



# Wauwatosa, WI

## Design Review Board

### Meeting Agenda - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Thursday, October 16, 2025

7:00 PM

Committee Room #1

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#### ROLL CALL

#### NEW BUSINESS

1. 7105 W North Avenue - Exterior Alteration - Flash Laundromat - Return to Board [25-1061](#)
2. Foundry Way - Mayfair 2 - New Multi-Family -Return to Board [25-1191](#)
3. 2825 Mayfair Rd - New Multi-Family - Info Only [25-1831](#)

#### ADJOURNMENT

##### NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to [tclerk@wauwatosa.net](mailto:tclerk@wauwatosa.net), with as much advance notice as possible.



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 25-1061

**Agenda Date:** 10/16/2025

**Agenda #:** 1.

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7105 W North Avenue - Exterior Alteration - Flash Laundromat - Return to Board

**LANDSCAPING SCHEDULE**

TAG	BOTANICAL NAME	COMMON NAME	NATIVE	URBAN	COUNT	SIZE
T1	AMELANCHIER ARBOREA	DOVNY SERVICEBERRY	YES	YES	3	#10, 5' STEM, 2.0" CALIBER
S1	SPIRAEA JAPONICA	DOUBLE PLAY DOOZIE	YES	YES	21	#5, 2 GAL, 24"

**COST ESTIMATE (24.12.20)**

AMELANCHIER ARBOREA \$800 X 3 = \$2,400  
 SPIRAEA JAPONICA \$53 X 21 = \$1,113  
**TOTAL COST ESTIMATE \$3,513**  
 \*PRICES FROM HOME DEPOT AND ITREES.COM

**SITE AREAS:**

EXISTING IMPERVIOUS AREA	8,115 SQ FT
PROPOSED IMPERVIOUS AREA	8,115 SQ FT
*SITE IS CAPPED WITH CONTAMINATED SOIL, PERVIOUS AREA IS ABOVE GRADE PLANTERS	
EXISTING PERVIOUS AREA	32 SQ FT
PROPOSED PERVIOUS AREA	916 SQ FT

REQUIRED PARKING COUNT	9
EXISTING PARKING COUNT	0
HANDICAP STALLS	0
STANDARD STALLS	9
PROPOSED PARKING COUNT	1
HANDICAP STALLS	1
STANDARD STALLS	13

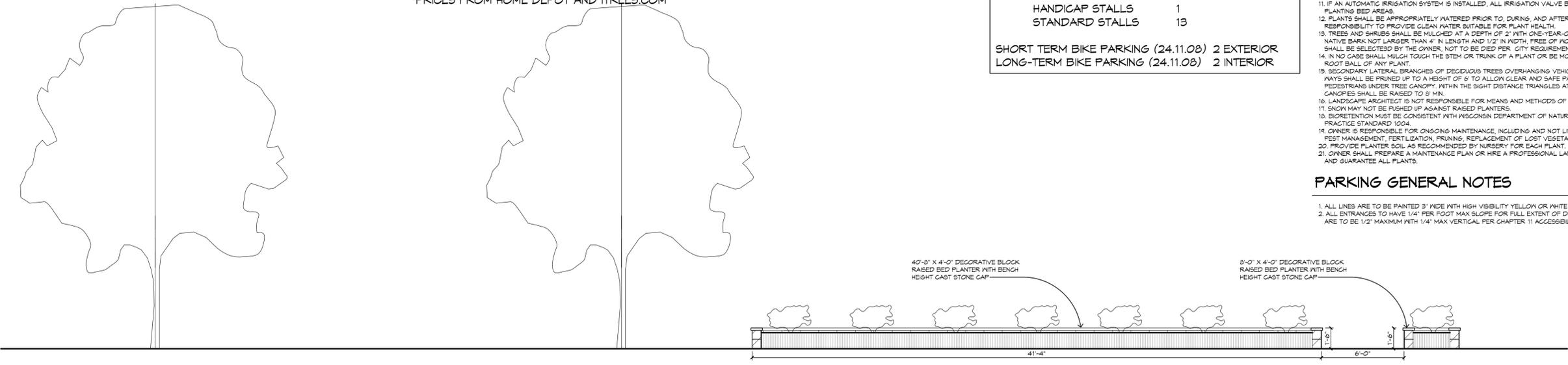
SHORT TERM BIKE PARKING (24.11.08) 2 EXTERIOR  
 LONG-TERM BIKE PARKING (24.11.08) 2 INTERIOR

**LANDSCAPING GENERAL NOTES**

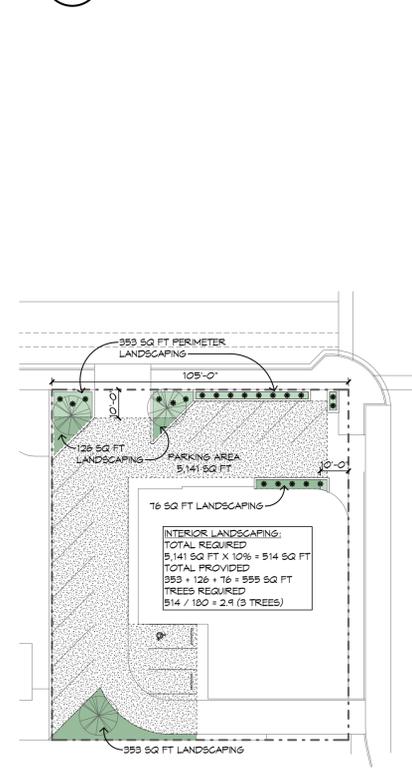
- DESIGN IS BASED ON THE INFORMATION AVAILABLE AT TIME OF DRAWING. FIELD VERIFY ALL SITE DIMENSIONS AND CONDITIONS.
- CONTRACTOR TO FOLLOW BEST MANAGEMENT PRACTICES DURING CONSTRUCTION AND SHALL TAKE ALL MEANS NECESSARY TO STABILIZE AND PROTECT FINAL LANDSCAPING.
- LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO ANY LANDSCAPING CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY THE SOIL PH, NITRATES, NUTRIENTS, TEXTURE, SALT, AND ORGANIC MATTER TO BE USED MEETS THE RECOMMENDATIONS OF THE NURSERY FOR EACH PLANT SPECIES.
- CONTRACTOR TO FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS AS NOTED. ALL PLANTS SHALL BE NURSERY-GROWN UNDER CLIMATE CONDITIONS SIMILAR TO THE LOCALITY OF THE PROJECT. PLANTS SHALL CONFORM TO THE BOTANICAL NAMES AND STANDARDS OF SIZE, CULTURE, AND QUALITY FOR THE HIGHEST GRADES AND STANDARDS AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD OF NURSERY STOCK, AMERICAN STANDARDS INSTITUTE, INC. 290 SOUTHERN BUILDING, WASHINGTON D.C. 20009.
- A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZE, QUALITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. REPORT ALL DISCREPANCIES TO THE OWNER.
- ALL PLANTS SHALL BE LEGIBLY TAGGED WITH PROPER BOTANICAL NAME.
- CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR NOT LESS THAN ONE YEAR FROM TIME OF ACCEPTANCE.
- OWNER WILL INSPECT PLANTS UPON DELIVERY FOR CONFORMITY TO SPECIFICATION REQUIREMENTS.
- NO SUBSTITUTIONS OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE OWNER.
- IF AN AUTOMATIC IRRIGATION SYSTEM IS INSTALLED, ALL IRRIGATION VALVE BOXES SHALL BE LOCATED WITHIN PLANTING BED AREAS.
- PLANTS SHALL BE APPROPRIATELY WATERED PRIOR TO, DURING, AND AFTER PLANTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE CLEAN WATER SUITABLE FOR PLANT HEALTH.
- TREES AND SHRUBS SHALL BE MULCHED AT A DEPTH OF 2" WITH ONE-YEAR-OLD, WELL-COMPOSTED, SHREDDED NATIVE BARK NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAND/DOST. MULCH SHALL BE SELECTED BY THE OWNER, NOT TO BE DIED PER CITY REQUIREMENTS.
- IN NO CASE SHALL MULCH TOUCH THE STEM OR TRUNK OF A PLANT OR BE MORE THAN 3" THICK TOTAL OVER THE ROOT BALL OF ANY PLANT.
- SECONDARY LATERAL BRANCHES OF DECIDUOUS TREES OVERHANGING VEHICULAR AND PEDESTRIAN TRAVEL PATHS SHALL BE PRUNED UP TO A HEIGHT OF 6' TO ALLOW CLEAR AND SAFE PASSAGE OF VEHICLES AND PEDESTRIANS UNDER TREE CANOPY. WITHIN THE SIGHT DISTANCE TRIANGLES AT VEHICLE INTERSECTIONS THE CANOPIES SHALL BE RAISED TO 8' MIN.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF THE CONTRACTOR.
- SNOW MAY NOT BE PUSHED UP AGAINST RAISED PLANTERS.
- BIORETENTION MUST BE CONSISTENT WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARD 1004.
- OWNER IS RESPONSIBLE FOR ONGOING MAINTENANCE, INCLUDING AND NOT LIMITED TO: IRRIGATION OR WATERING, PEST MANAGEMENT, FERTILIZATION, PRUNING, REPLACEMENT OF LOST VEGETATION, AND WEED MANAGEMENT.
- PROVIDE PLANTER SOIL AS RECOMMENDED BY NURSERY FOR EACH PLANT.
- OWNER SHALL PREPARE A MAINTENANCE PLAN OR HIRE A PROFESSIONAL LANDSCAPING SERVICE TO MAINTAIN AND GUARANTEE ALL PLANTS.

