City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	**REZONING APPLICATION**

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the B-G district to the PDD-SIP district the following described property:

1. **Location of Property/Street Address:** Orchard Pointe Lot 11 (Approximately 6270 Nesbitt Rd.)

Legal Description - (Metes & Bounds, or Lot No. And Plat)**:**

ORCHARD POINTE LOT 11 SUBJ TO PUBL BIKE PATH ESMT

***Also submit in electronic format (MS WORD or plain text) by email to: **planning@fitchburgwi.gov**

2. **Proposed Use of Property - Explanation of Request:**

Construction of a new multi-family rental residential housing development. The development will consist of approximately 180 units with amenities, within two (2) buildings, each building will be four (4) stories.

3. **Proposed Development Schedule:** Phase I construction starting in Spring of 2026 and completing in Summer of 2027

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezonings shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to **planning@fitchburgwi.gov**. Additional information may be requested.

Type of Residential Development (If Applicable)**:** Multi-Family

Total Dwelling Units Proposed: 180 **No. Of Parking Stalls:** 214

Type of Non-residential Development (If Applicable)**:**

Proposed Hours of Operation: **No. Of Employees:**

Floor Area: **No. Of Parking Stalls:**

Sewer: Municipal ☑ **Private** ☐ **Water: Municipal** ☑ **Private** ☐

Current Owner of Property: ORCHARD POINTE DEVELOPMENT COMPANY INC

Address: 625 N. Segoe Rd. Unit 1100 Madison, WI 53705 **Phone No:**

Contact Person: Robert Shea

Email: rshea@wingrastone.com

Address: 625 N. Segoe Rd. Unit 1100 Madison, WI 53705 **Phone No:**

Respectfully Submitted By:

Owner's or Authorized Agent's Signature

Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** **Publish:** and

Ordinance Section No. **Fee Paid:**

Permit Request No.

November 14, 2025

City of Fitchburg
Attn: Deanna Schmidt
5520 Lacy Road
Fitchburg, WI 53711

Dear Deanna:

The attached PDD-SIP submittal outlines a revised development plan for Orchard Pointe Lot 11 northwest of Nesbitt Road and southeast of Fitchrona Road.

The proposed development would consist of Orchard Pointe Lot 11, which is approximately 3.7 acres. The development would incorporate two (2) 4-story buildings, an 80 unit senior building and a 100 unit building for a total of 180 units. Each building will have underground parking and the development will also have surface parking.

At the March 18th, 2025 Plan Commission Meeting, the comprehensive plan was amended to have this site identified as High Density Residential land use.

Project Name: Oak Ridge Fitchburg

Development Team:

Owner:
JT Klein
818 S. Park St.
Madison, WI 53715
612-202-1577
Contact: Jacob Klein
jacob@jtklein.com

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

Engineer:
D'Onofrio Kottke and Associates
7530 Westward Way
Madison, WI 53717
(608) 833-7530
Contact: Bruce Hollar
bhollar@donofrio.cc

Landscape Design:
Olson Toon
3570 Pioneer Road
Verona, WI 53593
(608) 827-9401
Contact: Karen Scott
karen@olsontoon.com

Project:

The proposed project is a residential development consisting of 180 dwelling units. Both buildings are 4 stories. Both buildings are partially integrated into the hillside, easing the building's height adjacent to the bike path. To promote a connection between residents and their surroundings, both buildings feature generous balconies and Building 2 offers a large exterior plaza overlooking the bike path. The exterior design features an assortment of horizontal and vertical materials creating a varied architectural composition. Color selection is based on natural earth tones, with lapped siding in two shades of brown and two shades of grey. Corner and entry elements on Building 2 are further defined with off-white composite panel siding. The buildings are anchored to the site with buff-colored brick veneer.

Parking is provided at the basement levels within each building; surface parking is accessed via two access points from Nesbitt Road and underground parking is accessed from the parking lot accessed from Nesbitt Road.

City and Neighborhood Input:

The neighborhood meeting requirement was fulfilled on March 13th 2025. The meeting was attended by several City of Fitchburg staff, an Alder, and the owner of a neighboring restaurant. Most of the questions were informational in nature and there were not any voices of opposition. The development team was asked to consider transportation to the senior center and connectivity to the park path adjacent to the site.

City staff has asked the development team to maximize building frontage on Nesbitt Road, and to carefully analyze stormwater. Engineering staff has stated that the development will not be able to tie into existing stormwater management and will need to contain all stormwater onsite. The Fire Department has requested that the development team improve a portion of the bike path along the North side of the site to allow for firetruck access along this side of the site.

Site Development Data (Overall):

Existing Zoning:	PDD-GIP
Existing Parcel:	**060907257112**
Lot Area	163,654 S.F. / 3.7 acres
Dwelling Units	180 D.U.
Lot Area / D.U.	909 S.F. / D.U.
Density	49 units / acre
Lot Coverage	88,008 S.F. / 54%
Total Pervious	68,270 S.F. / 42%
Building I Height:	4 Stories / 47'-6"
Building II Height:	4 Stories / 48'-6"

Preliminary Unit Mix:

	Building 1	Building 2	Total per unit type	%
Studio	0	12	12	6.1%
One Bedroom	45	49	94	52.8%
Two Bedroom	35	36	71	39.4%
Three Bedroom	0	3	3	1.7%
Total per Building	80	100	180	100%

List of amenity spaces:

- Multiple Community Rooms
- Outdoor Patio & Grilling Area
- Connection to Fitchburg Parks Path
- Community Fireplace
- Seating Area
- Multiple Fitness Areas (senior specific equipment)
- Leasing Office
- Mail Areas with parcel room in each building
- Adjacent to the Badger State Trail

Vehicle Parking:	
Underground	156
Surface parking lots	59
Total	215 vehicle stalls

Bicycle Parking:	
Garage Wall-Mount	9
Garage Floor-Mount	44
Exterior Surface	15
Total	68

Surrounding Context:

Directly surrounding the site are several commercial uses including: Gymfinity Gymnastics. Ten Pin Alley, Quivey's Grove Restaurant, and Country Inn & Suites. There is also a City of Fitchburg bike path bordering the site that leads directly to several parks. To the West and North are several similar density multi-family developments: The Pointe Luxury Apartments, Quarry Ridge Retirement Community, and the Limestone Ridge Apartments.

Existing Site Conditions & Topography:

The existing site is an open field that covers a former quarry. There are no existing buildings or significant landscaping features onsite. There is significant grade change of approximately 20' from the Northwest down to the Southeast parts of the site.

Legal Description:

ORCHARD POINTE LOT 11 SUBJ TO PUBL BIKE PATH ESMT

Landscape Design

Attached to this application is a landscaping plan for the site designed by Olson Toon. The landscape design for this project will meet all City of Fitchburg landscape design requirements. This plan contains an itemized plant detailing the types of plants and quantities that will be incorporated.

Olson Toon has created a design that incorporates as many native species as possible. In doing so, it will help keep ecological harmony by providing food and shelter for birds, butterflies, bees and other wildlife. Additionally this design will create sustainable low-maintenance spaces that can help with water conservation, reduced pollution, and erosion control. Once established native plants require less water and maintenance, providing cost savings in both water conservation and a reduction in time caring for them. By integrating more native species in an urban landscape it creates a positive impact on the local environment.

Zoning Request:
Planned Development District – Specific Implementation Plan (PDD-SIP)

Stormwater Management
This site will be designed to meet new development standards per the City of Fitchburg code of ordinances. Per the ordinance, the site is required to provide sediment control, runoff rate control, and infiltration. Attached to this application is a detailed stormwater management and erosion control report by the project engineer.

Reasoning for pursuing PDD-SIP status:
With PDD-GIP zoning in place, the development team is pursuing SIP zoning to complete the rezoning process.

The development team believes there is a need to use Planned Development District to facilitate a cohesive and integrated development community, the use of a PDD will allow division of the overall lot, building placement, and building design to be optimized. PDD zoning will also aid in addressing site constraints including, density, stormwater optimization, parking ratios, and building height.
To accomplish these goals, summarized below are specific City Ordinances with supporting data.

Sec. 22-279. - Conditional uses and Sec. 22-145. - Conditional uses
Residential. Residential units located above the sidewalk level floor

The proposed development will be entirely residential and will not provide any commercial on the sidewalk level.

Sec. 22-280. - Dimensional standards.
(7) Maximum building height: The lesser of 42 feet or three stories. Height over three stories or 42 feet is subject to conditional use approval

Proposed development will be 4 stories or 50'0" feet.

No R-H zoned lot created after October 12, 2010, shall exceed 90,000 square feet in area.

It is proposed that Lot 3 will be divided into two lots; Lot 1 would be over 90,000 square feet.

Minimum front setback: 30 feet, except that an open front porch or stoop may protrude to within 25 feet of the front lot line.

Building 1 has been oriented parallel to Nesbitt Road to maximize frontage along the road. We feel this orientation will provide the best aesthetic appeal along Nesbitt. This orientation also allowed us to locate most of the surface parking away from the street and screened behind building 1. To achieve this, Building 1 is setback approximately 20' from Nesbitt Rd.

Maximum building height: 45 feet or three stories

Each building is proposed as 4 stories and a maximum of 50' in height.

Maximum lot area coverage: 35 percent.

Lot area coverage on this site is 54%.

Economic & Social Impacts:

Each year, Fitchburg and the greater Dane County area continue to experience population growth that far exceeds the housing units being built. This has created a housing shortage that disproportionally affects vulnerable populations, such as seniors. Fitchburg has a substantial need for senior housing, specifically the West Side of Fitchburg where this development is located.

Oak Ridge Fitchburg aims to help close the housing gap by developing 180 new apartment units to the Fitchburg market. The first building of Oak Ridge Fitchburg will utilize competitive WHEDA 9% tax credits and provide housing units specifically aimed at low income seniors ranging between 30%-80% of the area median income (AMI). The second building will provide non-age restricted and non-income restricted housing units. Both buildings will have high level finishes such as, granite countertops, stainless steel appliances, and community amenities.

As outlined in the City's Comprehensive Plan, housing is a critical component to the success of Fitchburg. Thousands of people relocate to the greater Dane County area, drawn by its thriving economy. Fitchburg and its surrounding communities actively compete to attract these new residents and workforce additions by promoting high-quality residential development projects. The proposed development encourages residents to settle in Fitchburg, where they can live, work, and establish long-term roots.

Amid a housing shortage, this project will introduce 180 new apartment units to the Fitchburg market. The developer aims to maximize the use of existing nearby infrastructure, notably the Orchard Pointe shopping district. Residents will enjoy access to thoughtfully designed amenities, including community spaces, gyms, outdoor patio, grilling areas, and organized events. Whether socializing with neighbors or maintaining a quieter lifestyle, this carefully curated amenity package offers flexibility to suit different preferences.

Environmental Benefits of Planned Development:

The proposed development makes efficient use of space, accommodating 180 dwelling units within approximately 3.7 acres, resulting in a small footprint per resident. High-density apartments enhance material and energy efficiency through shared walls, floors, and ceilings. Additionally, the development incorporates a stormwater management system, which is described below, that is expected to outperform those of conventional sprawling subdivisions.

Higher-density housing optimizes infrastructure usage by reducing the need for extensive utility lines, thereby minimizing leaks and energy loss. Moreover, the development will consolidate waste collection to three locations, which will save time and energy.

Stormwater Management:

The original Community Development Plan (CDP) states that Lot 11 falls within the Jamestown Storm Water Assessment District and that this lot should not need to provide onsite retention. However,

after discussion with City engineering staff, the Jamestown basin is at capacity, and the proposed development will need to provide stormwater management onsite.

Stormwater management for this site will comply with all aspects of Chapter 30, Article II - Erosion Control and Stormwater Management of Fitchburg's ordinances. It will meet or exceed all requirements of rate control, water quality, infiltration, oil/grease and thermal control. Site runoff will be controlled in a stormwater basin at the southwest corner of the site that is enhanced with two bioretention basins for water quality and infiltration. Native plants will be provided to enhance the subsoils' ability to infiltrate water. Discharge from the basin will connect into the existing street inlet and storm sewer system under Nesbitt Road that ultimately flows into the pond between Bavaria Sausage and Ten Pin Alley.

Consistency with Comprehensive Plan:
On March 18, 2025, the City of Fitchburg Plan Commission adopted Ordinance 2025-O-02 & Plan Commission Resolution PCR-01-25 which modified the future land use designation in Map 4.3 Future Land Use Map, for property off Nesbitt Road, from BUS (Business) to HDR (High Density Residential). The density of a High Density Residential area should be over 15 housing units / acre; this development would be approximately 48.65 units/acre

Oak Ridge Fitchburg will address the following Comprehensive Plan goals:

Goal 1: Provide for balanced residential growth in the City with a variety of housing types, to promote decent housing and a suitable living environment for all residents, regardless of age, income or family size, and to encourage an adequate supply of affordable housing in each new urban neighborhood.

Objective 1:1: Promote development of housing to meet forecasted needs.

Objective 1.2: Promote the development and preservation of long-term entry-level housing for low to moderate income residents.

(Adopted Comprehensive Plan 2030 Page 2A-8 – 2A-9)

Goal 2: Promote the efficient use of land for housing.

Objective 2.1: Encourage compact neighborhood and development patterns.

Objective 2.2: Promote residential development in areas with existing infrastructure and sewer prior to promoting growth at the periphery where new utility and service expansion are needed.

(Adopted Comprehensive Plan 2030 Page 4-39)

Objective 2.6: Promote development in areas that encourages options to alternative transit modes.

Policy 2.6.1: The City will seek to develop transit-oriented development along the eastern rail corridor, and existing bus routes, by planning high density mixed-uses around current or future transit stops.

It is anticipated that the first phase of construction will start in Spring 2026 and be completed in Summer 2027

Please let me know if you have any questions or need additional information regarding this proposal.

Thank you,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

OAK RIDGE FITCHBURG
MULTI-FAMILY DEVELOPMENT

NESBITT RD. FITCHBURG, WI

ONE 4 STORY, 80 UNIT APARTMENT BUILDING; 1 LEVEL UNDERGROUND PARKING & ONE 4 STORY, 100 UNIT APARTMENT BUILDNIG; 1 LEVEL UNDERGROUND PARKING

SHEET INDEX

PROJECT NUMBER 2448

G 000 COVER SHEET

CIVIL

C001 EXISTING CONDITIONS SURVEY
C100 SITE PLAN
C200 GRADING PLAN
C201 EROSION CONTROL PLAN
C300 UTILITY PLAN
C400 DETAILS

SITE

CA101 ARCHITECTURAL SITE PLAN
CA102 SITE LIGHTING PLAN
CA103 LOT COVERAGE
CA104 PREVIOUS (GREEN) SPACE

LANDSCAPE

L100 LANDSCAPE PLAN

ARCHITECTURE

AC100.1 BASEMENT FLOOR PLAN - BLDG #1
AC101.1 FIRST FLOOR PLAN - BLDG #1
AC102.1 SECOND FLOOR PLAN - BLDG #1
AC103.1 THIRD FLOOR PLAN - BLDG #1
AC104.1 FOURTH FLOOR PLAN - BLDG #1
AC105.1 ROOF PLAN - BLDG #1

AC100.2 BASEMENT FLOOR PLAN - BLDG #2
AC101.2 FIRST FLOOR PLAN - BLDG #2
AC102.2 SECOND FLOOR PLAN - BLDG #2
AC103.2 THIRD FLOOR PLAN - BLDG #2
AC104.2 FOURTH FLOOR PLAN - BLDG #2
AC105.2 ROOF PLAN - BLDG #2

AC201.1 EXTERIOR ELEVATIONS - BLDG #1
AC202.1 EXTERIOR ELEVATIONS - BLDG #1
AC203.1 EXTERIOR ELEVATIONS COLORED - BLDG #1
AC204.1 EXTERIOR ELEVATIONS COLORED - BLDG #1

AC201.2 EXTERIOR ELEVATIONS - BLDG #2
AC202.2 EXTERIOR ELEVATIONS - BLDG #2
AC203.2 EXTERIOR ELEVATIONS COLORED - BLDG #2
AC204.2 EXTERIOR ELEVATIONS COLORED - BLDG #2

AC900 MATERIAL BOARD

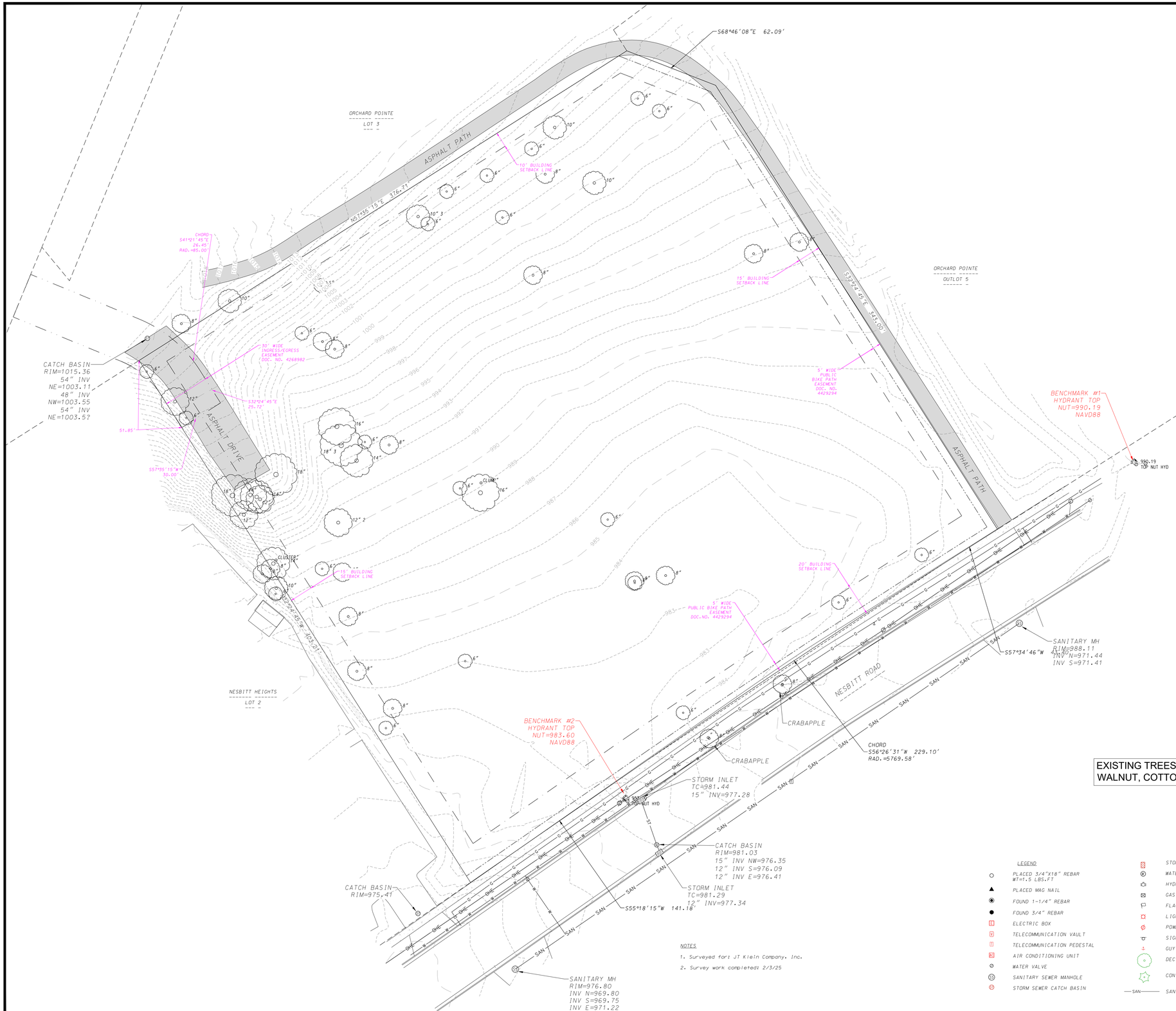
ISSUED FOR:

2025-08-18 - GIP SUBMITTAL
2025-11-14 - SIP SUBMITTAL

G 000
SHEET NUMBER

knothe bruce ARCHITECTS

© Knothe & Bruce Architects, LLC



EXISTING TREES ARE A MIX OF BLACK WALNUT, COTTONWOOD AND BOX ELDER.

