF FIRE HYDRANT LOCATED IN THE SOUTH QUADRANT OF E. WASHINGTON AVE. & S. FRANKLIN ST. ON E. WASHINGTON AVE. FRONTAGE.
BM - 4	874.55'	SOUTH TAG BOLT "BURY 7-0" OF FIRE HYDRANT LOCATED IN THE SOUTH QUADRANT OF E. WASHINGTON AVE. & S. FRANKLIN ST. ON S. FRANKLIN ST. FRONTAGE.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

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(608) 437-5284 (main)
mike.marty@wyserengineering.com
www.wyserengineering.com

PREPARED FOR:
JOHN LEJA
5603 SURREY LANE
WAUNAKEE, WI 53597

SURVEYED BY: MSM
DRAWN BY: MSM
REVIEWED BY: ZMR
APPROVED BY: MSM

521 E. WASHINGTON AVENUE
MADISON, WI 53703

THE NE¼ OF LOT 3, AND THE NW 106 FEET OF LOT FOUR, BLOCK 116, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTER OF DEEDS, EXCEPT THAT PART CONVEYED TO THE CITY OF MADISON IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 1852305, DANE COUNTY REGISTER OF DEEDS, LOCATED IN THE NE¼-SW¼ AND THE SE¼-SW¼ ALL IN FRACTIONAL SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

Sheet Title: **ALTA/NSPS LAND TITLE SURVEY**

Revisions:

No.	Date:	Description:
1	03/29/24	Update Caption and Monumentation Found on Block 116

Graphic Scale
0' 5' 10' 15'
SCALE: 1"=10' (22"x34"); 1"=20' (11"x17")

Wyser Number	241199
Set Type	ALTA
Date Issued	03/29/2024
Sheet Number	C001

WISCONSIN PROFESSIONAL LAND SURVEYOR
MICHAEL S. MARTY
S-2452
NEW GLARUS
WISCONSIN

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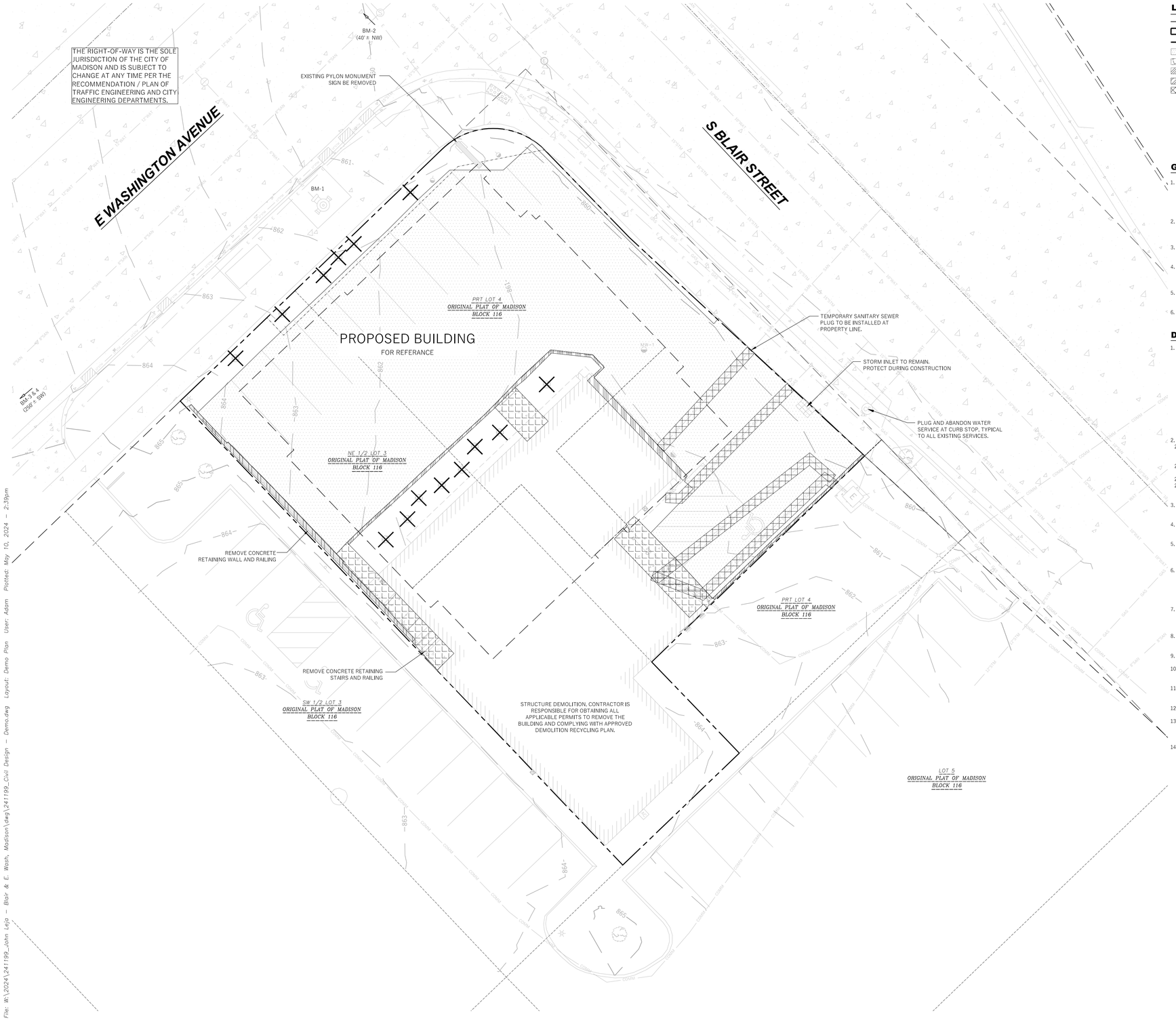

LEGEND (PROPOSED)

- PROPERTY LINE
- NEW BUILDING (FOR REFERENCE)
- SAWCUT LIMITS
- FULL SECTION ASPHALT REMOVAL AREA
- CONCRETE REMOVAL AREA
- CURB AND GUTTER REMOVAL
- RETAINING WALL REMOVAL AREA
- UTILITY REMOVAL
- TREE/SHRUB REMOVAL

NORTH

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON FEBRUARY 9 AND 20, 2024. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSRUCTION.

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE", THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 2.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 2.4. NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
4. CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENCROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
7. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
9. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
13. RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
14. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	863.74'	NE BOLT OF FIRE HYDRANT LOCATED ON THE SOUTHEAST SIDE OF E. WASHINGTON AVENUE, 60' ± SOUTHWEST OF THE INTERSECTION WITH S. BLAIR STREET.
BM - 2	861.17'	SE BOLT OF FIRE HYDRANT LOCATED ON THE SOUTHWEST SIDE OF N. BLAIR STREET, 40' ± NORTHWEST OF THE INTERSECTION WITH E. WASHINGTON AVENUE.
BM - 3	875.58'	EAST TAG BOLT "BURY 6-0" OF FIRE HYDRANT LOCATED IN THE SOUTH QUADRANT OF E. WASHINGTON AVE. & S. FRANKLIN ST. ON E. WASHINGTON AVE. FRONTAGE.
BM - 4	874.55'	SOUTH TAG BOLT "BURY 7-0" OF FIRE HYDRANT LOCATED IN THE SOUTH QUADRANT OF E. WASHINGTON AVE. & S. FRANKLIN ST. ON S. FRANKLIN ST. FRONTAGE.

WYSER ENGINEERING
521 E WASHINGTON AVENUE
MADISON, WI 53703

521 EAST WASHINGTON AVENUE REDEVELOPMENT
CITY OF MADISON, DANE COUNTY, WI

Sheet Title: SITE DEMOLITION PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
Wyser Number	24-1199
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Sheet Number	C100