**PARKING GENERAL NOTES**

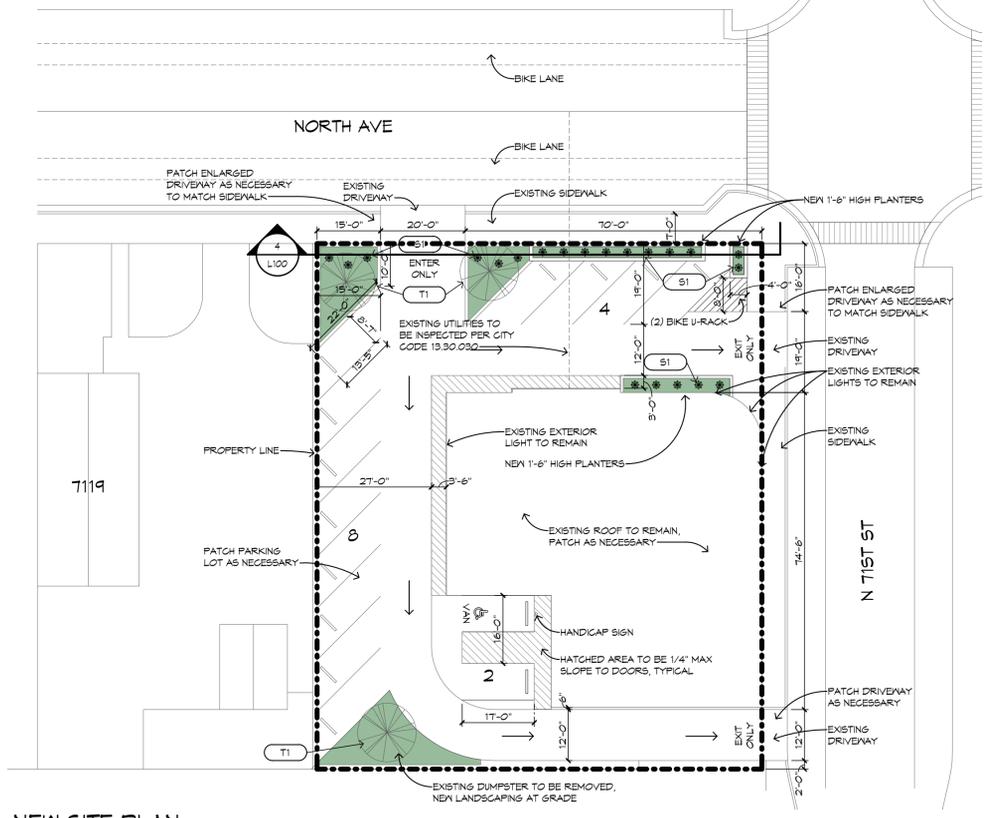
- ALL LINES ARE TO BE PAINTED 3" WIDE WITH HIGH VISIBILITY YELLOW OR WHITE PAINT.
- ALL ENTRANCES TO HAVE 1/4" PER FOOT MAX SLOPE FOR FULL EXTENT OF DOOR ACCESS AREA. THRESHOLDS ARE TO BE 1/2" MAXIMUM WITH 1/4" MAX VERTICAL PER GAFFNER 11 ACCESSIBILITY CODE.



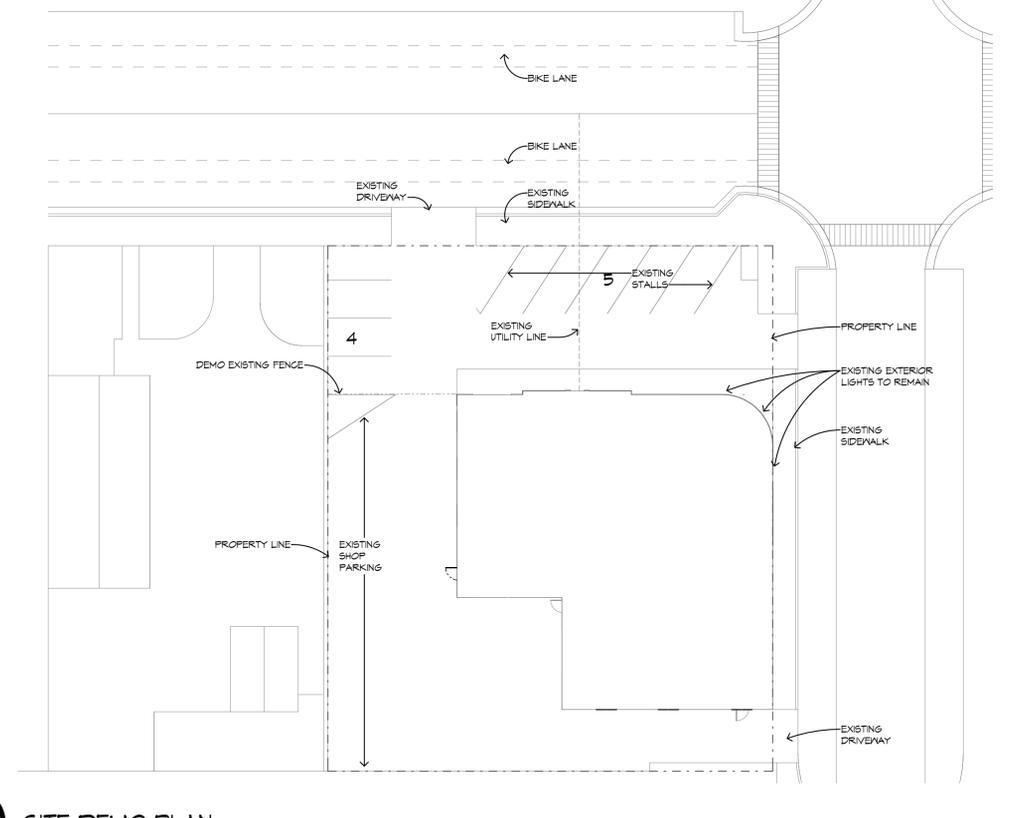
**4 SITE SECTION**  
 L100 1/4" = 1'-0"