NOTES

1. Surveyed for: JT Klein Company, Inc.
2. Survey work completed: 2/3/25

LEGEND

- PLACED 3/4"X18" REBAR WT=1.5 LBS.FT
- PLACED MAG NAIL
- FOUND 1-1/4" REBAR
- FOUND 3/4" REBAR
- ELECTRIC BOX
- TELECOMMUNICATION VAULT
- TELECOMMUNICATION PEDESTAL
- AIR CONDITIONING UNIT
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER INLET
- WATER VALVE MANHOLE
- HYDRANT
- GAS METER
- FLAG POLE
- LIGHT POLE
- POWER POLE
- SIGN
- GUY WIRE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOMMUNICATION LINE
- UNDERGROUND FIBER OPTIC
- GAS MAIN
- FENCE
- RETAINING WALL
- CONCRETE CURB AND GUTTER
- CONCRETE
- RECORDED AS INFORMATION

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EXISTING CONDITIONS SURVEY

OAK RIDGE FITCHBURG

LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 7, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SCALE: 1"= 30'
(PAGE SIZE: 24x36)

0 30

DATE: 11-14-2025
REVISED:

DRAWN BY: DWS

FN: 25-03-101

Sheet Number:
C001

PAVEMENT IMPROVEMENTS LEGEND

- ASPHALT PAVEMENT
  3.5" ASPHALT (2.00" BINDER, 1.50" SURFACE)
  4" UPPER BASE COURSE, 1-1/4" STONE
  6" LOWER BASE COURSE, 3" STONE
- **CONCRETE SIDEWALK** TO BE 4" CONCRETE OVER 3" GRANULAR BASE. PUBLIC SIDEWALK TO CONFORM TO CITY OF FITCHBURG STANDARDS
  FIRE ACCESS LANE TO BE 6" CONCRETE OVER 8" GRANULAR BASE AND SHALL CONFORM TO CITY OF FITCHBURG STANDARDS
- (10) PROPOSED PARKING SPACE COUNT

SITE PLAN INFORMATION BLOCK

PROPERTY AREA	162,985 SF
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	95,539 SF
IMPERVIOUS SURFACE RATIO	0.59
TOTAL ROOF AREA	49,910 SF
NEW IMPERVIOUS AREA	45,629 SF
ACCESSIBLE STALLS	2
STANDARD OFF-STREET STALLS	57
TOTAL PARKING STALLS	59
TOTAL BICYCLE STALLS	15

KEYNOTES

1. 18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
2. 18-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
3. CONCRETE SIDEWALK
4. NEW CITY OF FITCHBURG COMMERCIAL DRIVEWAY
5. DETECTABLE WARNING FIELD
6. MODULAR BLOCK RETAINING WALL
7. FIRE ACCESS LANE

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SITE PLAN

OAK RIDGE FITCHBURG

LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 7, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SCALE: 1" = 30'
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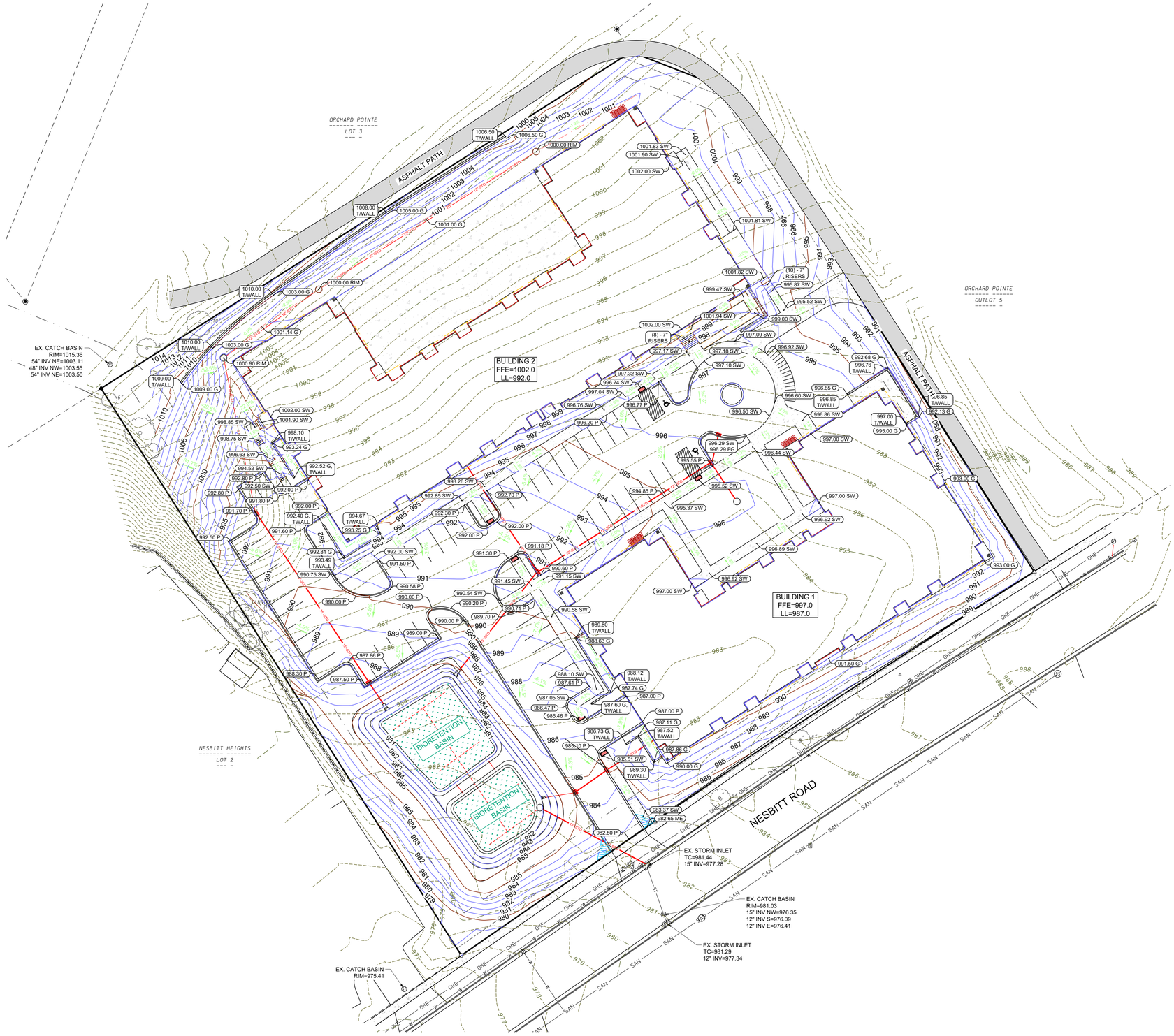
C100



GRADING PLAN LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- PAVEMENT GRADE
- SIDEWALK

LIMITS OF DISTURBANCE = 44,461 SQ FT
= 1.02AC

GENERAL NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. A CITY OF FITCHBURG RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY 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.

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1 WITH THE EXCEPTION OF SLOPES SURROUNDING THE UPSTREAM INLET OF THE CULVERT. AREAS OF 2:1 SLOPES AND NO LONGER THAN 30 FEET CAN BE STABILIZED USING CLASS-I, TYPE - B EROSION MAT OTHERWISE FOLLOW WISDOT FDM 10-5 EROSION CONTROL MATRIX.
9. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING.
10. ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL BE KEPT ON-SITE AND CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
11. ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
12. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
13. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
14. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1½ POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.
15. CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.

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GRADING PLAN

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SEQUENCE OF CONSTRUCTION

1.	INSTALL EROSION CONTROL	02/01/26
2.	ROUGH SITE GRADING	02/01/26 - 04/01/26
3.	UTILITIES, FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT	04/01/26 - 06/26/26
4.	TEMPORARY STABILIZATION OF YARD AREAS WITH MULCH & E-MAT	06/26/26
5.	RE-SPREAD TOPSOIL AND FINAL RESTORATION	06/01/27
6.	REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED	08/01/27

GRADING PLAN LEGEND

- 965 — PROPOSED CONTOURS
- 966 — EXISTING CONTOURS
- 911.25 P — PAVEMENT GRADE
- 911.80 SW — SIDEWALK
- DISTURBED AREA
- SILT SOCK OR SILT FENCE
- CLEAR STONE TRACKING PAD
- INLET PROTECTION

LIMITS OF DISTURBANCE = 44,461 SQ FT
= 1.02AC

GENERAL NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. A CITY OF FITCHBURG RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY 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.

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1 WITH THE EXCEPTION OF SLOPES SURROUNDING THE UPSTREAM INLET OF THE CULVERT. AREAS OF 2:1 SLOPES AND NO LONGER THAN 30 FEET CAN BE STABILIZED USING CLASS I, TYPE - B EROSION MAT OTHERWISE FOLLOW WISDOT FDM 10-5 EROSION CONTROL MATRIX.
9. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING.
10. ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL BE KEPT ON-SITE AND CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
11. ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
12. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
13. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
14. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1½ POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.
15. CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone 608.833.7530 • Fax 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EROSION CONTROL PLAN

OAK RIDGE FITCHBURG

LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 7, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SCALE: 1" = 30'
(PAGE SIZE: 24x36)

DATE: 11-14-2025
REVISED:

DRAWN BY: DWS

FN: 25-03-101

Sheet Number:
C201

UTILITY NOTES:

1. SANITARY AND WATER LATERAL SHALL BE INSTALLED IN ACCORDANCE WITH WISCONSIN DSPS STANDARDS.
2. THE LOCATION OF EXISTING UTILITIES ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
3. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING STORM, WATER AND SANITARY PRIOR TO CONSTRUCTION.
4. WATER LATERAL AND SERVICES SHALL HAVE A MINIMUM 6.5' OF BURY TO TOP OF PIPE.
5. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLAN PRIOR TO CONSTRUCTION.
6. PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT 270-4270 FOR OPERATION OF THESE VALVES.
7. CONTRACTOR TO COORDINATE RELOCATION AND NEW ELECTRIC, PHONE, GAS AND CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
8. STORM INLETS TO BE 2'x3' PRECAST STRUCTURES WITH NEENAH R-2067 CASTING, FRAME AND GRATE.
9. CB 1 - CB 4 SHALL BE 24" NYLOPLAST DRAIN BASINS WITH DOME GRATES.
10. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SANITARY AND STORM SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS SPS 382.30 (11)(h), SPS 382.36(7)(d)10.a, AND SPS 382.40(8)(k) AS PER 182.0715(2r) OF THE STATUTES.
11. SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE CITY OF FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER SERVICES.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL NOT HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE AT THE TIME OF CONNECTION.
13. INLETS #1 THRU #7 SHALL RECEIVE PERMANENT FLEXSTORM INLET FILTER BAGS WITH OIL/GREASE PILLOW SPECIFIED IN THE DETAIL ON SHEET C400.

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UTILITY PLAN

OAK RIDGE FITCHBURG

LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 7, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

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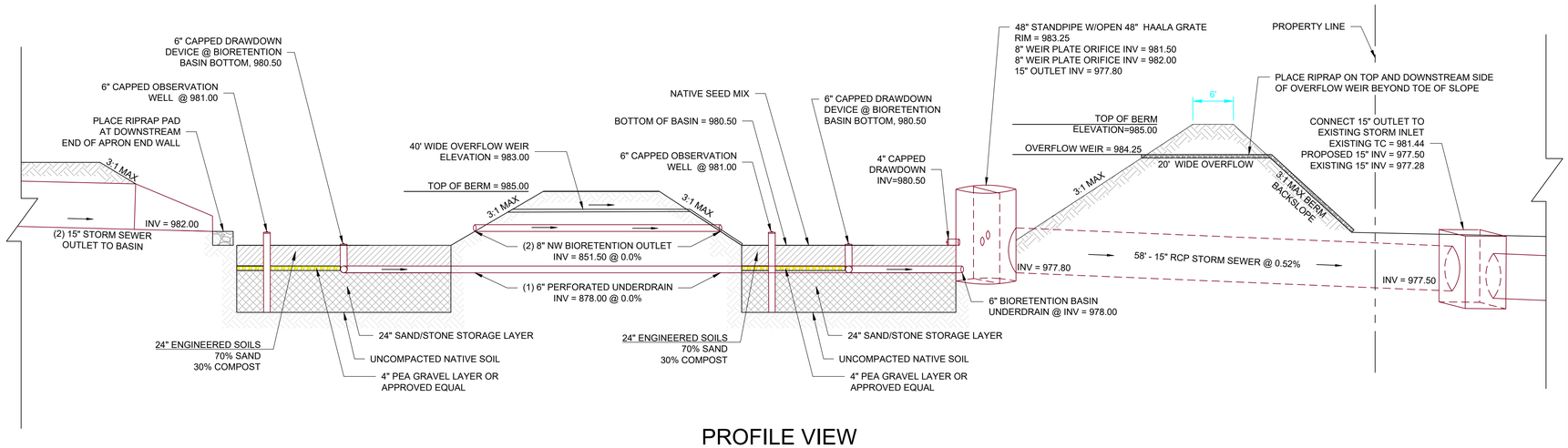
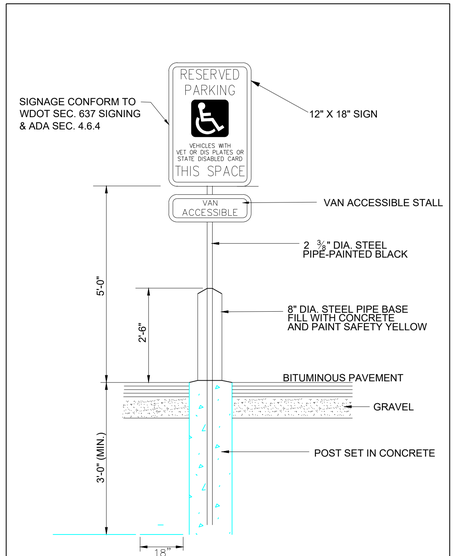


PROFILE VIEW

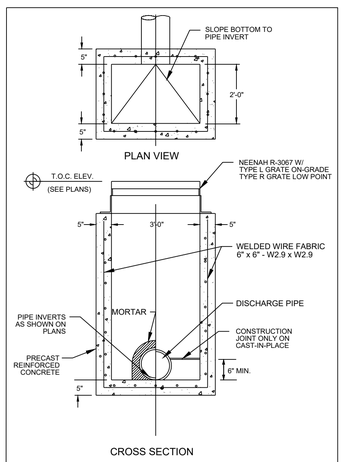
PROPOSED NORTHWEST & SOUTHEAST BIORETENTION BASIN

NOT TO SCALE



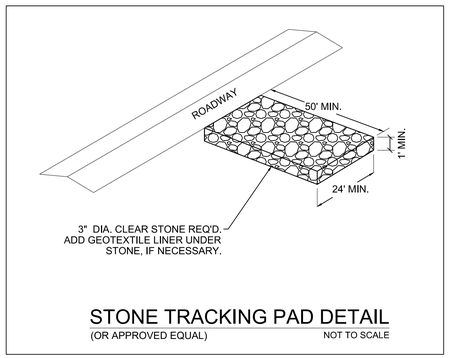
HANDICAP PARKING SIGN

NOT TO SCALE



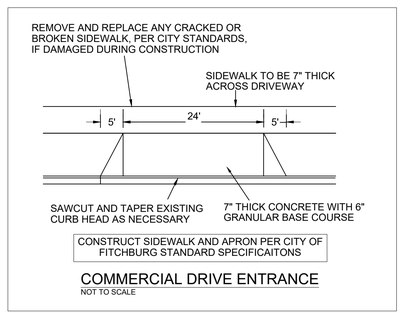
2'X3' PRECAST INLET

NOT TO SCALE



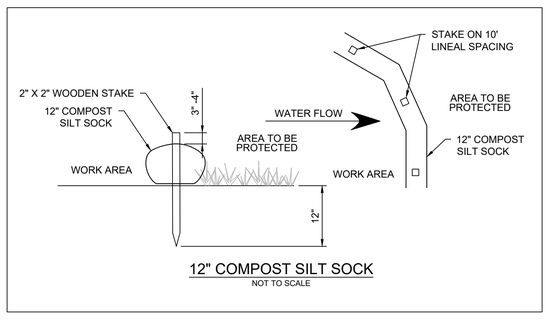
STONE TRACKING PAD DETAIL

(OR APPROVED EQUAL) NOT TO SCALE



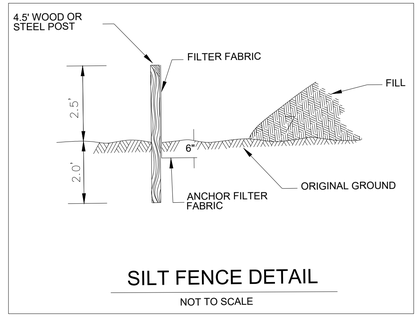
COMMERCIAL DRIVE ENTRANCE

NOT TO SCALE



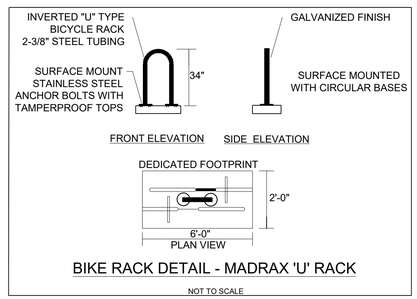
12" COMPOST SILT SOCK

NOT TO SCALE



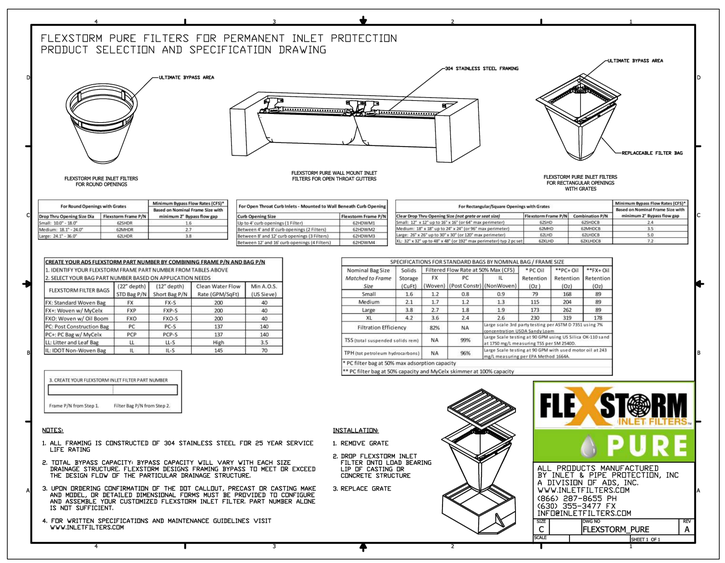
SILT FENCE DETAIL

NOT TO SCALE



BIKE RACK DETAIL - MADRAX 'U' RACK

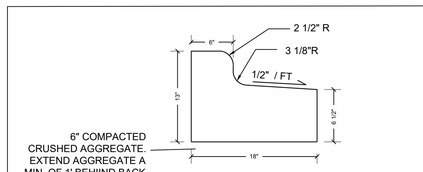
NOT TO SCALE



· THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

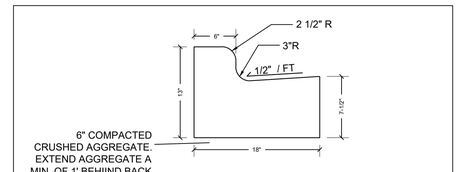
TRUNCATED DOMES DETECTABLE WARNING FIELD (TYPICAL)

NOT TO SCALE



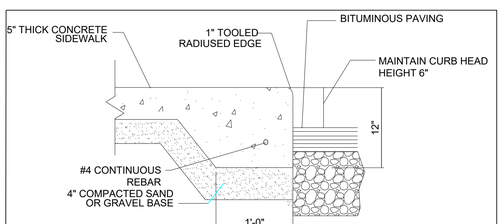
18" REJECT CURB & GUTTER DETAIL

NOT TO SCALE



18" CURB & GUTTER DETAIL

NOT TO SCALE



GENERAL NOTES:
- PROVIDE 1/4" PER FOOT CROSS SLOPE ACROSS WALK
- PROVIDE TOOLED JOINTS @ +/- 5'-0" O.C.