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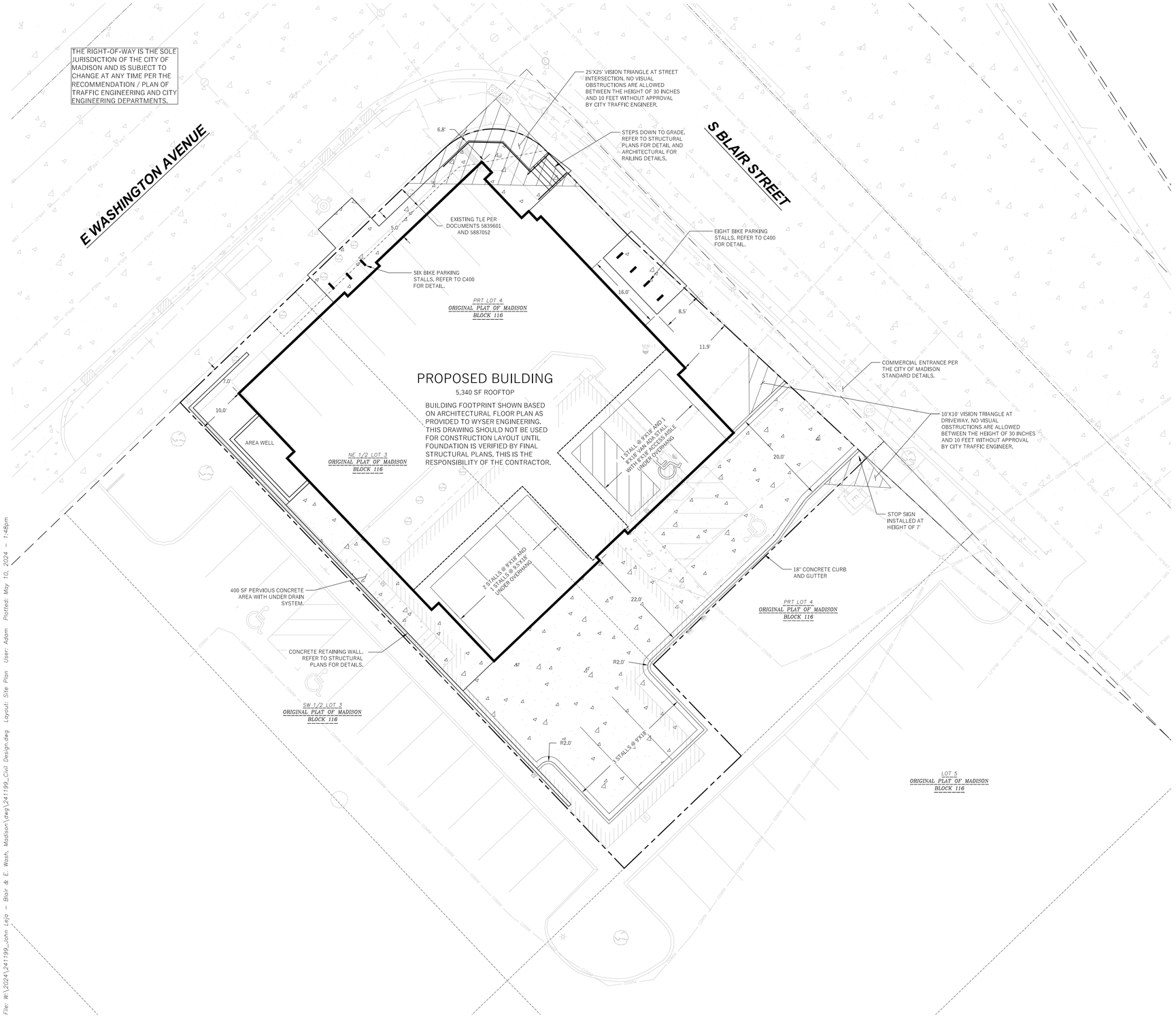

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- PERVIOUS CONCRETE PAVEMENT
- CONCRETE PAVEMENT

NORTH

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SITE INFORMATION BLOCK:

SITE ADDRESS: 512 E WASHINGTON AVENUE
SITE ACREAGE: 10,527 SQ.FT. (0.24 AC)
USE OF PROPERTY: MULTI-FAMILY
ZONING: URBAN MIXED-USE (UMX)

SETBACKS:
FRONT YARD: 5 FEET
REAR YARD: 10 FEET
SIDE YARD: 5 FEET

TOTAL NUMBER OF PARKING STALLS: 8
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1

TOTAL NUMBER OF BIKE STALLS: 14

EXISTING IMPERVIOUS SURFACE AREA: 9,069 SQ.FT.
ROOFTOP: 3,325 SQ.FT.
PAVED: 5,744 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 8,669 SQ.FT.
ROOFTOP: 5,340 SQ.FT.
PAVED (INCLUDES 400 SQ.FT. PERMEABLE PAVEMENT): 3,329 SQ.FT.

MAXIMUM LOT COVERAGE: 90% (9,474 SQ.FT.)
EXISTING LOT COVERAGE: 86.1%
PROPOSED LOT COVERAGE: 82.3%

USABLE OPEN SPACE REQUIRED: 700 SQ.FT. (10 SQ.FT. PER BEDROOM)
USABLE OPEN SPACE PROVIDED: 1,163 SQ.FT.

DIGGERS HOTLINE
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WYSER ENGINEERING

521 E WASHINGTON AVENUE
MADISON, WI 53703

521 EAST WASHINGTON AVENUE REDEVELOPMENT

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: SITE PLAN

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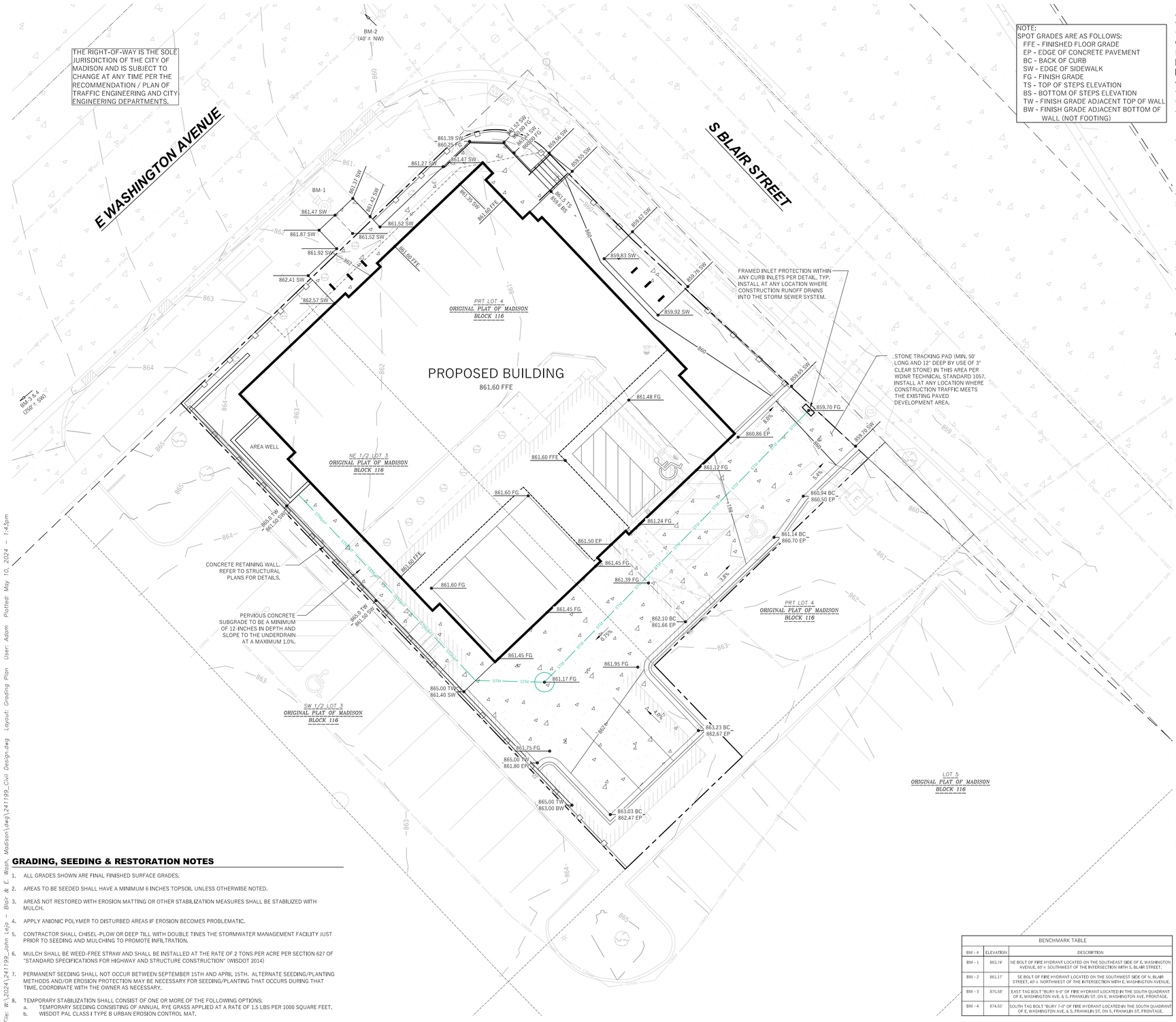
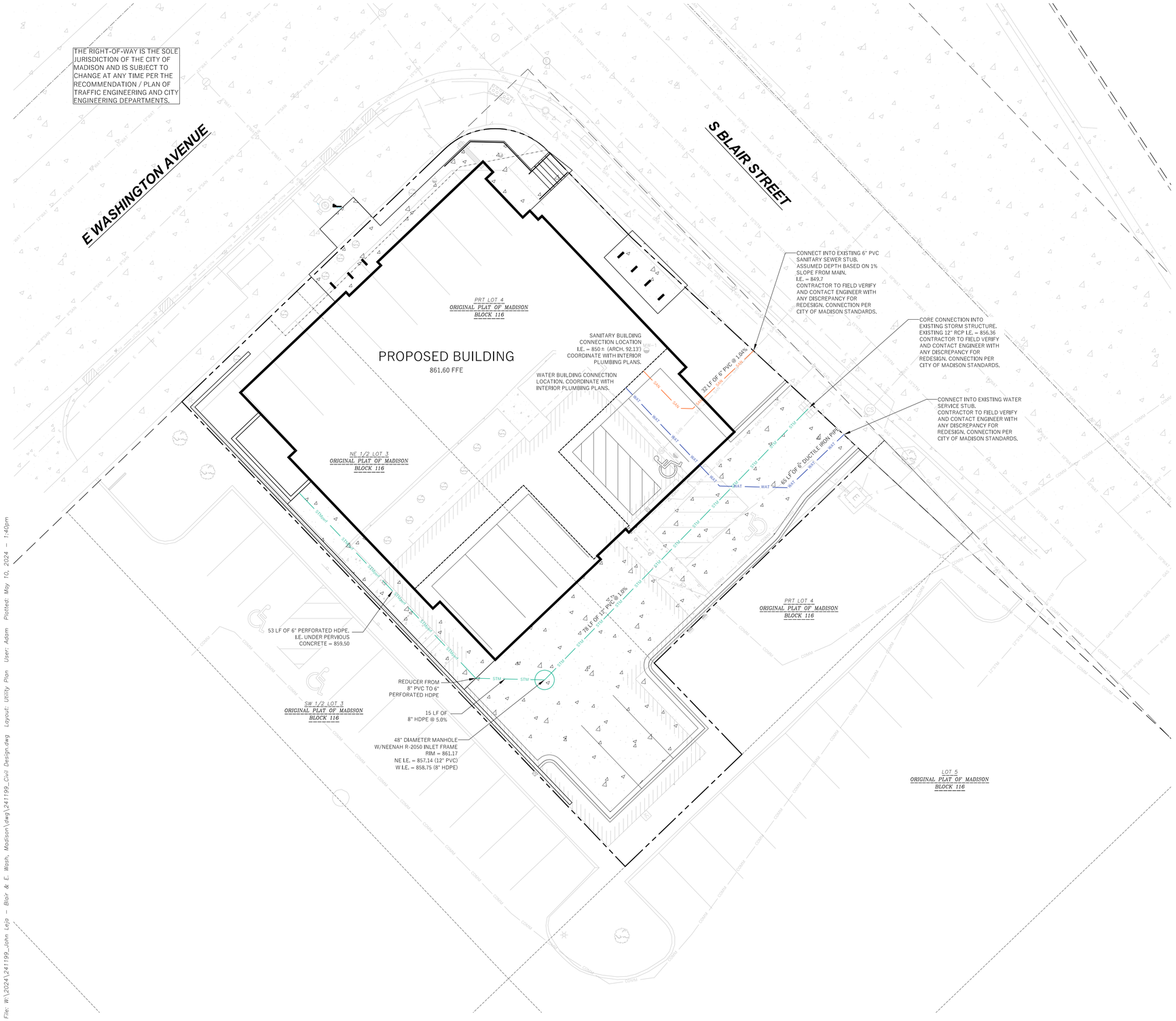