**7 LANDSCAPE AREAS**  
 L100 1" = 30'-0"



**NEW SITE PLAN**  
 1" = 20'-0"



**SITE DEMO PLAN**  
 1" = 20'-0"

**FLASH LAUNDROMAT**

7105 W North Ave, Wauwatosa

**SITE & LANDSCAPING**

8/12/2025



REPLACE EXISTING GARAGE DOOR WITH STOREFRONT DOORS



ALIGN SOUTH WINDOWS WITH EAST WINDOWS TO PROVIDE REQUIRED EQUIPMENT INTAKE LOUVERS



NORTHEAST CORNER



REPLACE SIGNAGE

REPLACE EXISTING GARAGE DOOR WITH STOREFRONT DOORS

REMOVE SIGNAGE THAT NO LONGER APPLIES

FRONT FACE - NORTH AVE

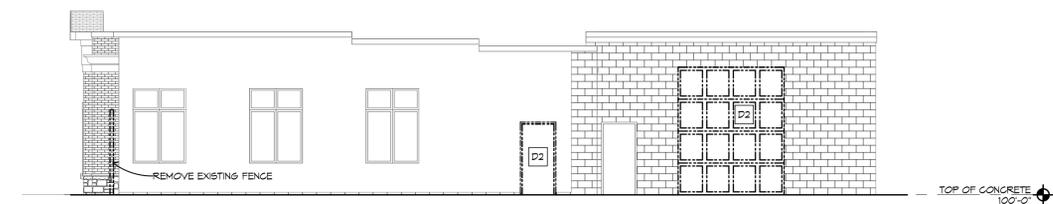


ALL EXISTING SITE LIGHTING TO REMAIN

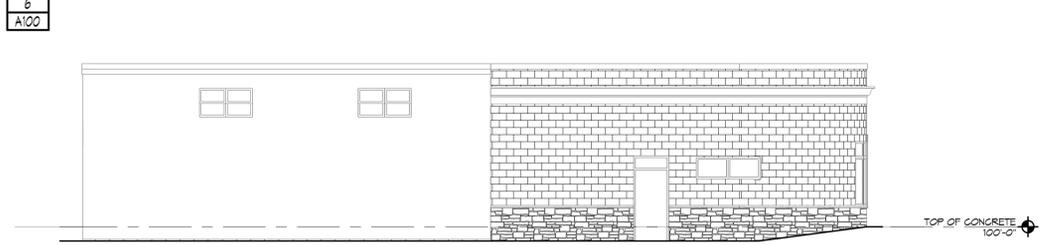
REMOVE EXISTING FENCE

REPLACE EXISTING DOOR WITH STOREFRONT DOOR

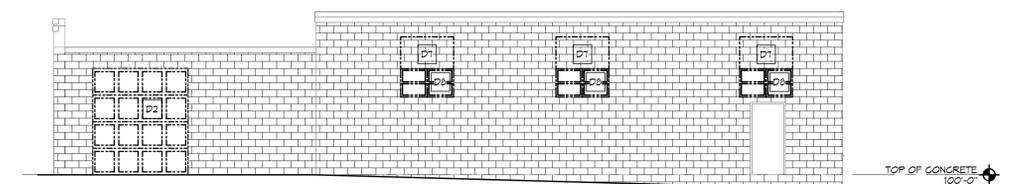
NORTHWEST CORNER



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



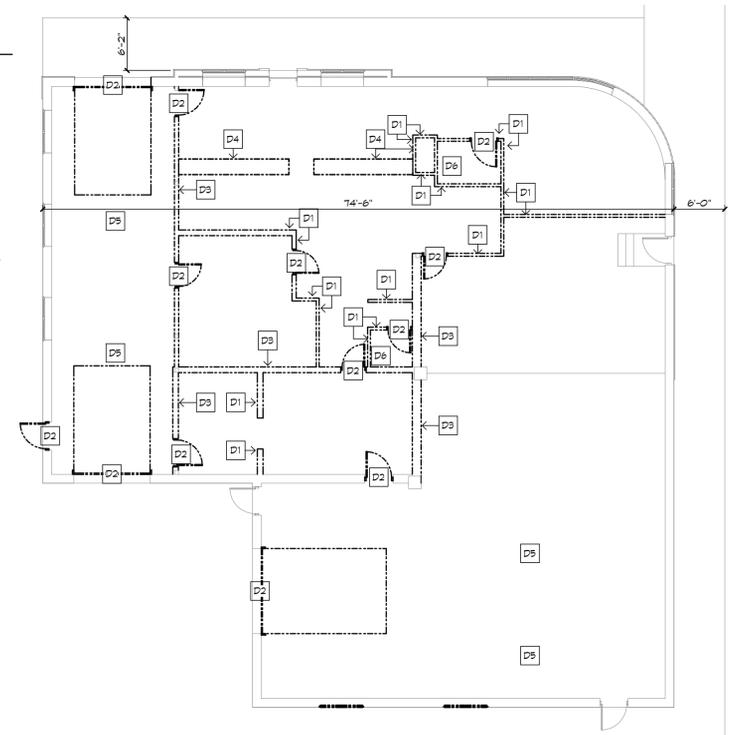
NORTH ELEVATION

**DEMOLITION - GENERAL NOTES:**

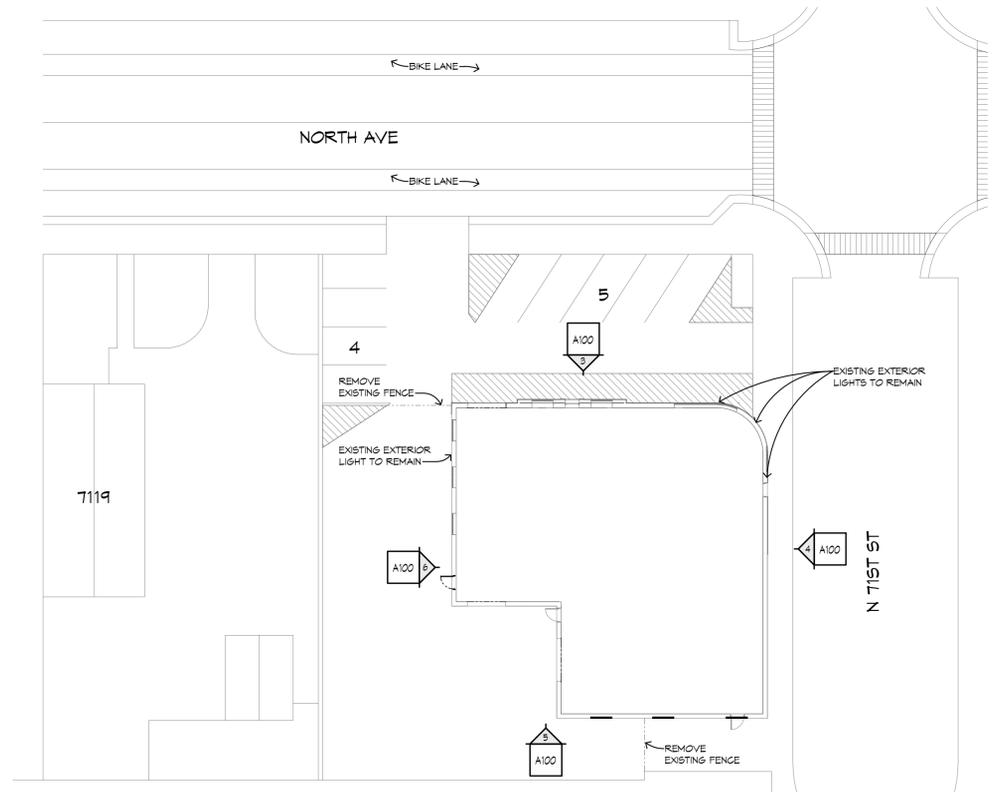
- A. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. EXISTING DRAWINGS REPRESENTED THE INFORMATION AVAILABLE AT THE TIME OF DRAWING PREPARATION, HOWEVER THE EXISTING DRAWINGS MAY NOT REPRESENT ALL CURRENT CONDITIONS. BRING ALL CONFLICTS TO THE ATTENTION OF THE GENERAL CONTRACTOR.
  - B. ALL EXISTING STRUCTURAL COMPONENTS TO REMAIN.
  - C. REMOVE ALL EXISTING WALL COVERINGS AND MASTIC, WALL BASE, TRIM, WALL BUMPERS, CORNER GUARDS, ETC.; PATCH, REPAIR AND PREPARE SUBSTRATE AS REQUIRED TO RECEIVE NEW FINISHES AS SCHEDULED.
  - D. EXISTING WALLS, DOORS, FRAMES, ETC. THAT ARE SCHEDULED TO BE REMOVED ARE DASHED LINE TYPES (SEE BELOW). SEE DEMOLITION PLANS KEY NOTES FOR SPECIFIC INSTRUCTIONS.
  - E. EXISTING WALLS, DOORS, FRAMES ETC. THAT ARE SCHEDULED TO REMAIN ARE SHOWN IN A LIGHT LINE WEIGHT AND ARE TO BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. PATCH, REPAIR AND PREPARE SUBSTRATE AS REQUIRED TO RECEIVE NEW FINISHES AS SCHEDULED.
  - F. ANY REQUIRED DEMOLITION OF PLUMBING, HVAC, AND ELECTRICAL EQUIPMENT / MATERIALS SHALL BE COORDINATED WORK WITH ASSOCIATED CONTRACTORS.
  - G. ALL DEMOLITION TO BE PATCHED AND REPAIRED TO MATCH EXISTING OR TO ACCOMMODATE NEW CONSTRUCTION.
- INDICATES EXISTING BUILDING COMPONENT TO REMAIN  
 - - - - - INDICATES EXISTING BUILDING COMPONENT TO BE REMOVED

**DEMOLITION PLANS KEY NOTES**

- D1 REMOVE EXISTING NON-BEARING WALL ASSEMBLY IN ITS ENTIRETY UP TO CEILING OR ROOF FRAMING, AS APPLICABLE.
- D2 REMOVE EXISTING DOOR AND FRAME ASSEMBLY.
- D3 SANGUT AND REMOVE NON-LOAD BEARING PORTION OF BLOCK WALL.
- D4 REMOVE EXISTING COUNTER, MILLWORK, AND RELATED EQUIPMENT.
- D5 REMOVE EXISTING HYDRAULIC LIFT IN ITS ENTIRETY, PREPARE FLOOR FOR NEW SELF-LEVELING GYPCRETE.
- D6 REMOVE EXISTING BATHROOM FIXTURES, CAP ALL PIPES.
- D7 SANGUT AND REMOVE IDENTIFIED SECTION OF EXISTING EXTERIOR WALL, PREPARE OPENING FOR NEW LINTEL TO MATCH EXISTING AND SALVAGED WINDOW BELOW.
- D8 SALVAGE EXISTING WINDOW TO BE REINSTALLED IN NEW OPENING ABOVE.