THICKENED EDGE WALK DETAIL

NOT TO SCALE

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DETAILS

OAK RIDGE FITCHBURG

LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 7, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SCALE: 1" = 30'
(PAGE SIZE: 24x36)

DATE: 11-14-2025
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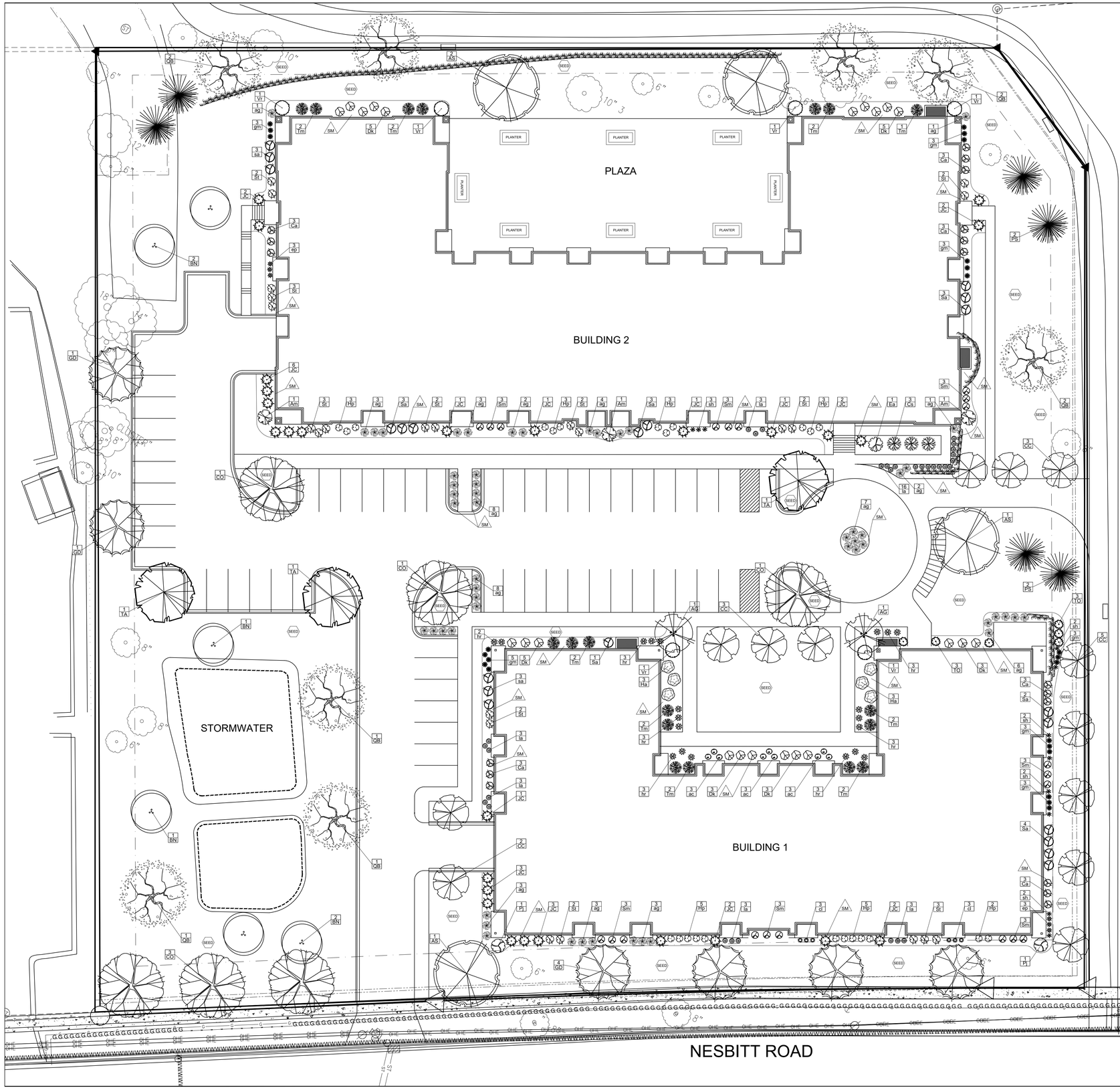


PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
	DECIDUOUS TREES					
AS	*Acer saccharum*	Sugar Maple	4	2"	B&B	
CO	*Celtis occidentalis*	Common Hackberry	5	2"	B&B	
GD	*Gymnocladus dioicus 'Espresso-JFS'*	Espresso Kentucky Coffee Tree	6	2"	B&B	
QB	*Quercus bicolor*	Swamp White Oak	8	2"	B&B	
TA	*Tilia americana 'McKSentry'*	American Sentry Linden	3	2"	B&B	
	ORNAMENTAL TREES					
AG	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	2	2"	B&B	tree form
CC	*Crataegus crus-galli var.inermis*	Thornless Cockspur Hawthorn	13	2"	B&B	
	EVERGREEN TREES					
JC	*Juniperus chinensis 'Trautman'*	Trautman Juniper	27	6'	B&B	
PS	*Pinus strobus*	Eastern White Pine	4	6'	B&B	
TO	*Thuja occidentalis 'Emerald Green'*	Emerald Green Arborvitae	6	6'	B&B	
	EVERGREEN SHRUBS					
Tm	*Taxus x media 'Tautonii'*	Taunton Yew	18	#5	Cont.	
	DECIDUOUS SHRUBS					
Am	*Aronia melanocarpa var. elata*	Glossy Black Chokeberry	3	#5	Cont.	
Ca	*Ceanothus americanus*	New Jersey Tea	18	#3	Cont.	
Dk	*Diervilla 'G2X885411'*	Kodiak Red Bush Honeysuckle	16	#3	Cont.	
Ea	*Euonymus atropurpureus*	Eastern Wahoo	1	#5	Cont.	
Ha	*Hydrangea arborescens 'Abetwo'*	Incrediball Hydrangea	6	#3	Cont.	
Hp	*Hypericum perforatum*	St. John'swort	24	#3	Cont.	
Pj	*Physocarpus opulifolius 'Jefam'*	Amber Jubilee Ninebark	6	#3	Cont.	
Sa	*Symphoricarpos albus*	Common Snowberry	21	#3	Cont.	
Sm	*Spiraea alba*	Meadowsweet	21	#3	Cont.	
St	*Spiraea tomentosa*	Steeplebush	23	#3	Cont.	
Vr	*Viburnum rafinesquianum*	Downy Viburnum	6	#5	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
ac	*Astilbe chinensis 'Fanal'*	Fanal Astilbe	9	#1	Cont.	
ag	*Andropogon gerardii 'Blackhawks'*	Blackhawks Big Bluestem Grass	47	#1	Cont.	
cl	*Coreopsis lanceolata*	Sand Coreopsis	6	#1	Cont.	
ep	*Echinacea 'Prairie Splendor'*	Prairie Splendor Coneflower	26	#1	Cont.	
gm	*Geranium maculatum*	Wild Geranium	23	#1	Cont.	
hr	*Hosta 'Rainbow's End'*	Rainbow's End Hosta	17	#1	Cont.	
la	*Liatris aspera*	Rough Blazing Star	31	#1	Cont.	
sh	*Sporobolus heterolepis*	Prairie Dropseed	11	#1	Cont.	

LANDSCAPE NOTES:

- RETAINING WALLS TO BE NATURAL LIMESTONE BOULDERS WITH FABRIC BACKING.
- ALL PLANTING BEDS TO HAVE DIMEX EDGEPRO BLACK POLYVINYL EDGING
- INDIVIDUAL TREES IN LAWN AREAS TO HAVE WOOD MULCH RINGS
- LAWN TO BE GRASS SEED, WITH STRAW MULCH AND EROSION MAT (WESTERN EXCELSIOR EXCEL SR-1, TEMPORARY EROSION CONTROL BLANKET) ON STEEP SLOPES, AS NEEDED.

SM — All planting beds to be Capitol Washed Stone with Dimex EdgePro polyvinyl (black plastic) edging

SOD — Premium Kentucky Bluegrass sod

SEED — Premium sunny grass seed blend with straw mat. (Class 1 Type B single net)

Limestone Retaining Wall

6' Bench

SCALE: 1"=20'-0"

L100

LANDSCAPE PLAN

3570 Pioneer Road
Verona, WI 53593
(608) 827-9401
www.olsontoon.com

OAK RIDGE FITCHBURG-MULTI-FAMILY

Nesbitt Road
Fitchburg, Wisconsin

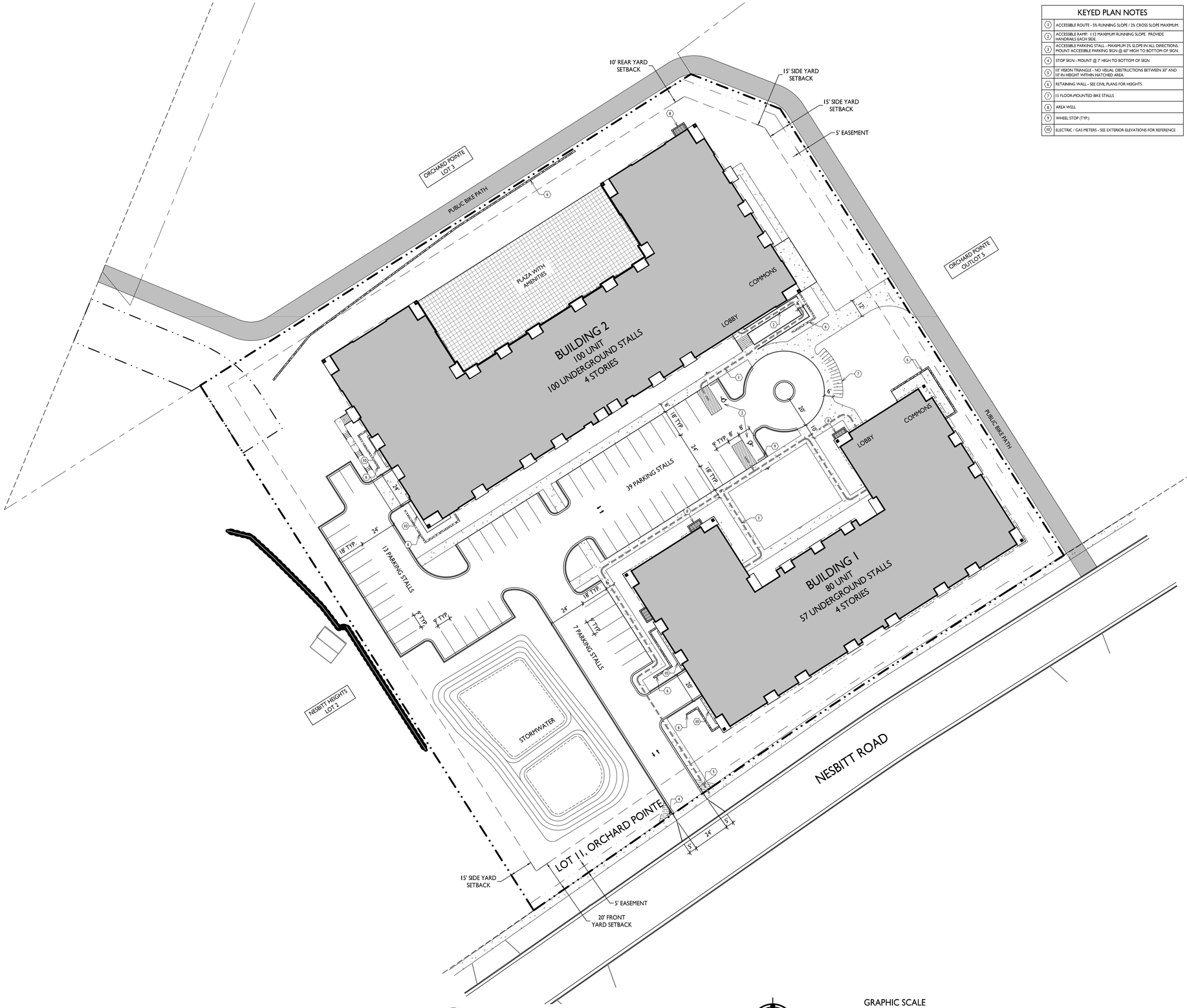
Date: August 13, 2025
Scale: 1" = 20'-0"
Designer: kms
Job #

Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:

2025-11-13

Reference Name:
JTKlein



1 CA101 ARCHITECTURAL SITE PLAN

1" = 30'-0"

GRAPHIC SCALE

0 30 60 90

1 INCH = 30 FT (24X36 SHEET)

KEYED PLAN NOTES

1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
2	ACCESSIBLE RAMP- 1:12 MAXIMUM RUNNING SLOPE. PROVIDE HANDRAILS EACH SIDE.
3	ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 60" HIGH TO BOTTOM OF SIGN.
4	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
5	10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
6	RETAINING WALL - SEE CIVIL PLANS FOR HEIGHTS
7	15 FLOOR-MOUNTED BIKE STALLS
8	AREA WELL
9	WHEEL STOP (TYP.)
10	ELECTRIC / GAS METERS - SEE EXTERIOR ELEVATIONS FOR REFERENCE

SITE DEVELOPMENT DATA:

ZONING	B-G (PDD) GENERAL BUSINESS (PDD REZONE)	
DENSITIES:		
LOT AREA	163,654 S.F. / 3.7 ACRES	
DWELLING UNITS	180 UNITS	
LOT AREA / D.U.	909 S.F. / D.U.	
DENSITY	49 UNITS / ACRE	
LOT COVERAGE	89,008 S.F. (54%)	
PERVIOUS (GREEN) SPACE	68,270 S.F. (42%)	
	BUILDING 1	BUILDING 2
BUILDING HEIGHT	4 STORIES / 47'-6"	4 STORIES / 48'-6"
DWELLING UNIT MIX:		
STUDIO	0	12
ONE BEDROOM	45	49
TWO BEDROOM	35	36
THREE BEDROOM	0	3
TOTAL	80 D.U.	100 D.U.
VEHICLE PARKING STALLS:		
UNDERGROUND GARAGE	56 (INCL 1 ADA)	100 (INCL. 2 ADA)
SURFACE	26 (INCL 1 ADA)	33 (INCL. 1 ADA)
TOTAL	82 VEHICLE STALLS	133 VEHICLE STALLS
BICYCLE PARKING:		
GARAGE	7	46
SURFACE	7	8
TOTAL	14 BICYCLE STALLS	54 BICYCLE STALLS

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

ISSUED
2025.08.18 - GIP SUBMITTAL
2025.11.14 - SIP SUBMITTAL

PROJECT TITLE
Oak Ridge Fitchburg Multi-Family Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
Architectural Site Plan

