

MADISON // UDC COMBINED SUBMITTAL DRAWINGS

JANUARY 21, 2015



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Project Summary

114 Bedford is a contextually cohesive student housing community located in Madison, Wisconsin on the busy neighborhood corner of Mifflin Street and Bedford Street. This 262,000 SF CM At-Risk project features a total of 191 units; the project is positioned to serve both the growing student body of the University of Wisconsin and the expanding percentage of young professionals looking for housing in this popular neighborhood. Enclosed parking on site provides space for three types of parking- 89 traditional parking spaces, 36 moped/motorcycle spaces, and 220 covered + 20 open bike spaces for a total of 242 bike spaces. The project provides 361 beds with a planned 60% student / 40% young professional mix. Implementing Madison's mission of environmental responsibility, 114 Bedford promotes a healthy living environment for its residents and displays respect for its neighbors.

The Site

This project is located in the Mifflin West District neighborhood at the Southeast corner of the University of Wisconsin perimeter in the Capitol Neighborhood Inc. district. The .88 acre site currently hosts Negus Container CO, Corrugated Boxes, which is a 14,277 SF commercial use building. The redevelopment of this underutilized site will provide an opportunity for the neighborhood to have a completed streetscape presence along Bedford, activity with some retail and local art display in the two lobbies, live/work townhome and loft spaces and promotion of density consistent with current zoning in this area.

Key Focuses

Some key elements of the Mifflin Neighborhood were incorporated early in the design of the project. The project team sought to enhance the quality of the neighborhood fabric by studying and emulating elements such as the streetscape, walkability, front porch presence, residential scale, and sheltered entry areas. Two story townhomes with front door access along Bedford create a connection to the neighboring buildings and support continuity of street activity, while the overall massing of the project react to its surrounding context cues. The lower brick portions of the building are proportioned to be a sympathetic scale to existing adjacent buildings while the materials and detailing respect existing historical buildings near the site.

Through the use of native planting, the project's landscape design will reduce the use of irrigation as much as possible, through use of rain gardens and roof level planters that will promote outdoor activity and gathering spaces for the residents. Visual connections to the Capitol Building and lakes from inside of the building will be enhanced by floor to ceiling windows that will also act as additional ventilation and circulation reinforcing the idea of healthy living.

Walkability and the use of alternative transportation is encouraged. Proximity to several university and city bus stops, including a bus stop on site, allows for easy access to the entire city. Additionally, much of on-site parking is dedicated to alternative transportation including mopeds, motorcycles, and bikes.

Justification for Additional Height on the Student Tower

Respect existing and future development of Mifflin Street: The project respects the existing and future built environment along Mifflin Street by maintaining a four story elevation along Bedford Street. The Bedford Street façade includes three townhomes and a large step back at the fifth floor which creates a continuous four story elevation that speaks to the rooftops of the current buildings along Mifflin Street as well as the future redevelopment of the street (zoned for 6 stories).

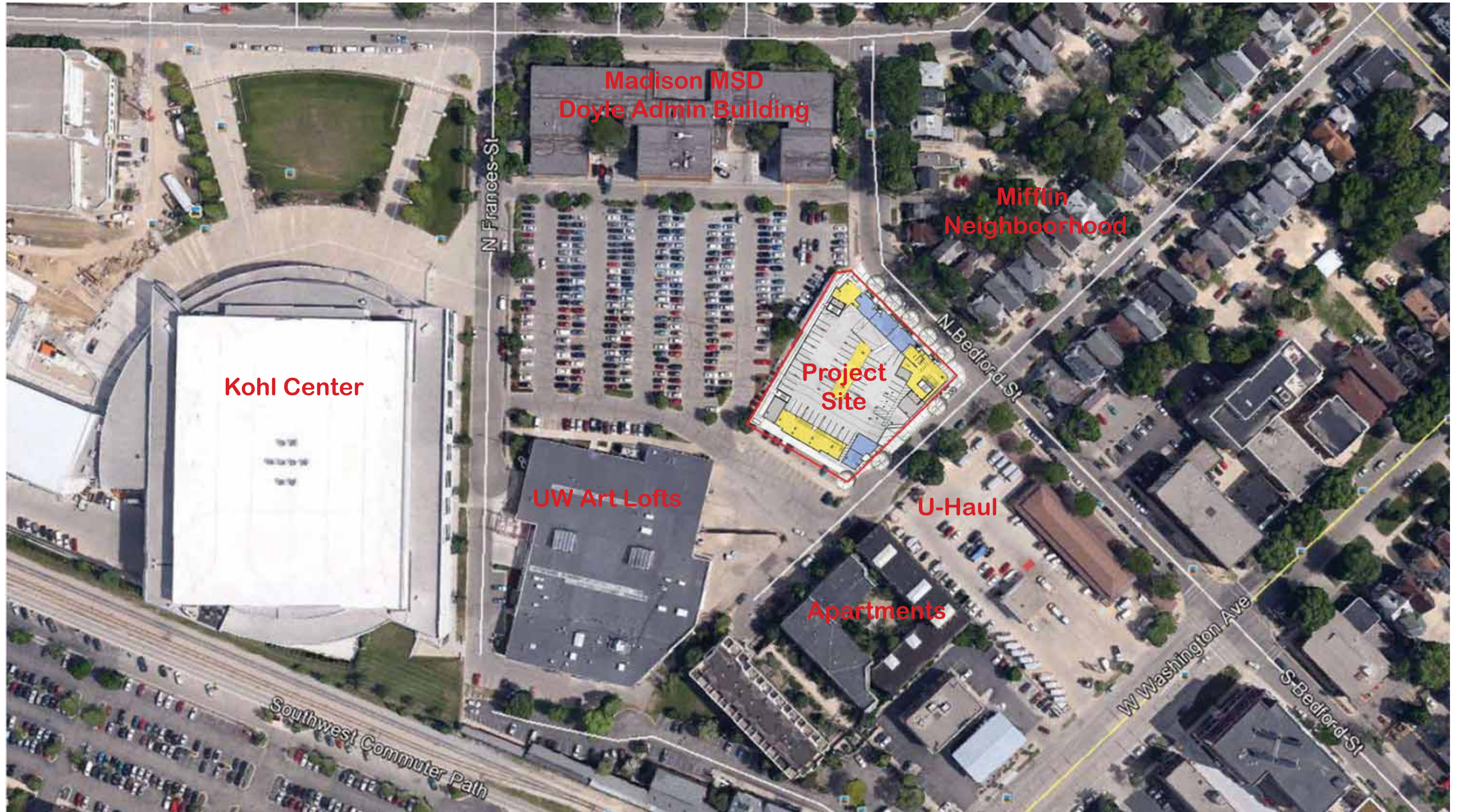
Higher quality architecture: Creates the opportunity for a sculptural architectural aesthetic with a building of varying heights (four, eight, and ten stories) that are further articulated by the rhythm of the cutouts, windows, and materials. Exceeding minimum transparency (glazing) requirements provides more daylight for occupants and creates a more dynamic building façade.

Complements Historic Doyle Building: Allows the ten story tower to step back significantly from the Doyle Building and to use the corner glass element to further soften the relationship to the Doyle Building. Stacked brick detailing on the northwest side as well as similar organization of the windows provide a gentle nod to the architecture of the Doyle Building.

Higher quality amenities with more square footage: A larger building allows more units to be leased which, in turn, allows for more amenity opportunities for the residents. Greater density and height provides the opportunity for a centralized HVAC system which is more energy efficient and avoids unsightly openings to the architectural skin.

Through attention to programmatic detail, awareness of budgetary constraints, and promotion of environmental and contextual stewardship, 114 Bedford will accomplish the vision of the City, the neighborhood, and the residents to provide a new student housing center. 114 Bedford will stand as a regional model for student housing excellence in Wisconsin.





EXISTING SITE CONDITIONS

| | |
|--|---|
| Address/Existing Use | 114 North Bedford St Negus Container Co Corrugated Boxes Commercial (14,277 square feet) |
| Aldermanic District | District 4, Ward 40 Alder Mike Verveer |
| Neighborhood Association | Capitol Neighborhood, Inc.- Mifflin West |
| Alder/Neighborhood Notification | November, 2014 |
| Legal Description | See Exhibit A |
| Lot Area | 0.88 acres / 38,377 sq ft |
| Existing Zoning | UMX Urban Mixed Use |
| Downtown Plan | West Rail District Mixed Use |
| Comp. Plan Designation Development Schedule | West Rail District April 2015 Construction Start 14-16 Month Construction Period Target Opening: August 2016 |



PERMIT REQUEST

Requesting a Conditional Use Permit.

DEMOLITION REQUEST

The existing building on-site will be demolished as part of the development, with the possibility of additional pedestrian right of way improvements along Bedford Street and Mifflin Street.



EXISTING CONTEXT CONDITIONS

619 W Mifflin Street
Founded 1894
Dobelin & Company Wagon Makers
Historic Property // 46,214 square feet



601 W Dayton Street
Kohl Center
546,311 square feet



602 W Washinton Ave
U-Haul
65,340 square feet



Mifflin Street / Neighborhood
1-3 story Single Family Residential



545 W Dayton Street
Madison Metro School District
Ruth Bachhuber Doyle Administrative
Building
115,525 square feet



ADDRESS:

114 & 116 N BEDFORD ST

PARCEL NUMBER:

070923229318

LEGAL DESCRIPTION:

UNIVERSITY ADDITION TO MADISON, PART OF OUTLOT 6; ORIGINAL PLAT, BLK 23, PRT OF LOTS 9, 10, 11 & 12; FULLY DESC AS FOL: COM AT INTERS OF S LN OF W DAYTON ST & W LN OF N BEDFORD ST, TH S 00 DEG 04 MIN 37 SEC W 253.56 FT TO POB, TH S 47 DEG 46 MIN 11 SEC E 190.6 FT, TH S 44 DEG 41 MIN 35 SEC W 208.32 FT TO PT ON CUR, TH ALG CUR TO LEFT, RAD 468.79 FT, CHR D BRS N 56 DEG 56 MIN 20 SEC W 115.61 FT TO PT OF CUR, TH ALG CUR TO LEFT, RAD 1795.35 FT, CHR D BRS N 64 DEG 20 MIN 27 SEC W 31.36 FT, TH N 29 DEG 52 MIN 27 SEC E 226.5 FT, TH N 79 DEG 56 MIN 20 SEC E 18 FT TO POB

ADDRESS:

115 N BEDFORD ST

PARCEL NUMBER:

070923124253

LEGAL DESCRIPTION:

ORIGINAL PLAT. SE 1/2 OF NW 1/2 OF LOT 1 8 & SE 1/2 OF NW 1/2 OF SW 1/2 OF LOT 17, BLOCK 34

SITE PLAN

ROOM LEGEND

- 1 Bed 1 Bath Townhome
- 2 Bed 2 Bath Townhome
- Amenity
- Parking Garage
- Service

Parking Count

| | |
|-------------------|-----------|
| Ground Level | 49 |
| Parking Mezzanine | 38 |
| Total | 89 |

Bicycle Parking Count

| | | |
|--------------|--------------------------|-----------------|
| | provided | required |
| Uncovered | 26 | 20 |
| Covered | 220 | 220 |
| Total | 242 (220 covered) | |

Moped/Motorcycle Parking Count

| | |
|-----------------|-----------|
| Parking Level 1 | 24 |
| Mezzanine | 12 |
| Total | 36 |

Lot Coverage

(does not include courtyard or terrace)

| | | |
|--|---------------|------------------|
| | actual | allowable |
| | 83% | 90% max |

Glazing Percentage:

| | | |
|---------------------|-----------------|-----------------|
| | provided | required |
| Ground Level | | |
| East Residential | 38% | 15% Min |
| South Residential | 36% | 15% Min |
| E Non-Residential | 65% | 50% Min |
| S Non-Residential | 50% | 50% Min |
| Upper Levels | 23% | 15% Min |

Building Height:

| | | |
|---------------------------|-----------------|------------------------|
| | provided | allowable |
| Ground Level | 18'-0" | 18'-0" Max, 12'-0" min |
| Upper Levels | 10'-0" | 14'-0" Max |
| 1st Floor to Roof: | 98'-0" | 130'-0" |

Total Unit and Bed Count

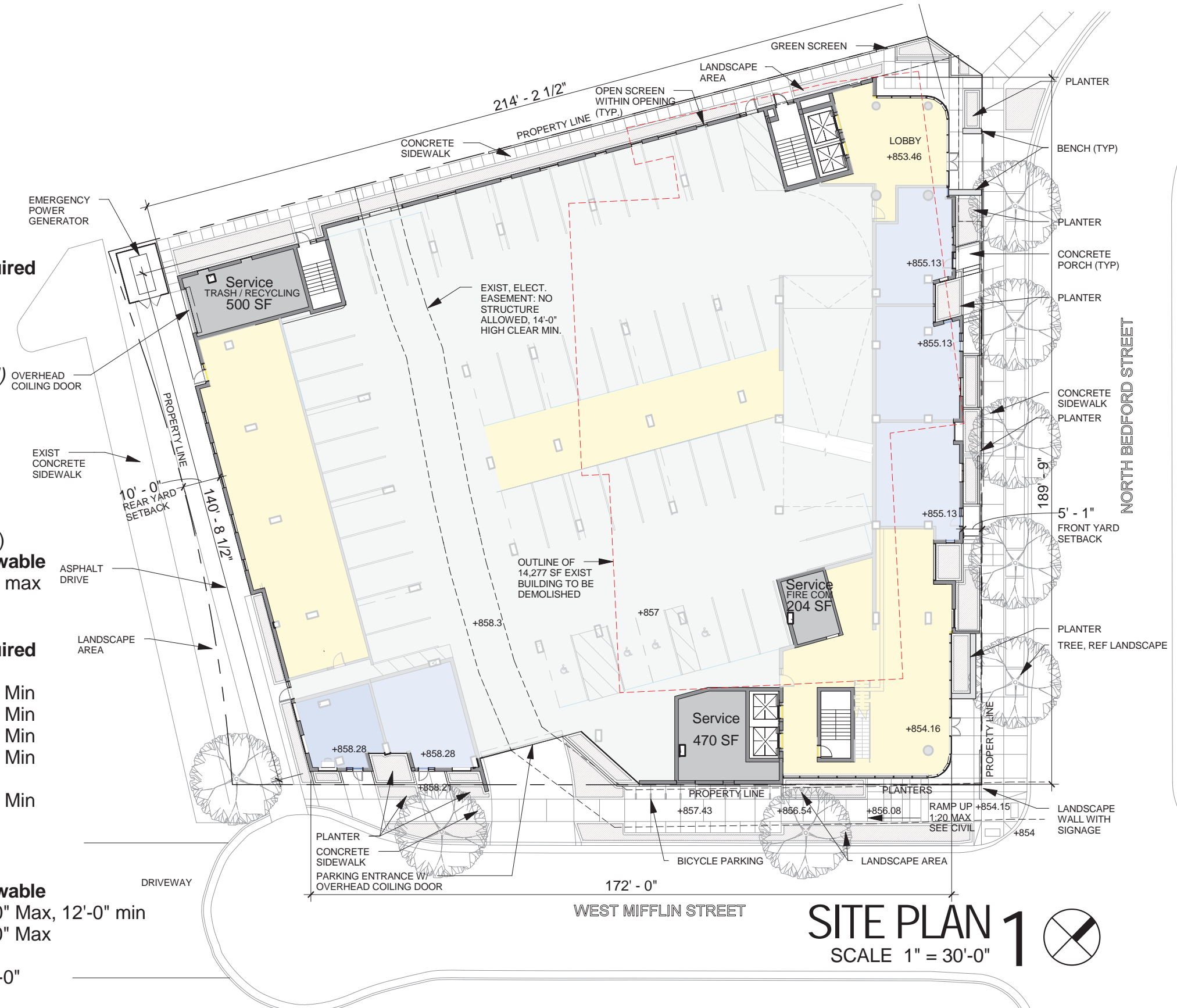
| | | |
|---------------|-------|------------|
| Floor 1: | Units | 5 |
| | Beds | 9 |
| Floor 2: | Units | 22 |
| | Beds | 45 |
| Floor 3: | Units | 29 |
| | Beds | 52 |
| Floor 4: | Units | 26 |
| | Beds | 47 |
| Floor 5: | Units | 18 |
| | Beds | 34 |
| Floor 6: | Units | 23 |
| | Beds | 42 |
| Floor 7: | Units | 23 |
| | Beds | 42 |
| Floor 8: | Units | 23 |
| | Beds | 42 |
| Floor 9: | Units | 11 |
| | Beds | 24 |
| Floor 10: | Units | 11 |
| | Beds | 24 |
| Total: | Units | 191 |
| | Beds | 361 |