E WASHINGTON AVENUE
S BLAIR STREET
THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
BM-2
(40' ± NW)
BM-1
BM-3 & 4
(350' ± SW)
PROPOSED BUILDING
861.60 FFE
PRT LOT 4
ORIGINAL PLAT OF MADISON
BLOCK 116
NE 1/2 LOT 3
ORIGINAL PLAT OF MADISON
BLOCK 116
SW 1/2 LOT 3
ORIGINAL PLAT OF MADISON
BLOCK 116
LOT 5
ORIGINAL PLAT OF MADISON
BLOCK 116
AREA WELL
FRAMED INLET PROTECTION WITHIN ANY CURB INLETS PER DETAIL, TYP. INSTALL AT ANY LOCATION WHERE CONSTRUCTION RUNOFF DRAINS INTO THE STORM SEWER SYSTEM.
STONE TRACKING PAD (MIN. 50' LONG AND 12" DEEP BY USE OF 3" CLEAR STONE) IN THIS AREA PER WDNR TECHNICAL STANDARD 1057. INSTALL AT ANY LOCATION WHERE CONSTRUCTION TRAFFIC MEETS THE EXISTING PAVED DEVELOPMENT AREA.
CONCRETE RETAINING WALL. REFER TO STRUCTURAL PLANS FOR DETAILS.
PERVIOUS CONCRETE SUBGRADE TO BE A MINIMUM OF 12-INCHES IN DEPTH AND SLOPE TO THE UNDERDRAIN AT A MAXIMUM 1.0%.
861.39 SW
860.25 FG
861.27 SW
861.47 SW
861.52 SW
861.47 SW
861.87 SW
861.92 SW
862.41 SW
862.57 SW
861.52 SW
861.52 SW
861.52



LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- PERVIOUS CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)

NORTH

GENERAL NOTES

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UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDSPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
10. ANY SANITARY SEWER , SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6.5' MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE, TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
15. ALL, EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)b AND SPS 384.30(2)(c).
16. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
17. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
18. ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SEPARATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
19. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
20. INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER, IS IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
21. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL CONDUCT THEIR OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

DIGGERS HOTLINE
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WYSER ENGINEERING

521 E WASHINGTON AVENUE
MADISON, WI 53703

521 EAST WASHINGTON AVENUE REDEVELOPMENT

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: UTILITY PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
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Set Type	CITY REVIEW
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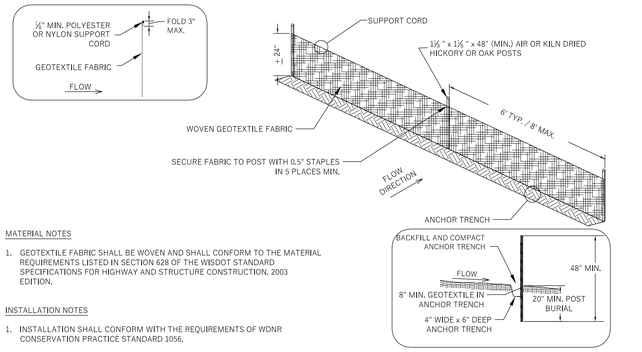


MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

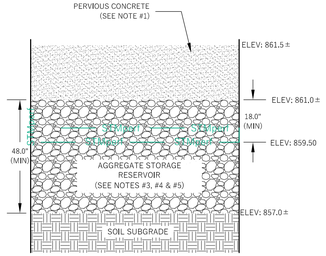
INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.
4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

INSPECTION & MAINTENANCE NOTES

1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN ½ OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

SILT FENCE

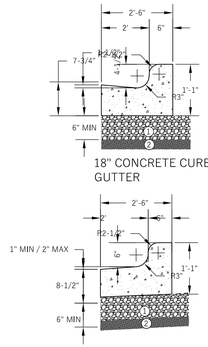


PERVIOUS CONCRETE

NOTES:

1. PAVEMENT SURFACE PERCENT VOIDS SHALL BE LESS THAN 25%.
2. JOINT STONE AND BEDDING COURSE SHALL CONSIST OF ASTM C-33, 8, 9, 89, OR 57 AGGREGATE.
3. AGGREGATE STORAGE RESERVOIR DEPTH SHALL BE A MINIMUM OF 12 INCHES.
4. BASE AND/OR SUBBASE COURSES WITH MINIMUM POROSITY OF 30% CAN BE CONSIDERED AGGREGATE STORAGE RESERVOIR. UNDERDRAINS CAN BE LOCATED WITHIN OR BELOW THE AGGREGATE STORAGE RESERVOIR. UNDERDRAINS (OR EQUIVALENT) ARE REQUIRED IF THE AGGREGATE STORAGE RESERVOIR DRAIN DOWN TIME WILL EXCEED 72 HOURS.

PERMEABLE PAVEMENT



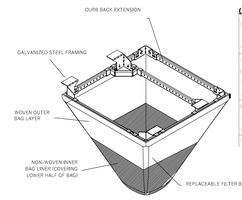
① DENSE GRADED BASE 1-1/4" (TYP.), SHALL BE PROVIDED 18" BEYOND THE BACK OF CURB

② COMPACTED SUB BASE

CURB AND GUTTER

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS





(HB) HYBRID FILTER BAG SPECIFICATIONS:

Woven and Non-Woven Geotextile Filter Bag Properties (Min Value Average Roll Value)

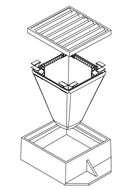
PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (INNER)
Grab Tensile Strength	ASTM D4632	205 lbs	90 lbs
Grab Tensile Elongation	ASTM D4632	30%	50%
Mullen Burst Strength	ASTM D3786	430 psi	190 psi
Puncture Strength	ASTM D4833	110 lbs	50 lbs
Trapezoid Tear Strength	ASTM D4533	80 lbs	40 lbs
UV Resistance	ASTM D4355	90%	70%
Apparent Opening Size (AOS)	ASTM D4751	#30 (0.600 mm)	#70 (0.212 mm)
Water Flow Rate	ASTM D4491	150 gpm/ft²	110 gpm/ft²
Water Permittivity	ASTM D4491	2.3 sec⁻¹	2.0 sec⁻¹

CATCH-IT INLET FILTER (Temporary Inlet Protection)

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft³)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCB2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3618HB
R-2501	Round (RD)	~26	~24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB

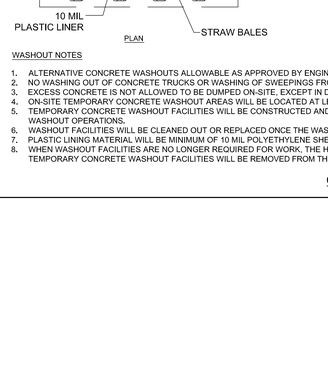
Installation Instructions:
1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
4. Replace the grate and confirm it is not elevated more than 1/8"