GROUND FLOOR DEMO PLAN  
T = 10'-0"



SITE DEMO PLAN  
T = 20'-0"

# FLASH LAUNDROMAT

7105 W North Ave, Wauwatosa

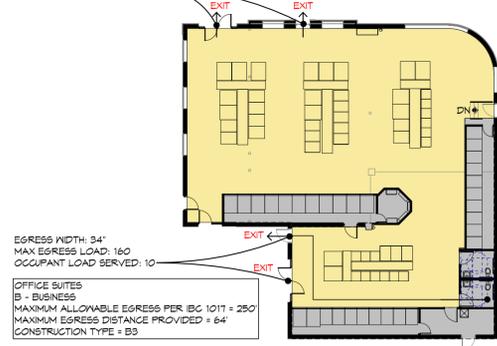
# EXISTING CONDITIONS

6/17/2025

**PROJECT STATISTICS**

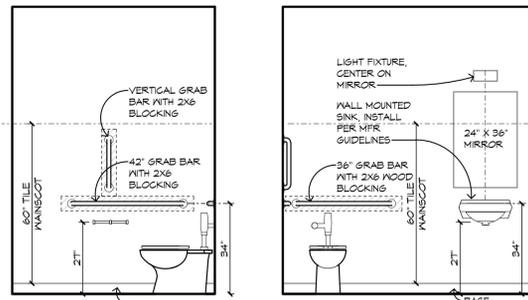
OCUPANCY	B - BUSINESS (LAUNDRY)		
SPRINKLERS	NONE		
GROUND FLOOR AREA	4,511 SQ FT		
RENOVATION VOLUME	46,844 CU FT (2,942 SF x 4' x 1,496 SF x 12')		
APPLICABLE CODES	WISCONSIN EXISTING BUILDING CODE - 2015 IBC - IFC - IPI SPS 366 WISCONSIN COMMERCIAL BUILDING CODE - 2015 IBC - IFC - IPI SPS 360-366 ACCESSIBILITY CODE - ICC/ANSI 117.1-2009 ENERGY - IECC 2009 - WISCONSIN ADOPTED IECC 2015 IV AMENDMENTS PLUMBING CODE - WISCONSIN SPS 381-387 MECHANICAL CODE - 2015 IMC - IPI SPS 364-365 ELECTRICAL CODE - NEC 2011 - SPS 316		
CONSTRUCTION TYPE	3B	FIRE RATING	
	CORRIDOR FIRE-RESISTANCE RATING	N/A	
	PRIMARY STRUCTURAL FRAME	0 HOUR	
	BEARING WALLS - EXTERIOR	2 HOUR	
	BEARING WALLS - INTERIOR	0 HOUR	
	NON-BEARING WALLS - EXTERIOR	0 HOUR	
NON-BEARING WALLS - INTERIOR	0 HOUR		
FLOOR CONSTRUCTION	0 HOUR		
ROOF CONSTRUCTION	0 HOUR		
OCCUPANT LOADS	FUNCTION	LOAD FACTOR	AREA
	BUSINESS	100 GROSS	3976 SQ FT
	ACCESSORY	300 GROSS	1001 SQ FT
		TOTAL OCCUPANTS	40
PLUMBING FIXTURE CALCULATIONS (2021)	OCUPANCY	LOAD	WATER CLOSSETS
	BUSINESS	40	1.64
	MINIMUM REQUIRED	2	2
	NUMBER PROVIDED	2	2
		LAVATORIES	SERVICE SINK
		1.03	1
		1	1
		1	1

EGRESS WIDTH: 34"  
 MAX EGRESS LOAD: 180  
 OCCUPANT LOAD SERVED: 10

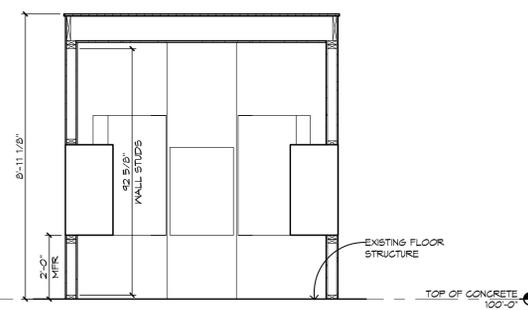


**GROUND FLOOR LIFE SAFETY PLAN**

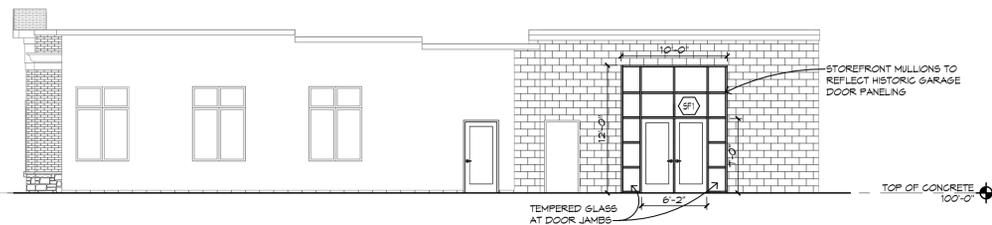
1" = 20'-0"



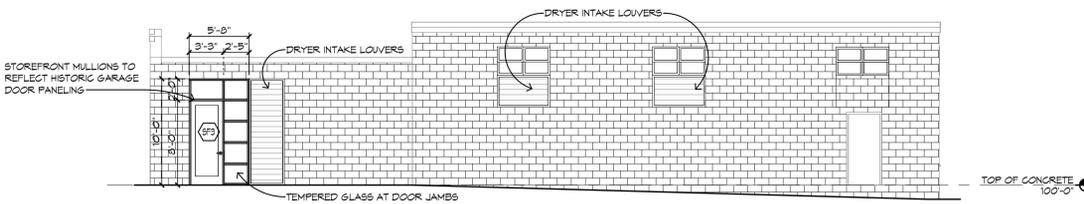
**TOILET**  
 3 A200  
**TOILET**  
 1 A200