Unit Mix:

| | | |
|-------------|-------|-----|
| Student: | Units | 114 |
| | Beds | 243 |
| Young Prof: | Units | 77 |
| | Beds | 119 |

Area

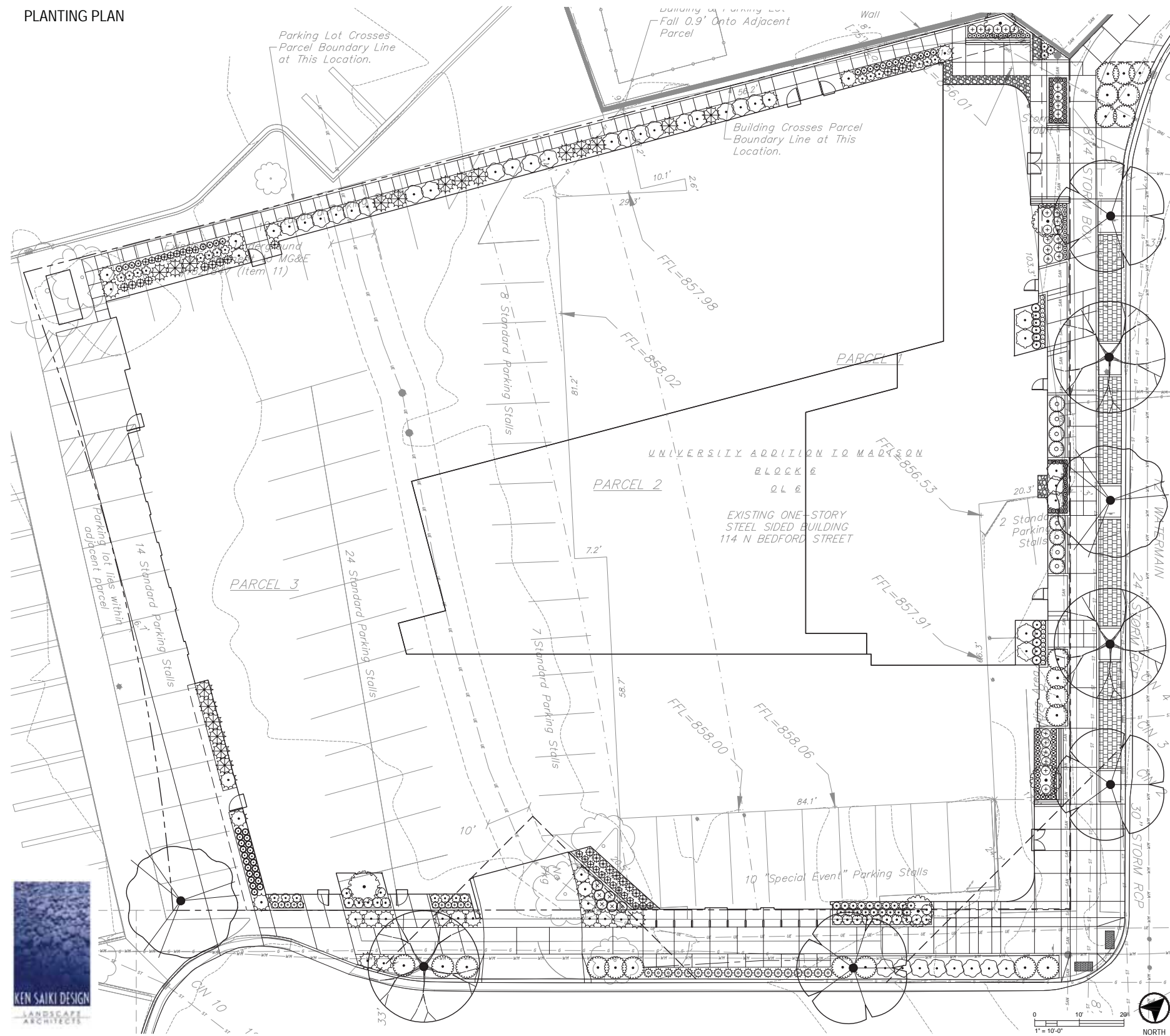
| | |
|----------------|-------------------|
| Floor Area | 215,357 sf |
| Parking Area | 33,863 sf |
| Outdoor Spaces | 7,748 sf |
| Total | 256,968 sf |



SITE PLAN 1
SCALE 1" = 30'-0"



PLANTING PLAN



PLANT SCHEDULE

| DECIDUOUS TREES | CODE | BOTANICAL NAME / COMMON NAME | QTY |
|-----------------------|------|--|-----|
| | GAG | Ginkgo biloba 'Autumn Gold'™ / Maidenhair Tree | 3 |
| | GDE | Gymnocladus dioica 'Espresso' / Kentucky Coffeetree | 3 |
| | NHE | Ulmus 'New Horizon' / New Horizon Elm | 2 |
| DECIDUOUS SHRUBS | CODE | BOTANICAL NAME / COMMON NAME | QTY |
| | Aib | Aronia melanocarpa 'Iroquois Beauty'™ / Black Chokeberry | 29 |
| | Don | Deutzia gracilis 'Nikko' / Slender Deutzia | 8 |
| | Haa | Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea | 7 |
| | hka | Hypericum kalmianum 'Ames' / St. Johns Wort | 6 |
| | Rgl | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac | 21 |
| | Rtb | Rhus typhina 'Baltiger'™ / Tiger Eyes Sumac | 5 |
| | Sbt | Spiraea betulifolia 'Tor' / Birchleaf Spirea | 18 |
| EVERGREEN SHRUBS | CODE | BOTANICAL NAME / COMMON NAME | QTY |
| | Bgg | Buxus x 'Green Gem' / Green Gem Boxwood | 27 |
| | Jcs | Juniperus chinensis 'Spartan' / Spartan Juniper | 19 |
| | Joc | Juniperus sabina 'Calgary Carpet'™ / Calgary Carpet Juniper | 26 |
| HERBACEOUS PERENNIALS | CODE | BOTANICAL NAME / COMMON NAME | QTY |
| | Bjf | Brunnera macrophylla 'Jack Frost'™ / Siberian Bugloss | 11 |
| | cp | Carex pensylvanica / Pennsylvania Sedge | 22 |
| | cid | Carex x 'Ice Dance' / Ice Dance Sedge | 46 |
| | gbv | Geranium macrorrhizum 'Beven's Variety' / Beven's Variety Geranium | 28 |
| | hhr | Hemerocallis x 'Happy Returns' / Happy Returns Daylily | 11 |
| | ls | Liriope spicata / Creeping Lily Turf | 34 |
| | pls | Perovskia atriplicifolia 'Little Spire'™ / Little Spire Russian Sage | 21 |
| | saj | Sedum x 'Autumn Joy' / Autumn Joy Sedum | 22 |
| ORNAMENTAL GRASSES | CODE | BOTANICAL NAME / COMMON NAME | QTY |
| | ckf | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass | 22 |
| | pnw | Panicum virgatum 'North Wind' / Northwind Switch Grass | 22 |
| | pvs | Panicum virgatum 'Shenandoah' / Burgundy Switch Grass | 19 |
| | sbh | Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem | 21 |
| | sa | Sesleria autumnalis / Autumn Moor Grass | 21 |

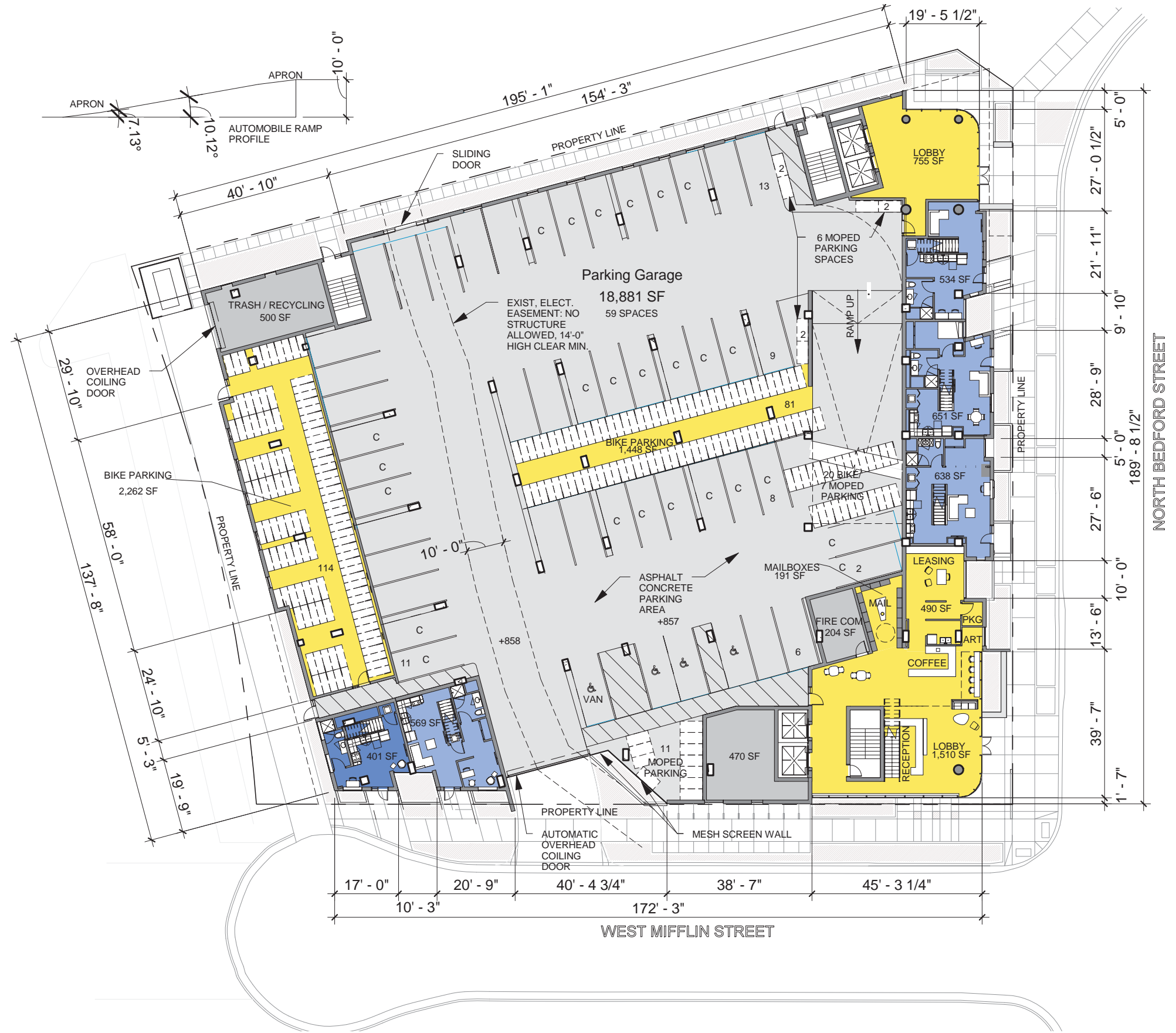
- NOTES:
1. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
 2. SEE CIVIL DRAWINGS FOR SITE DEMOLITION, LAYOUT AND GRADING.
 3. SEE CIVIL DRAWINGS FOR INFORMATION PERTAINING TO STORMWATER MANAGEMENT.
 4. CONTRACTOR SHALL CONTACT CITY FORESTRY (DEAN KAHL - 266-4891) AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE MARKING THE PLANTING SITE, APPROVING THE PLANTING STOCK AND REVIEWING PLANTING SPECIFICATIONS WITH THE CONTRACTOR.



FIRST FLOOR PLAN

ROOM LEGEND

- 1 Bed 1 Bath Townhome
- 2 Bed 2 Bath Townhome
- Amenity
- Parking Garage
- Service



1ST FLOOR PLAN 1 SCALE 1" = 30'-0"

MEZZANINE FLOOR PLAN

ROOM LEGEND

- 1 Bed 1 Bath Townhome
- 2 Bed 2 Bath Townhome
- Amenity
- Parking Garage
- Service



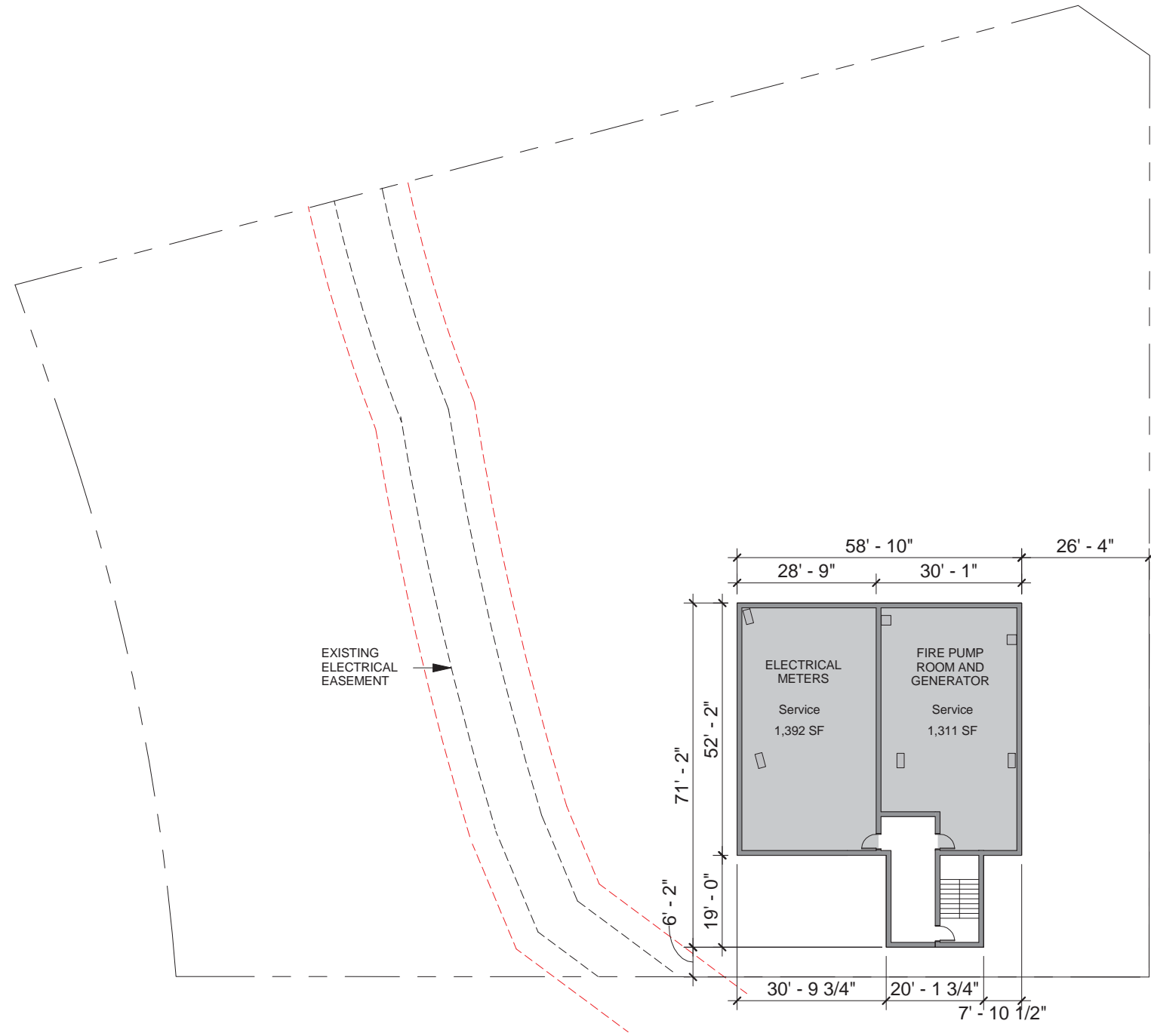
MEZZANINE 1
 SCALE 1" = 30'-0"