Maintenance Guidelines:
1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial vacuum can be used to collect sediment from filter bag

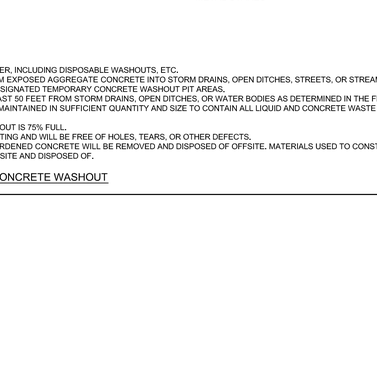


FLEXSTORM INLET FILTERS CATCH IT

SIZE	DRAWN BY	DWG NO.	REV
C		IPP Flexstorm HD Specifications	
SCALE		SHEET 1 OF 1	



PLAN



WASHOUT NOTES

1. ALTERNATIVE CONCRETE WASHOUTS ALLOWABLE AS APPROVED BY ENGINEER, INCLUDING DISPOSABLE WASHOUTS, ETC.
2. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
3. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
4. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

CONCRETE WASHOUT

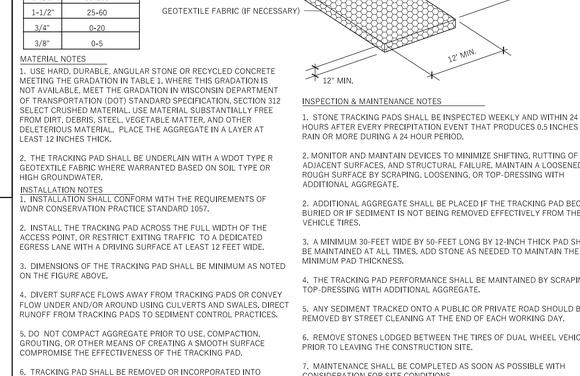


TABLE 1

SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

MATERIAL NOTES

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATION, SECTION 312 SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIRT, DEBRIS, STEEL, VEGETABLE MATTER, AND OTHER DELETERIOUS MATERIAL. PLACE THE AGGREGATE IN A LAYER AT LEAST 12 INCHES THICK.
2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.
2. INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXITING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.
3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
4. DIVERT SURFACE FLOWS AWAY FROM TRACKING PADS OR CONVEY FLOW UNDER AND/OR AROUND USING CULVERTS AND SWALES. DIRECT RUNOFF FROM TRACKING PADS TO SEDIMENT CONTROL PRACTICES.
5. DO NOT COMPACT AGGREGATE PRIOR TO USE. COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.
6. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
2. MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
3. A MINIMUM 30-FEET WIDE BY 50-FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.
4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
6. REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.
7. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.
8. REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

CONSTRUCTION ENTRANCE (STONE TRACKING PAD)

MADRAX

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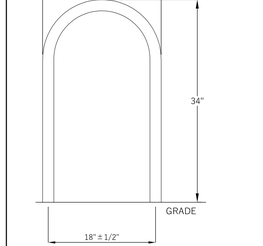
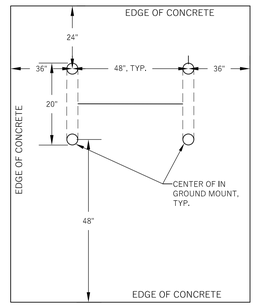
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



IN GROUND MOUNT (IG)



ADJACENT 5 FOOT ACCESS AISLE

PRODUCT: U190-IG-P
DESCRIPTION: 'U' BIKE RACK
2 BIKE, IN GROUND MOUNT
DATE: 10-4-18
ENG: SMC

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. FINISH TO BE BLACK POWDER COATED.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

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BIKE RACKS

WYSER ENGINEERING

521 E WASHINGTON AVENUE
MADISON, WI 53703

521 EAST WASHINGTON AVENUE REDEVELOPMENT

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: SITE DETAILS

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
Wyser Number	24-1199
Set Type	CITY REVIEW
Date Issued	05/13/2024
Sheet Number	C400

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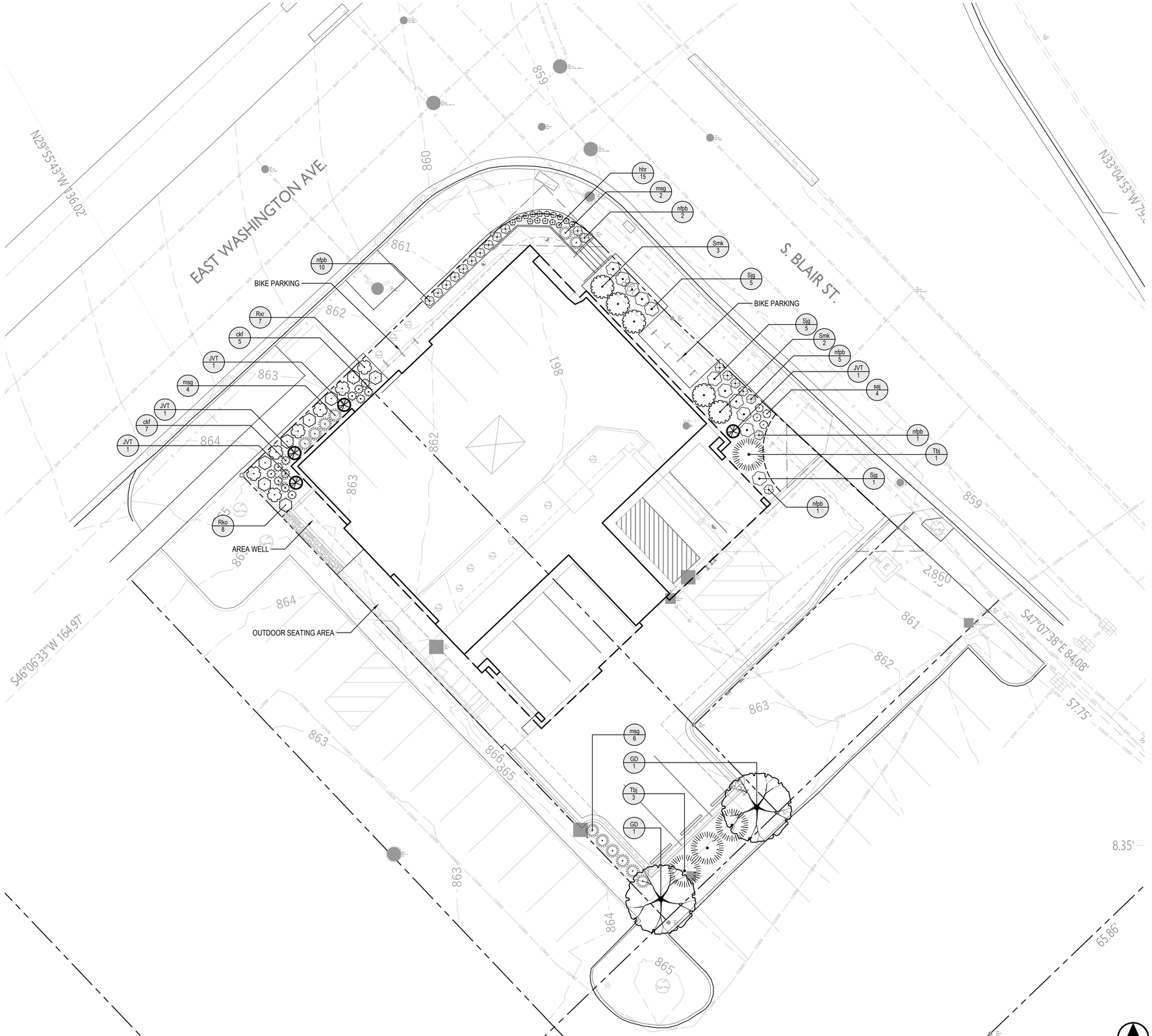

1 PLANTING PLAN
SCALE: 1"-10'-0"

LEGEND:

— — — —	PROPERTY LINE
	1½" DIAMETER, WASHED, DECORATIVE STONE MULCH
– – – – – –	RIGID ALUMINUM EDGING.
858	EXISTING CONTOURS

NOTES:
1. SEE C102 FOR SITE DEMOLITION PLAN.
2. SEE C201 FOR SITE PLAN.
6. SEE C202 FOR SITE LIGHTING PLAN.
7. SEE C203 FOR FIRE ACCESS PLAN.
8. SEE C204 FOR LOT COVERAGE PLAN.
9. SEE C300 FOR GRADING AND EROSION CONTROL PLAN.
10. SEE C400 FOR SITE UTILITIES PLAN.
11. ANY NEW TREES WITHIN PUBLIC ROW SHALL BE DETERMINED BY THE CITY FORESTER.
12. LAWN AREAS WITHIN STREET TERRACE SHALL BE SEEDED.
13. ALL PLANT BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
14. PERMANENT IRRIGATION SHALL BE INSTALLED WITHIN ALL RAISED PLANTERS.

kba
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jporter@figureground-design.com
608-345-5101

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LAND USE SUBMITTAL
NOT FOR CONSTRUCTION