**SERVICE ROOM SECTION**  
 6 A200  
 3/8" = 1'-0"



**WEST ELEVATION**  
 5 A200  
 1/8" = 1'-0"



**SOUTH ELEVATION**  
 4 A200  
 1/8" = 1'-0"



**NORTH ELEVATION**  
 3 A200  
 1/8" = 1'-0"

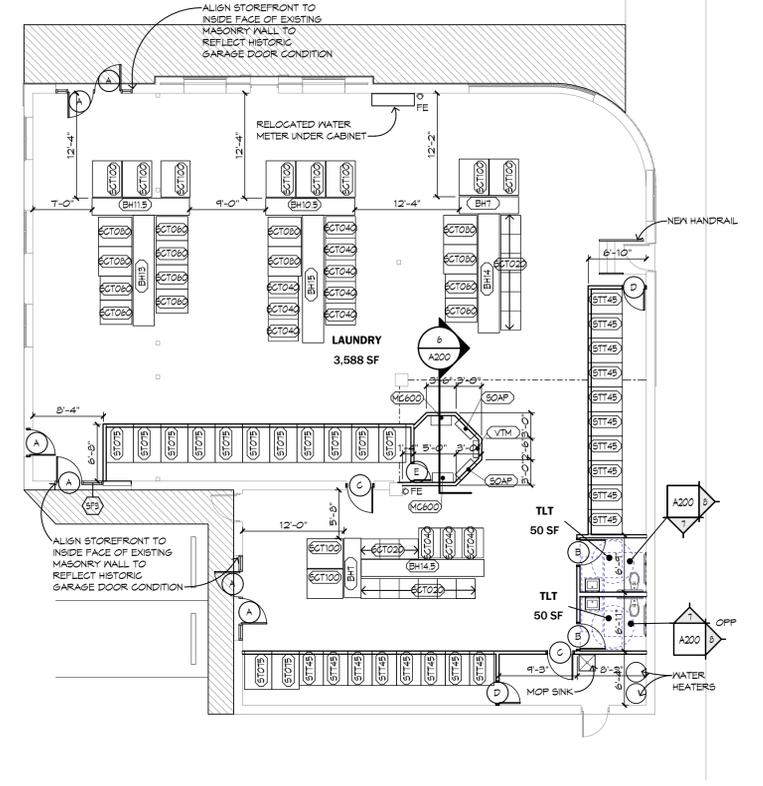


**NEW WORK GENERAL NOTES:**

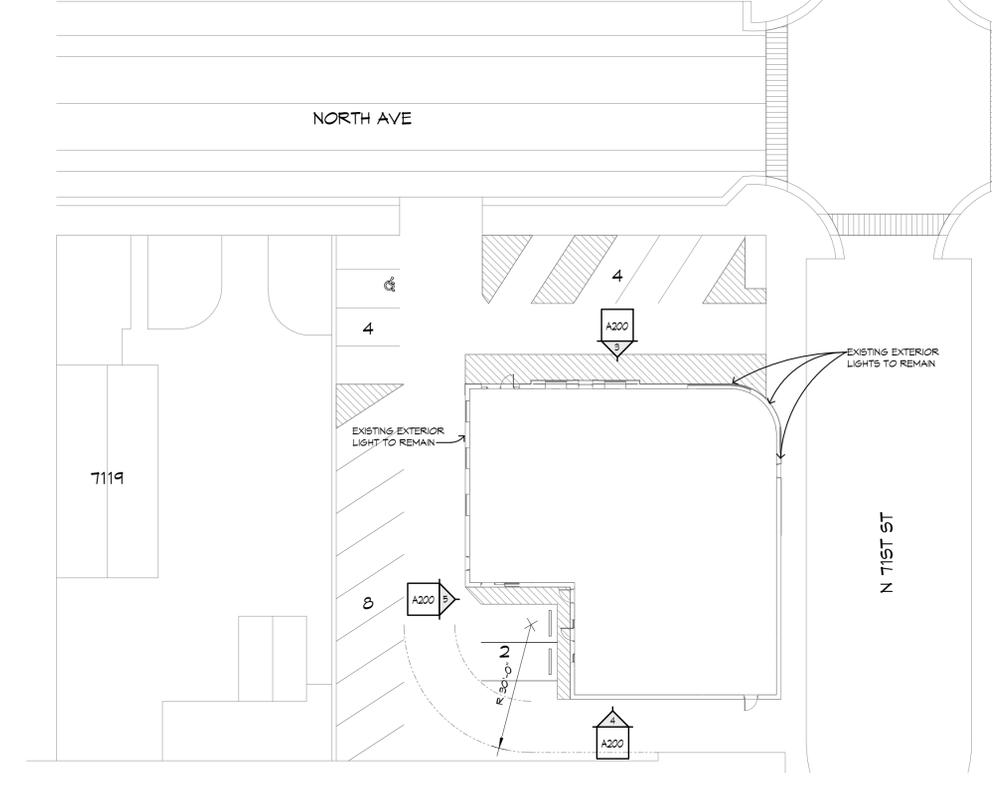
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. DRAWINGS REPRESENTED THE INFORMATION AVAILABLE AT THE TIME OF DRAWING PREPARATION. HOWEVER THE EXISTING DRAWINGS MAY NOT REPRESENT ALL CURRENT CONDITIONS. BRING ALL CONFLICTS TO THE ATTENTION OF THE GENERAL CONTRACTOR.
  - DIMENSIONS AT EXISTING INTERIOR AND EXTERIOR WALLS ARE TO FINISHED FACE OF EXISTING DRYWALL OR MASONRY.
  - ALL OTHER DIMENSIONS ARE TO FACE OF STUD.
  - ALL DEMOLITION TO BE PATCHED AND REPAIRED TO MATCH EXISTING OR TO ACCOMMODATE NEW CONSTRUCTION. PREPARE SUBSTRATES AS REQUIRED FOR NEW FINISHES.
  - FILL DEPRESSIONS WHERE TILE, GROUT, MORTAR BEDS, ETC. WERE REMOVED WITH A CONCRETE THINSET (USE BONDING AGENTS) COMPATIBLE WITH THE FINISHED FLOORING.
  - COORDINATE STUD LOCATION WITH ELECTRICAL AND MECHANICAL CONTRACTORS TO ALLOW FOR ELECTRICAL PANELS, VENTS, ETC.
  - VERIFY WALL CONSTRUCTION WITH WALL TYPE.
  - FIELD VERIFY EXISTING WALL CONSTRUCTION. PROVIDE 2X WOOD BLOCKING AS REQUIRED WHERE NEW CONSTRUCTION, ETC. IS SHOWN ATTACHING TO EXISTING WALLS.
- WALL TYPES  
 DOOR SCHEDULE  
 FE FIRE EXTINGUISHER WITH SURFACE MOUNTED BRACKET.  
 INDICATES EXISTING BUILDING COMPONENT TO REMAIN

**INTERIOR ELEVATION NOTES:**

- MOUNT WASHROOM ACCESSORIES AT HEIGHTS AS RECOMMENDED BY MANUFACTURER FOR ADA COMPLIANCE.
- FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.
- PROVIDE 2 X 6 WOOD BLOCKING FOR ALL GRAB BARS. PROVIDE 2 X WOOD BLOCKING AS REQUIRED FOR MIRRORS, ETC.



**NEW GROUND FLOOR PLAN**  
 1" = 10'-0"



**NEW SITE PLAN**  
 1" = 20'-0"

# FLASH LAUNDROMAT

7105 W North Ave, Wauwatosa

# NEW CONSTRUCTION

6/17/2025



# B

## STOREFRONTS

- Series 400/450 Center Glaze
- Series 451/IT451 Center Glaze
- Flush Front™
- Accessory Hardware

Toll Free Phone Service  
**(800) 262-5151**  
Toll Free Fax Service  
**(866) 262-3299**  
U.S. and Canada



02-B1

## STOREFRONTS

### Specifications

SECTION 08 41 13 ALUMINUM STOREFRONTS

SERIES	FACE WIDTH	DEPTH	GLAZING INFILLS	GLAZING METHOD
400	1-3/4" (44.5)	4" (101.6)	1/4" (6) or 3/8" (10)	Exterior/Interior
450	1-3/4" (44.5)	4-1/2" (114.3)	1/4" (6) or 3/8" (10)	
451	2" (50.8)	4-1/2" (114.3)	1" (25)	

**I. GENERAL DESCRIPTION**  
Work Included: Furnish all necessary materials, labor, and equipment for the complete installation of aluminum framing as shown on the drawings and specified herein. (Specify Note: It is suggested that related items such as aluminum entrance doors, glass, and sealants be included whenever possible).  
Work Not Included: Structural support of the framing system, interior closures, trim, (Specify list other exclusions).  
Related Work Specified Elsewhere: (Specify list).

**QUALITY ASSURANCE**  
Drawings and specifications are based on the Series (Specify) Center Glazed System as manufactured by U.S. Aluminum. Whenever substitute products are to be considered, supporting technical literature, samples, drawings, and performance data must be submitted 10 days prior to bid in order to make a valid comparison of the products involved. Test reports certified by an independent test laboratory must be made available upon request.

**PERFORMANCE REQUIREMENTS**  
**Air Infiltration:** shall be tested in accordance with ASTM E 283. Infiltration shall not exceed .06 cfm per square foot (.0003m³/m²) of fixed area when tested at 6.24 psf (300 Pa).  
**Water Infiltration:** shall be tested in accordance with ASTM E 331. No water penetration at test pressure of 8 psf (384 Pa). When tested with the high performance sub sill.

**FINISH**  
All exposed framing surfaces shall be free of scratches and other serious blemishes. Aluminum extrusions shall be given a caustic etch followed by an anodic oxide treatment to obtain... (Specify one of the following):  
#11 Clear anodic coating  
#22 Dark Bronze anodic coating  
#33 Black anodic coating

8 psf (384 Pa). When tested with the high performance sub sill. Structural Performance: shall be tested in accordance with ASTM E 330 and based on:  
• Maximum deflection of L/175 of the span  
• Allowable stress with a safety factor of 1.65  
The system shall perform to this criteria under a windload of (Specify) psf.  
Testing Procedures - ASTM 283, E 331, and E 330 - Laboratory performance testing. AAMA 503-08 - Newly installed storefronts. AAMA 511-08 - Installed storefronts after six months.

**II. PRODUCTS MATERIALS**  
Extrusions shall be 6063-T5 alloy and temper (ASTM B221 alloy T5 temper). Fasteners, where exposed, shall be aluminum, stainless steel or zinc plated steel in accordance with ASTM A 164. Perimeter anchors shall be aluminum or steel, providing the steel is properly isolated from the aluminum. Glazing gaskets shall be E.P.D.M. elastomeric extrusions.

**III. EXECUTION INSTALLATION**  
All glass framing shall be set in correct locations as shown in the details and shall be level, square, plumb, and in alignment with other work in accordance with the manufacturer's installation instructions and approved shop drawings. All joints between framing and the building structure shall be sealed in order to secure a watertight installation.

A Fluoropolymer paint coating conforming with the requirements of AAMA 2605. Color shall be (Specify a U.S. Aluminum standard color).

**FABRICATION**  
The framing system shall provide for flush glazing on all sides with no projecting stops. Vertical and horizontal framing members shall have a nominal face dimension of (Specify). Overall depth shall be (Specify). Entrance framing members shall be compatible with glass framing in appearance. Provide for internal drainage of infiltrated water into an extruded aluminum sub sill channel where it is drained to the exterior through weep slots.

**PROTECTION AND CLEANING**  
After installation the General Contractor shall adequately protect exposed portions of aluminum surfaces from damage by grinding and polishing compounds, plaster, lime, acid, cement or other contaminants. The General Contractor shall be responsible for final cleaning.

Online usaluminum.com By Phone (800) 262-5151  
Online crlaurence.com By Phone (800) 421-6144



Center Glazed  
• Series 400  
• Series 450  
• Series 451



## MECHANICAL LOUVERS

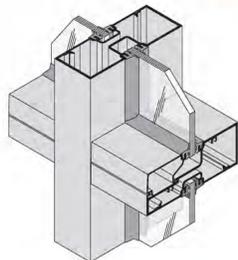
3  
A300

04-B1

## STOREFRONTS

### Technical Data

Fabrication and installation labor costs have always been a decisive factor in selecting framing systems for storefront projects. U.S. Aluminum offers cost efficient versatile Center Glazed Systems with clean lines and superb performance. Series 400, 450, and 451 offer simple panel type installation. Series 400-S, 450-S, and 451-S feature stacking type installation. All series may be interior or exterior glazed. A top load E.P.D.M. gasket is used to position and weatherseal the glass in the aluminum pocket. Center Glazed Systems are compatible with most U.S. Aluminum Entrance Doors. See page 01-B3 for E.P.D.M. gasket options.