LOWER LEVEL FLOOR PLAN

ROOM LEGEND

Amenity

Service



LOWER LEVEL 1 1 
SCALE 1" = 30'-0"

SECOND FLOOR PLAN

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Access
- Amenity
- Outdoor Patio
- Service
- Studio



Floor 2 Units
 Units 22
 Beds 45

FLOOR 2 1
 SCALE 1" = 30'-0"



THIRD + FOURTH FLOOR PLAN

ROOM LEGEND

- 1 Bed 1 Bath
- 1 Bed 1 Bath Loft
- 2 Bed 2 Bath
- 2 Bed 2 Bath Loft
- 4 Bed 4 Bath
- Access
- Service
- Studio



Floor 3 Units
 Units 29
 Beds 52

Floor 4 Units
 Units 26
 Beds 47

FLOOR 4 (3 SIM) 1
 SCALE 1" = 30'-0"

FIFTH FLOOR PLAN

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Access
- Amenity
- Service
- Studio
- Terrace



Floor 5 Units
 Units 18
 Beds 34

FLOOR 5 1
 SCALE 1" = 30'-0"



SIXTH + SEVENTH + EIGHTH FLOOR PLAN

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Access
- Service
- Studio

| | |
|----------------------|----|
| Floor 6 Units | |
| Units | 23 |
| Beds | 42 |
| Floor 7 Units | |
| Units | 23 |
| Beds | 42 |
| Floor 8 Units | |
| Units | 23 |
| Beds | 42 |



FLOOR 6 (7-8 SIM) 1 SCALE 1" = 30'-0"

NINTH + TENTH FLOOR PLAN

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Service
- Studio



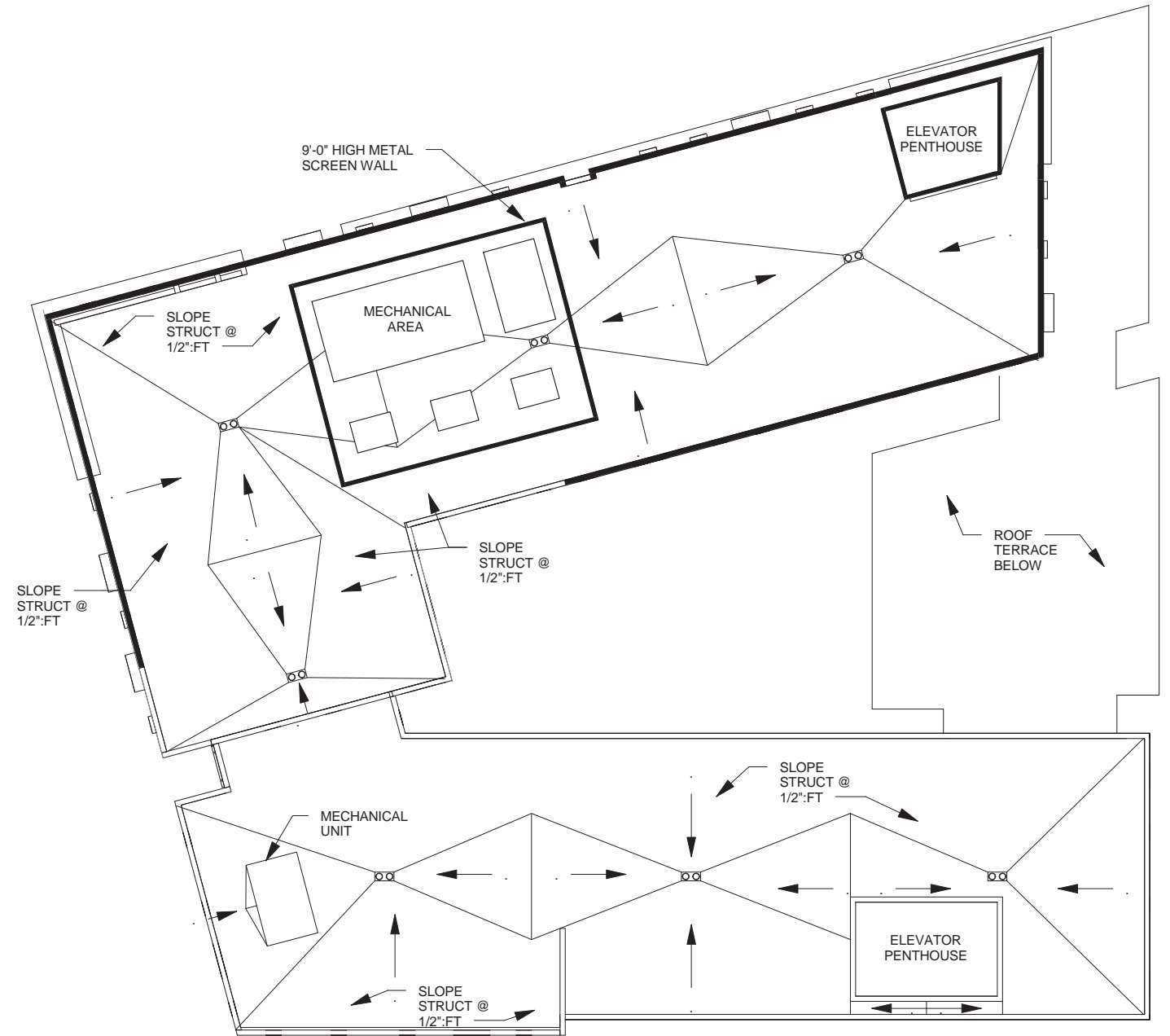
Floor 9 Units

Units 11
Beds 24

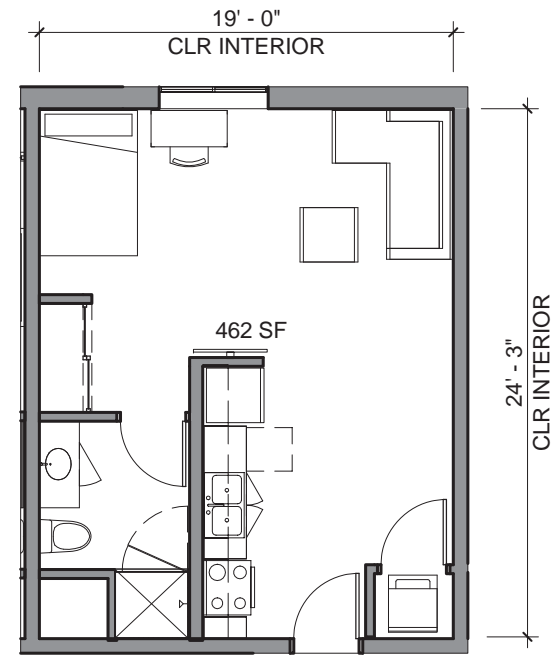
Floor 10 Units

Units 11
Beds 24

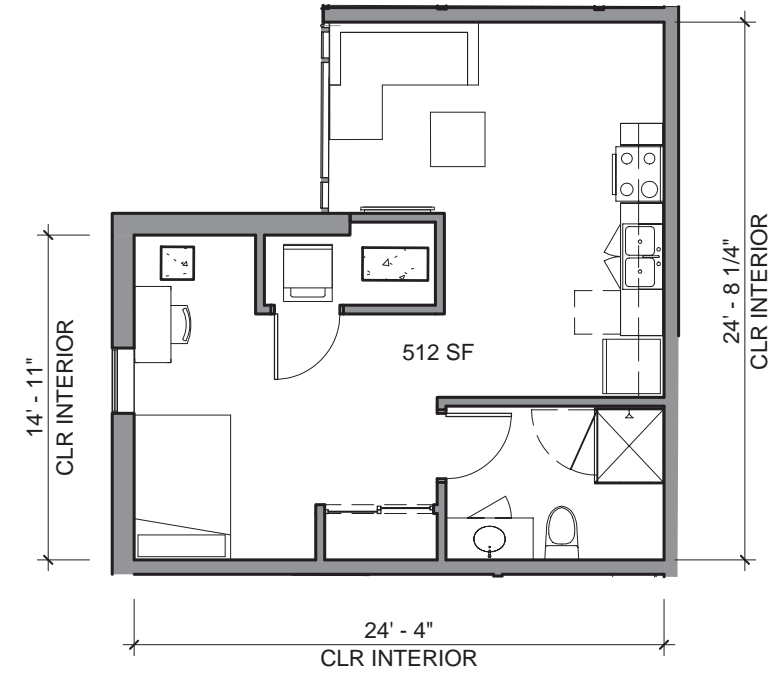
FLOOR 9 (10 SIM) 1
SCALE 1" = 30'-0"



ROOF PLAN 1 
SCALE 1" = 30'-0"



① TYPICAL STUDIO
1/8" = 1'-0"



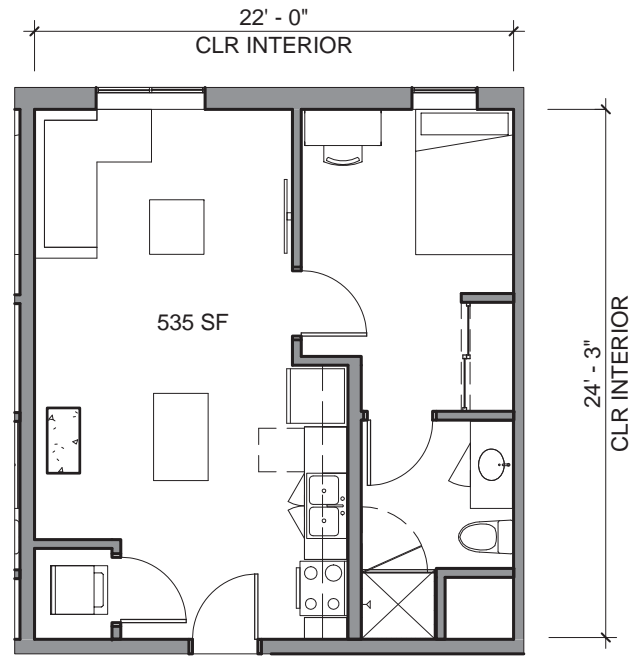
② TYPICAL STUDIO CORNER
1/8" = 1'-0"

STUDIO COUNT PER FLOOR:

| | |
|----------------------|-----------|
| FIRST FLOOR: | 0 |
| SECOND FLOOR: | 5 |
| THIRD FLOOR: | 6 |
| FOURTH FLOOR: | 6 |
| FIFTH FLOOR: | 3 |
| SIXTH FLOOR: | 3 |
| SEVENTH FLOOR: | 3 |
| EIGHTH FLOOR: | 3 |
| NINTH FLOOR: | 2 |
| TENTH FLOOR: | 2 |
| TOTAL NUMBER: | 33 |

STUDIO CORNER UNIT COUNT PER FLOOR:

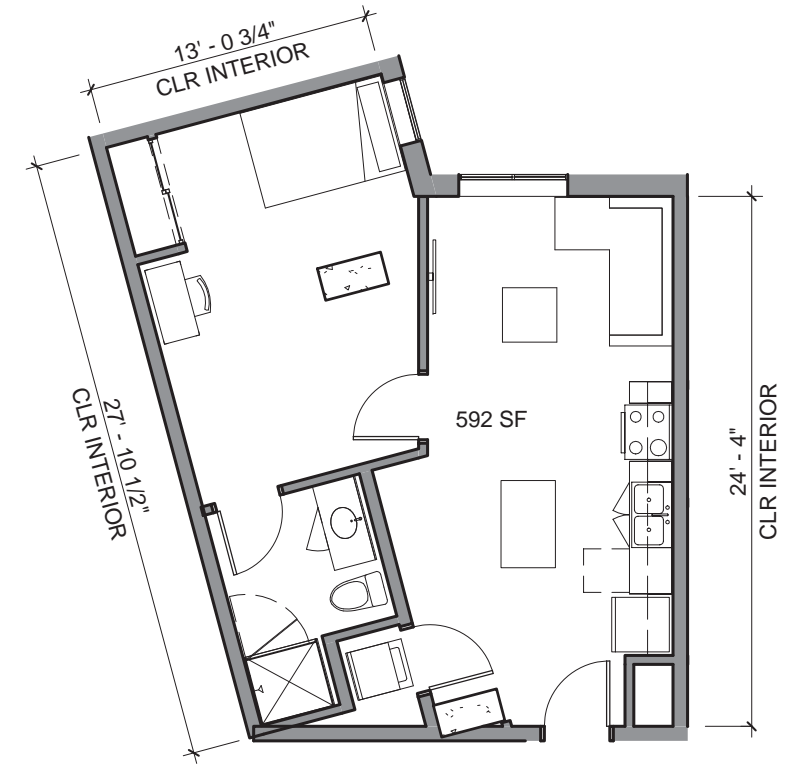
| | |
|----------------------|----------|
| FIRST FLOOR: | 0 |
| SECOND FLOOR: | 0 |
| THIRD FLOOR: | 0 |
| FOURTH FLOOR: | 0 |
| FIFTH FLOOR: | 1 |
| SIXTH FLOOR: | 1 |
| SEVENTH FLOOR: | 1 |
| EIGHTH FLOOR: | 1 |
| NINTH FLOOR: | 0 |
| TENTH FLOOR: | 0 |
| TOTAL NUMBER: | 4 |



① TYPICAL 1 BED 1 BATH
1/8" = 1'-0"