SHEET NUMBER
CA101

PROJECT NO. 2448

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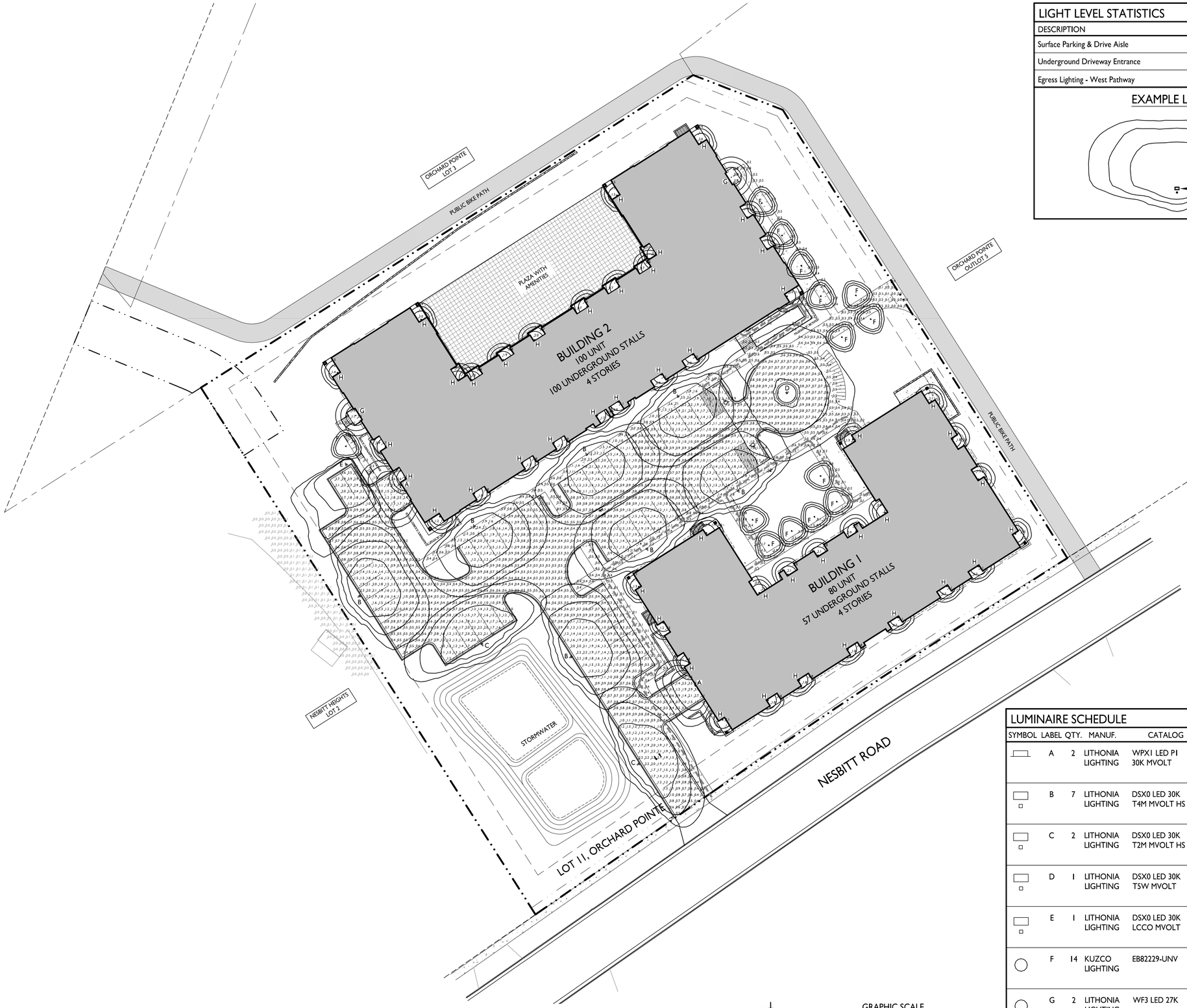


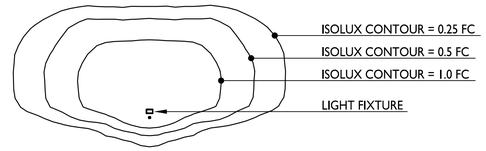
1 CA102 SITE LIGHTING PLAN
1" = 30'-0"

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

LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Surface Parking & Drive Aisle	+	0.7 fc	1.8 fc	0.3 fc	6.0:1	2.3:1
Underground Driveway Entrance	+	2.4 fc	6.6 fc	0.6 fc	11.0:1	4.0:1
Egress Lighting - West Pathway	+	2.7 fc	6.5 fc	0.7 fc	9.3:1	3.9:1

EXAMPLE LIGHT FIXTURE DISTRIBUTION



LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK, 1500lm, 3000K, MVOLT, BLACK FINISH	WPX1_LED_P1 _30K_MVOLT.ies	10'-0" ABOVE GRADE ON BUILDING
	B	7	LITHONIA LIGHTING	DSX0 LED 30K T4M MVOLT HS	DSX0 LED LIGHT, T3M, 3000K AT 350mA, W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_ T3M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" CONC. BASE
	C	2	LITHONIA LIGHTING	DSX0 LED 30K T2M MVOLT HS	DSX0 LED LIGHT, T3M, 3000K AT 350mA, W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_ T3M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" CONC. BASE
	D	1	LITHONIA LIGHTING	DSX0 LED 30K T5W MVOLT	LED WALL MOUNT LIGHT, 2700K CCT, 80CRI MVOLT	PL241-L1L50-AYW.ies	14'-0" POLE ON 2'-0" CONC. BASE
	E	1	LITHONIA LIGHTING	DSX0 LED 30K LCCO MVOLT	12" LED FROSTED OUTDOOR SCONCE, 2700K, 80 CRI	11256-SMALL.ies	14'-0" POLE ON 2'-0" CONC. BASE
	F	14	KUZCO LIGHTING	EB82229-UNV	36" LED BOLLARD, 3000K, 80CRI, 24W, BLACK FINISH	EB82229-BK-UNV.ies	3'-0" BOLLARD ON FLUSH CONC. BASE
	G	2	LITHONIA LIGHTING	WF3 LED 27K	3" LED WAFER DOWNLIGHT, 3000K, BLACK FINISH	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
	H	45	HUDSON VALLEY	B3909-TBK	LED WALL SCONCE, BLACK FINISH	B3909-TBK.ies	7'-0" ABOVE GRADE ON BUILDING

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

ISSUED
2025.08.18 - GIP SUBMITTAL
2025.11.14 - SIP SUBMITTAL

PROJECT TITLE
Oak Ridge Fitchburg Multi-Family Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
CA102

PROJECT NO. 2448

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1 CA103 LOT COVERAGE
1" = 30'-0"

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

LOT COVERAGE

ZONING	B-G (PDD REZONE)
LOT AREA	163,654 S.F.
PROPOSED LOT COVERAGE	89,008 S.F. / 54%

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PROJECT TITLE
Oak Ridge Fitchburg Multi-Family Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
Lot Coverage

SHEET NUMBER
CA103

PROJECT NO. 2448

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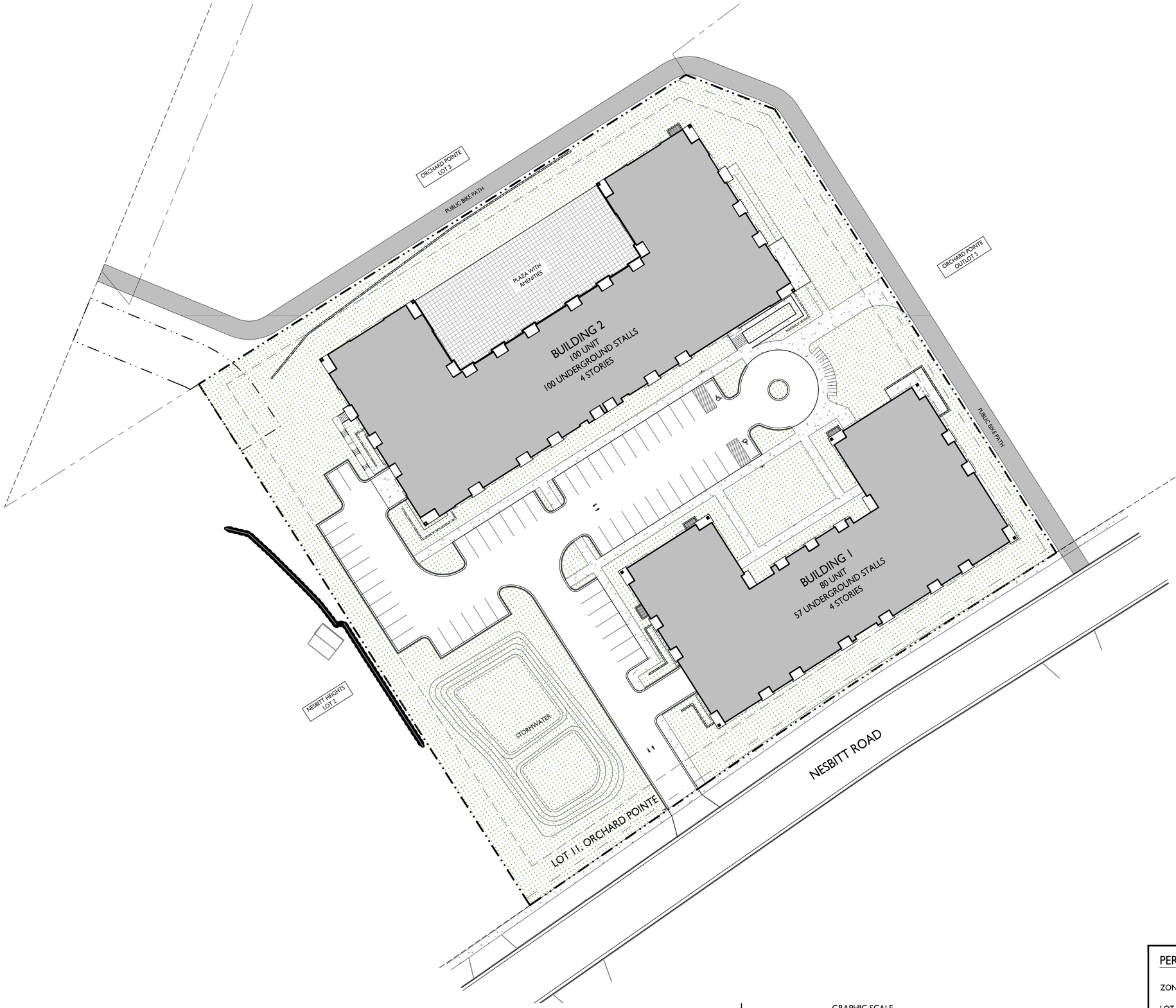

1 / CA104 PERVIOUS (GREEN) SPACE
1" = 30'-0"

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

PERVIOUS (GREEN) SPACE	
ZONING	B-G (PDD REZONE)
LOT AREA	163,654 S.F.
PROPOSED LOT COVERAGE	68,270 S.F. / 42%

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PROJECT TITLE
Oak Ridge Fitchburg Multi-Family Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
Pervious (Green) Space

SHEET NUMBER
CA104

PROJECT NO. 2448

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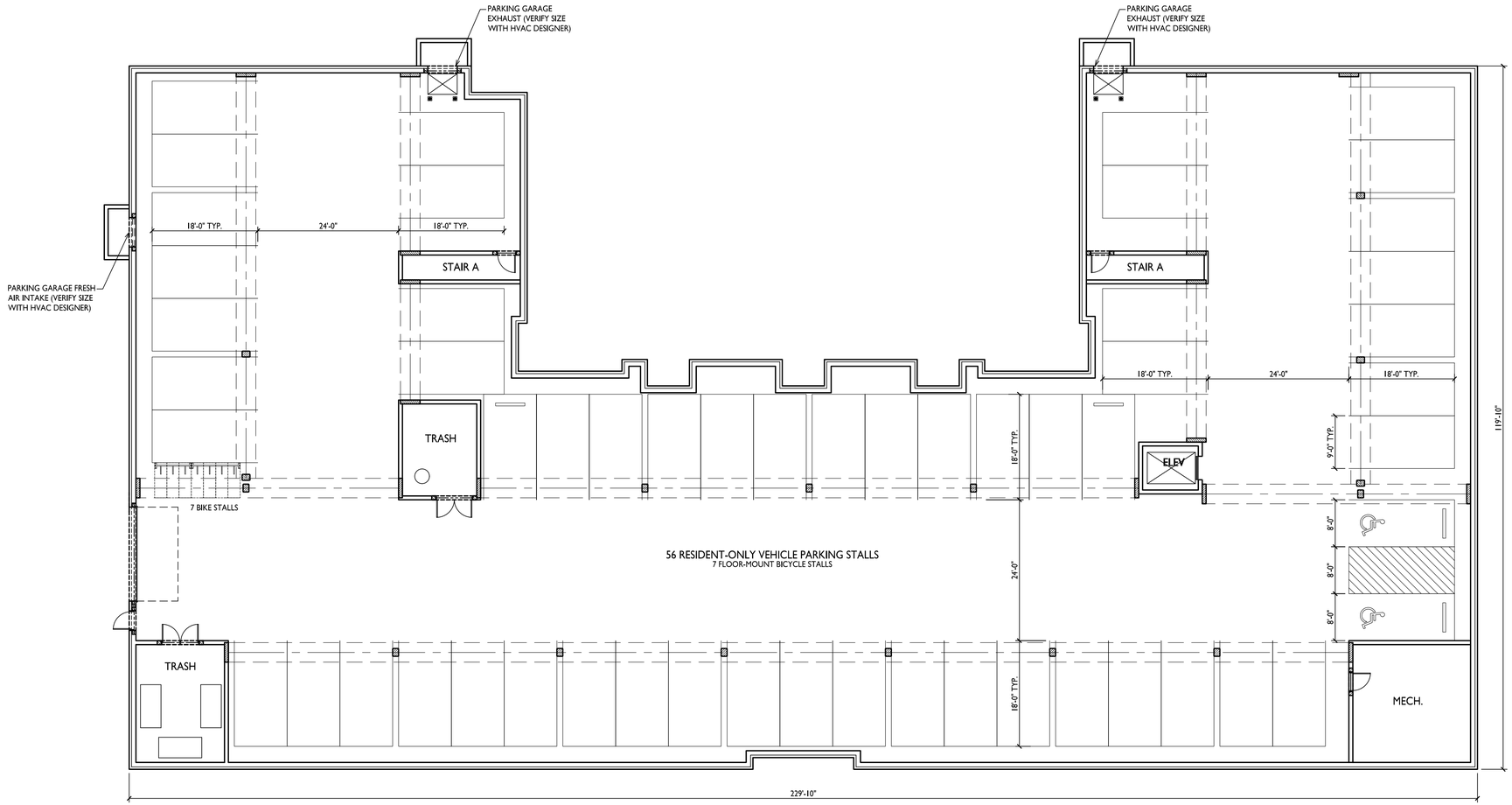

1 AC100.1 BUILDING 1 BASEMENT FLOOR PLAN

3/32" = 1'-0"

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PROJECT TITLE

Oak Ridge Fitchburg Multi-Family Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE

Building 1 Basement Floor Plan

SHEET NUMBER

AC100.1

PROJECT NO. 2448

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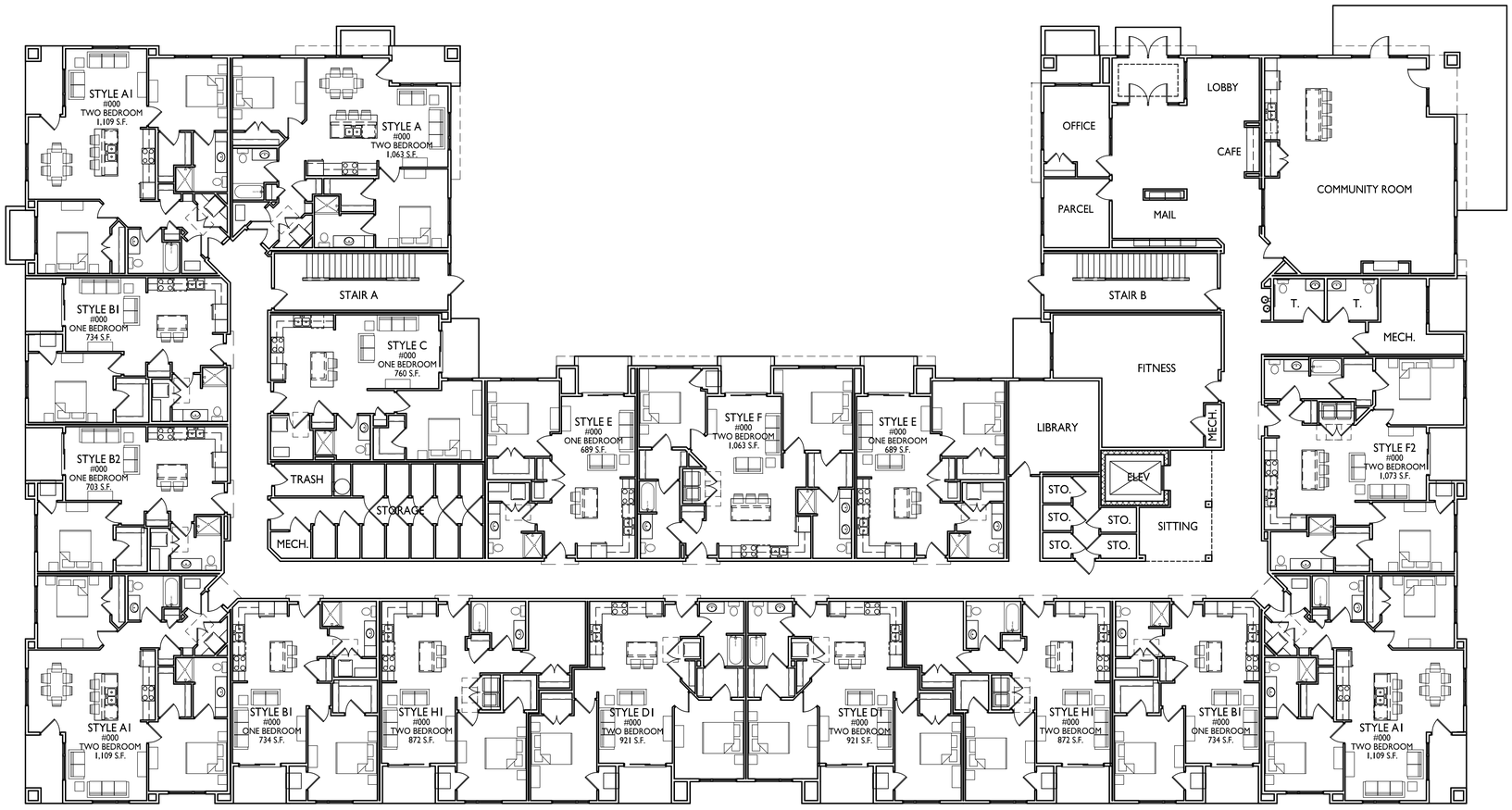

1 AC101.1

BUILDING 1
FIRST FLOOR PLAN

3/32" = 1'-0"

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PROJECT TITLE
Oak Ridge Fitchburg
Multi-Family
Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
Building 1
First Floor Plan