PROJECT TITLE
East Washington Avenue Redevelopment

521 E. Washington Ave
Madison, WI

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L100

PROJECT NUMBER 2379

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	STOCK	HEIGHT	QTY
EVERGREEN TREES							
	JVT	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	See Height	B&B	8`	4
OVERSTORY DECIDUOUS TREES							
	GD	Gleditsia triacanthos inermis 'Draves'	Street Keeper® Honey Locust	2.5" Cal.	B&B	18`	2
DECIDUOUS SHRUBS							
	Rxr	Rosa x 'Radcon'	Pink Knock Out® Shrub Rose	#3	Container	30"	7
	Rko	Rosa x 'Radrazz'	Knock Out® Shrub Rose	#3	Container	24"	8
	Sjg	Spiraea japonica 'Goldmound'	Goldmound Japanese Spirea	#3	Container	24"	11
	Smk	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	#5	Container	36"	5
EVERGREEN SHRUBS							
	Tbj	Thuja occidentalis `BailJohn` TM	Technito Arborvitae	#5	Container	48" Height	4
GRASSES & SEDGES							
	ckf	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	#1	Container	N/A	12
	msg	Miscanthus sinensis `Gracillimus`	Gracillimus Eulalia Grass	#1	Container	N/A	12
HERBACEOUS PERENNIALS							
	hhr	Hemerocallis x `Happy Returns`	Happy Returns Daylily	#1	Container	N/A	15
	nfpb	Nepeta x faassenii 'Purrsian Blue'	Purrsian Blue Catmint	#1	Container	N/A	19
	saj	Sedum x `Autumn Joy`	Autumn Joy Sedum	#1	Container	N/A	4

City of Madison, WI Landscape Worksheet - 521 E. Washington Ave.
5/13/2024
Zoning: Regional Mixed-Use (RMX)

Developed Area (SF)	Landscape Points Required	Landscape Points Achieved
10,527	175	467

Points Tabulation

Plant Type/Element	Points	Quantity	Points Achieved
Overstory deciduous trees	35	2	70
Tall evergreen trees	35	4	140
Ornamental trees	15	0	0
Upright evergreen shrubs	10	4	40
Shrubs, deciduous	3	31	93
Shrubs, evergreen	4	0	0
Ornamental grasses/perennials	2	62	124
Decorative fencing/wall	4/LF	0	0
Existing specimen tree	14/cal. inch	0	0
Landscape furniture (public)	5/seat	0	0
Total Points Achieved			**467**

Development Frontage Landscaping (1) overstory deciduous tree and (5) shrubs /30 LF *(2) ornamental trees or (2) evergreen trees may be used in place of (1) overstory deciduous tree	Frontage (LF)	Overstory Trees Required	Overstory Trees Proposed/Existing	Shrubs Required	Shrubs Proposed/Existing
E. Washington Ave.	**90**	**3**	**1.5** (3) evergreen trees]	**15**	**15**
S. Blair St.	**106**	**4**	**0.50** [(1) evergreen tree]	**18**	**17**

***Interior Parking Lot Landscaping (for lots with 20 or more parking spaces) - N/A**
(No surface parking lots with 20 or more parking spaces)

****In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.**

(Insufficient area for substantial landscaping between building and sidewalks)

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PROJECT TITLE
East Washington Avenue Redevelopment

521 E. Washington Ave
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SHEET TITLE
PLANT SCHEDULE & LANDSCAPE POINTS WORKSHEET

SHEET NUMBER
L101

PROJECT NUMBER 2379

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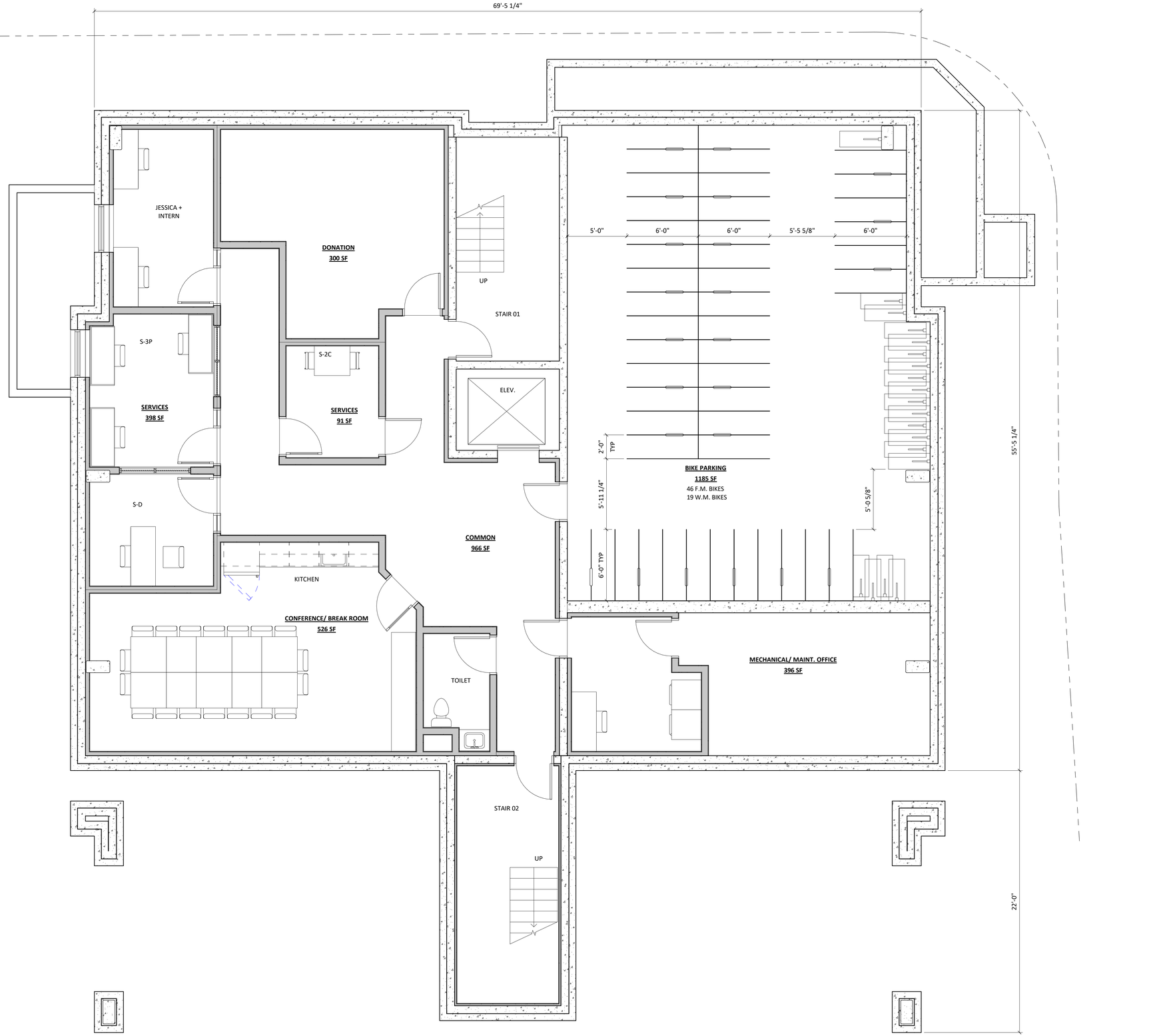

1 AC100 LOWER LEVEL PLAN
1/4" = 1'-0"

0' 2' 4' 8'
1/4" = 1 '- 0"

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PROJECT TITLE
PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI

SHEET TITLE
LOWER LEVEL PLAN

SHEET NUMBER
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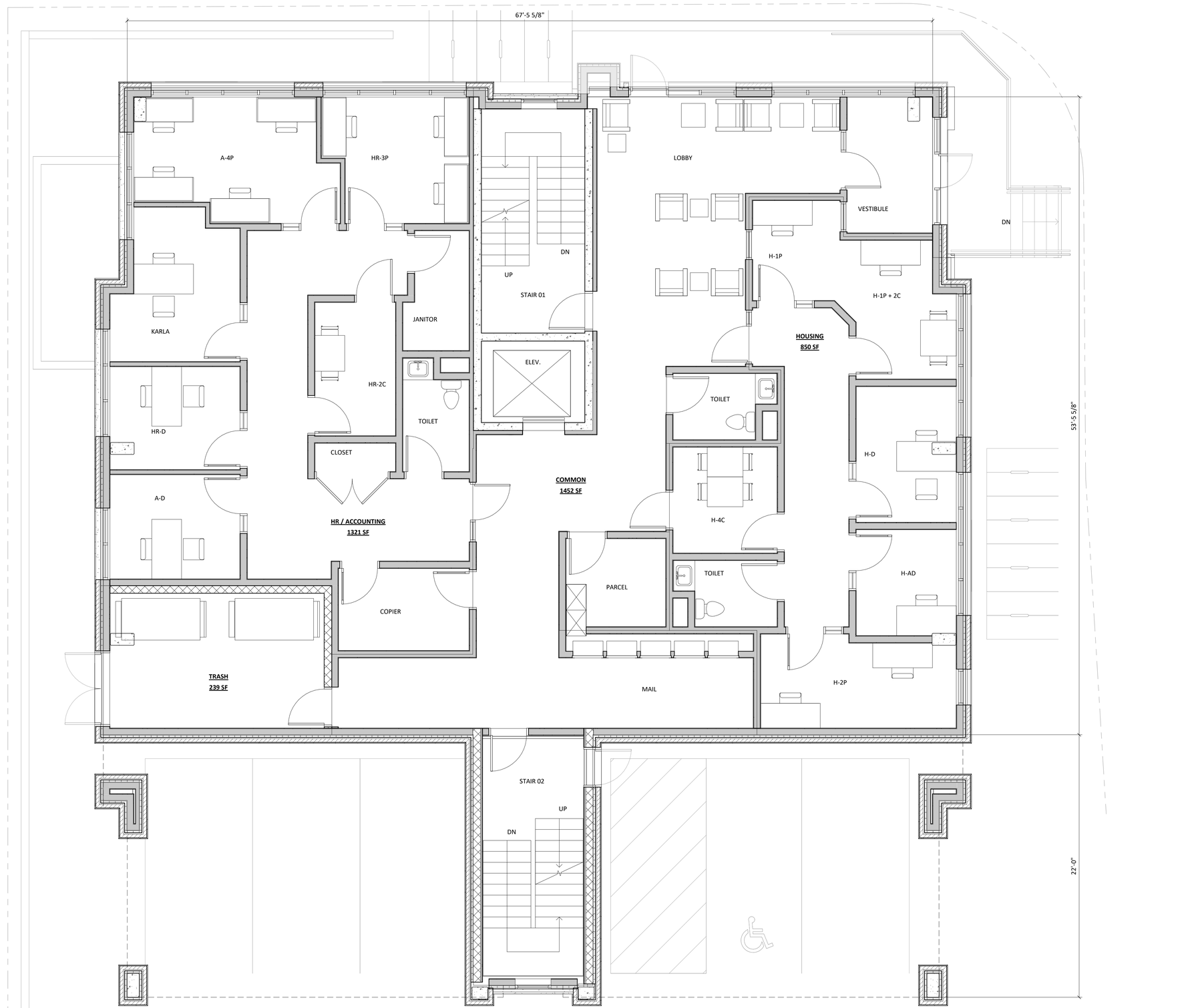

1 AC101 LEVEL 01 PLAN
1/4" = 1'-0"

0' 2' 4' 8'
1/4" = 1 '- 0"

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1 AC102 LEVELS 02-07 PLAN
1/4" = 1'-0"

0' 2' 4' 8'
1/4" = 1'- 0"

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REDEVELOPMENT

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LEVELS 02-07
PLAN

SHEET NUMBER
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PROJECT NUMBER
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1 AC108 LEVEL 08 PLAN
1/4" = 1'-0"

0' 2' 4' 8'
1/4" = 1'- 0"

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LEVEL 08 PLAN

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AC108

PROJECT NUMBER
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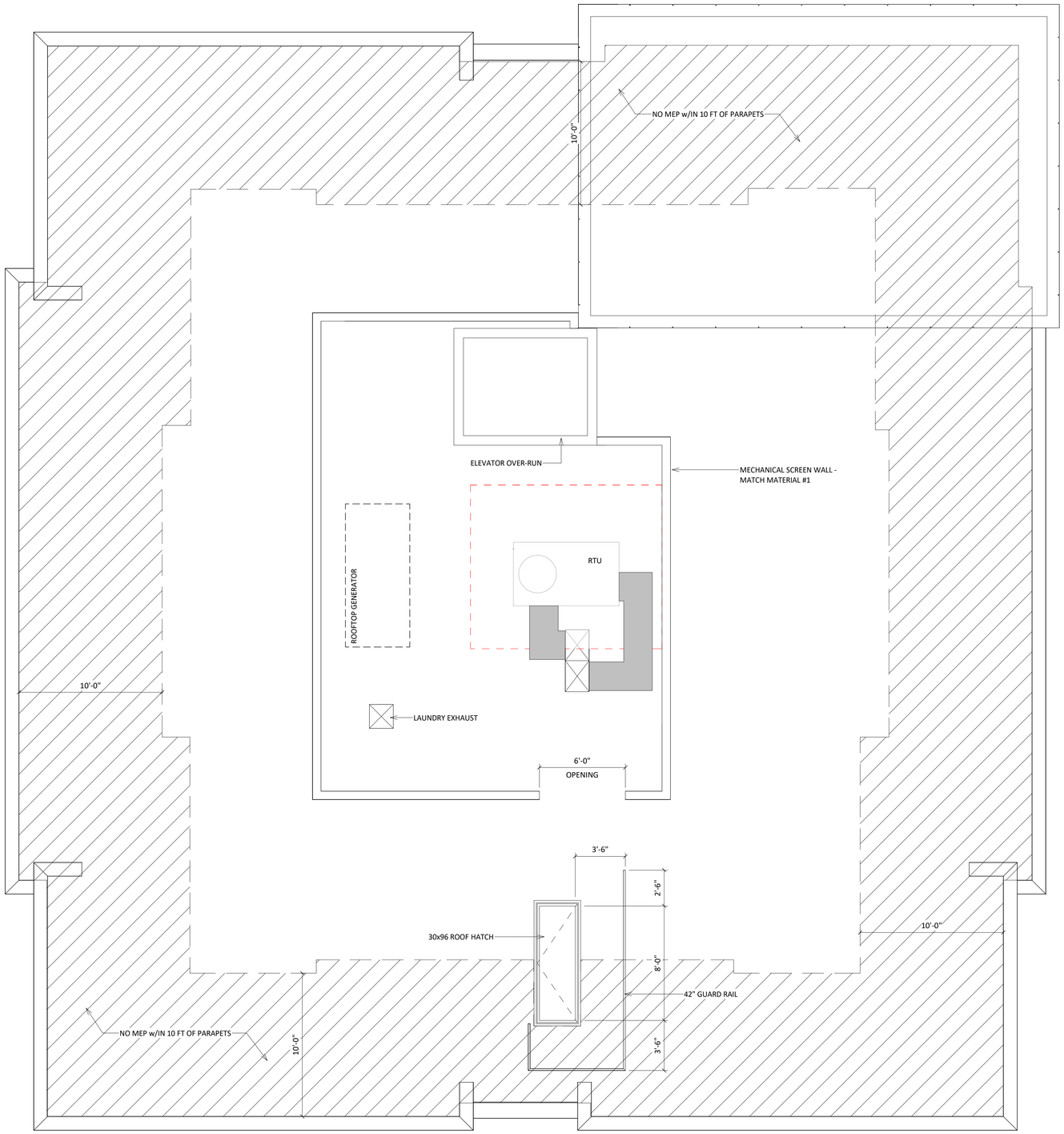

1 AC109 ROOF PLAN
1/4" = 1'-0"

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PROJECT TITLE
PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI

SHEET TITLE
ROOF PLAN

SHEET NUMBER
AC109

PROJECT NUMBER
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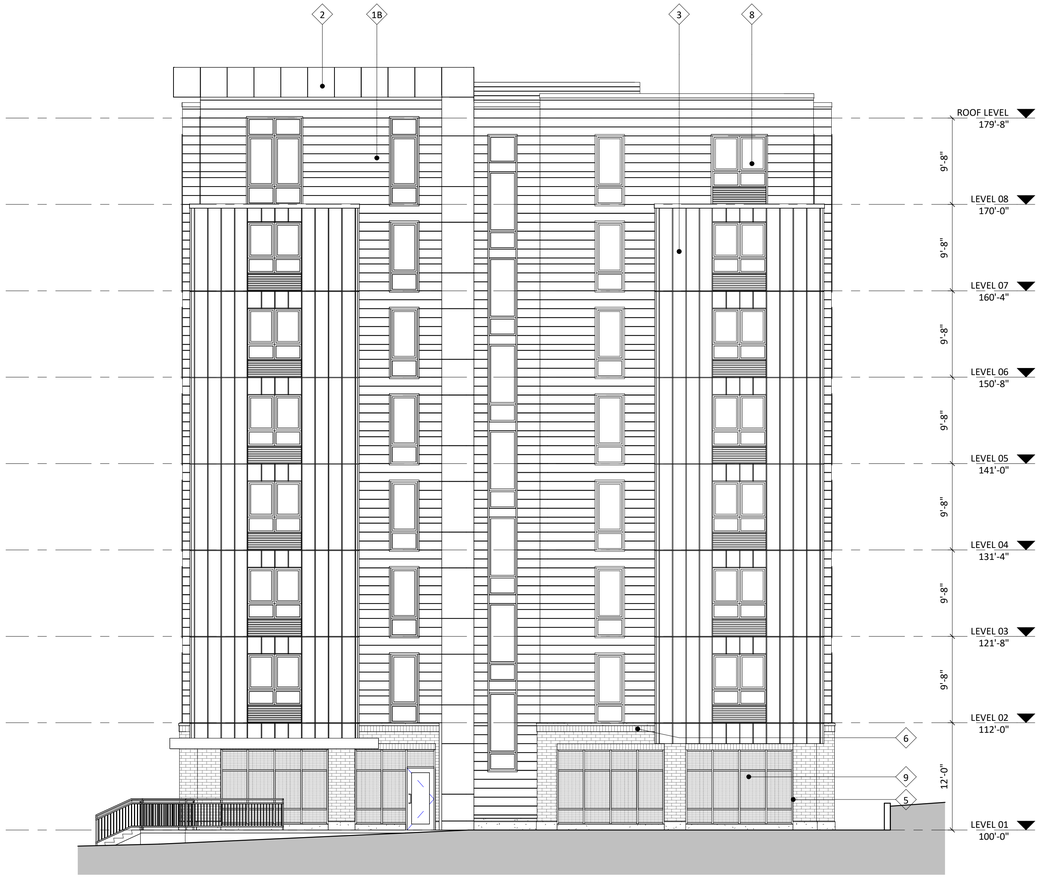
2 AC201 CITY ELEVATION - NORTH EAST
1/8" = 1'-0"