1 BED 1 BATH COUNT PER FLOOR:

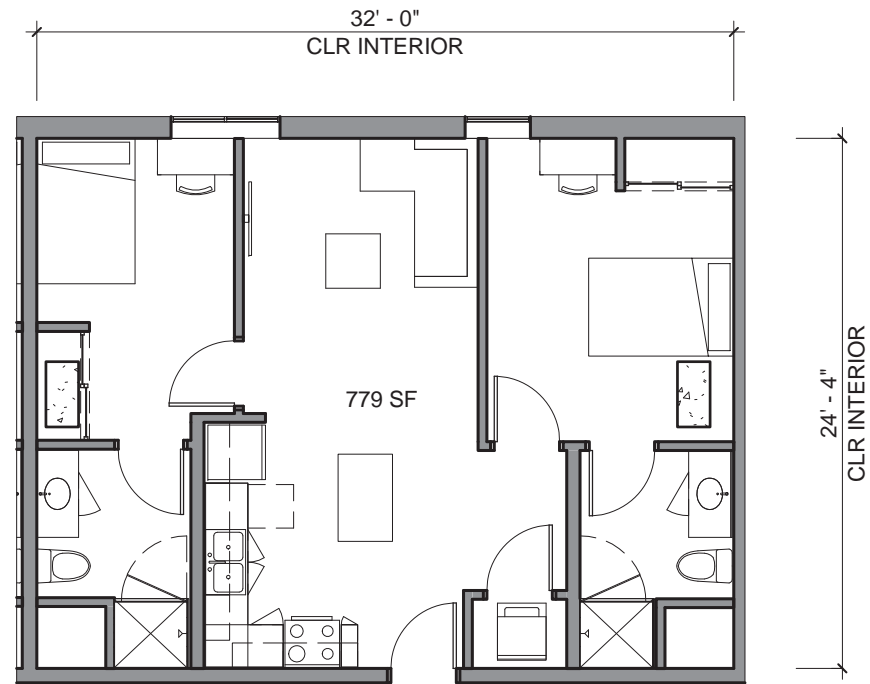
| | |
|----------------|----|
| FIRST FLOOR: | 0 |
| SECOND FLOOR: | 3 |
| THIRD FLOOR: | 4 |
| FOURTH FLOOR: | 4 |
| FIFTH FLOOR: | 3 |
| SIXTH FLOOR: | 5 |
| SEVENTH FLOOR: | 5 |
| EIGHTH FLOOR: | 5 |
| NINTH FLOOR: | 2 |
| TENTH FLOOR: | 2 |
| | |
| TOTAL NUMBER: | 33 |



② TYPICAL 1 BED 1 BATH CORNER
1/8" = 1'-0"

1 BED 1 BATH CORNER UNIT COUNT PER FLOOR:

| | |
|----------------|---|
| FIRST FLOOR: | 0 |
| SECOND FLOOR: | 1 |
| THIRD FLOOR: | 1 |
| FOURTH FLOOR: | 1 |
| FIFTH FLOOR: | 1 |
| SIXTH FLOOR: | 1 |
| SEVENTH FLOOR: | 1 |
| EIGHTH FLOOR: | 1 |
| NINTH FLOOR: | 0 |
| TENTH FLOOR: | 0 |
| | |
| TOTAL NUMBER: | 7 |



① TYPICAL 2 BED 2 BATH
1/8" = 1'-0"

2 BED 2 BATH COUNT PER FLOOR:

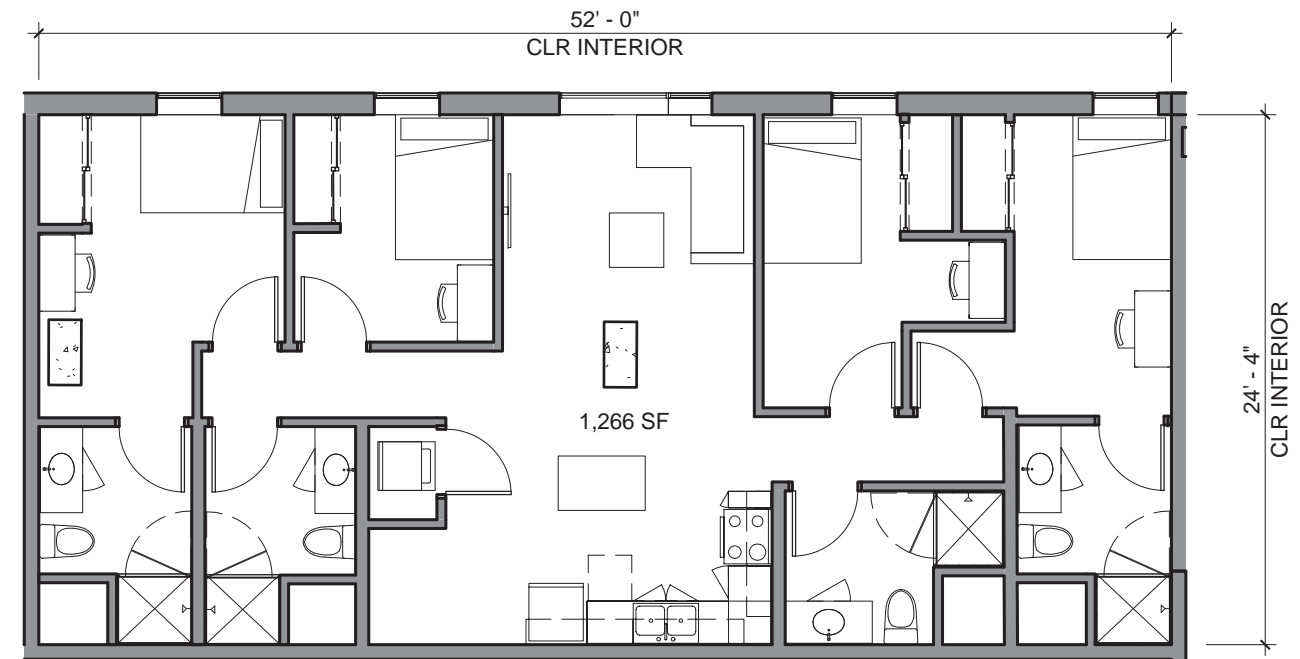
| | |
|----------------------|-----------|
| FIRST FLOOR: | 0 |
| SECOND FLOOR: | 7 |
| THIRD FLOOR: | 11 |
| FOURTH FLOOR: | 11 |
| FIFTH FLOOR: | 6 |
| SIXTH FLOOR: | 9 |
| SEVENTH FLOOR: | 9 |
| EIGHTH FLOOR: | 9 |
| NINTH FLOOR: | 4 |
| TENTH FLOOR: | 4 |
| TOTAL NUMBER: | 70 |



② TYPICAL 2 BED 2 BATH CORNER
1/8" = 1'-0"

2 BED 2 BATH CORNER UNIT COUNT PER FLOOR:

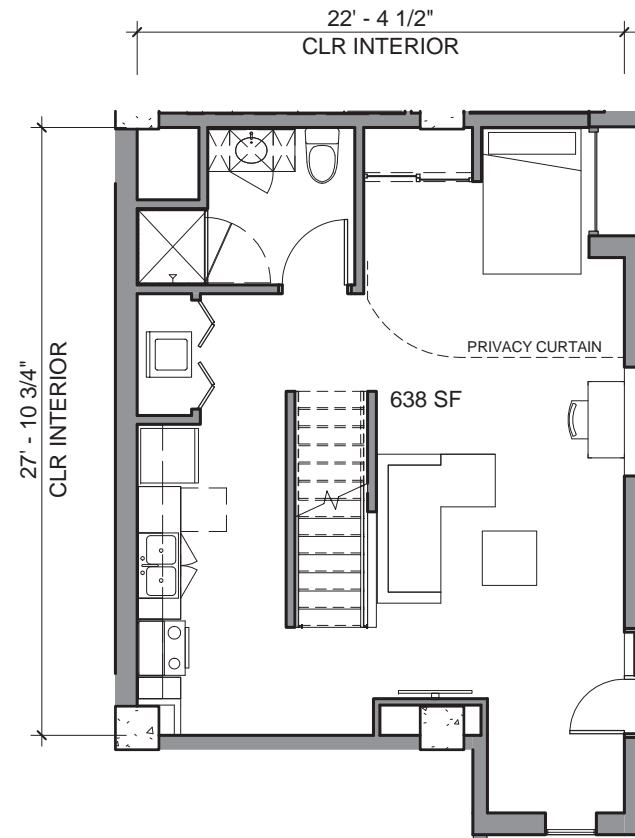
| | |
|----------------------|----------|
| FIRST FLOOR: | 0 |
| SECOND FLOOR: | 1 |
| THIRD FLOOR: | 1 |
| FOURTH FLOOR: | 1 |
| FIFTH FLOOR: | 1 |
| SIXTH FLOOR: | 1 |
| SEVENTH FLOOR: | 1 |
| EIGHTH FLOOR: | 1 |
| NINTH FLOOR: | 0 |
| TENTH FLOOR: | 0 |
| TOTAL NUMBER: | 7 |



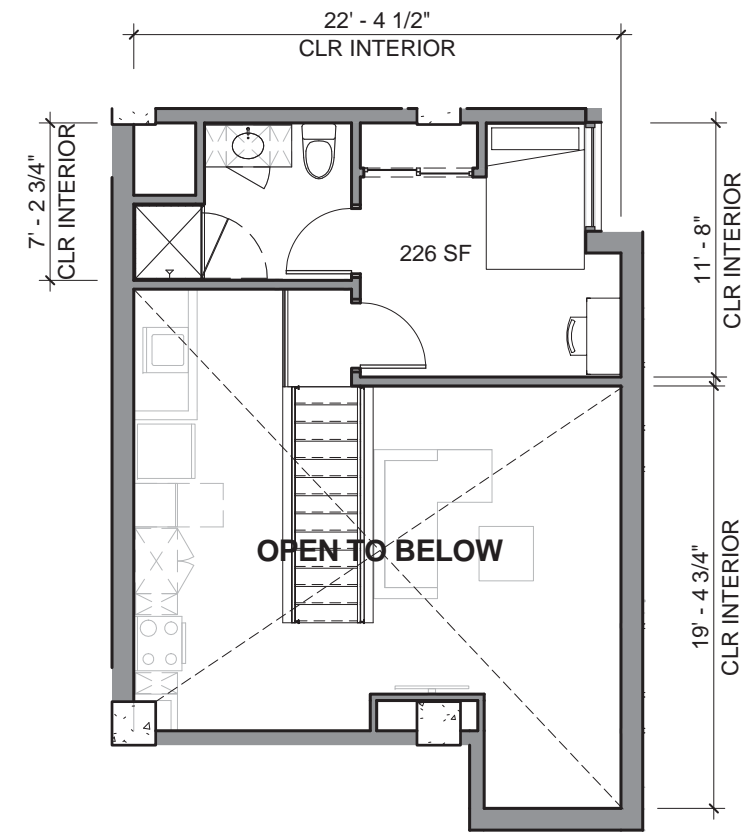
① TYPICAL 4 BED 4 BATH
1/8" = 1'-0"

4 BED 4 BATH COUNT PER FLOOR:

| | |
|----------------|----|
| FIRST FLOOR: | 0 |
| SECOND FLOOR: | 5 |
| THIRD FLOOR: | 3 |
| FOURTH FLOOR: | 3 |
| FIFTH FLOOR: | 3 |
| SIXTH FLOOR: | 3 |
| SEVENTH FLOOR: | 3 |
| EIGHTH FLOOR: | 3 |
| NINTH FLOOR: | 3 |
| TENTH FLOOR: | 3 |
| TOTAL NUMBER: | 29 |



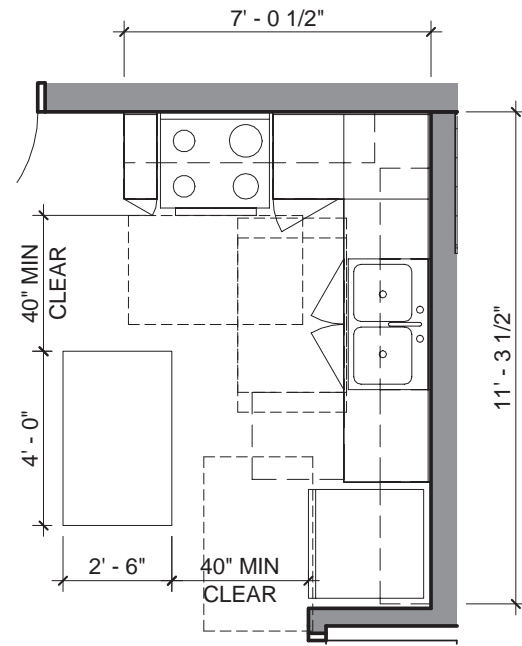
① TYPICAL TOWNHOME 1ST FLOOR
1/8" = 1'-0"



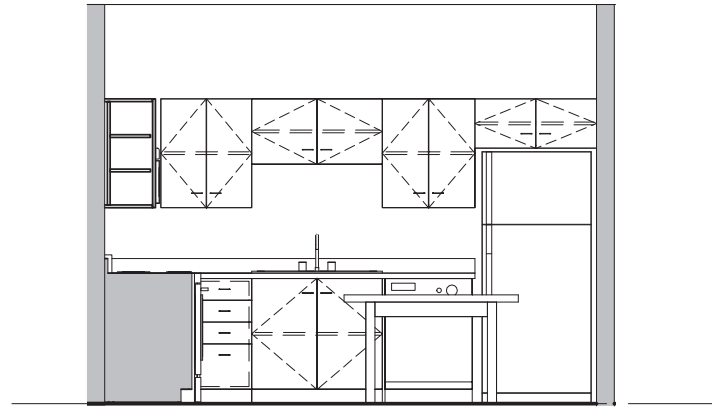
② TYPICAL TOWNHOME MEZZANINE
1/8" = 1'-0"

TOWNHOME COUNT PER FLOOR:

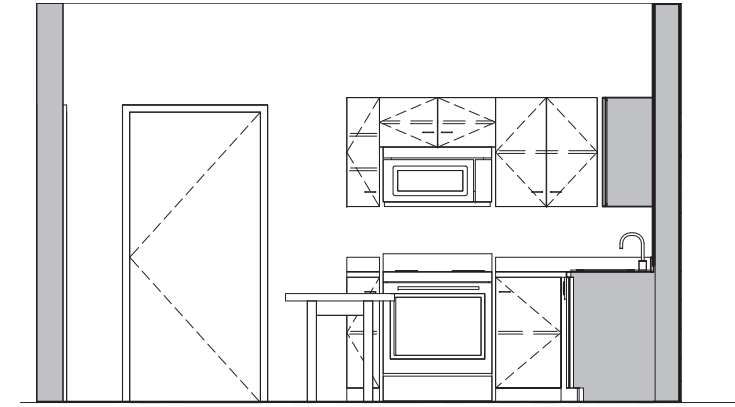
| | |
|----------------|---|
| FIRST FLOOR: | 5 |
| SECOND FLOOR: | 0 |
| THIRD FLOOR: | 0 |
| FOURTH FLOOR: | 0 |
| FIFTH FLOOR: | 0 |
| SIXTH FLOOR: | 0 |
| SEVENTH FLOOR: | 0 |
| EIGHTH FLOOR: | 0 |
| NINTH FLOOR: | 0 |
| TENTH FLOOR: | 0 |
| TOTAL NUMBER: | 5 |



① TYPICAL "L" KITCHEN
1/4" = 1'-0"