SHEET NUMBER
AC101.1

PROJECT NO. 2448

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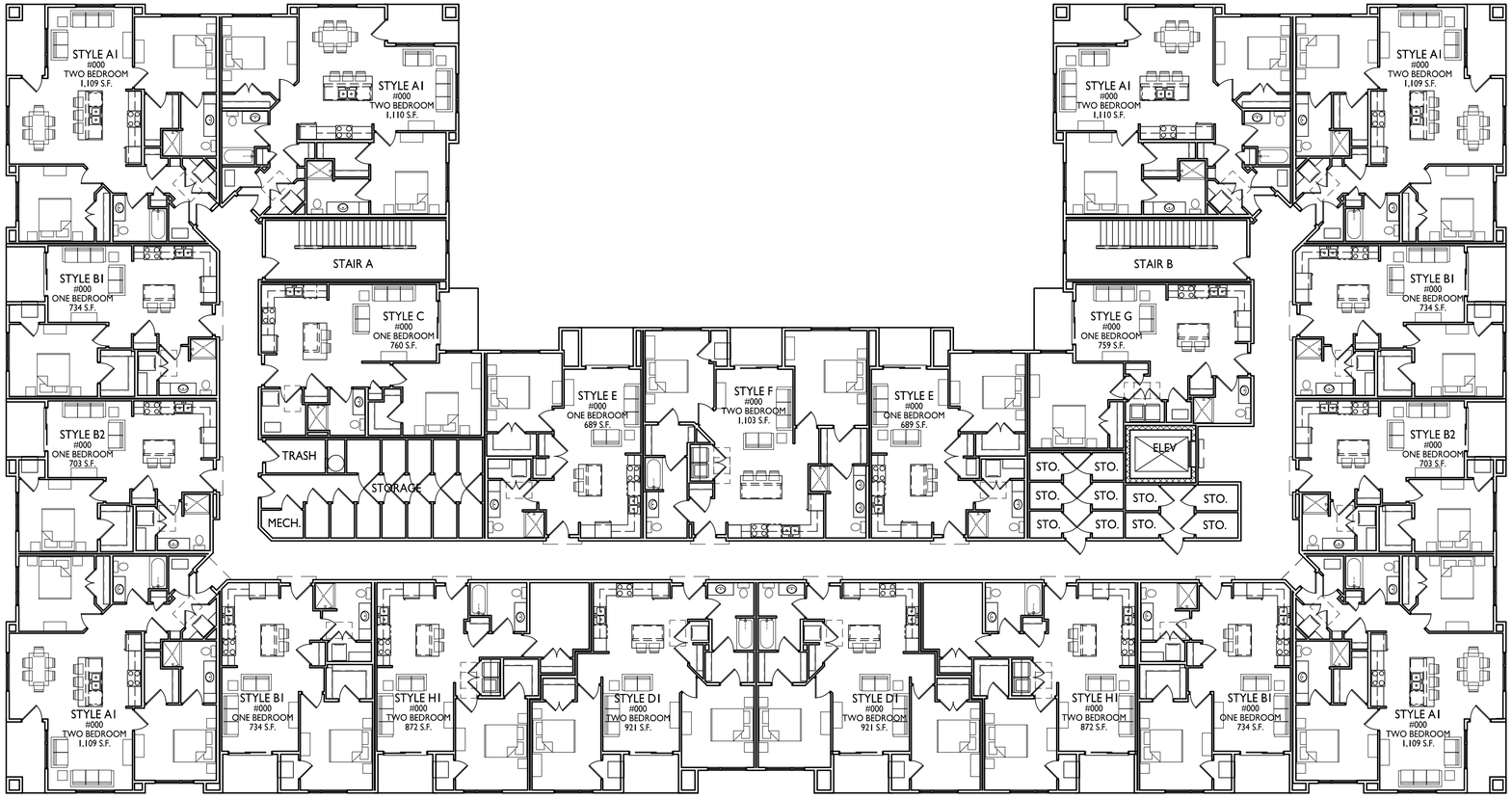

1 AC102.1

BUILDING 1
SECOND FLOOR PLAN

3/32" = 1'-0"

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PROJECT TITLE
Oak Ridge Fitchburg
Multi-Family
Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
Building 1
Second Floor Plan

SHEET NUMBER
AC102.1

PROJECT NO. 2448

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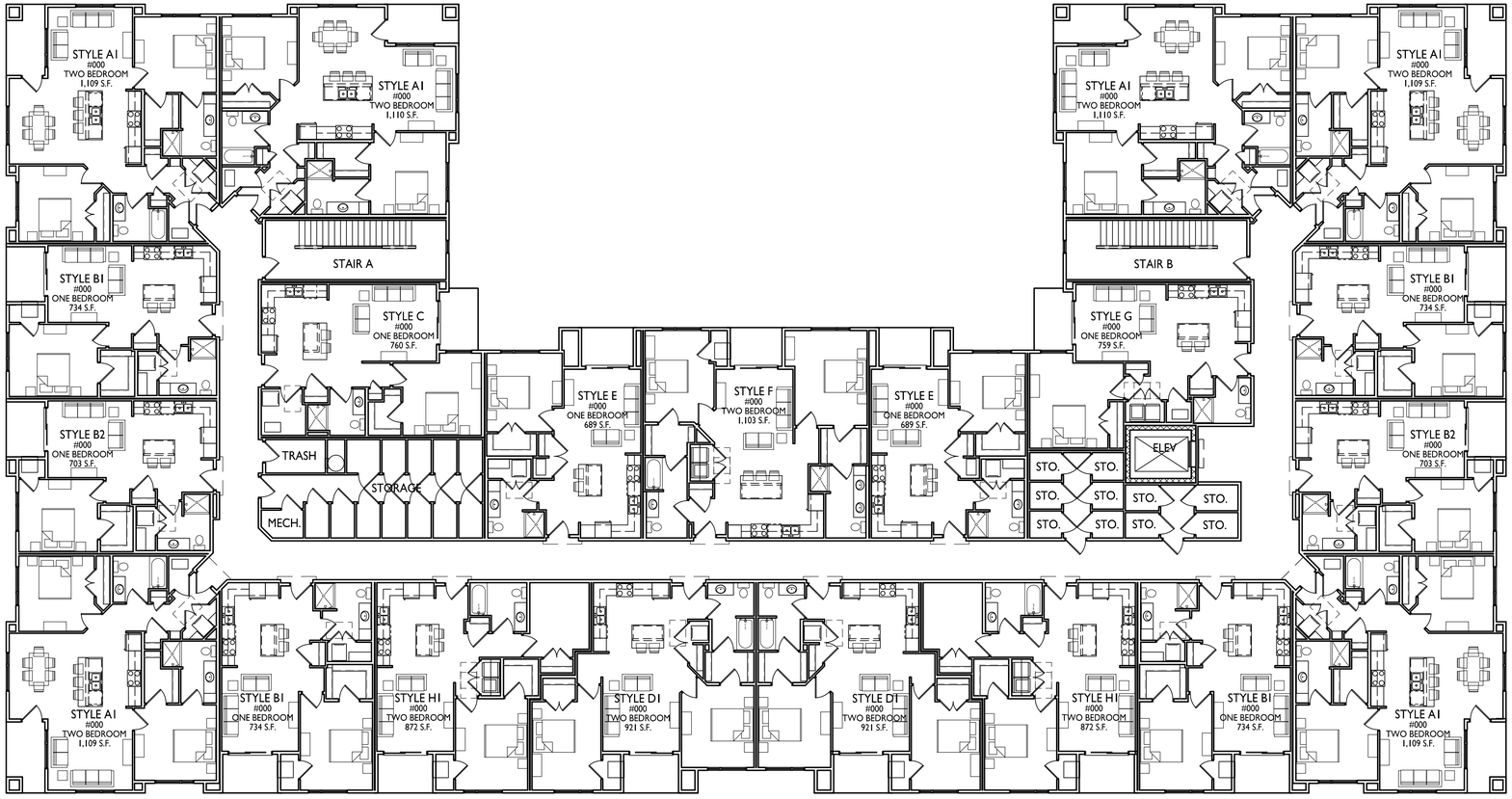

1 AC103.1

BUILDING 1
THIRD FLOOR PLAN

3/32" = 1'-0"

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PROJECT TITLE
Oak Ridge Fitchburg
Multi-Family
Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
Building 1
Third Floor Plan

SHEET NUMBER
AC103.1

PROJECT NO. 2448

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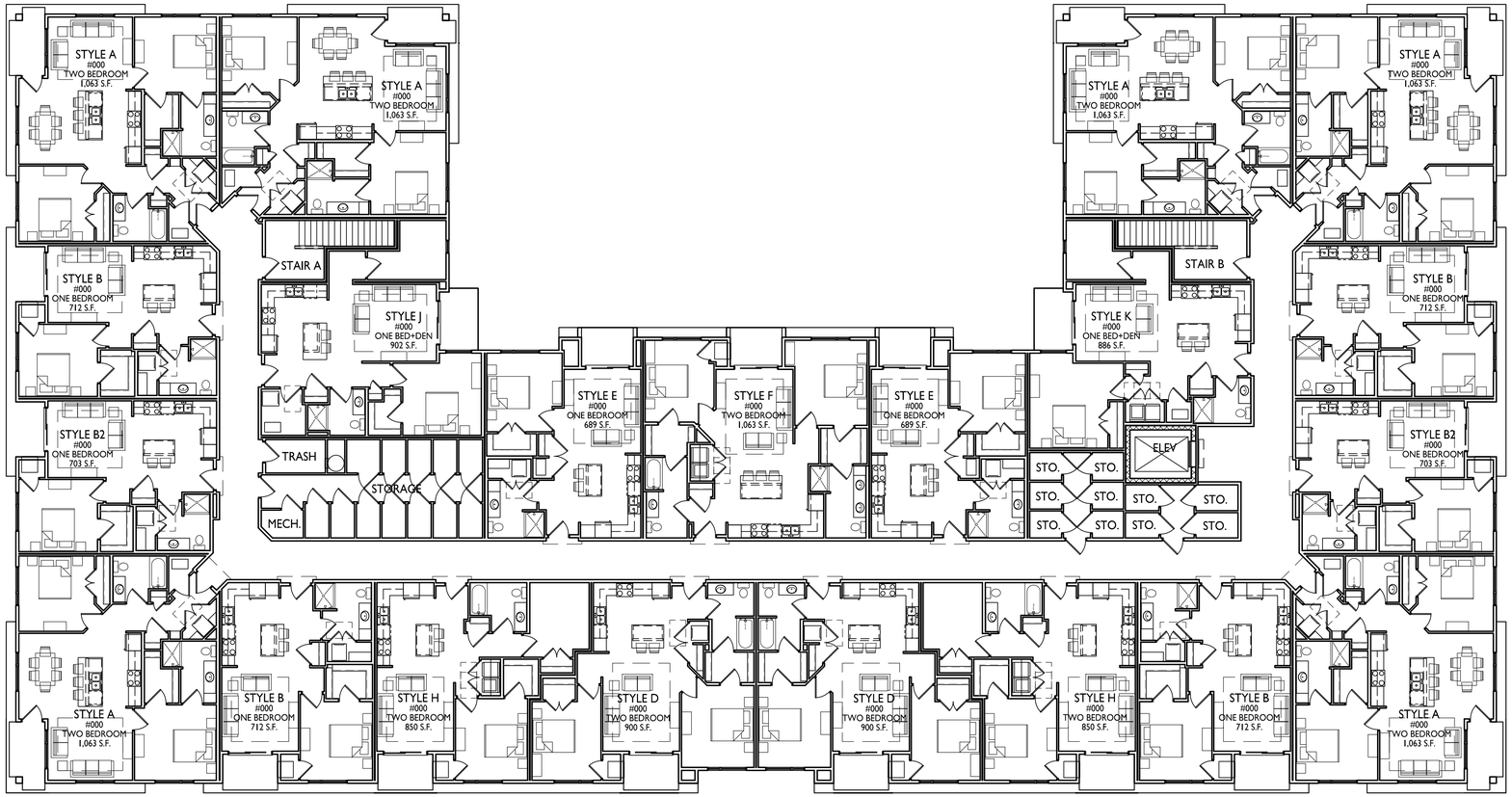

1 AC104.1

BUILDING 1
FOURTH FLOOR PLAN

3/32" = 1'-0"

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PROJECT TITLE
Oak Ridge Fitchburg
Multi-Family
Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
Building 1
Fourth Floor Plan

SHEET NUMBER
AC104.1

PROJECT NO. 2448

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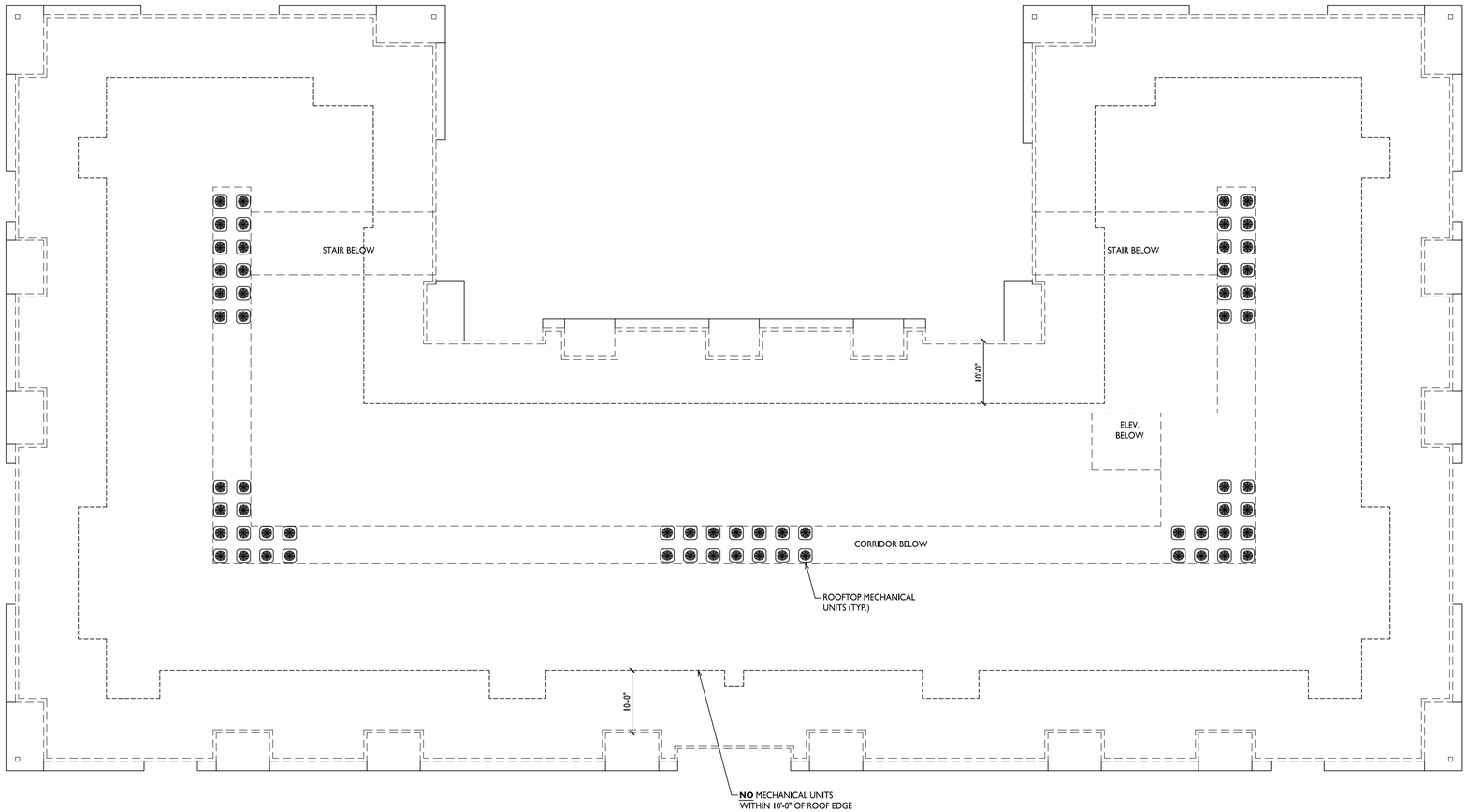

1 AC105.1 BUILDING 1 ROOF PLAN

3/32" = 1'-0"

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PROJECT TITLE

Oak Ridge Fitchburg Multi-Family Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE

Building 1
Roof Plan

SHEET NUMBER

AC105.1

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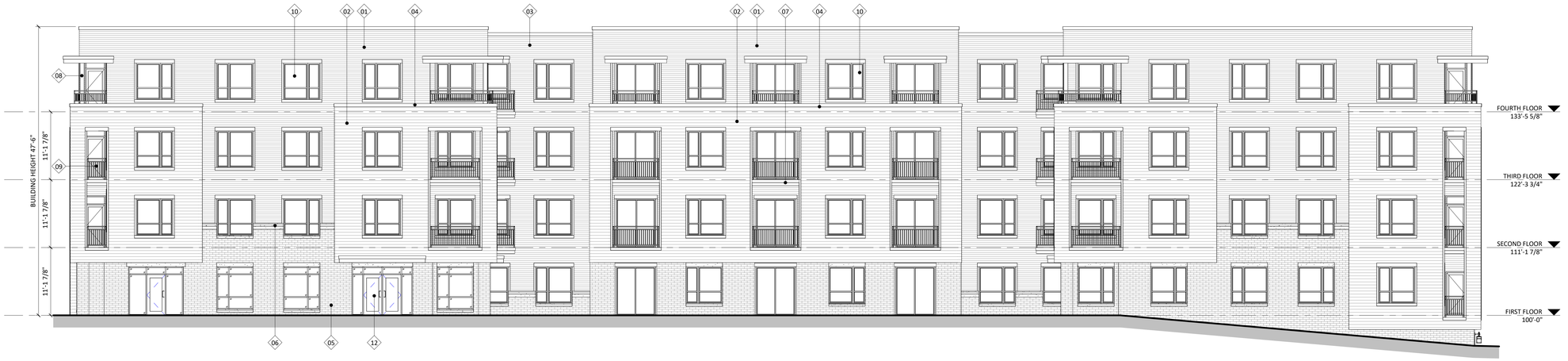

1 AC201.1 ELEVATION - NORTHWEST
1/8" = 1'-0"

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

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

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	WOOD TONE - OLD CHERRY
03	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	AGED PEWTER
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
05	BRICK VENEER	INTERSTATE BRICK	ASH
06	CAST STONE - HEADS, BANDS, SILLS	EDWARDS	18-031
07	BALCONY TRIM	JAMES HARDIE	IRON GRAY
08	WRAPPED COLUMN	JAMES HARDIE	IRON GRAY
09	RAILINGS & HAND RAILS	TBD	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	SOFFITS	JAMES HARDIE	IRON GRAY
12	ALUMINIUM STOREFRONT	TBD	BLACK

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ISSUED
2025-08-18 - GIP SUBMITTAL
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PROJECT TITLE
OAK RIDGE FITCHBURG MULTI-FAMILY DEVELOPMENT