1 AC201 CITY ELEVATION - NORTH WEST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	TBD	ASCOT WHITE
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

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LU & UDC SUBMITTAL - 05.13.2024

PROJECT TITLE
PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC201

PROJECT NUMBER
2379

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2 AC202 CITY ELEVATION - SOUTH WEST
1/8" = 1'-0"



1 AC202 CITY ELEVATION - SOUTH EAST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	TBD	ASCOT WHITE
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

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ISSUED
LU & UDC SUBMITTAL - 05.13.2024

PROJECT TITLE
PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC202

PROJECT NUMBER
2379

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2 AC203 CITY ELEVATION - NORTH EAST COLOR
1/8" = 1'-0"



1 AC203 CITY ELEVATION - NORTH WEST COLOR
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	TBD	ASCOT WHITE
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

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LU & UDC SUBMITTAL - 05.13.2024

PROJECT TITLE
PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI

SHEET TITLE
EXTERIOR COLOR ELEVATIONS

SHEET NUMBER
AC203

PROJECT NUMBER
2379

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2 AC204 CITY ELEVATION - SOUTH EAST COLOR
1/8" = 1'-0"



1 AC204 CITY ELEVATION - SOUTH WEST COLOR
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	TBD	ASCOT WHITE
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

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PROJECT TITLE
PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI

SHEET TITLE
EXTERIOR COLOR ELEVATIONS

SHEET NUMBER
AC204

PROJECT NUMBER
2379

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2 AC205 NORTH EAST - BIRD-SAFE GLAZING
1/8" = 1'-0"

FACADE AREA: 4,737 S.F.

GLASS AREA: 1067 S.F. (22.5% OF FACADE)
FIRST FLOOR: 307 S.F. (50% OF FLOOR)
SECOND - SIXTH FLOOR: 170 S.F(22.8% OF FLOOR)



1 AC205 NORTH WEST - BIRD-SAFE GLAZING
1/8" = 1'-0"

FACADE AREA: 4,434 S.F.
GLASS AREA: 1,006 S.F. (22.7% OF FACADE)
FIRST FLOOR: 410 S.F. (50% OF FLOOR)
SECOND-SIXTH FLOOR: 152 S.F. (21.2% OF FLOOR)

FOR NON-RESIDENTIAL USES AT GROUND FLOOR LEVEL, WINDOWS AND DOORS OR OTHER OPENINGS SHALL COMPRISE AT LEAST SIXTY PERCENT (60%) OF THE LENGTH AND AT LEAST (40%) OF THE AREA OF THE GROUND FLOOR OF THE PRIMARY STREET FACADE. AT LEAST FIFTY PERCENT (50%) OF THE WINDOWS ON THE PRIMARY STREET FACADE SHALL HAVE THE LOWER SILL WITHIN THREE (3) FEET OF GRADE. FOR RESIDENTIAL USES AT GROUND LEVEL, A MINIMUM OF FIFTEEN PERCENT (15%) OF THE GROUND LEVEL OF RESIDENTIAL FACADES OR SIDE AND REAR FACADES NOT FRONTING A PUBLIC STREET SHALL CONSIST OF WINDOWS AND DOOR OPENINGS. ON UPPER STORIES, WINDOW OR BALCONY OPENINGS SHALL OCCUPY A MINIMUM OF FIFTEEN PERCENT (15%) OF THE UPPER-STORY WALL AREA.

GLASS AREA SHALL BE MEASURED AS ONE (1) CONTINUOUS PANEL OF GLASS OR OTHER TRANSPARENT MATERIAL, OR A SET OF TWO (2) OR MORE SUCH PANELS DIVIDED BY MULLIONS OF SIX (6) INCHES IN WIDTH OR NARROWER. PANELS SURROUNDED ON ALL SIDES BY SOLID WALLS OR MULLIONS WIDER THAN SIX (6) INCHES SHALL BE CONSIDERED INDIVIDUAL WINDOWS. SPANDREL OR OPAQUE GLASS WITH REFLECTIVITY OF 14% OR LESS SHALL NOT BE INCLUDED IN THE CALCULATION OF GLASS AREA.

FOR BUILDING FACADES WHERE THE FIST SIXTY (60) FEET FROM GRADE ARE COMPRISED OF LESS THAN FIFTY PERCENT (50%) GLASS:
A. AT LEAST EIGHTY-FIVE PERCENT (85%) OF THE GLASS ON GLASS AREAS FIFTY (50) SQUARE FEET OR OVER MUST BE TREATED; AND
B. OF ALL GLASS AREAS OVER FIFTY (50) SQUARE FEET, ANY GLASS WITHIN FIFTEEN (15) FEET OF A BUILDING CORNER MUST BE TREATED

FOR BUILDINGS AND STRUCTURES OF ANY SIZE, ALL AT-GRADE GLASS FEATURES SUCH AS SOUND WALLS OR GLASS SCREENS MUST BE TREATED.

INDICATES BIRD-SAFE GLAZING

INDICATES BIRD-SAFE GLAZING NOT REQ'D

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ISSUED
LU & UDC SUBMITTAL - 05.13.2024

PROJECT TITLE
PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI

SHEET TITLE
BIRD-SAFE COMPLIANCE

SHEET NUMBER
AC205

PROJECT NUMBER
2379

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FACADE AREA: 4,721 S.F.
GLASS AREA: 850 S.F. (18% OF FACADE)

2 AC206 SOUTH WEST - BIRD-SAFE GLAZING
1/8" = 1'-0"



FACADE AREA: 4,426 S.F.
GLASS AREA: 809 S.F. (18.3% OF FACADE)

1 AC206 SOUTH EAST - BIRD-SAFE GLAZING
1/8" = 1'-0"

FOR NON-RESIDENTIAL USES AT GROUND FLOOR LEVEL, WINDOWS AND DOORS OR OTHER OPENINGS SHALL COMPRISE AT LEAST SIXTY PERCENT (60%) OF THE LENGTH AND AT LEAST (40%) OF THE AREA OF THE GROUND FLOOR OF THE PRIMARY STREET FACADE. AT LEAST FIFTY PERCENT (50%) OF THE WINDOWS ON THE PRIMARY STREET FACADE SHALL HAVE THE LOWER SILL WITHIN THREE (3) FEET OF GRADE. FOR RESIDENTIAL USES AT GROUND LEVEL, A MINIMUM OF FIFTEEN PERCENT (15%) OF THE GROUND LEVEL OF RESIDENTIAL FACADES OR SIDE AND REAR FACADES NOT FRONTING A PUBLIC STREET SHALL CONSIST OF WINDOWS AND DOOR OPENINGS. ON UPPER STORIES, WINDOW OR BALCONY OPENINGS SHALL OCCUPY A MINIMUM OF FIFTEEN PERCENT (15%) OF THE UPPER-STORY WALL AREA.

GLASS AREA SHALL BE MEASURED AS ONE (1) CONTINUOUS PANEL OF GLASS OR OTHER TRANSPARENT MATERIAL, OR A SET OF TWO (2) OR MORE SUCH PANELS DIVIDED BY MULLIONS OF SIX (6) INCHES IN WIDTH OR NARROWER. PANELS SURROUNDED ON ALL SIDES BY SOLID WALLS OR MULLIONS WIDER THAN SIX (6) INCHES SHALL BE CONSIDERED INDIVIDUAL WINDOWS. SPANDREL OR OPAQUE GLASS WITH REFLECTIVITY OF 14% OR LESS SHALL NOT BE INCLUDED IN THE CALCULATION OF GLASS AREA.

FOR BUILDING FACADES WHERE THE FIST SIXTY (60) FEET FROM GRADE ARE COMPRISED OF LESS THAN FIFTY PERCENT (50%) GLASS:
A. AT LEAST EIGHTY-FIVE PERCENT (85%) OF THE GLASS ON GLASS AREAS FIFTY (50) SQUARE FEET OR OVER MUST BE TREATED; AND
B. OF ALL GLASS AREAS OVER FIFTY (50) SQUARE FEET, ANY GLASS WITHIN FIFTEEN (15) FEET OF A BUILDING CORNER MUST BE TREATED

FOR BUILDINGS AND STRUCTURES OF ANY SIZE, ALL AT-GRADE GLASS FEATURES SUCH AS SOUND WALLS OR GLASS SCREENS MUST BE TREATED.