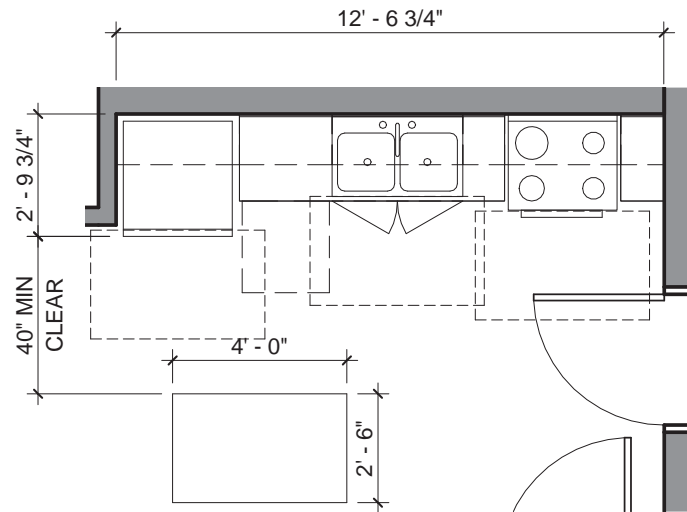


② TYPICAL "L" KITCHEN ELEVATION A
1/4" = 1'-0"

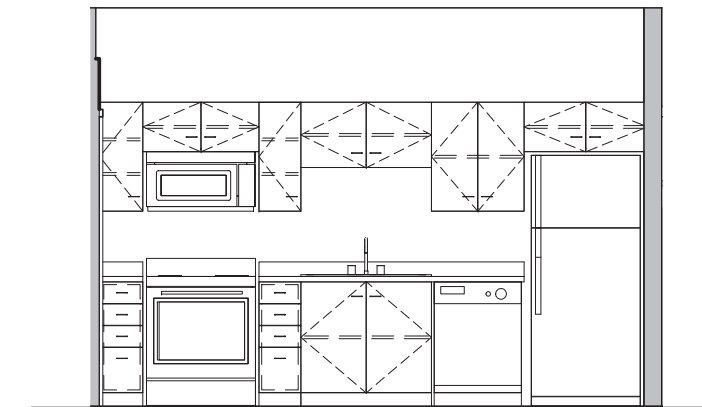


③ TYPICAL "L" KITCHEN ELEVATION B
1/4" = 1'-0"

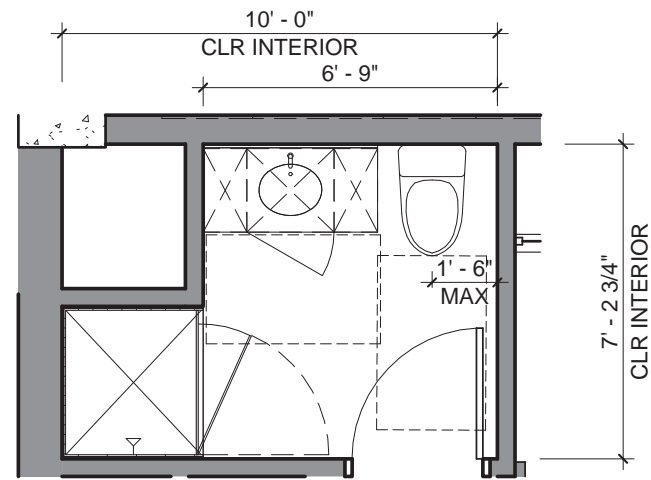
"TYPE A" KITCHEN NOT SHOWN



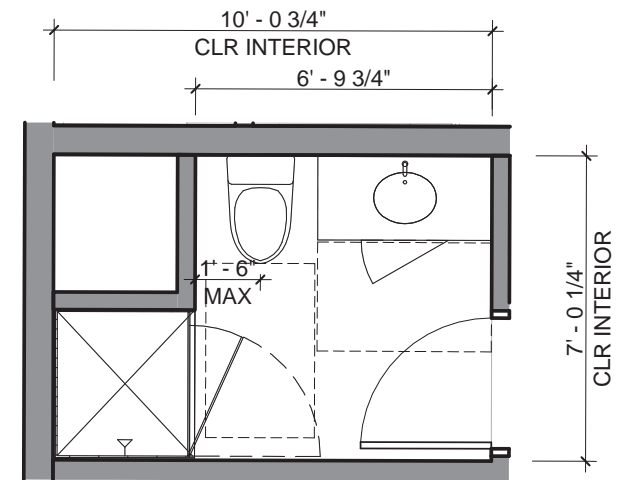
④ TYPICAL STRAIGHT KITCHEN
1/4" = 1'-0"



⑤ TYPICAL STRAIGHT KITCHEN ELEVATION
1/4" = 1'-0"

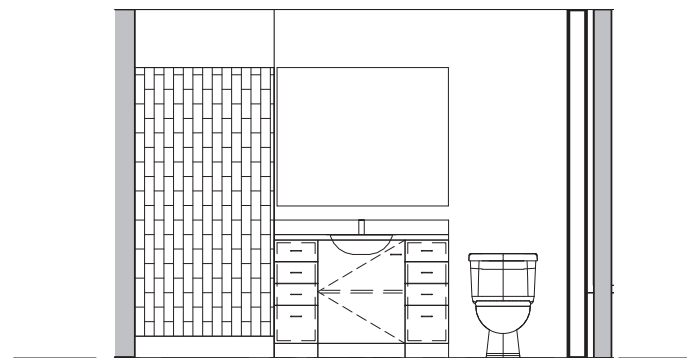


① TYPICAL TYPE B BATHROOM-TOWNHOME
1/4" = 1'-0"

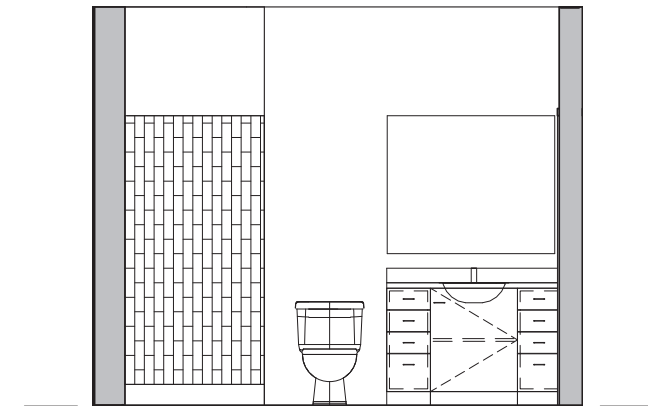


② TYPICAL TYPE B BATHROOM
1/4" = 1'-0"

"TYPE A" BATHROOM NOT SHOWN



③ TYPICAL TYPE B BATHROOM-TOWNHOME
1/4" = 1'-0"



④ TYPICAL TYPE B BATHROOM ELEVATION
1/4" = 1'-0"

















EAST ELEVATION

Glazing Percentage:

| | provided | required |
|---------------------|----------|----------|
| Ground Level | | |
| Residential | 38% | 15% Min |
| Non-Residential | 65% | 50% Min |
| Upper Levels | 32% | 15% Min |

- NO. DESCRIPTION
- 1 METAL PANEL - COLOR 1
- 2 MASONRY VENEER - COLOR 1
- 3 CEMENT BOARD PANEL - COLOR 1 & COLOR 2, PATTERN TBD
- 4 1X6 WOOD SIDING
- 5 ALUMINUM STOREFRONT W/ CLEAR GLASS - COLOR 1
- 6 ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL - COLOR 1
- 7 METAL PANEL - COLOR 2
- 13 LANDSCAPE WALLS
- 14 CANOPY
- 15 MAIN LOBBY ENTRANCE CANOPY
- 17 BLADE PROJECTION
- 19 TOWNHOME EXTERIOR DOOR
- 20 LOBBY ENTRANCE DOOR
- 23 SIGNAGE ZONE



EAST ELEVATION 1
SCALE 1/16" = 1'-0"

NORTH ELEVATION



- NO. DESCRIPTION
- 1 METAL PANEL - COLOR 1
 - 2 MASONRY VENEER - COLOR 1
 - 3 CEMENT BOARD PANEL - COLOR 1 & COLOR 2, PATTERN TBD
 - 5 ALUMINUM STOREFRONT W/ CLEAR GLASS - COLOR 1
 - 6 ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL - COLOR 1
 - 7 METAL PANEL - COLOR 2
 - 8 METAL MESH SCREEN
 - 11 SLIDING GATE
 - 17 BLADE PROJECTION
 - 18 EXTERIOR DOOR

Glazing Percentage:

| | provided | required |
|--------------|----------|----------|
| Upper Levels | 19% | 15% Min |

NORTH ELEVATION 1
SCALE 1/16" = 1'-0"

Glazing Percentage:

| | provided | required |
|---------------------|----------|----------|
| Ground Level | | |
| Residential | 36% | 15% Min |
| Non-Residential | 50% | 50% Min |
| Upper Levels | 24% | 15% Min |

- NO. DESCRIPTION**
- 1 METAL PANEL - COLOR 1
 - 2 MASONRY VENEER - COLOR 1
 - 3 CEMENT BOARD PANEL - COLOR 1 & COLOR 2, PATTERN TBD
 - 4 1X6 WOOD SIDING
 - 5 ALUMINUM STOREFRONT W/ CLEAR GLASS - COLOR 1
 - 6 ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL - COLOR 1
 - 7 METAL PANEL - COLOR 2
 - 8 METAL MESH SCREEN
 - 10 OVERHEAD COILING DOOR (RECESSED)
 - 13 LANDSCAPE WALLS
 - 14 CANOPY
 - 15 MAIN LOBBY ENTRANCE CANOPY
 - 19 TOWNHOME EXTERIOR DOOR
 - 22 GARAGE & PARKING SIGNAGE ZONE
 - 23 SIGNAGE ZONE



SOUTH ELEVATION 1
SCALE 1/16" = 1'-0"

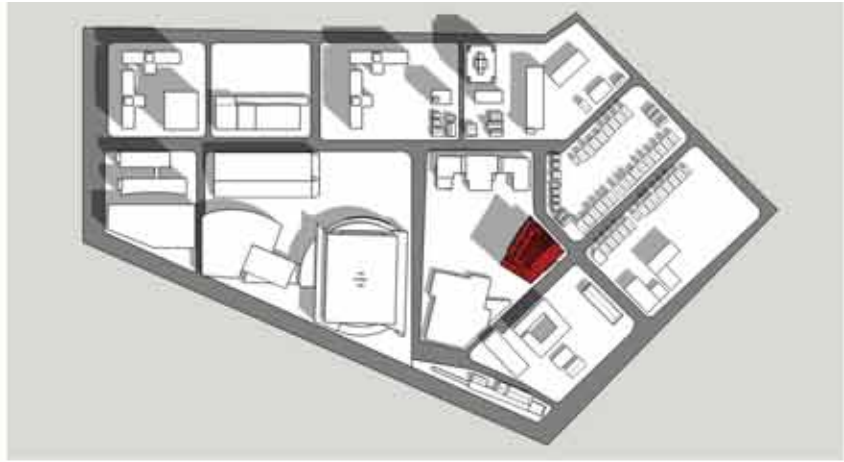
WEST ELEVATION



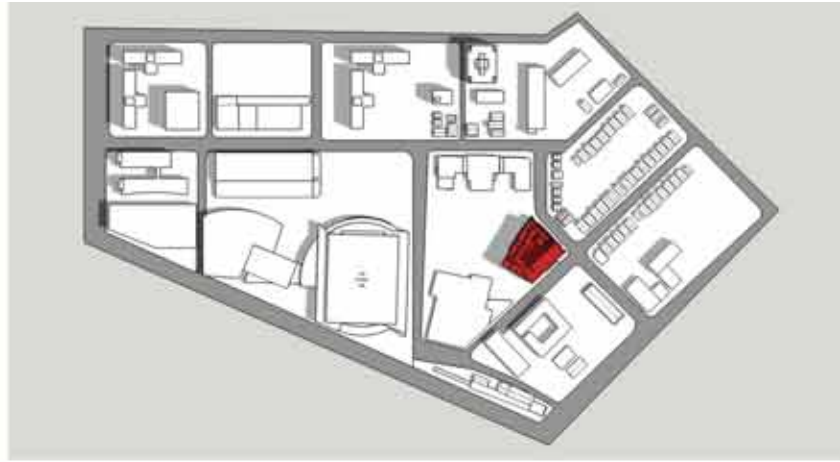
Glazing Percentage:
Upper Levels **provided** **required**
 23% 15% Min

| NO. | DESCRIPTION |
|-----|--|
| 1 | METAL PANEL - COLOR 1 |
| 2 | MASONRY VENEER - COLOR 1 |
| 3 | CEMENT BOARD PANEL - COLOR 1 & COLOR 2, PATTERN TBD |
| 4 | 1X6 WOOD SIDING |
| 6 | ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL - COLOR 1 |
| 8 | METAL MESH SCREEN |
| 10 | OVERHEAD COILING DOOR (RECESSED) |
| 14 | CANOPY |
| 17 | BLADE PROJECTION |
| 18 | EXTERIOR DOOR |
| 19 | TOWNHOME EXTERIOR DOOR |

WEST ELEVATION 1
 SCALE 1/16" = 1'-0"



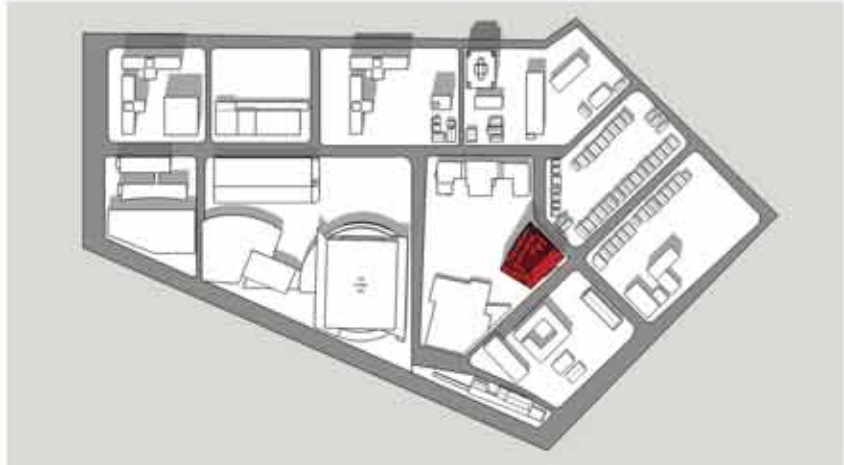
MARCH 20 9:30 AM



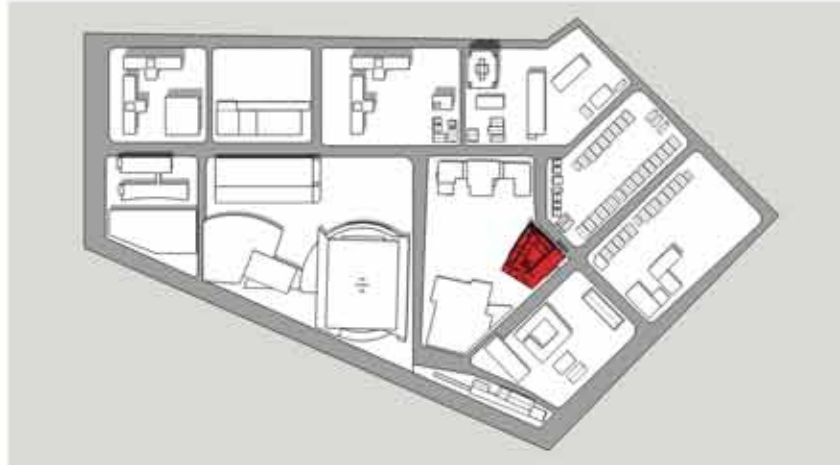
JUNE 20 9:30 AM



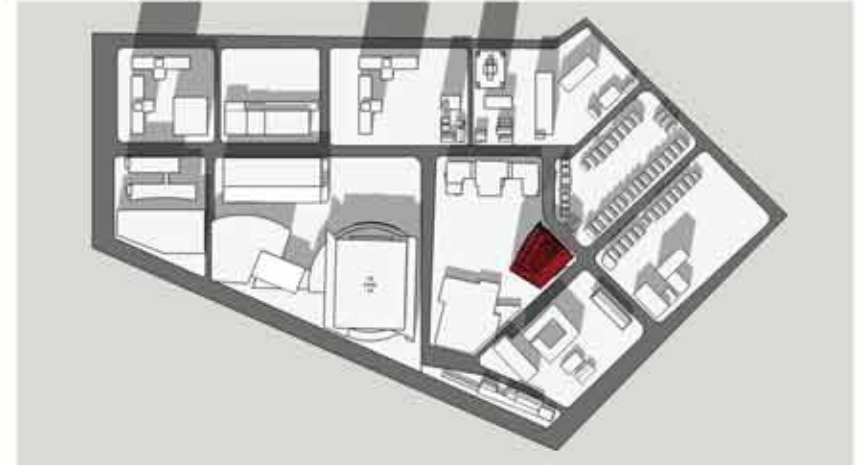
DECEMBER 20 9:30 AM



MARCH 20 12:30 PM



JUNE 20 12:30 PM



DECEMBER 20 12:30 PM



MARCH 20 3:30 PM



JUNE 20 3:30 PM



DECEMBER 20 3:30 PM



KEY NOTES:

- 1A: NAME OF DEVELOPMENT
- 1B / 1B.1: NAME OF DEVELOPMENT
- 2.1: NAME OF DEVELOPMENT
- 3: COFFEE SHOP
- 4: COFFEE SHOP
- 5: MONUMENT SIGN
- 6: BUILDING ENTRANCE
- 7: PARKING GARAGE DIRECTIONAL SIGN

NORTH BEDFORD STREET

WEST MIFFLIN STREET

Print on 11" x 17" Paper

| | | | |
|--|--|---------------------------------|-----------|
| Ryan Signs, Inc. | | SCALE: N/A | APPROVED: |
| 3507 Perry Street • Madison, WI 53713 • Tel: (608) 271-7979 • Fax: (608) 271-7853 | | DATE: 1/15/15 | |
| 114 N. BEDFORD ST. | | REVISED: 1/16/15 | |
| | | DRAWN BY: KW | |
| <small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin. A sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small> | | DRAWING NUMBER: 5840D | |

EAST ELEVATION Illuminated Building Signage



1A **Canopy Mounted Illuminated Letters**
 18" Max Letter Height
 24 Sq. Ft. Maximum

1B.1 **Wall Mounted Illuminated Letters**
 18" Max Letter Height
 24 Sq. Ft. Maximum

3 **Interior Illuminated Sign**
 Not to Exceed
 20% / 30% of Window Area

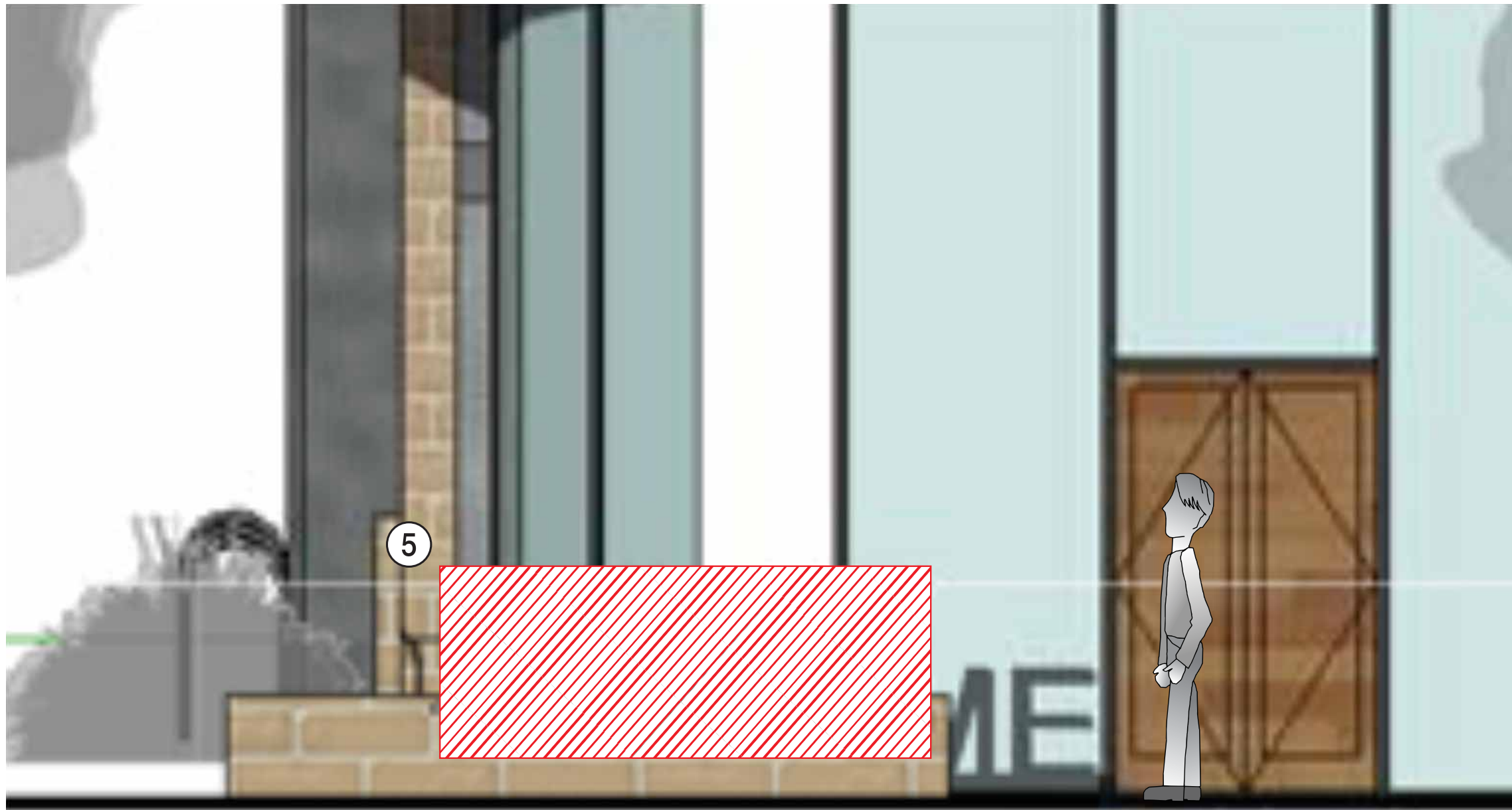
4 **Illuminated Projecting Sign**
 24" Max Projection
 12 Sq. Ft. Maximum
 11' Clearance From Grade

2.1 **Wall Mounted Illuminated Letters**
 18" Max Letter Height
 24 Sq. Ft. Maximum

Rectangles shown delineate square footage noted. Actual signs may not equal these exact rectangles.

Print to Scale on 11" x 17" Paper

| | | | |
|--|--|----------------------|------------------------------------|
| Ryan Signs, Inc. | | SCALE: 1/16" = 1'-0" | APPROVED: |
| 3007 Penny Street • Madison, WI 53713 • Tel: (608) 271-7979 • Fax: (608) 271-7853 | | DATE: 1/15/15 | Copyright 2015 by Ryan Signs, Inc. |
| 114 N. BEDFORD ST. | | REVISED: 1/16/15 | |
| | | DRAWN BY: KW | |
| <small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin. A sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small> | | | DRAWING NUMBER: |
| | | | 5840 |



Rectangle shown delineates square footage noted. Actual sign may not equal this exact rectangle.

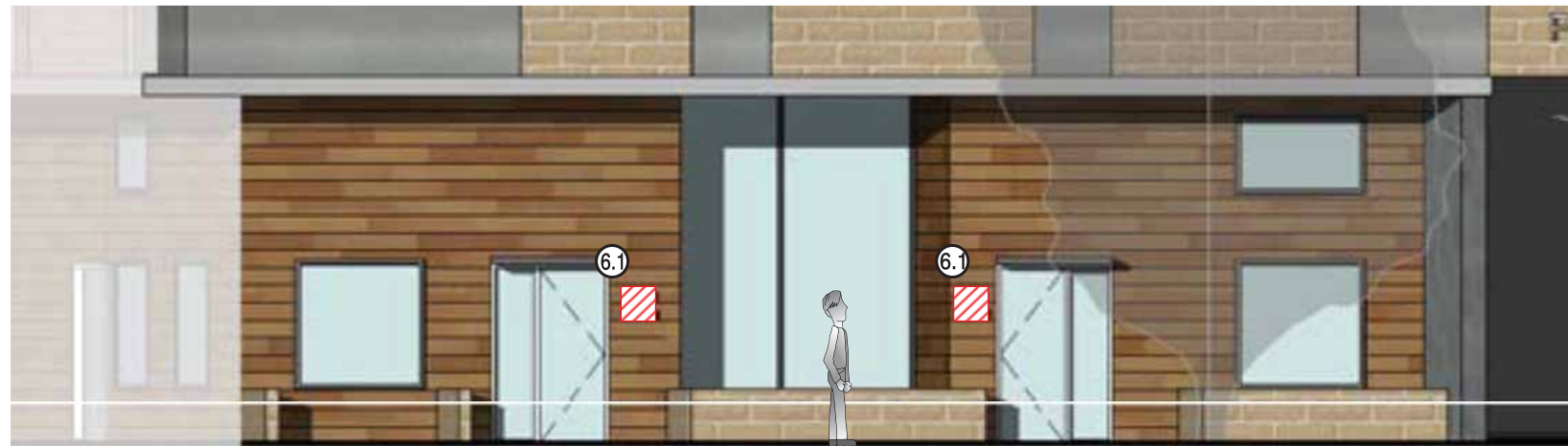
5 Internally Illuminated Sign
Mount to Landscape Wall
32 Sq. Ft. Maximum

| | | | |
|---|--|---------------------|------------------------------------|
| Ryan Signs, Inc. | | SCALE: 3/8" = 1'-0" | APPROVED: |
| 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853 | | DATE: 1/15/15 | |
| 114 N. BEDFORD ST. | | REVISED: 1/16/15 | Copyright 2015 by Ryan Signs, Inc. |
| | | DRAWN BY: KW | DRAWING NUMBER: |
| <small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small> | | | 5840A |
| client signature | | | |



SOUTH ELEVATION Live/Work Townhomes

**Identification
Sign for Business
Establishments
As Allowed by Code
2 Sq. Ft. Maximum**



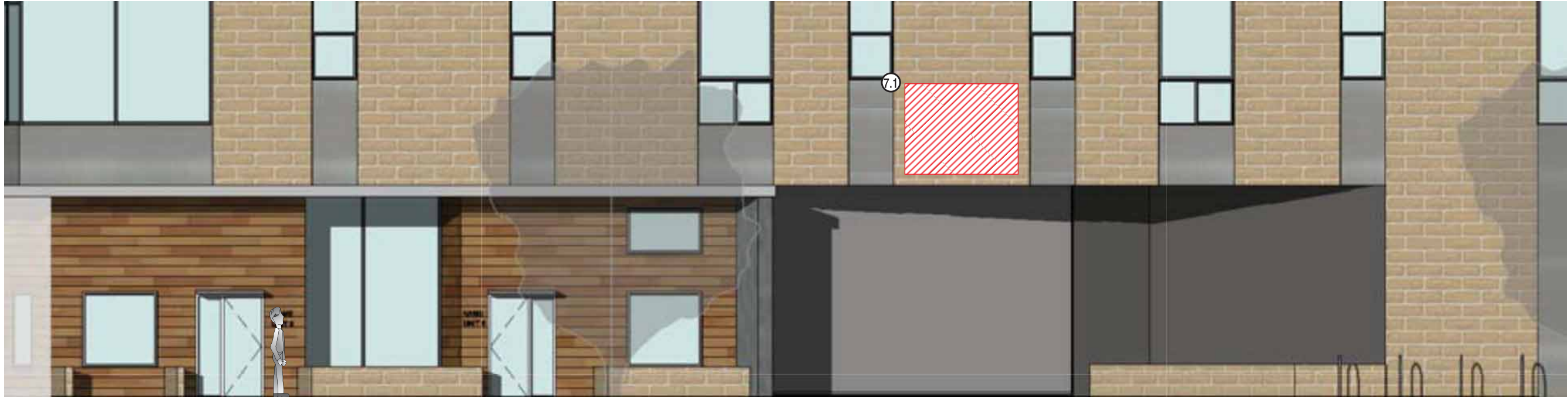
6.1 Business Establishments

Rectangles shown delineate square footage noted. Actual signs may not equal these exact rectangles.

Print to Scale on 8 1/2" x 14" Paper

| | | |
|--|--------------------------------------|--|
| Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853 | SCALE: 1/8" = 1'-0" DATE: 1/15/15 | APPROVED: _____ Copyright 2015 by Ryan Signs, Inc. |
| | 114 N. BEDFORD ST. DRAWN BY: KW | REVISED: 1/16/15 DRAWING NUMBER: 5840B |

These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.
Client Signature _____



Rectangle shown delineates square footage noted. Actual sign may not equal this exact rectangle.

7.1 Wall Mounted Non Illuminated Letters
PARKING GARAGE ENTRANCE & EXIT
 12" Max Letter Height
 45 Sq. Ft. Maximum

Print to Scale on 8 1/2" x 14" Paper

| | | |
|---|--------------------------------------|---|
| Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853 114 N. BEDFORD ST. | SCALE: 1/8" = 1'-0" DATE: 1/15/15 | APPROVED: _____ Copyright 2015 by Ryan Signs, Inc. |
| | REVISED: _____ DRAWN BY: KW | DRAWING NUMBER: 5840C |

These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.
 client signature _____

Ryan Signs, Inc.

3007 Perry Street
 Madison, WI 53713
 608-271-7979 Phone
 608-271-7853 Fax
 mbgrowneyselene@ryansigns.net

January 16, 2015

Mr. Al Martin
 City of Madison Planning Department
 215 Martin Luther King, Jr. Blvd.
 Madison, WI 53701

Re: 114 N. Bedford Street Development
 Comprehensive Design Review

The attached document package describes the Comprehensive Signage Plan for the exterior building signage at the 114 N. Bedford Street Development.

Objective

We intend to describe the design and integration of the street graphics. Our principal goals are to create identity for the 114 N. Bedford Street development, support its quasi-public commercial activity, promote vitality and to establish wayfinding for its residents and visitors.

- To effectively display signage on the various building façades
- To present professional entrance signage
- To effectively identify the parking garage entrance

The execution of the objective and goals, as they relate to the size of the development, has created opportunities to address scale appropriate graphics to maximize legibility in each context in which the graphics are intended to be viewed. This package illustrates the extent and scope of the 114 N. Bedford Street development exterior signage and includes a summary of all proposed signage. Included below is the intent of and commentary on each type of signage for the development. Please refer to the document package for additional information on specific signage detail.