SERIES	WIDTH	DEPTH	GLAZING INFILLS	APPLICATION
400 or 400-S	1-3/4" (44.5)	4" (101.6)	1/4" (6) or 3/8" (10)	Retail Shopping Centers, Schools, Post Offices, Clinics or Any Ground Floor Application
450 or 450-S	1-3/4" (44.5)	4-1/2" (114.3)	1/4" (6) or 3/8" (10)	
451 or 451-S	2" (50.8)	4-1/2" (114.3)	1" (25)	

GLASS SIZES*	
For Series 400 and 450 Glass Width and Glass Height	= Daylight Opening + 5/8" (15.9)
For Series 451 Glass Width and Glass Height	= Daylight Opening + 7/8" (22.2)

\* These formulas do not take into account glass tolerances. Consult glass manufacturer before ordering glass.

Online usaluminum.com By Phone (800) 262-5151  
Online crlaurence.com By Phone (800) 421-6144

B1

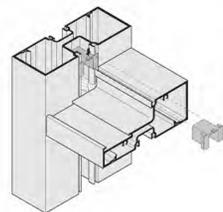
## 2 STOREFRONT

A300



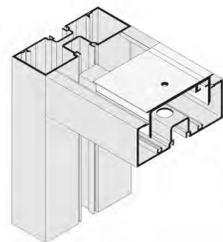
## Special Features

Details show Series 450 members. Other Series are similar.



Apply silicone to two sides of glazing pocket at vertical/horizontal joint and glazing reglets. Slide Water Deflector down into position. Seal over top edges of Water Deflector leaving a gap on outside edge allowing water to drain into Sub sill.

Stretch "W" Block and slide it between glass and mullion into deep glazing pocket. Push it all the way until it clears glass and locks into place. These blocks are used to prevent glass from "walking" out of the pocket caused by extreme vibration or minor earthquakes.



When optional Head Anchors are used, fasten them to structure through head member access hole. Anchors may be shimmed as required. Use AF-300 or FF-400 Sub sill when using option Head Anchors.

Online usaluminum.com By Phone (800) 262-5151  
Online crlaurence.com By Phone (800) 421-6144

B1

07-B1

## STOREFRONTS

- Center Glazed Series 400 & 400-S
- Series 450 & 450-S
- Series 451 & 451-S
- Series IT451

16-B1

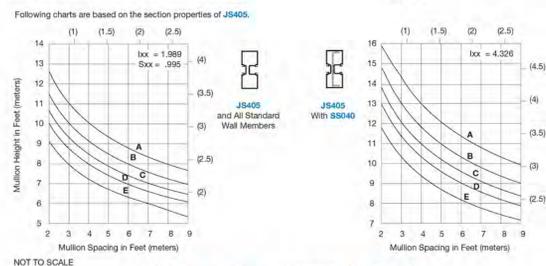
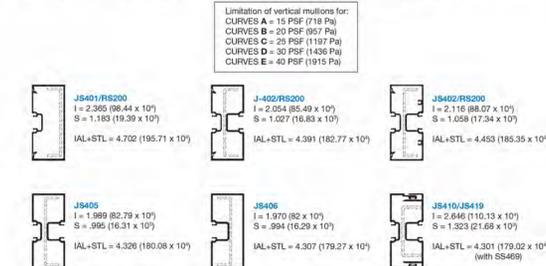
## STOREFRONTS

### Windload Charts

STANDARD WALL VERTICAL MULLIONS FOR 1/4" (6) OR 3/8" (10) GLAZING

Deflection criteria to be in accordance with AAMA TR-A11 - L/175 or L/240 + 1/4" (6.4 mm) for spans greater than 13'-6" (4.1 m) but less than 40'-0" (12.2 m). Codes and specifications may vary. No single lite of glass shall deflect more than 3/4" (19 mm). Glass is not considered as contributing to resistance of deflection. Aluminum alloy 6063-T6 allowable stress for windload is 15,200 psi. (89 MPa), and steel reinforcing allowable stress for windload is 21,600 psi. (153 MPa).

These charts include unbraced length analysis and are based on at least one horizontal being placed at the midpoint of the span. For other applications, please contact U.S. Aluminum Technical Sales at (800) 262-5151, or visit our web site at usaluminum.com.



Following charts are based on the section properties of JS405.  
NOT TO SCALE

Online usaluminum.com By Phone (800) 262-5151  
Online crlaurence.com By Phone (800) 421-6144

B1



Center Glazed  
• Series 400  
• Series 400-S

**PROPOSED REFACE PYLON SIGN**

**FLASH LAUNDROMAT WASH IN A FLASH OPEN 24 HRS DAILY**

FRONT VIEW

7'-7"

5'-0"

FLASH LAUNDROMAT WASH IN A FLASH OPEN 24 HRS DAILY

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

DATE: 06-13-2025  
PROJECT NAME: Flash Laundromat  
ADDRESS: 7105 W North Ave, Wauwatosa, WI 53213  
PROJECT TYPE: CHANNEL LETTERS  
DRAWN BY: JMT  
CHECKED BY: JMT  
SCALE: 1/8" = 1'-0"

**PROPOSED FRONT-LIT CHANNEL LETTERS - RACEWAY MOUNTED**

**FLASH LAUNDROMAT**

FRONT VIEW

4'-0"

2'-8"

4'-7"

1'-6"

13'-11"

\*Total building width 73'

**SIDE VIEW | INSTALLATION DETAIL**  
-LED ILLUMINATED CHANNEL LETTERS / RACEWAY MOUNTED-

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

DATE: 06-13-2025  
PROJECT NAME: Flash Laundromat  
ADDRESS: 7105 W North Ave, Wauwatosa, WI 53213  
PROJECT TYPE: CHANNEL LETTERS  
DRAWN BY: JMT  
CHECKED BY: JMT  
SCALE: 1/8" = 1'-0"

**FLASH LAUNDROMAT**

SOFT CALCULATION ELECTRICAL

Width: 13'-11"  
Height: 4'-7"  
Total SQFT: 63.78

120/277 VOLTS  
20 AMPS

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

## 1 SIGNAGE

A300

# FLASH LAUNDROMAT

7105 W North Ave, Wauwatosa

# SAMPLES

6/17/2025



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 25-1191

**Agenda Date:** 10/16/2025

**Agenda #:** 2.

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Foundry Way - Mayfair 2 - New Multi-Family -Return to Board

# MSP - WAUWATOSA NORTH

FOUNDRY WAY, WAUWATOSA, WI

UNIT MIX					
<b>PHASE 1 UNITS</b>					
FLOOR	1	2	3	4	TOTAL
1 BED / 1 BATH	1	7	7	7	22
2 BED / 1 BATH	5	2	2	2	11
2 BED / 2 BATH	2	3	3	3	11
3 BED / 2 BATH	2	3	3	3	11
<b>TOTAL</b>					<b>55</b>
<b>PHASE 2 UNITS</b>					
FLOOR	1	2	3	4	TOTAL
STUDIO	3	2	1	1	7
1 BED / 1 BATH	11	12	13	12	48
2 BED	4	4	4	3	15
<b>TOTAL</b>					<b>70</b>
<b>PARKING</b>					
	PHASE 1	PHASE 2	TOTAL		
SURFACE PARKING	36	31	67		
UNDERGROUND PARKING	39	41	80		
<b>TOTAL</b>			<b>147</b>		

**Architecture :**

**Dimension IV - Madison Design Group**  
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719  
p: 608.829.4444 www.dimensionivmadison.com

**Developer:**

**MSP Real Estate**  
7901 West National Avenue, West Allis, WI 53214  
p: 414.259.2108 www.msprealestateinc.com

**Civil Engineering:**

**CJ Engineering**  
9205 West Center Street, Suit 214, Milwaukee, WI 53222  
p: 414.443.1312 www.cj-engineering.com

**Landscape Architecture**

**raSmith**  
16745 W. Bluemound Road, Brookfield, WI 53005-5938  
p: 262.781.1000 www.rasmith.com

LIST OF DRAWINGS

SHEET NO.	SHEET NAME
G1-0	COVER SHEET
G2-0	SITE
G3-0	SITE PHOTOS
G4-0	EXISTING PROJECT PHOTOS
G5-0	PEDESTRIAL CONNECTIVITY PLAN
AL-0	SITE SURVEY
C200	SITE PLAN
C201	PHASE 1 SITE PLAN
L100	SITE LANDSCAPE PLAN
L200	LANDSCAPE NOTES AND DETAILS
LIGHT	SITE LIGHTING PHOTOMETRICS PLAN