INDICATES BIRD-SAFE GLAZING

INDICATES BIRD-SAFE GLAZING NOT REQ'D

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ISSUED
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PROJECT TITLE
PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI

SHEET TITLE
BIRD-SAFE COMPLIANCE

SHEET NUMBER
AC206

PROJECT NUMBER
2379

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DISTANCE VIEW 1 FROM E. WASHINGTON AVENUE

PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI



DISTANCE VIEW 2 FROM E. WASHINGTON AVENUE

PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI

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DISTANCE VIEW 3 FROM E. WASHINGTON AVENUE

PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI



DISTANCE VIEW 4 FROM WEBSTER ST.

PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI

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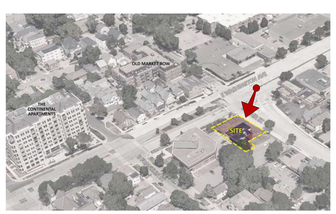

VIEW FROM STREET INTERSECTION

PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI

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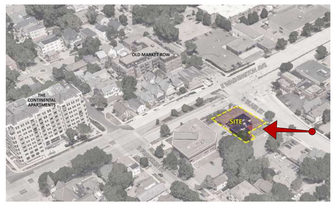

VIEW FROM S. BLAIR STREET

PORCHLIGHT REDEVELOPMENT
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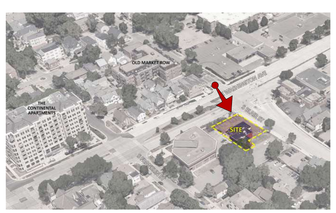

VIEW FROM STREET INTERSECTION

PORCHLIGHT REDEVELOPMENT

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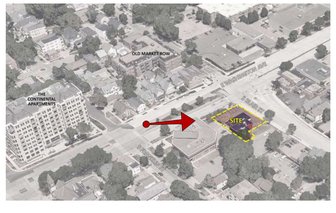

VIEW FROM E. WASHINGTON AVENUE

PORCHLIGHT REDEVELOPMENT

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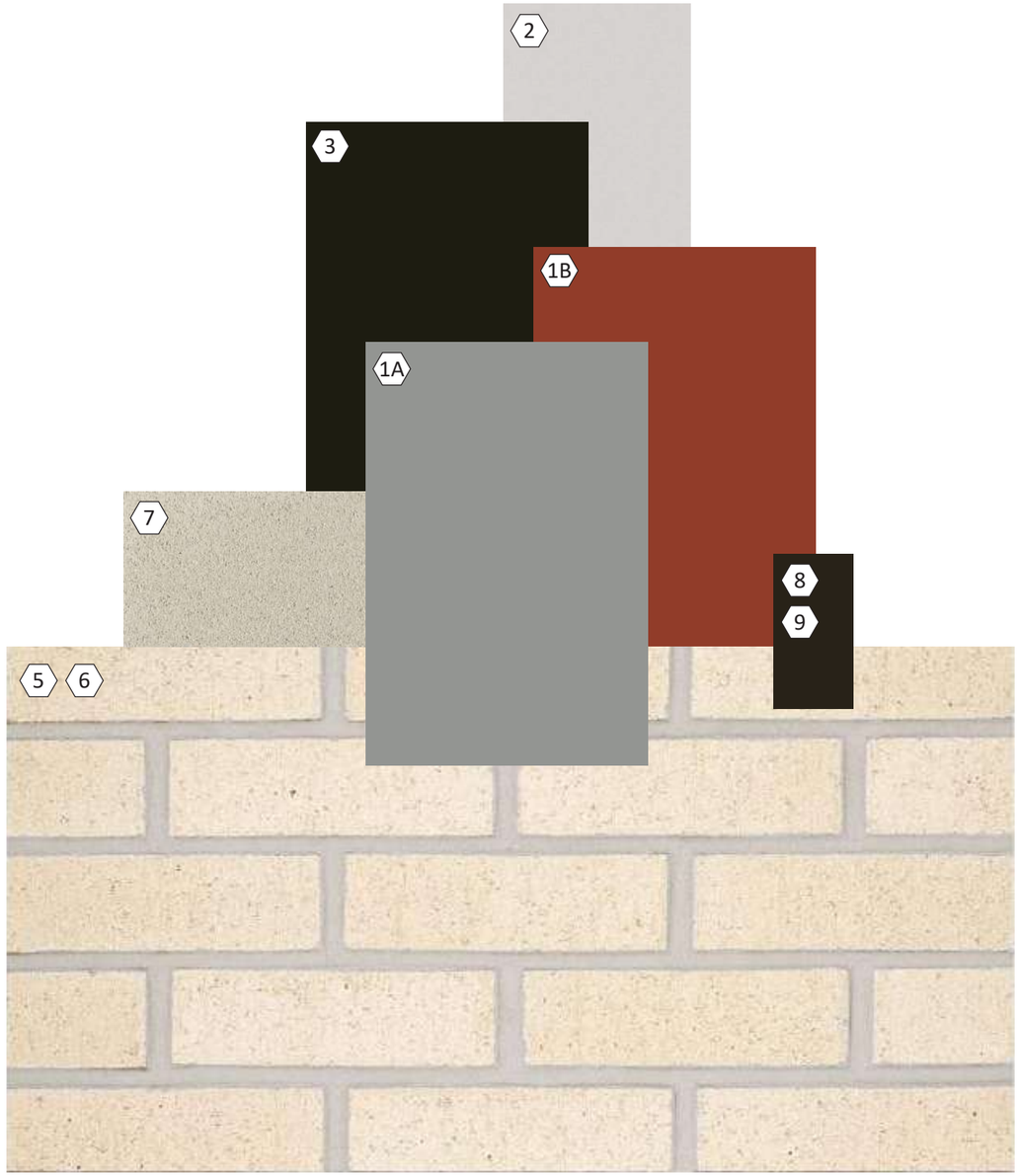



VIEW FROM INTERSECTION ALONG E. WASHINGTON AVE.

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	TBD	ASCOT WHITE
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

*PLEASE NOTE THAT COLOR MAY DIFFER SLIGHTLY FROM HOW IT APPEARS ON YOUR SCREEN DUE TO VARYING MONITOR SETTINGS.

MATERIAL BOARD - OPTION 2

REDEVELOPMENT
521 E. WASHINGTON AVE., MADISON
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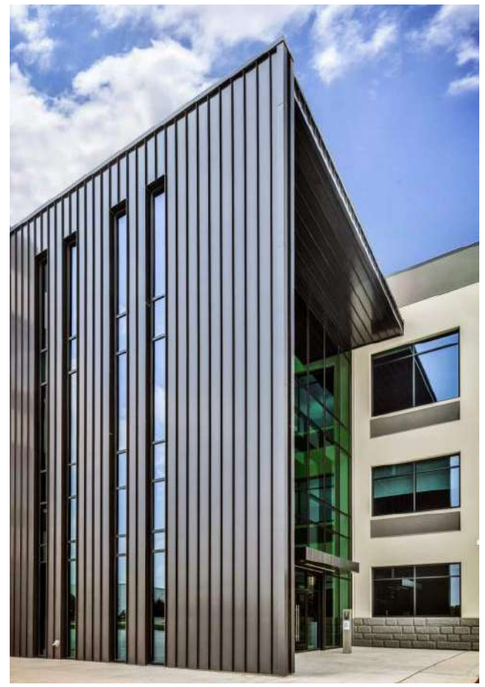
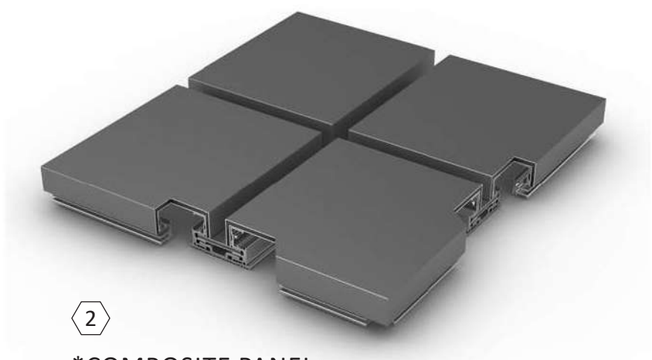
WINDOW LOUVER EXAMPLES

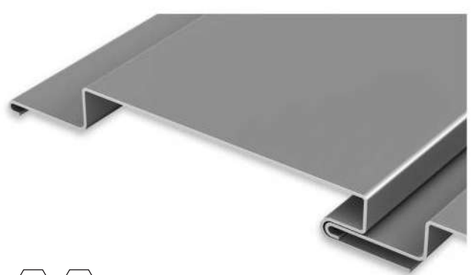






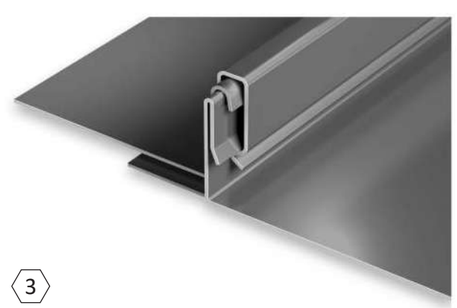
2

*COMPOSITE PANEL



1A 1B

*HORIZONTAL REVEAL PANEL



3

*STANDING SEAM VERTICAL SIDING

*PROFILE ONLY, NOT COLOR

PROFILES & WINDOW LOUVERS

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