Comprehensive Design Review Criteria

1. The Sign Plan shall create visual harmony between the signs, building(s) and building site through unique and exceptional use of materials, design, color, any lighting, and other design elements; and shall result in signs of appropriate scale and character to the uses and building(s) on the zoning lot as well as adjacent buildings, structures and uses.
2. Each element of the Sign Plan shall be found to be necessary due to unique or unusual design aspects in the architecture or limitations in the building site or surrounding environment.
3. The Sign Plan shall not violate any of the stated purposes described in Secs. 31.02(1) and 33.42(2).
4. All signs must meet minimum construction requirements under Sec. 31.04(5).
5. The Sign Plan shall not approve Advertising beyond the restrictions in Sec. 31.11 or Off-Premise Directional Signs beyond the restrictions in Sec. 31.115.
6. The Sign Plan shall not be approved if any element of the plan:
 - a. Presents a hazard to vehicular or pedestrian traffic on public or private property,
 - b. Obstructs views at points of ingress or egress of adjoining properties,
 - c. Obstructs or impedes the visibility of existing lawful signs on adjacent properties, or
 - d. Negatively impacts the visual quality of public or private open space.
7. The Sign Plan may only encompass signs on private property of the zoning lot or building site in question, and shall not approve signs in the right of way or on public property.

114 N. Bedford Street Development
 City of Madison
 January 16, 2015
 Page 2

Review of Guidelines for Downtown Madison as they may be relevant to 114 N. Bedford Street

1. "Signs are a necessary part of any business. On State Street and the Square, it is important to communicate and identify businesses in an effective and tasteful way. As a visual element, signs can enhance or detract from a commercial area."
2. "The shape of signs should reflect the architectural lines of the building."
3. "Signs should look like they belong on the building rather than looking like they were tacked on as afterthoughts."
4. "Color should be compatible with the exterior tones of the building."
5. "The quality of a sign is important because of its high visibility. This quality will be influenced by the choice of materials, type of sign, lettering and lighting."

The following is a listing of sign types located on the site plan and building elevations:

- | | |
|-------------------|--|
| Sign Type 1A | NAME OF DEVELOPMENT (TDB) (Bedford and Mifflin elevations) These signs are intended to identify the primary main entrance to the building. The signs will be internally or back-illuminated and will not exceed 24 sf2 in area. The signs will be mounted above the entrance canopy. (Size and location as depicted in the documents.) |
| OR | |
| Sign Type 1B/1B.1 | NAME OF DEVELOPMENT (TDB) (Bedford and Mifflin elevations) These signs are intended to identify the primary main entrance to the building. The signs will be internally or back-illuminated and will not exceed 24 sf2 in area. The signs will be wall mounted. (Size and location as depicted in the documents.) |
| Sign Type 2.1 | NAME OF DEVELOPMENT (TDB) This sign is intended to identify the secondary main entrance to the building. The sign will be internally or back-illuminated and will not exceed 24 sf2 in area. (Size and location as depicted in the documents.) |
| Sign Type 3 | COFFEE SHOP (or similar-TBD) This sign will be internally illuminated and will be located closer than 3'-0" from the interior window. The sign will not exceed the regulated size of window signs. (Size and locations as depicted in the documents.) |
| Sign Type 4 | COFFEE SHOP (or similar TBD) This sign will be internally illuminated and will not exceed 12 sf2 in area. (Size and location as depicted in the documents.) |
| Sign Type 5 | MONUMENT SIGN (TBD) This sign shall be internally illuminated and will be incorporated into a freestanding landscape wall. The sign will not exceed 32 sf2 in area. (Size and location as depicted in the documents.) |
| Sign Type 6 | BUILDING ENTRANCE IDENTIFICATION signs (Located at each Townhouse) These signs will be non-illuminated and will all be identical in size. The graphics will vary per tenant. All details TBD. The signs will not exceed 2 sf2 in area. (Size and location as depicted in the documents.) |
| Sign Type 7.1 | PARKING GARAGE DIRECTONAL SIGN (TBD) This sign will be non-illuminated and will not exceed 45 sf2 in area. (Size and location as depicted in the documents.) |

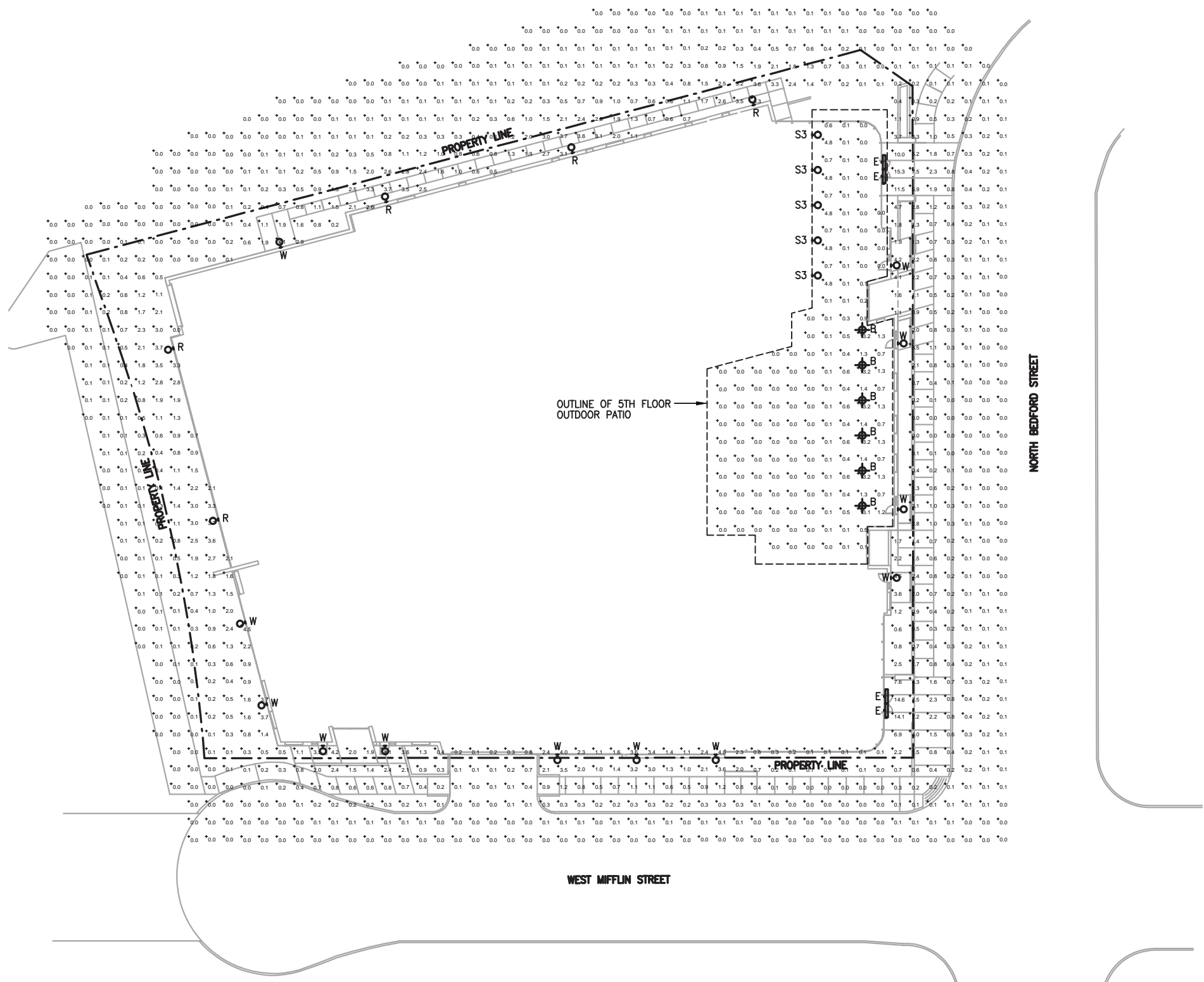
SOUTH ELEVATION PARKING SIGNAGE

All Other Signs All other signs, not mentioned above, will be in compliance with Chapter 31 of the Madison General Ordinances.

114 N. Bedford Street Development
 City of Madison
 January 16, 2015
 Page 3

Following is a comparison of the City of Madison Sign Ordinance and the signage, as proposed, which shows which signs comply with Chapter 31 and those requiring Comprehensive Design Plan approval within the UMX (Urban Mixes-Use) Zoning District.

| Code | Sign Type | Allowed and Comprehensive Design | Comprehensive Design Plan |
|--------------|--|---|---|
| 31.07(2) (a) | Wall Signs | Number of Signable Areas: There shall be one (1) signable area, whether on the wall or the roof, for each façade, facing a street. To allow for one additional internally illuminated wall signs | Through approval of this CDP, the Bedford Street elevation will be allowed two wall signs. To allow for signage up to 40% of area free of architectural detail or 2 square feet of signage for each lineal foot of frontage (building exceeding 25,000 square feet). |
| 31.09 | Projecting Signs | A projecting signs, as defined in Sec. 31.03(2) is a sign that projects outward, perpendicularly from a wall at a distance of at least 15". The maximum distance a projecting sign may project is not more than 24" into the ROW. Based on Table 31.15, the project is allowed up to 32 square feet. Occupants may display a total of one projecting sign on a façade facing a street or corner of a building. Projecting signs may be displayed in addition to any wall sign allowed. | In compliance with sign ordinance. |
| 31.08 | Ground Signs | No more than two ground signs are allowed on a single zoning lot. Based on Table 31.15(1), the project is allowed up to 32 square feet. | In compliance with sign ordinance. |
| 31.10 | Window Signs | (6) Window signs may be illuminated. | In compliance with sign ordinance. |
| 31.15 | Building Entrance Identification Signs | Table 2: Allows for up to 12 sf2 per sign and is silent on the number allowed. | In compliance with sign ordinance. We are further self-regulating to limit sign size to 2 sf2. |
| | All Other Signs | Any sign not specifically mentioned above will be in compliance with Chapter 31 of the Madison General Ordinances. | In compliance with sign ordinance. |



FIXTURE TYPE "B"

FIXTURE TYPE "B"

BEGGA Product
Project
Voltage
Color
Optics
Mount

Beam: This fixture has an adjustable beam diameter that can be adjusted from 10° to 120°. The beam diameter is controlled by the beam angle adjustment ring. The beam diameter is controlled by the beam angle adjustment ring. The beam diameter is controlled by the beam angle adjustment ring.

Beam: This fixture has an adjustable beam diameter that can be adjusted from 10° to 120°. The beam diameter is controlled by the beam angle adjustment ring. The beam diameter is controlled by the beam angle adjustment ring. The beam diameter is controlled by the beam angle adjustment ring.

Beam: This fixture has an adjustable beam diameter that can be adjusted from 10° to 120°. The beam diameter is controlled by the beam angle adjustment ring. The beam diameter is controlled by the beam angle adjustment ring. The beam diameter is controlled by the beam angle adjustment ring.

Beam: This fixture has an adjustable beam diameter that can be adjusted from 10° to 120°. The beam diameter is controlled by the beam angle adjustment ring. The beam diameter is controlled by the beam angle adjustment ring. The beam diameter is controlled by the beam angle adjustment ring.

BEGA

Photometric File: 775246.rvt

TEST: BEGA
TEST LAB: BEGA LABORATORY
DATE: 3/10/2006
LUMINAIRE: 775246
LAMP: (1) 35W T8 (013 MM)

| FCI Class | Lumen | % Lum | % Lum |
|--------------|----------|-------|-------|
| FCI 10-30 | 11.1 | 2.2 | 2.9 |
| FCI 30-60 | 69.9 | 14.7 | 20.6 |
| FCI 60-90 | 42.9 | 9.2 | 12.9 |
| FCI 90-120 | 20.4 | 4.4 | 6.2 |
| BE 10-30 | 11.1 | 2.4 | 3.3 |
| BE 30-60 | 69.9 | 15.2 | 21.4 |
| BE 60-90 | 42.9 | 9.4 | 13.3 |
| BE 90-120 | 20.4 | 4.5 | 6.4 |
| BE (100-150) | 1.0 | 0.1 | 0.1 |
| BE (150-180) | 0.2 | 0.1 | 0.1 |
| BE (180-225) | 0.1 | 0.0 | 0.0 |
| Total | 48.9 | 10.3 | 14.3 |
| BE Rating | 68-61-61 | | |

Characteristics

| Type | VS |
|--|----------------------|
| IES Classification | Very Short |
| Control Classification (International) | Control |
| Lumens Per Lamp | 3500 (1 lamp) |
| Total Lamp Lumens | 3500 |
| Luminaire Lumens | 325 |
| Total Luminaire Efficiency | 11% |
| Downward Total Efficiency | 11% |
| Luminaire Efficiency (Efficacy) | 8 |
| Upward Waste Light Ratio | 0.23 |
| Max. Cd | 41,246 (204, 49V) |
| Max. Cd (90 Deg. Vert.) | 81,246 (204, 49V) |
| Max. Cd (90 Deg. Vert.) | 4,884 (2, 7FL Lamp) |
| Max. Cd (90 to 180 Deg. Vert.) | 68,817 (2, 7FL Lamp) |
| Total Luminaire Watts | 45 |
| Ballast Factor | 1.00 |

Unit Spacing = 3.5'

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

BEGA, 1500 Ray Way, Corcoran, CA 95013 (950) 884-0333 Fax (950) 884-9474 www.bega-us.com © Copyright BEGA US, 2012 1008912

Madison Student Housing

114-116 NORTH BEDFORD STREET
MADISON, WI 53703

Preliminary Site Lighting Plan - Illuminance Calculation - Light Fixture Selections

SCALE: 1" = 30'-0"

DATE: 12/10/2014

FIXTURE TYPE "E"
MOUNTING HEIGHT: 10'-0" A.F.G.

Type
Job Name
Catalog Number

P61 Special Applications

ordering

| series | lamp rows | nominal length | shielding | color/finish | distribution | circuiting | voltage | mounting | options |
|--------|-----------|----------------|--------------------------------|--------------------------|-------------------------|----------------------------|---------|------------------------------|---------|
| P61 | 1T8 | 02' | PCL* clear poly-carbonate lens | TMW textured matte white | D1 direct | SC single circuit | 120 | SUR surface mount to ceiling | EML* |
| | 2T8 | 03' | | | D4W* asymmetric to wall | DC* dual circuit (in-line) | 277 | | EMH* |
| | 1T5 | 04' | WA white acrylic lens | YGW* gloss white | D4R* asymmetric to room | UNV* | 347 | WB wall bracket (3") | DM |
| | 2T5 | R_* | *standard | YPE powder | *1 lamp only | *1 lamp only | 180-277 | WS wall spacer (3/4") | RSE |
| | 1T5HO | *low length | | Y_ premium color | | | | | 10THD |
| | 2T5HO | | | CC custom color | | | | | B_ |
| | | | | *standard | | | | | LT |
| | | | | | | | | | FH |
| | | | | | | | | | TRS |

*consult factory for fixtures > 4' long

Applications Exterior wall mounts, parking structures, commercial roll-up door applications.

Features An IP65 rated aluminum 6" x 6" profile wet location luminaire. It features a one-piece gasketed door frame. Available with one or two T5/T5HO or T8 lamps in cross-section. The fixture also offers a choice of symmetric or asymmetric light patterns.

Construction The housing, available in 2-, 3- or 4-foot standard lengths, is made of die-formed 18-gauge sheet aluminum, and can be through wired for continuous row applications.

Finish The standard housing finish is gloss white (YGW) using polyester powder paint. Refer to the **Color Selector** for optional paint colors.

Electrical T8 fixtures have instant-start electronic ballasts with less than 20% THD. T5 and T5HO fixtures have programmed-start electronic ballasts with less than 10% THD. Fixtures are IP65 rated, I.B.E.W. manufactured, and U.L. labeled "Suitable for wet locations" and "Suitable for Mounting with 4-feet of the ground". Maximum ballast size available: 1.7" width x 1.18" height.