NESBITT RD.
FITCHBURG, WI

SHEET TITLE
EXTERIOR ELEVATIONS - BLDG #1

SHEET NUMBER
AC201.1

PROJECT NUMBER
2448

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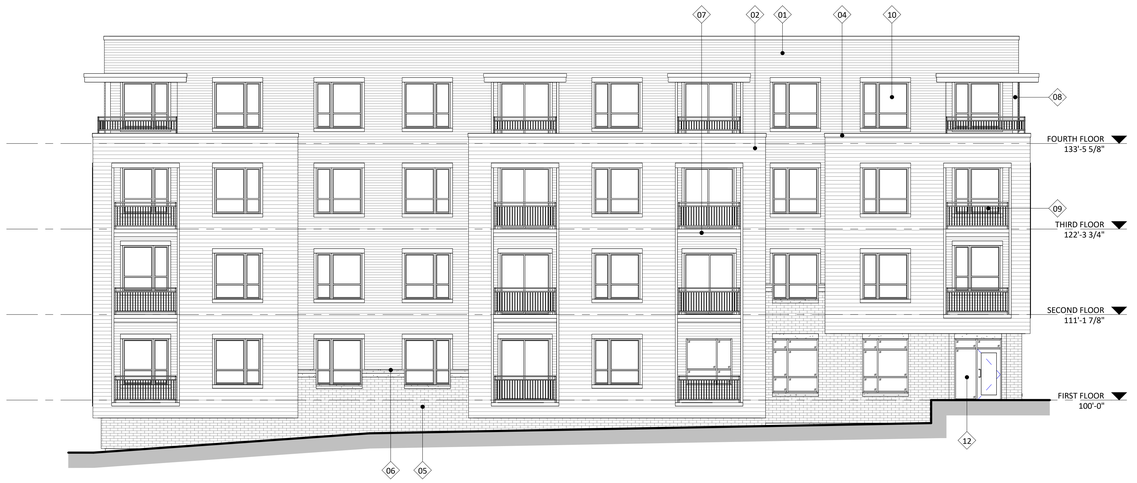
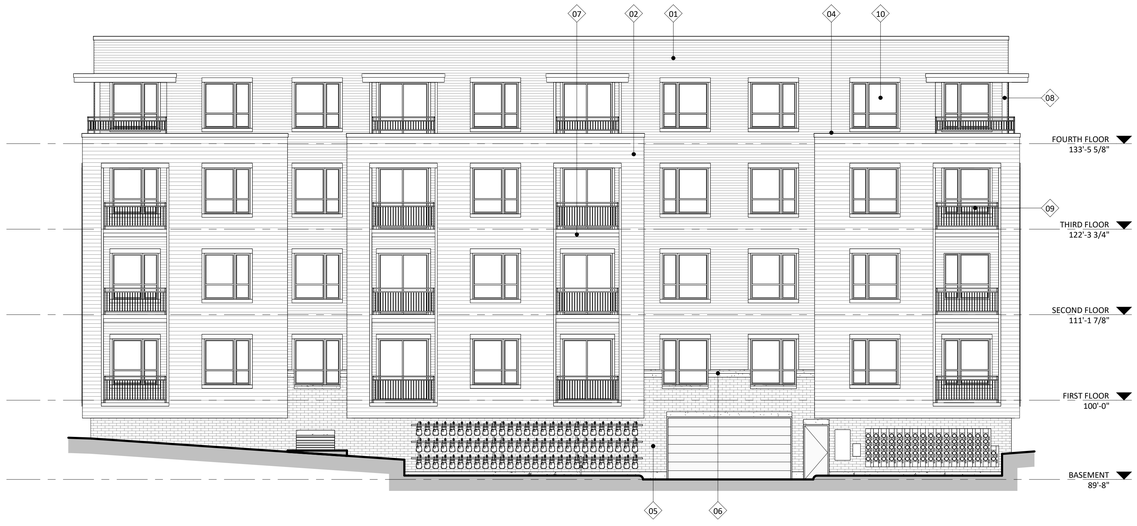
2 AC202.1 ELEVATION - NORTHEAST COURTYARD
1/8" = 1'-0"

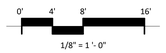


1 AC202.1 ELEVATION - NORTHEAST
1/8" = 1'-0"

4 AC202.1 ELEVATION - SOUTHWEST COURTYARD
1/8" = 1'-0"



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



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	WOOD TONE - OLD CHERRY
03	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	AGED PEWTER
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
05	BRICK VENEER	INTERSTATE BRICK	ASH
06	CAST STONE - HEADS, BANDS, SILLS	EDWARDS	18-031
07	BALCONY TRIM	JAMES HARDIE	IRON GRAY
08	WRAPPED COLUMN	JAMES HARDIE	IRON GRAY
09	RAILINGS & HAND RAILS	TBD	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	SOFFITS	JAMES HARDIE	IRON GRAY
12	ALUMINIUM STOREFRONT	TBD	BLACK

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Middleton, WI 53562

ISSUED
2025-08-18 - GIP SUBMITTAL
2025-11-14 - SIP SUBMITTAL

PROJECT TITLE
OAK RIDGE FITCHBURG MULTI-FAMILY DEVELOPMENT

NESBITT RD.
FITCHBURG, WI

SHEET TITLE
EXTERIOR ELEVATIONS - BLDG #1

SHEET NUMBER
AC202.1

PROJECT NUMBER
2448

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1 AC203.1 COLORED ELEVATION - NORTHWEST
1/8" = 1'-0"

2 AC203.1 COLORED ELEVATION - SOUTHEAST
1/8" = 1'-0"

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

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	WOOD TONE - OLD CHERRY
03	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	AGED PEWTER
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
05	BRICK VENEER	INTERSTATE BRICK	ASH
06	CAST STONE - HEADS, BANDS, SILLS	EDWARDS	18-031
07	BALCONY TRIM	JAMES HARDIE	IRON GRAY
08	WRAPPED COLUMN	JAMES HARDIE	IRON GRAY
09	RAILINGS & HAND RAILS	TBD	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	SOFFITS	JAMES HARDIE	IRON GRAY
12	ALUMINIUM STOREFRONT	TBD	BLACK

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PROJECT TITLE
OAK RIDGE FITCHBURG MULTI-FAMILY DEVELOPMENT

NESBITT RD.
FITCHBURG, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED - BLDG #1

SHEET NUMBER
AC203.1

PROJECT NUMBER
2448

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2 AC204.1 COLORED ELEVATION - NORTHEAST COURTYARD
1/8" = 1'-0"

1 AC204.1 COLORED ELEVATION - NORTHEAST
1/8" = 1'-0"

4 AC204.1 COLORED ELEVATION - SOUTHWEST COURTYARD
1/8" = 1'-0"

3 AC204.1 COLORED ELEVATION - SOUTHWEST
1/8" = 1'-0"

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

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	WOOD TONE - OLD CHERRY
03	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	AGED PEWTER
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
05	BRICK VENEER	INTERSTATE BRICK	ASH
06	CAST STONE - HEADS, BANDS, SILLS	EDWARDS	18-031
07	BALCONY TRIM	JAMES HARDIE	IRON GRAY
08	WRAPPED COLUMN	JAMES HARDIE	IRON GRAY
09	RAILINGS & HAND RAILS	TBD	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	SOFFITS	JAMES HARDIE	IRON GRAY
12	ALUMINIUM STOREFRONT	TBD	BLACK

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PROJECT TITLE
OAK RIDGE FITCHBURG MULTI-FAMILY DEVELOPMENT

NESBITT RD.
FITCHBURG, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED - BLDG #1

SHEET NUMBER
AC204.1

PROJECT NUMBER
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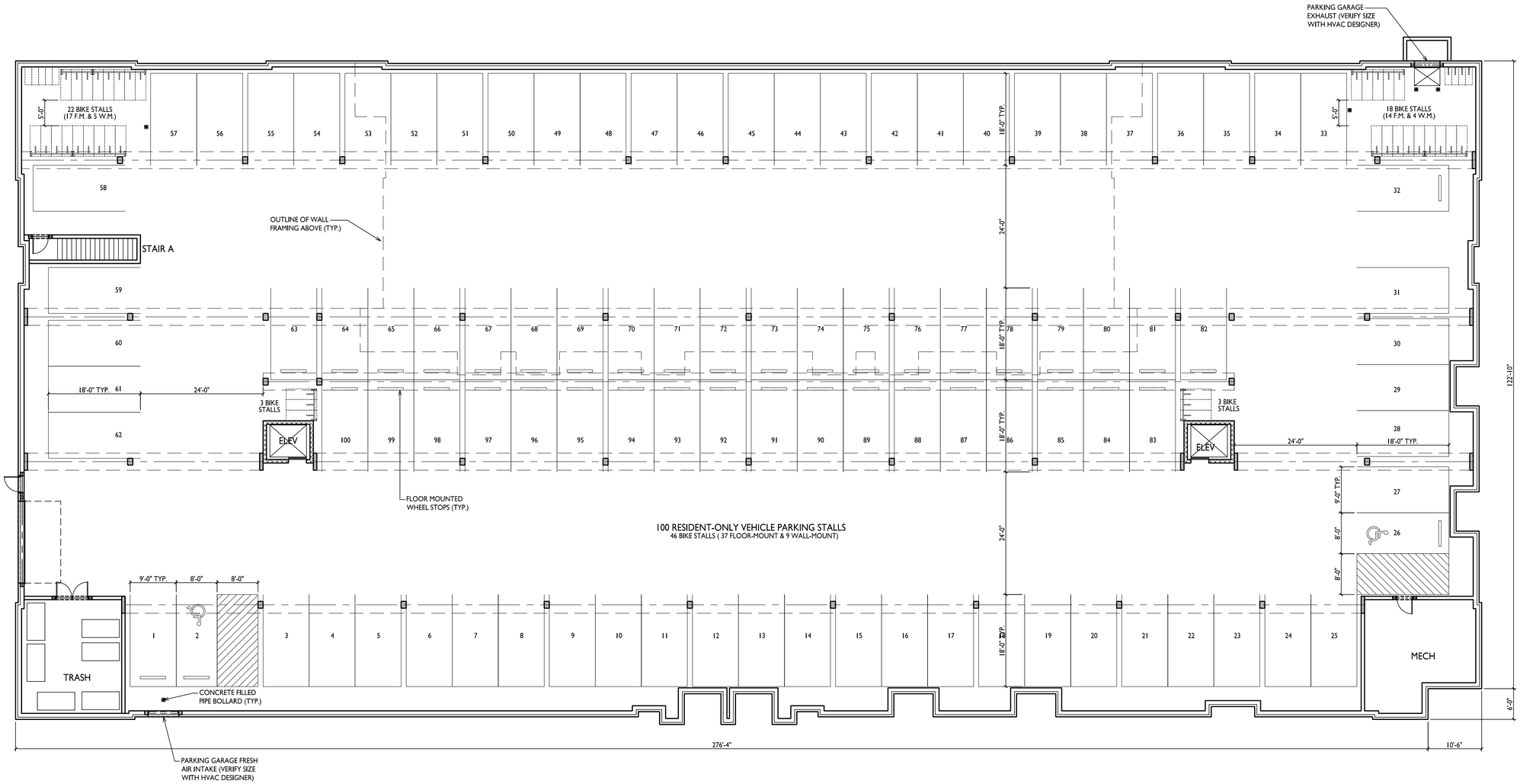

1 AC100.2

BUILDING 2 BASEMENT FLOOR PLAN

3/32" = 1'-0"

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PROJECT TITLE

Oak Ridge Fitchburg Multi-Family Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE

Building 2 Basement Floor Plan

SHEET NUMBER

AC100.2

PROJECT NO. 2448

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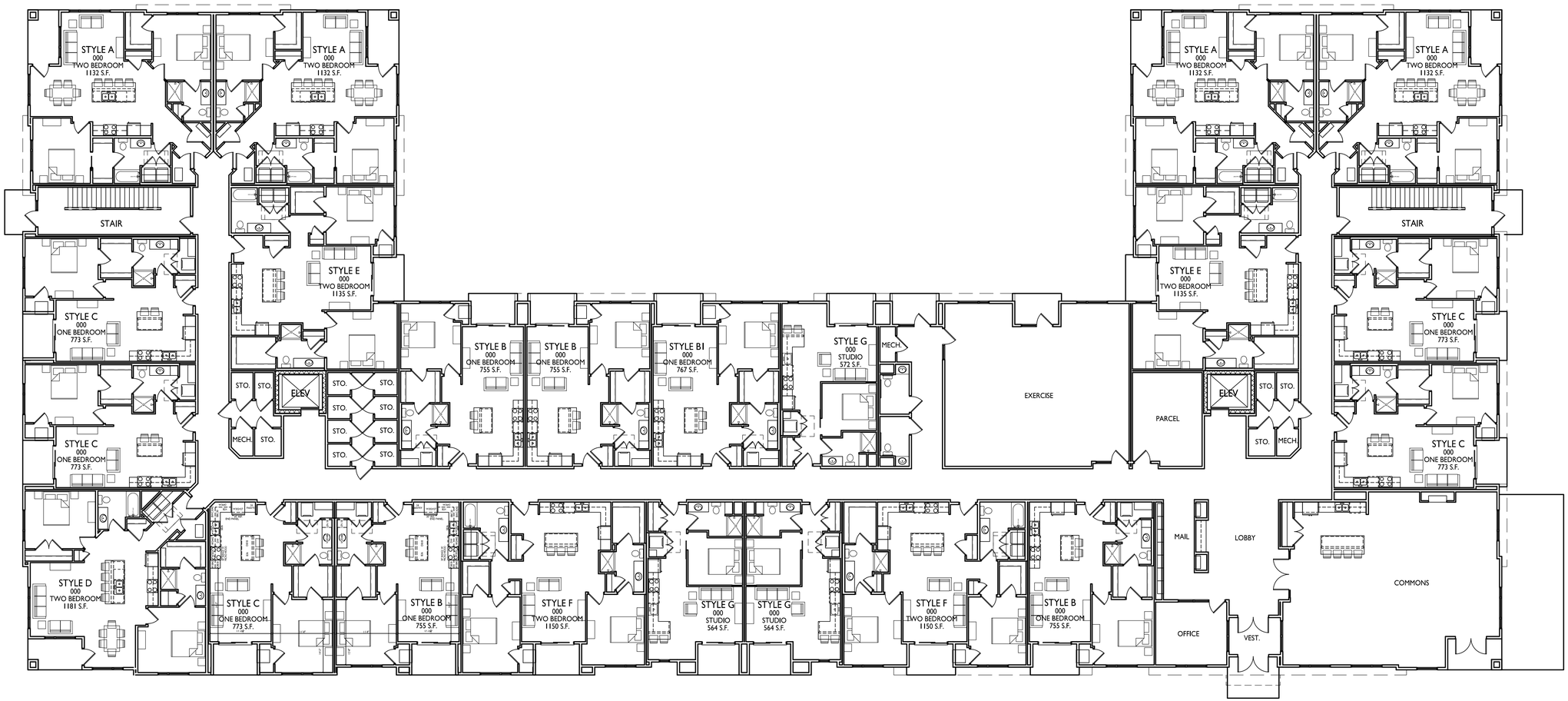

1 AC101.2

BUILDING 2
FIRST FLOOR PLAN

3/32" = 1'-0"

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PROJECT TITLE
Oak Ridge Fitchburg
Multi-Family
Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
Building 2
First Floor Plan

SHEET NUMBER
AC101.2

PROJECT NO. 2448

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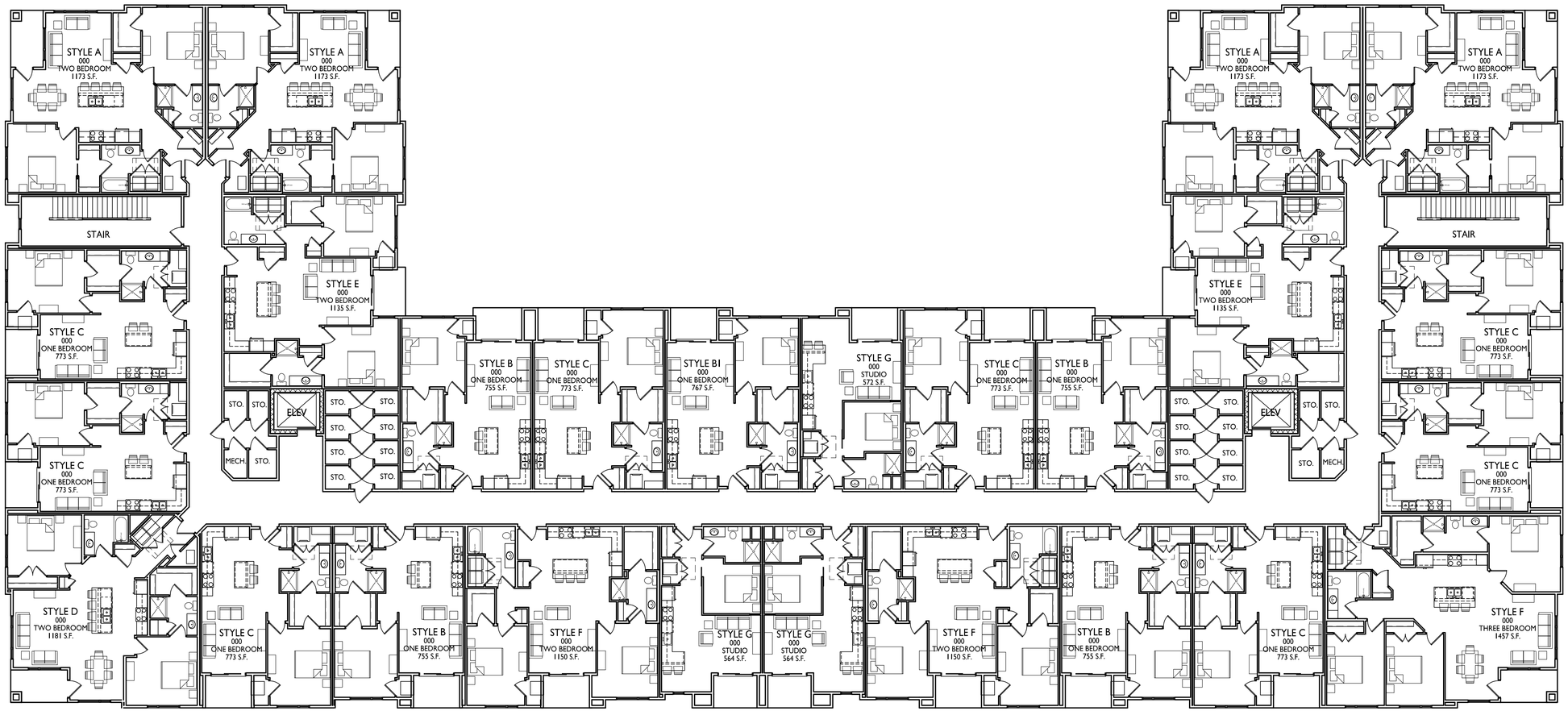

1 AC102.2

BUILDING 2
SECOND FLOOR PLAN

3/32" = 1'-0"

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PROJECT TITLE
Oak Ridge Fitchburg
Multi-Family
Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
Building 2
Second Floor Plan