LIST OF DRAWINGS

SHEET NO.	SHEET NAME
A1-0	BASEMENT FLOOR PLAN
A1-1	FIRST FLOOR PLAN
A1-2	SECOND, THIRD, & FOURTH FLOOR PLANS
A2-00	MATERIAL SAMPLES
A2-01	MATERIAL SAMPLES
A2-02	MATERIAL CALLOUT PERSPECTIVE
A2-03	PERSPECTIVE ELEVATION
A2-04	PERSPECTIVE ELEVATION
A2-05	PERSPECTIVE ELEVATION
A2-06	PERSPECTIVE ELEVATION
A2-07	PERSPECTIVE ELEVATION
A2-08	PERSPECTIVE ELEVATION
A2-09	EXTERIOR ELEVATIONS
A2-10	EXTERIOR ELEVATIONS

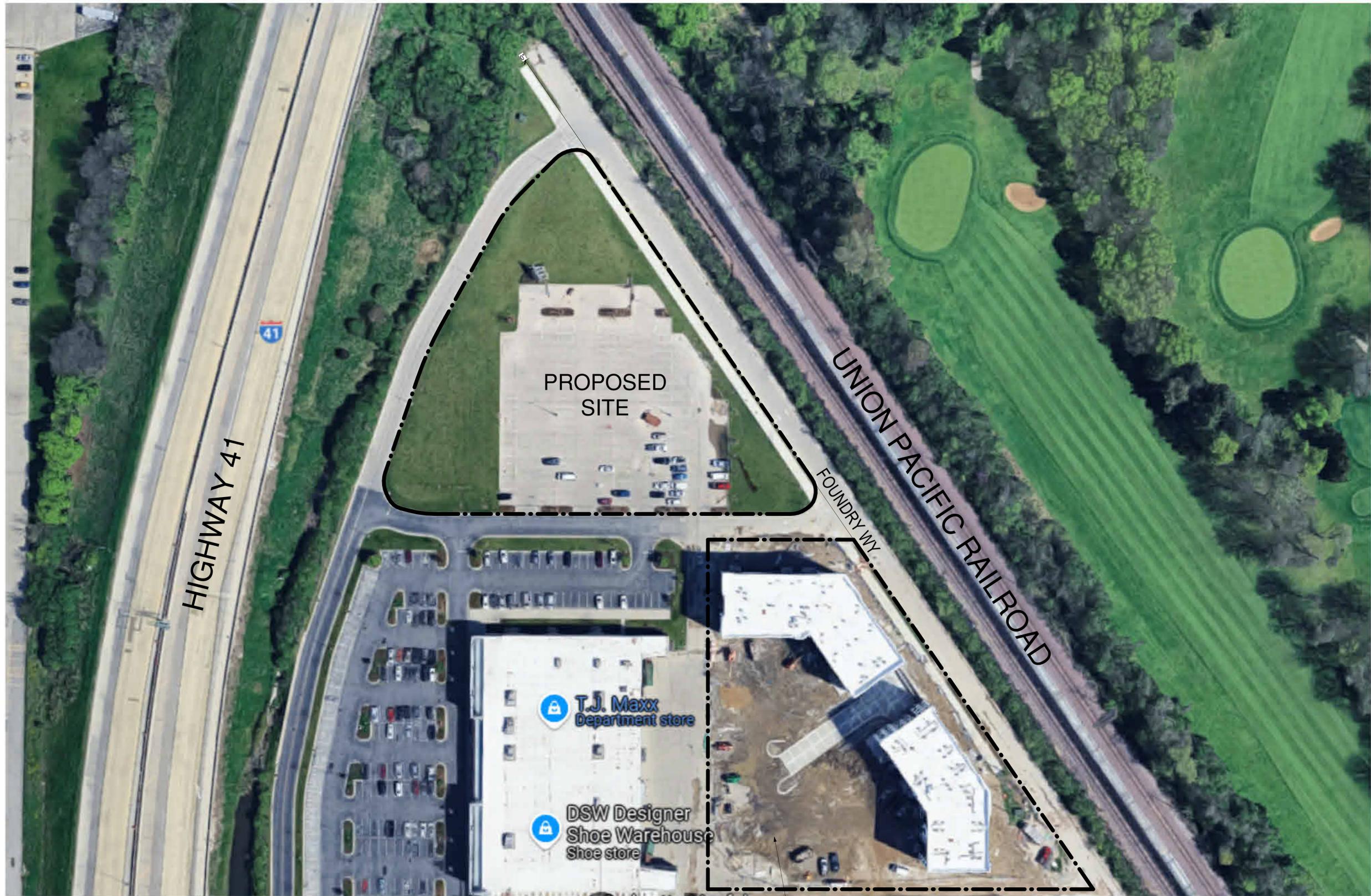


STATE MAP



SITE MAP

PROJECT LOCATION



① SITE AERIAL VIEW  
1 1/2" = 1'-0"

(The Regent & The Oxford)  
EXISTING APARTMENT BUILDING



VIEW LOOKING FROM NORTH TOWARDS THE SITE



VIEW LOOKING FROM EAST TOWARDS THE SITE



VIEW LOOKING FROM SOUTH TOWARDS THE SITE



VIEW LOOKING FROM WEST TOWARDS THE SITE

PHOTOS OF *The Regent & The Oxford*, ( EXISTING APARTMENT BUILDINGS AT 3325 AND 3375 FOUNDRY WAY)