Mounting Fixture is to be wall or surface-mounted.

Options EML: emergency battery (600-700 lumens); EMH: emergency battery (1100-1400 lumens); DM: dimming (specify manufacturer, voltage and other requirements); RSE: rapid-start electronic; 10THD: ballast with <10% total harmonic distortion; B_: specific ballast, specify manufacturer and catalog number (consult factory); LT: low temperature ballast; FH: fixture fusing (slow blow); TRS: tamper resistant.

0903 Prudential Ltg. 1737 East 22nd Street, Los Angeles, CA 90058 713

Special Applications **P61**

photometric data

P-61-1T5-04-PCL-TMW-01-120
Report # ILLUMINEX D-2007-0-2007
Spacing Criteria: Along L.S. Across Q.S.
Lamp Location: 1000' Input Watts: 24.00

Candlepower Summary

| Vertical Angle | Horizontal Angle | 0° | 22.5° | 45° | 67.5° | 90° |
|----------------|------------------|------|-------|------|-------|------|
| 0 | 0 | 2085 | 2085 | 2085 | 2085 | 2085 |
| 5 | 0 | 2064 | 2101 | 2117 | 2110 | 2110 |
| 15 | 0 | 1978 | 2009 | 2021 | 1944 | 1945 |
| 25 | 0 | 1816 | 1870 | 1716 | 1498 | 1314 |
| 35 | 0 | 1575 | 1539 | 1039 | 515 | 375 |
| 45 | 0 | 1264 | 116 | 317 | 127 | 115 |
| 55 | 0 | 901 | 507 | 100 | 105 | 88 |
| 65 | 0 | 509 | 78 | 61 | 83 | 88 |
| 75 | 0 | 160 | 41 | 45 | 49 | 50 |
| 85 | 0 | 16 | 20 | 22 | 20 | 19 |
| 90 | 0 | 0 | 0 | 0 | 0 | 0 |

Zonal Lumen Summary

| Zone | % Lamp | % Luminaires |
|--------|--------|--------------|
| 0-90 | 63.4 | 100.00 |
| 90-180 | 0.00 | 0.00 |

Efficiency = 61.4%

Coefficients of Utilization (%)

| Plane | reflective floor cavity reflectance = 20 |
|---------|--|
| Ceiling | 80 70 50 |
| Wall | 70 50 30 10 70 50 30 10 50 30 10 |

Luminance Summary (cd/m²)

| Angle | 0° | 45° | 90° |
|-------|-------|------|------|
| 45 | 15209 | 2814 | 1384 |
| 55 | 13360 | 1483 | 1300 |
| 65 | 10248 | 1228 | 1772 |
| 75 | 5260 | 1479 | 1644 |
| 85 | 1562 | 2148 | 1865 |

Distribution

Wall Bracket

installation

Adjoining Detail

Mounting Locations

Surface Ceiling Mount
+ 3/8" K.O.

Wall Mount

Prudential reserves the right to change design specifications or materials without notice.

0903 Prudential Ltg. tel 213.746.0360 fax 213.741.8590 prudlite.com

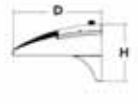
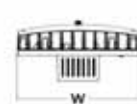
FIXTURE TYPE "R"
MOUNTING HEIGHT: 10'-0" A.F.G.



d^{series}

Specifications Luminaire

Width: 13-3/4" (34.9 cm)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

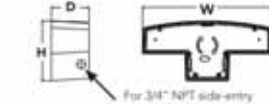


D-Series Size 1 LED Wall Luminaire



Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm)
Depth: 4" (10.2 cm)
Height: 6-3/8" (16.2 cm)



For 3/4" NPT side-entry conduit (BBW only)

Catalog Number _____
 Notes _____
 Type _____

Introduction

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

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

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

| Series | LEDs | Drive Current | Color temperature | Distribution | Voltage | Mounting | Control Options | Other Options | Finish required | |
|------------------|---|---|--|---|--|--|---|---|---|--------------------------|
| DSXW1 LED | 10C 10 LED (one engine) 20C 20 LED (two engines) | 350 350 mA 700 700 mA 1000 1000 mA (1 A) | 30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted | T2S Type I Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse | 120 208 240 277 480 | MVOLT BBW Surface-mounted back box (for conduit entry) ¹ | PE Photoelectric cell, button type ¹ DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, < 5' range PIRH 180° motion/ambient light sensor, 15-30' range ELCW Emergency battery backup (includes external component enclosure) ¹ | SF Single fuse (120, 277 or 347V) ¹ DF Double fuse (208, 240 or 480V) ¹ HS House-side shield ¹ SPD Separate surge protection ¹ | DBLKD Black DNAXD Natural aluminum DWHOD White DSSKD Sandstone DDBTXD Textured dark bronze DBLKD Textured black DNATXD Textured natural aluminum DWHGKD Textured white DSSTXD Textured sandstone | DOBXD Dark bronze |

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF) options, or photocontrol (PE) option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- PIR specifies the Sensor Switch SBCR-10-ODP control. PIRH specifies the Sensor Switch SBCR-6-ODP control, see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photo cell). Dimming driver standard. Not available with 20 LED/1000 mA configuration DSXW1 LED 20C 1000.
- Cold weather (120C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- See the electrical section on page 3 for more details.

Accessories

Ordered and shipped separately.

| | |
|--------|--|
| DSXW1S | House-side shield (see per light engine) |
| DSXW1W | Wire guard |
| DSXW1V | Vandal guard |



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

| Ambient | Lumen Multiplier |
|---------|------------------|
| 0°C | 1.03 |
| 10°C | 1.01 |
| 20°C | 1.00 |
| 25°C | 1.00 |
| 30°C | 1.00 |
| 40°C | 0.98 |

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXW1 LED 20C 1000 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

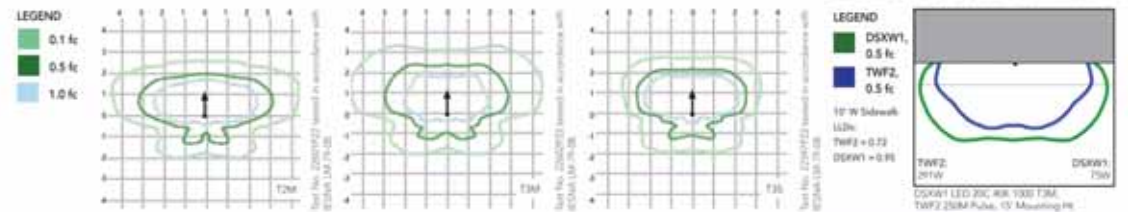
To calculate LMF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours | 0 | 25,000 | 50,000 | 100,000 |
|--------------------------|-----|--------|--------|---------|
| Lumen Maintenance Factor | 1.0 | 0.95 | 0.91 | 0.88 |

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Footcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Options and Accessories



FEATURES & SPECIFICATIONS

INTENDED USE
 The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

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

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

OPTICS
 Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building-mounted applications. Light engines are available in 3000 K (80 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 CRI) configurations.

ELECTRICAL
 Light engines consist of 10 high-efficiency LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (3,881/100,000 hrs. at 25°C). Class 1 electronic drivers have a

power factor >90%, THD <20%, and a minimum 2.5kV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
 Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

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

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

WARRANTY
 Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.



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DSXW1 LED
 Rev. 01/17/14

FIXTURE TYPE "S3"

Recessed wall luminaires - shielded

Housing: Die-cast aluminum with integral wiring compartment. Die castings are marine grade, copper free (± 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum faceplate, 1/8" thick, tempered glass; clear with white translucent ceramic coating. Faceplate is secured by four (4) socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.

Electrical: 10.5W LED luminaire, 12.8 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 3.5 lbs.

Luminaire Lumens: 160
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



| Recessed Luminaires - shielded light | | | | |
|--------------------------------------|--------|--------|----|------|
| Lamp | A | B | C | GPC |
| 2372 LED 10.5W LED | 7 1/2" | 7 1/2" | 4" | C522 |

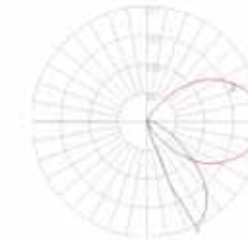
BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 FAX (805)566-9474 www.bega-us.com
Copyright BEGA-US 2014 Updated 05/14

BEGA

Photometric Filename: 2372LED.IES

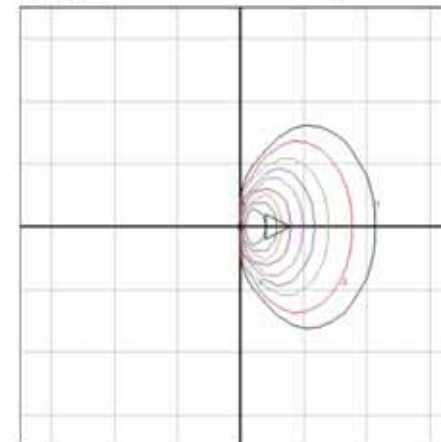
TEST: L09133709
TEST LAB: LIGHT LABORATORY, INC.
DATE: 9/20/2013
LUMINAIRE: 2372LED
LAMP: 10.9W LED

All results in accordance with IESNA LM-79-08



Characteristics

| | |
|------------------------------------|------------------|
| IES Classification | Type II |
| Longitudinal Classification | Very Short |
| Lumens Per Lamp | N.A. (absolute) |
| Total Lamp Lumens | N.A. (absolute) |
| Luminaire Lumens | 160 |
| Downward Total Efficiency | N.A. |
| Total Luminaire Efficiency | N.A. |
| Luminaire Efficacy Rating (LER) | 11 |
| Total Luminaire Watts | 14.11 |
| Ballast Factor | 1.00 |
| Upward Waste Light Ratio | 0.04 |
| Max. Cd. | 217.25 (0H, 25V) |
| Max. Cd. (<90 Vert.) | 217.25 (0H, 25V) |
| Max. Cd. (At 90 Deg. Vert.) | 10.21 (6.4%Lum) |
| Max. Cd. (80 to <90 Deg. Vert.) | 15.58 (9.7%Lum) |
| Cutoff Classification (deprecated) | N.A. (absolute) |
| R9 Value | 15.65 |

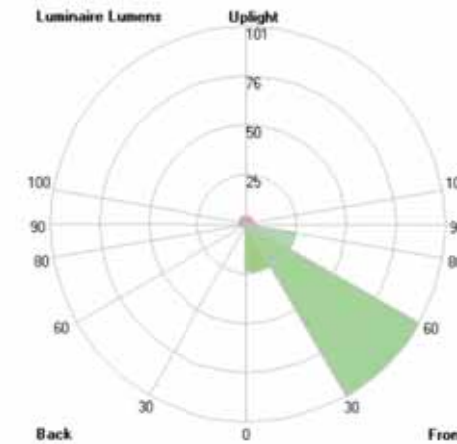


Mounting Height = 1 ft. Grid Spacing = 2.5 ft.

Lum. Classification System (LCS)

| LCS Zone | Lumens | %Lamp | %Lum |
|-------------|--------|-------|-------|
| FL(0-30) | 24.0 | N.A. | 15.0 |
| FM(30-60) | 100.9 | N.A. | 63.0 |
| FH(60-80) | 25.1 | N.A. | 15.7 |
| FVH(80-90) | 4.0 | N.A. | 2.5 |
| BL(0-30) | 0.0 | N.A. | 0.0 |
| BM(30-60) | 0.0 | N.A. | 0.0 |
| BH(60-80) | 0.0 | N.A. | 0.0 |
| BVH(80-90) | 0.0 | N.A. | 0.0 |
| UL(90-100) | 2.4 | N.A. | 1.5 |
| UH(100-180) | 3.8 | N.A. | 2.4 |
| Total | 160.2 | N.A. | 100.0 |

BUG Rating B0-U1-G0



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

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10/7/2013

FIXTURE TYPE "W"
MOUNTING HEIGHT: 10'-0" A.F.G.

APPLICATION

Wall mount cylinder is suitable for wet location applications that require energy efficient, long-life LED technology.

PRODUCT DATA

HOUSING: Machined extruded aluminum cylinder housing features a powder coated finish in a variety of colors. Custom finishes are also available. On up/down model, top and bottom of cylinder is enclosed with gasketed, screw-on caps that feature clear glass lenses. On direct model, one end features clear glass lens and opposite end features solid screw in cap.

ELECTRICAL: 120-277 VAC, 50-60 Hz.

LED MODULE & DRIVER: Cree LMH2 module features "True White" technology which ensures high CRI (90) and constant luminous output over the life of the module. Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 35°C. Lower ambient temperatures yield longer lamp life.

DIMMING OPTIONS: Standard with 0-10V dimming, additional options detailed below.

| MODEL | POWER (W) | *LIGHT OUTPUT (lm) | DELIVERED LUMENS | CRI |
|------------------------------|-----------|--------------------|------------------|-----|
| C92 Direct/Indirect Cylinder | 22 | 850 x 2 | 681 X 2 | 90 |
| C91 Direct Cylinder Only | 11 | 850 x 1 | 681 X 1 | 90 |

* Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 50°C. Lower ambient temperatures yield longer lamp life.

MOUNTING: Wall mount bracket mounts to 4" octagonal junction box.



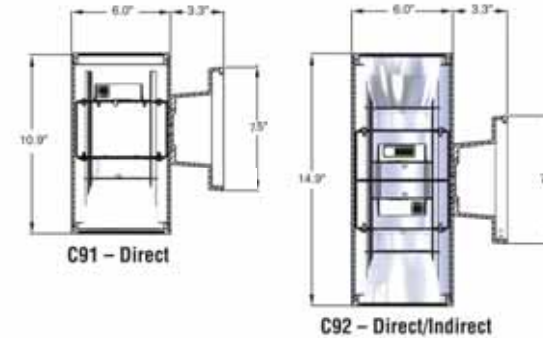
SERIES C9WLCR
 6" Diameter Wet Location Cylinders

CALIBER
 LED LIGHTING



C91 in Metallic Aluminum

C92 in White



C91 - Direct

C92 - Direct/Indirect

Example: C92WLCR8503KW

| Fixture Series | Lumens | Color Temp. | Dimming | Exterior Finish |
|---------------------------------------|--------|---|--|--|
| C92WLCR (Direct/Indirect Cylinder) | 850 | 27K (2700K) | Blank = 0-10V, 10% DE4 = Lutron ECOSys, 1% D7 = Lutron 3 wire, 1% DT1 = 120V Lutron2 wire, 1% | W - White B - Black Z - Bronze MA - Metallic Aluminum |
| C91WLCR (Direct Cylinder) | | 3K (3000K) 35K (3500K) 4K (4000K) | | |

Manufactured and tested to UL#1598 and CSA standards.
 Note: Suitable for wet location.

All Pathway® products meet or exceed requirements as established by the National Electrical Code. Specifications subject to change without notice. Alcoa® is a registered trademark of Alcoa.

Fixture: _____ Type: _____
 Project: _____



Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
 voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

Series C9WLCR - 6" Diameter Wet Location Cylinders

LCCR1.0
 CHW/JC

EXTERIOR MATERIAL SAMPLE BOARD

1. CEMENT FIBERBOARD SIDING
COLOR: OLIVE NATURAL
2. CEMENT FIBERBOARD SIDING
COLOR: OLIVE TREATED
3. EXTERIOR GLAZING
4. ALUMINUM MULLION
COLOR: BLACK
5. METAL PANEL
COLOR: CHAMPAGNE
6. BRICK VENEER
COLOR: PEWTER
7. CEDAR SIDING