SHEET NUMBER
AC102.2

PROJECT NO. 2448

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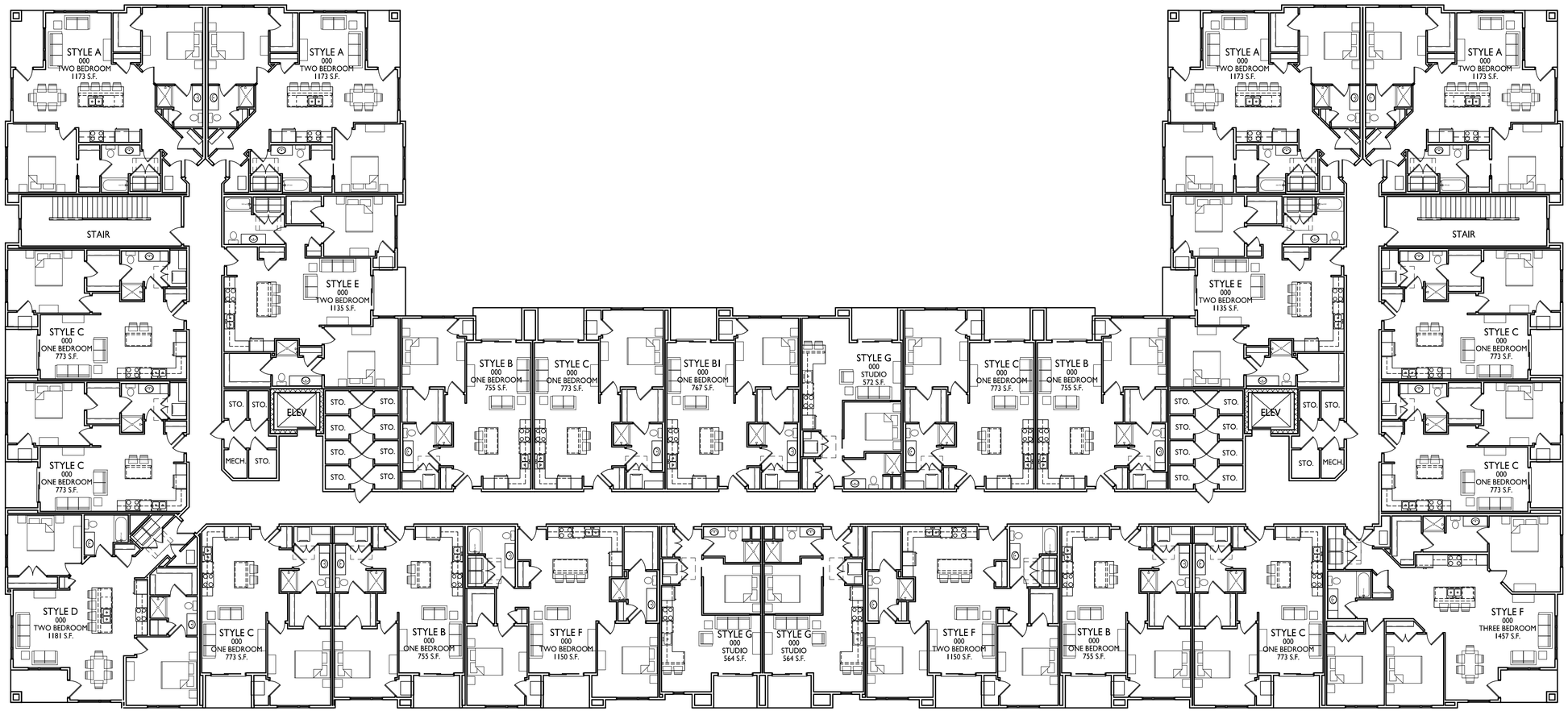

1 AC103.2

BUILDING 2
THIRD FLOOR PLAN

3/32" = 1'-0"

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PROJECT TITLE
Oak Ridge Fitchburg
Multi-Family
Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
Building 2
Third Floor Plan

SHEET NUMBER
AC103.2

PROJECT NO. 2448

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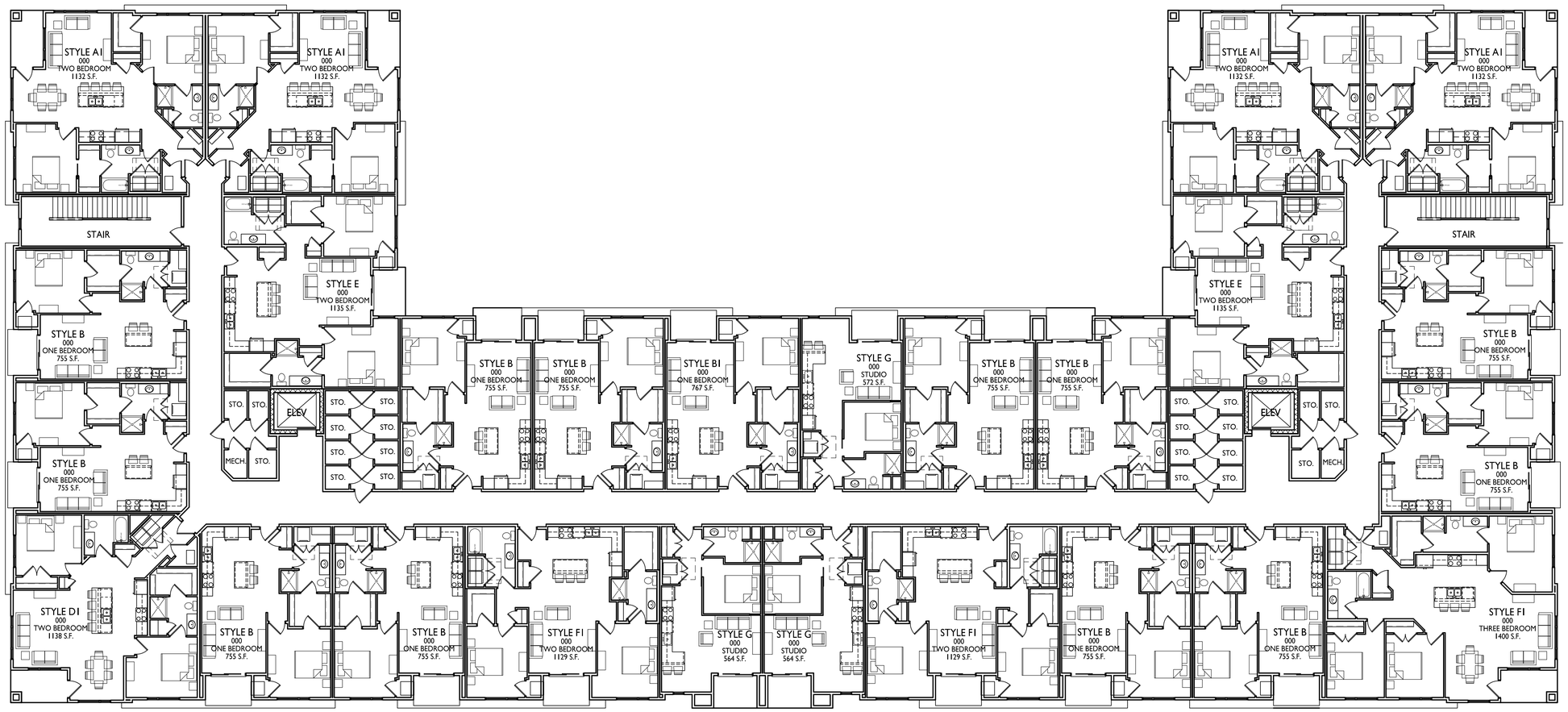

1 AC104.2

BUILDING 2
FOURTH FLOOR PLAN

3/32" = 1'-0"

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PROJECT TITLE
Oak Ridge Fitchburg
Multi-Family
Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE
Building 2
Fourth Floor Plan

SHEET NUMBER
AC104.2

PROJECT NO. 2448

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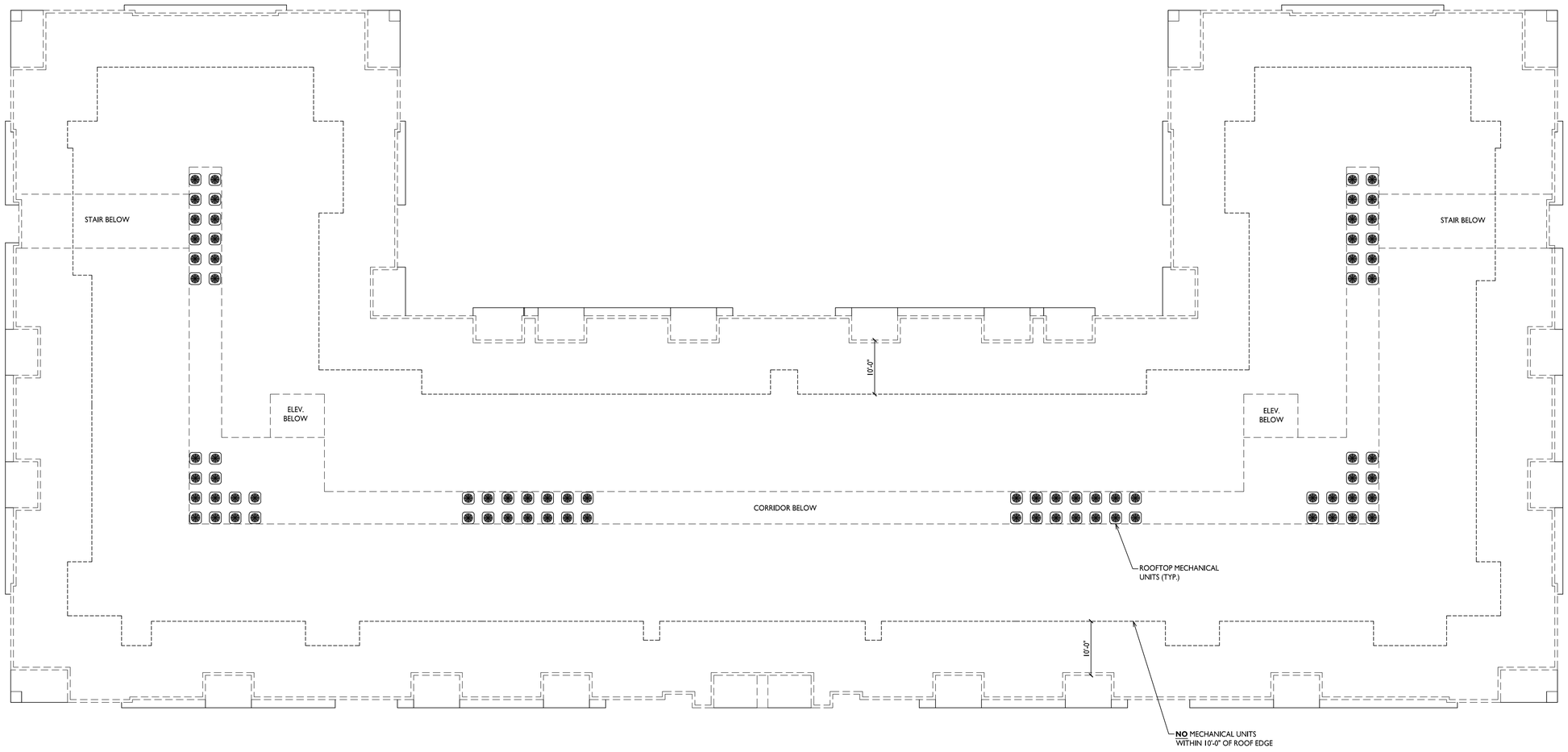

1 AC105.2 BUILDING 2 ROOF PLAN

3/32" = 1'-0"

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Middleton, WI 53562

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2025.11.14 - SIP SUBMITTAL

PROJECT TITLE

Oak Ridge Fitchburg Multi-Family Development

Nesbitt Rd.
Fitchburg, WI

SHEET TITLE

Building 2 Roof Plan

SHEET NUMBER

AC105.2

PROJECT NO. 2448

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

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

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

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	WOOD TONE - SUMMER WHEAT
03	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	GRAY SLATE
04	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
06	BRICK VENEER	INTERSTATE BRICK	ASH
07	CAST STONE - HEADS, BANDS, SILLS	EDWARDS	18-031
09	RAILINGS & HAND RAILS	TBD	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	SOFFITS	JAMES HARDIE	IRON GRAY
12	ALUMINIUM STOREFRONT	TBD	BLACK

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

ISSUED
2025-08-18 - GIP SUBMITTAL
2025-11-14 - SIP SUBMITTAL

PROJECT TITLE
OAK RIDGE FITCHBURG MULTI-FAMILY DEVELOPMENT

NESBITT RD.
FITCHBURG, WI

SHEET TITLE
EXTERIOR ELEVATIONS - BLDG #2

SHEET NUMBER
AC201.2

PROJECT NUMBER
2448

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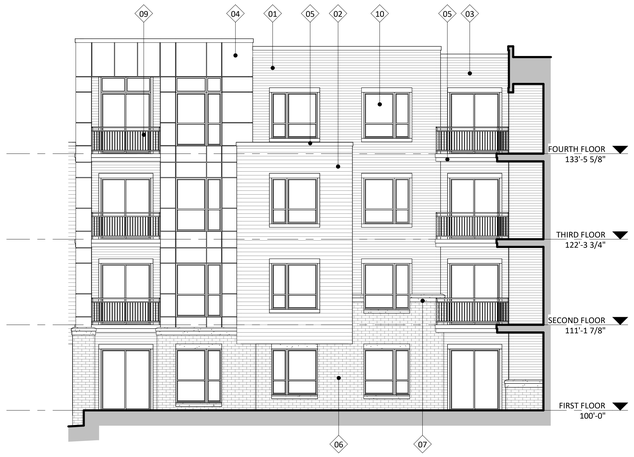
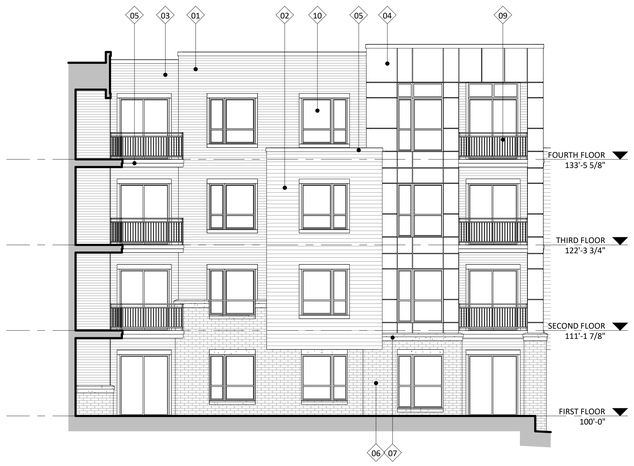


2 AC202.2 ELEVATION - NORTHEAST COURTYARD
1/8" = 1'-0"

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



4 AC202.2 ELEVATION - SOUTHWEST COURTYARD
1/8" = 1'-0"

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

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

EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
01	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	WOOD TONE - SUMMER WHEAT
03	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	GRAY SLATE
04	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
06	BRICK VENEER	INTERSTATE BRICK	ASH
07	CAST STONE - HEADS, BANDS, SILLS	EDWARDS	18-031
09	RAILINGS & HAND RAILS	TBD	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	SOFFITS	JAMES HARDIE	IRON GRAY
12	ALUMINIUM STOREFRONT	TBD	BLACK

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PROJECT TITLE
OAK RIDGE FITCHBURG MULTI-FAMILY DEVELOPMENT

NESBITT RD.
FITCHBURG, WI

SHEET TITLE
EXTERIOR ELEVATIONS - BLDG #2

SHEET NUMBER
AC202.2

PROJECT NUMBER
2448

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1 AC203.2 COLORED ELEVATION - NORTHWEST
1/8" = 1'-0"

2 AC203.2 COLORED ELEVATION - SOUTHEAST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	WOOD TONE - SUMMER WHEAT
03	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	GRAY SLATE
04	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
06	BRICK VENEER	INTERSTATE BRICK	ASH
07	CAST STONE - HEADS, BANDS, SILLS	EDWARDS	18-031
09	RAILINGS & HAND RAILS	TBD	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	SOFFITS	JAMES HARDIE	IRON GRAY
12	ALUMINIUM STOREFRONT	TBD	BLACK

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

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ISSUED
2025-08-18 - GIP SUBMITTAL
2025-11-14 - SIP SUBMITTAL

PROJECT TITLE
OAK RIDGE FITCHBURG MULTI-FAMILY DEVELOPMENT

NESBITT RD.
FITCHBURG, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED - BLDG #2

SHEET NUMBER
AC203.2

PROJECT NUMBER
2448

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2 AC204.2 COLORED ELEVATION - NORTHEAST COURTYARD
1/8" = 1'-0"

1 AC204.2 COLORED ELEVATION - NORTHEAST
1/8" = 1'-0"

4 AC204.2 COLORED ELEVATION - SOUTHWEST COURTYARD
1/8" = 1'-0"

3 AC204.2 COLORED ELEVATION - SOUTHWEST
1/8" = 1'-0"

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Middleton, WI 53562

ISSUED
2025-08-18 - GIP SUBMITTAL
2025-11-14 - SIP SUBMITTAL

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	WOOD TONE - SUMMER WHEAT
03	COMPOSITE LAP SIDING 4" EXPORSURE	JAMES HARDIE	GRAY SLATE
04	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
06	BRICK VENEER	INTERSTATE BRICK	ASH
07	CAST STONE - HEADS, BANDS, SILLS	EDWARDS	18-031
09	RAILINGS & HAND RAILS	TBD	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	SOFFITS	JAMES HARDIE	IRON GRAY
12	ALUMINIUM STOREFRONT	TBD	BLACK

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

PROJECT TITLE
OAK RIDGE FITCHBURG MULTI-FAMILY DEVELOPMENT

NESBITT RD.
FITCHBURG, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED - BLDG #2

SHEET NUMBER
AC204.2

PROJECT NUMBER
2448

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BUILDING #1

BUILDING #2

COMPOSITE LAP SIDING
JAMES HARDIE - IRON GRAY

COMPOSITE PANEL
JAMES HARDIE
ARCTIC WHITE

COMPOSITE LAP SIDING
JAMES HARDIE - AGED PEWTER

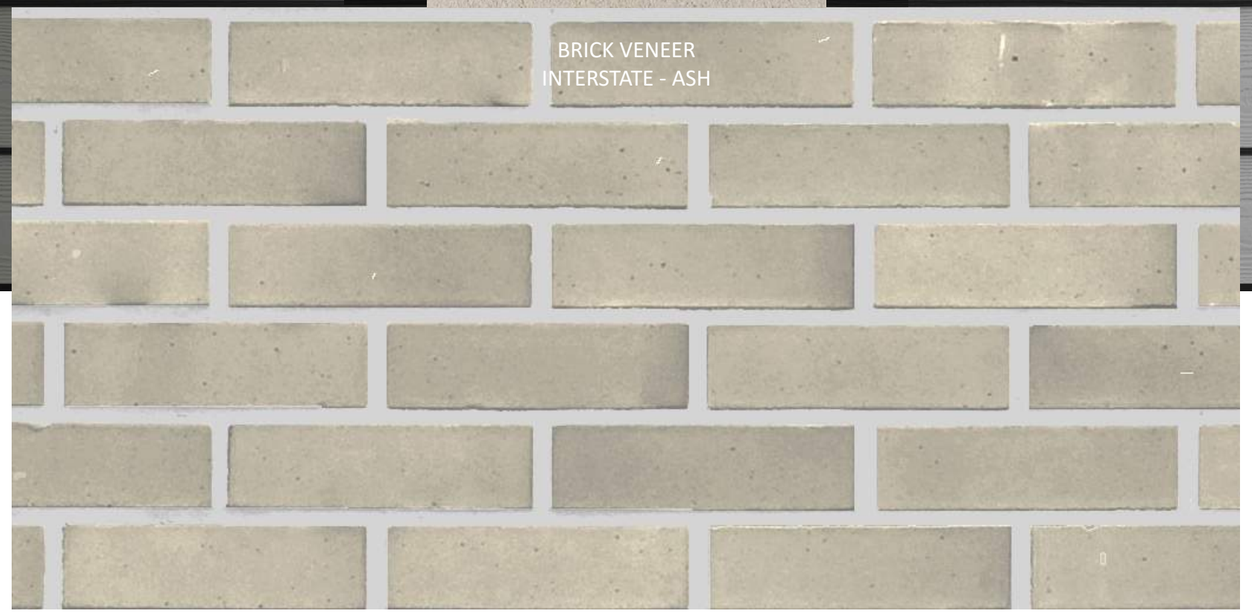
COMPOSITE LAP SIDING
JAMES HARDIE - GRAY SLATE

RAILINGS, WINDOWS, STOREFRONT
BLACK

CAST STONE
EDWARDS 18-031

COMPOSITE LAP SIDING
JAMES HARDIE
OLD CHERRY

COMPOSITE LAP SIDING
JAMES HARDIE
SUMMER WHEAT



BRICK VENEER
INTERSTATE - ASH

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Middleton, WI 53562

KEY PLAN

ISSUED
GIP Response - October 6, 2025
2025-11-14 - SIP SUBMITTAL

PROJECT TITLE
OAK RIDGE
FITCHBURG
MULTI-FAMILY
DEVELOPMENT

NESBITT RD.
FITCHBURG, WI

SHEET TITLE
MATERIAL BOARD

SHEET NUMBER
AC900

PROJECT NUMBER
2448

WPX LED
Wall Packs

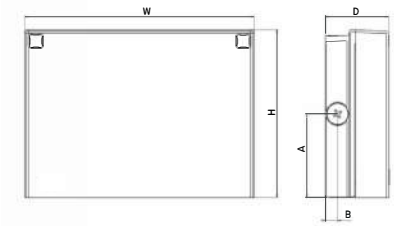
Catalog Number

Notes Klein Fitchburg

Type Lighting Fixture Type A

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

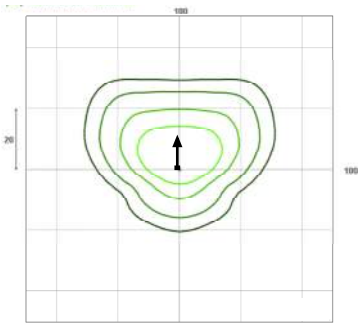
Photometric Diagrams

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

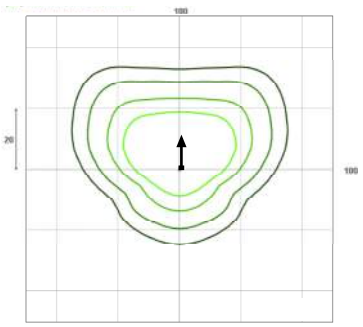
LEGEND

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

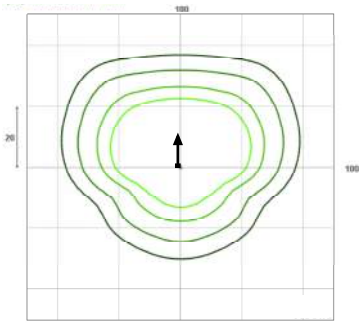
WPX1 LED P1



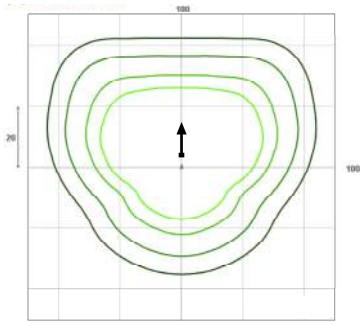
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

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D-Series Size 0
LED Area Luminaire

Catalog Number

Notes Klein Fitchburg

Type Lighting Fixture Types B through E

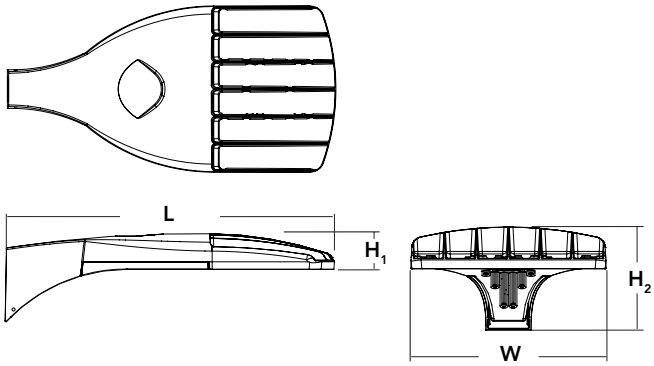
Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

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

Specifications

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



A+ Capable options indicated by this color background.

Ordering Information

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

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT[3,4] 120[4] 208[4] 240[4] 277[4] 347[4,5] 480[4,5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options

Shipped installed

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

Other options

Shipped installed

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

Shipped separately

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

Finish *(required)*

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

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Ordering Information

Accessories

Ordered and shipped separately.

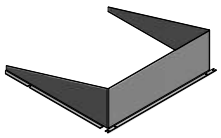
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [19]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [19]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [19]
DSHORT SBK U	Shorting cap [19]
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 [17]
DSX0HS 30C U	House-side shield for P10,P11,P12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

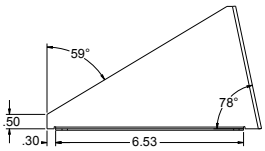
For more control options, visit DTL and ROAM online. Link to nLight Air 2

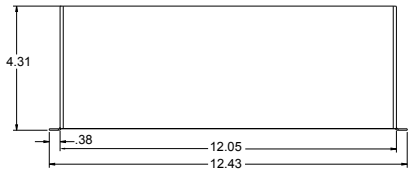
NOTES

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

EGS – External Glare Shield

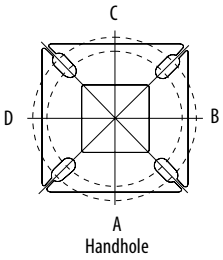


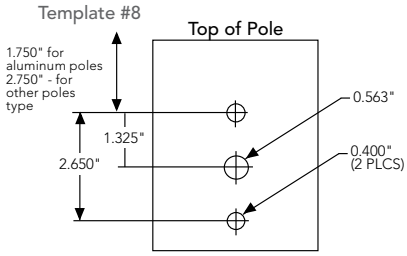




Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

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

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

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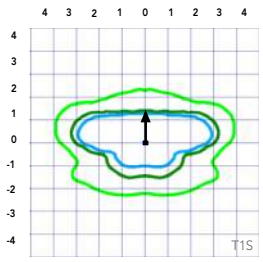
Photometric Diagrams

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

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

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



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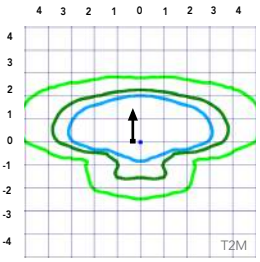

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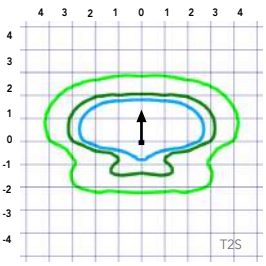
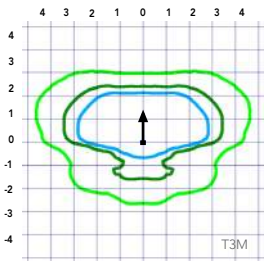


Test No. LTL23457P25 tested in accordance with IESNA LM-79-08.



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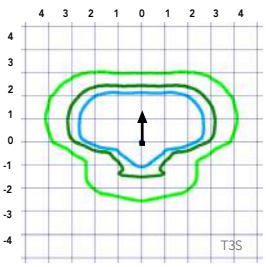

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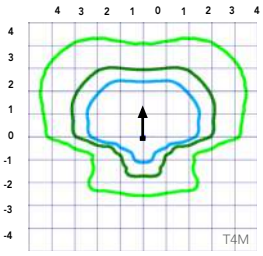

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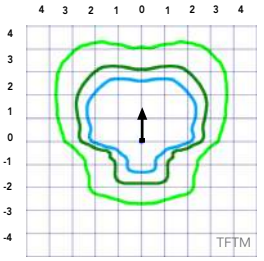

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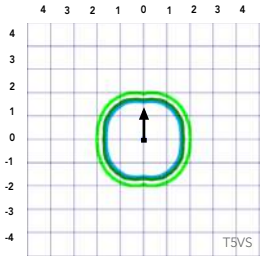

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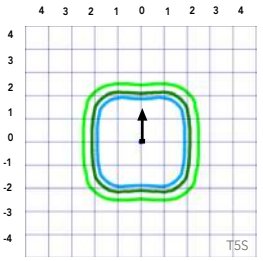

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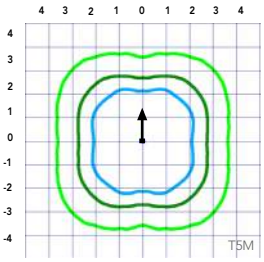

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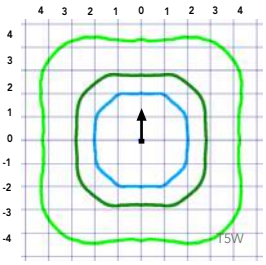

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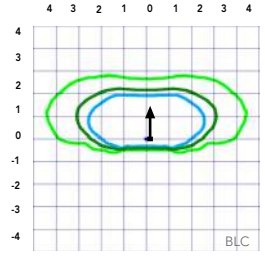

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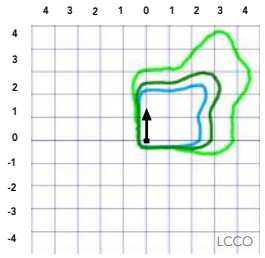

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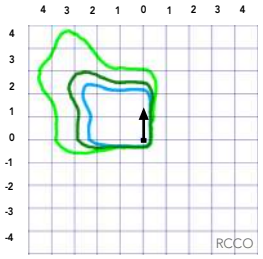

Test No.

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Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

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

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

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

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

Electrical Load

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

Controls Options

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

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Performance Data

Lumen Output

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

Forward Optics

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

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Performance Data

Lumen Output

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Forward Optics

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

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Performance Data

Lumen Output

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

Rotated Optics

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

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A+ Capable Luminaire

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

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

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

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

FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

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

FINISH

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

OPTICS

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

ELECTRICAL

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

STANDARD CONTROLS

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

nLIGHT AIR CONTROLS

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

INSTALLATION

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

LISTINGS

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

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

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

WARRANTY

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

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

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GLEN
EB82229-UNV

BOLLARDS

PROJECT

Klein Fitchburg

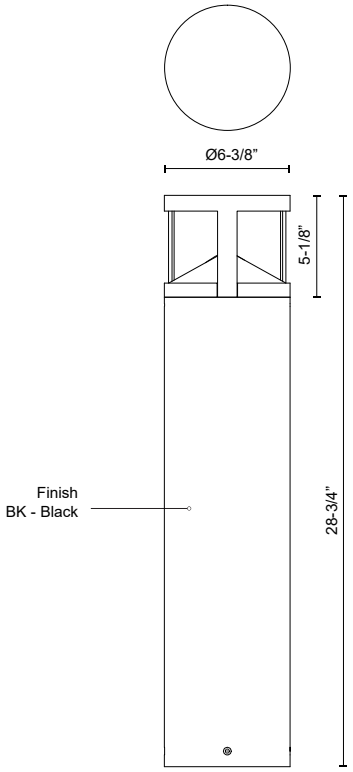
Lighting Fixture Type F

EB82229-BK-UNV

Black

DESCRIPTION

Architecturally designed high-power LED exterior bollard fixture. This die-cast aluminum cylinder offers a uniquely shaped split pyramid top with a diffused omni directional light. Available in three base sizes and interchangeable head options



SPECIFICATION DETAILS

Fixture Dimensions	D6-3/8" x H28-3/4"
Light Source	LED with DC Driver
Wattage	24W
Total Lumens	2500lm
Delivered Lumens	1009lm
Voltage	120-277V
Color Temperature	3000K
CRI (Ra)	80CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, TRIAC or ELV Dimmer (Not Included)
Location	Wet
Illumination Direction	Down
Paint Finish	BK02

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3

USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

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COMMENT

Intertek

LITHONIA LIGHTING®

Catalog Number	
Notes	Klein Fitchburg
Type	Lighting Fixture Type G

FEATURES & SPECIFICATIONS

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

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

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

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

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

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

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

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

Wafer LED Recessed Downlight

WF3
3" LED Module

IC/Non-IC
New Construction/Remodel

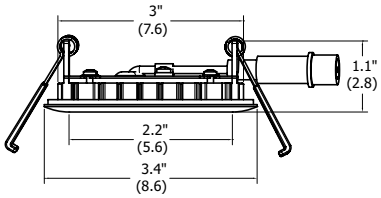
Matte black

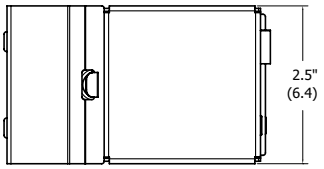
Brushed nickel

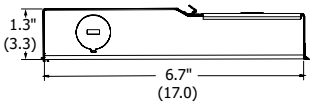
Oil-rubbed bronze

Specifications

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







All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION

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

Example: WF3 LED 30K MW

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

Accessories: *Order as separate catalog number.*

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

WF3_Pan

Extension Cable

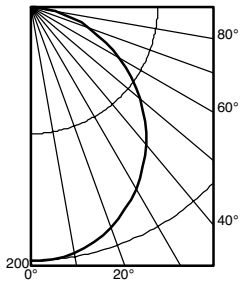
Notes
1 Total system delivered lumens.
2 Available in Matte White only.

WF3 3" LED Wafer Module

PHOTOMETRICS

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

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



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

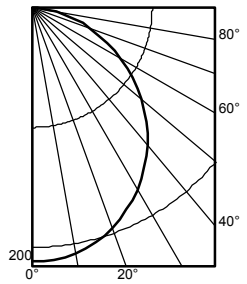
Zone	Lumens	% Lamp
0° - 30°	154.4	28.3
0° - 40°	250.9	46.0
0° - 60°	435.3	79.8
0° - 90°	545.2	100.0
90° - 180°	0.0	0.0
0° - 180°	545.2	*100.0

*Efficiency

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

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

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



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

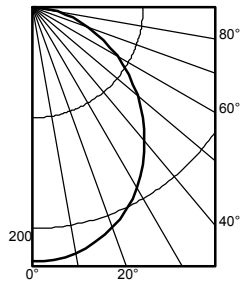
Zone	Lumens	% Lamp
0° - 30°	163.2	28.3
0° - 40°	265.1	46.0
0° - 60°	460.0	79.8
0° - 90°	576.1	100.0
90° - 180°	0.0	0.0
0° - 180°	576.1	*100.0

*Efficiency

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

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

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



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

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

*Efficiency

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

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

DIMMER COMPATIBILITY

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

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

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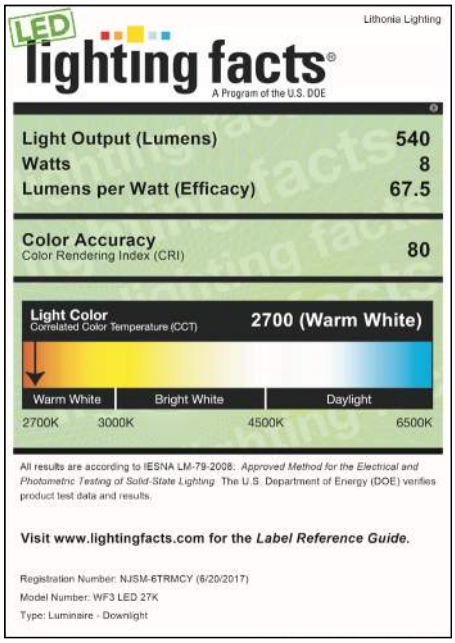
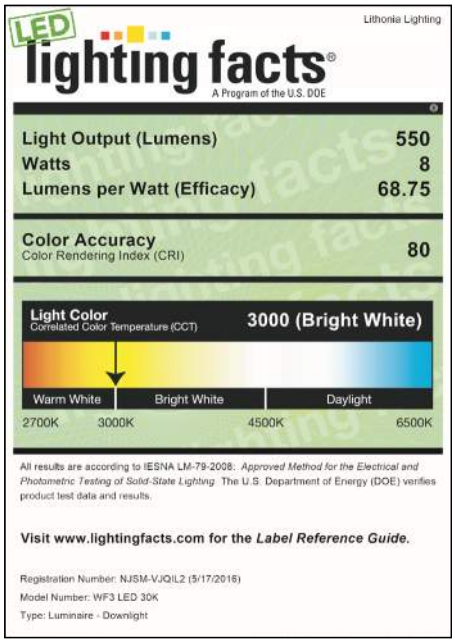
Rev. 01/25/21

ENERGY DATA

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



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



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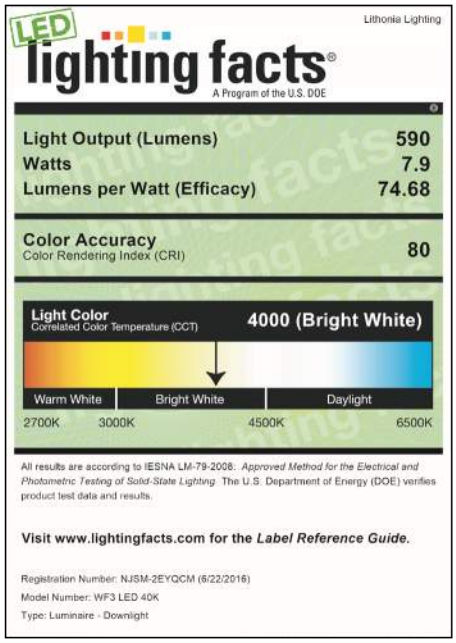
ENERGY DATA

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



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SEAN

B3909-TBK

Klein Fitchburg

Lighting Fixture Type H

A conical shade is suspended like a bell from an L-shaped backplate in the streamlined Sean. The minimalist construction of the sconce, paired with an all-over Textured Black finish, creates a versatile and highly functional fixture for exterior use. Available in two sizes, Sean i designed to comply with Dark Sky requirements, prioritizing a reduction of light pollution.

FINISHES

TEXTURE BLACK

Coastal Suitable Finish (EPM): No

DIMENSIONS

Height: 8.75"
Width/Diameter: 7"
Canopy/Backplate: 4.75"
Product Weight: 2.23lb
Extension: 8"
Top to Center: 4.75"
Canopy/Backplate Shape: Rectangle
Sloped Ceiling Compatible: No
Living Finish: No
Uplight Only: Yes

Shade

ELECTRICAL

Bulb 1
Bulb Included: No
Socket: E26 Medium Base
Bulb Type: R16 LED
Max Wattage: 18
Bulb Quantity: 1
Bulb Included: No
Wire Length: 7"
Gem Box Required (2"x3"): No
Dark Sky: Yes

SHIPPING

Carton 1: 10" x 9" x 11"
Carton 1 Weight: 4lb
Shipping Method: Ground
Country of Origin: TH