VIEW LOOKING FROM WEST TOWARDS BUILDING



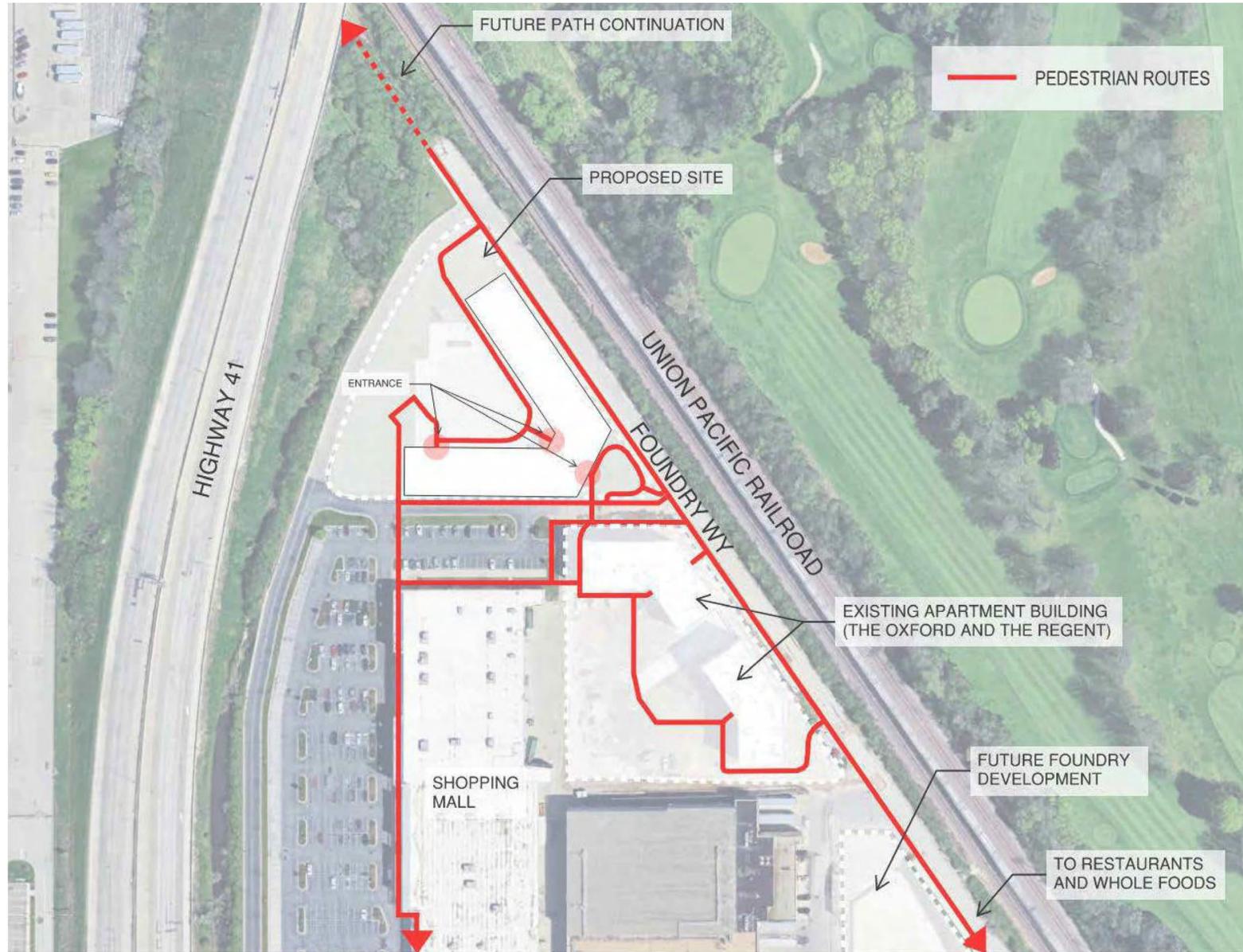
VIEW OF BUILDING A

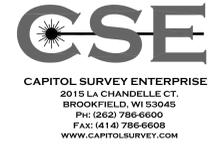
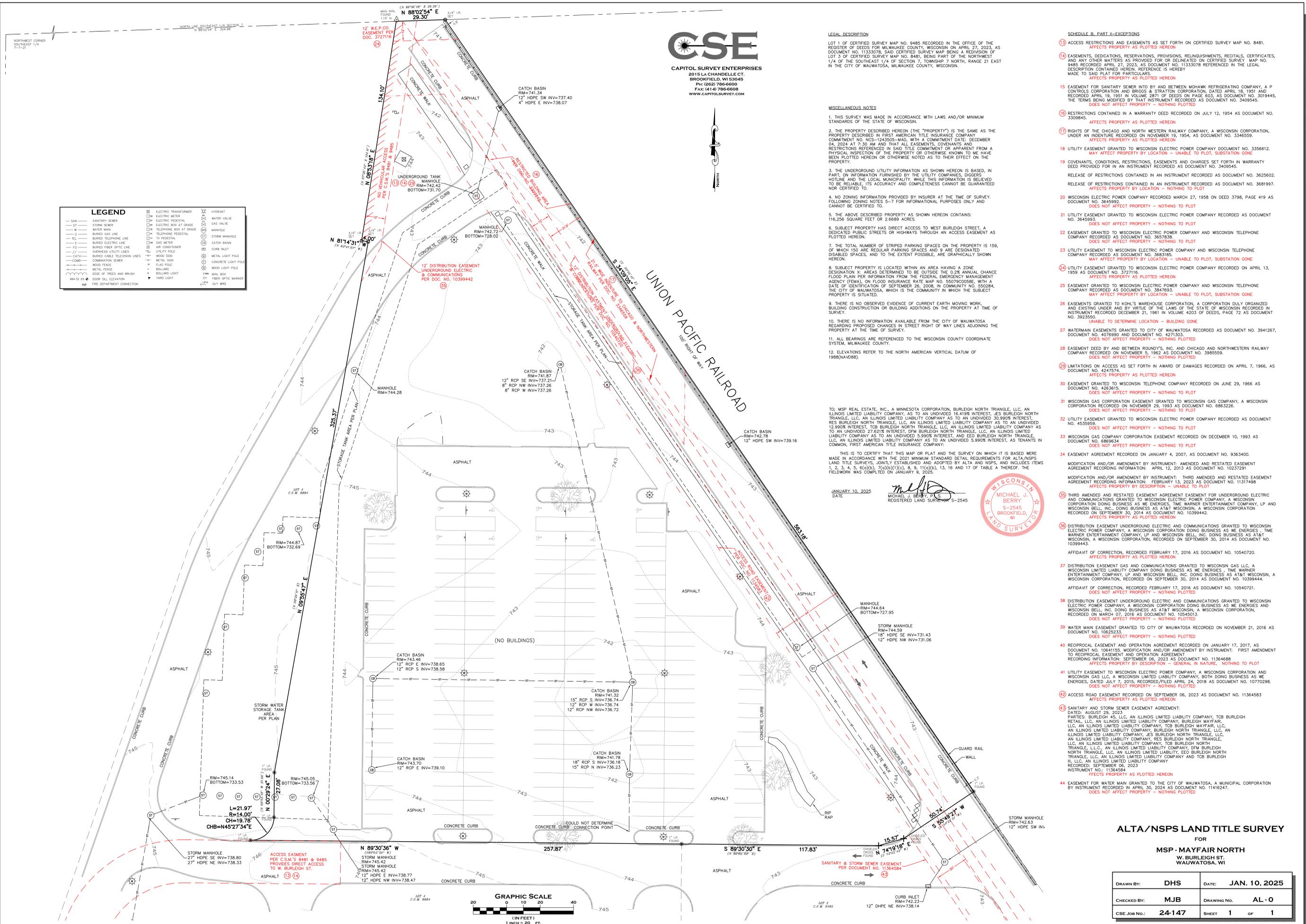


VIEW LOOKING NORTH FROM SOUTH



VIEW LOOKING FROM SITE TO EXISTING BUILDING





**LEGAL DESCRIPTION**

LOT 1 OF CERTIFIED SURVEY MAP NO. 9485 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON APRIL 27, 2023, AS DOCUMENT NO. 1133078, SAID CERTIFIED SURVEY MAP BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 9481, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 21 EAST IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

**MISCELLANEOUS NOTES**

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.
2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1243505-MAD, WITH A COMMITMENT DATE: DECEMBER 04, 2024 AT 7:30 AM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
3. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
4. NO ZONING INFORMATION PROVIDED BY INSURER AT THE TIME OF SURVEY. FOLLOWING ZONING NOTES 5-7 FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE CERTIFIED TO.
5. THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS: 116,256 SQUARE FEET OR 2,668.9 ACRES.
6. SUBJECT PROPERTY HAS DIRECT ACCESS TO WEST BURGESS STREET, A DEDICATED PUBLIC STREETS OR HIGHWAYS THROUGH AN ACCESS EASEMENT AS PLOTTED HEREON.
7. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 159, OF WHICH 150 ARE REGULAR PARKING SPACES AND 9 ARE DESIGNATED DISABLED SPACES, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.
8. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55079C005E, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, IN COMMUNITY NO. 550284, THE CITY OF WAUWATOSA, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
9. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY AT TIME OF SURVEY.
10. THERE IS NO INFORMATION AVAILABLE FROM THE CITY OF WAUWATOSA REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ADJOINING THE PROPERTY AT THE TIME OF SURVEY.
11. ALL BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, MILWAUKEE COUNTY.
12. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

TO: MSP REAL ESTATE, INC., A MINNESOTA CORPORATION, BURLEIGH NORTH TRIANGLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 16.419% INTEREST, JES BURLEIGH NORTH TRIANGLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 30.990% INTEREST, RES BURLEIGH NORTH TRIANGLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 12.990% INTEREST, TCB BURLEIGH NORTH TRIANGLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 27.621% INTEREST, DFM BURLEIGH NORTH TRIANGLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 5.990% INTEREST, AND EEO BURLEIGH NORTH TRIANGLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 5.990% INTEREST, AS TENANTS IN COMMON, FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 6(1)(a), 7(a)(1)(i)(a), 8, 9, 11(a)(1), 13, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 9, 2025.

JANUARY 10, 2025  
DATE  
MICHAEL J. BERRY, P.L.S.  
REGISTERED LAND SURVEYOR S-2545



**SCHEDULE B - PART II - EXCEPTIONS**

13. ACCESS RESTRICTIONS AND EASEMENTS AS SET FORTH ON CERTIFIED SURVEY MAP NO. 8481, AFFECTS PROPERTY AS PLOTTED HEREON.
14. EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECTALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 9485 RECORDED APRIL 27, 2023, AS DOCUMENT NO. 1133078 REFERRED IN THE LEGAL DESCRIPTION CONTAINED HEREIN, REFERENCE IS HEREBY MADE TO SAID PLAN FOR PARTICULARS. AFFECTS PROPERTY AS PLOTTED HEREON.
15. EASEMENT FOR SANITARY SEWER INTO BY AND BETWEEN MOHAWK REFRIGERATING COMPANY, A P CONTROLS CORPORATION AND BRIGGS & STRATTON CORPORATION, DATED APRIL 16, 1951 AND RECORDED APRIL 19, 1951 IN VOLUME 2871 OF DEEDS ON PAGE 603, AS DOCUMENT NO. 3019445, THE TERMS BEING SO PROVIDED BY THAT INSTRUMENT RECORDED AS DOCUMENT NO. 3409545. DOES NOT AFFECT PROPERTY - NOTHING PLOTTED.
16. RESTRICTIONS CONTAINED IN A WARRANTY DEED RECORDED ON JULY 12, 1954 AS DOCUMENT NO. 3309845. AFFECTS PROPERTY AS PLOTTED HEREON.
17. RIGHTS OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A WISCONSIN CORPORATION, UNDER AN INDENTURE RECORDED ON NOVEMBER 19, 1954, AS DOCUMENT NO. 3346559. AFFECTS PROPERTY AS PLOTTED HEREON.
18. UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY DOCUMENT NO. 3356612. MAY AFFECT PROPERTY BY LOCATION - UNABLE TO PLOT, SUBSTATION GONE.
19. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND CHARGES SET FORTH IN WARRANTY DEED PROVIDED FOR IN AN INSTRUMENT RECORDED AS DOCUMENT NO. 3409545. RELEASE OF RESTRICTIONS CONTAINED IN AN INSTRUMENT RECORDED AS DOCUMENT NO. 3625602. RELEASE OF RESTRICTIONS CONTAINED IN AN INSTRUMENT RECORDED AS DOCUMENT NO. 3681997. AFFECTS PROPERTY BY LOCATION - NOTHING TO PLOT.
20. WISCONSIN ELECTRIC POWER COMPANY RECORDED MARCH 27, 1958 ON DEED 3798, PAGE 419 AS DOCUMENT NO. 3645992. DOES NOT AFFECT PROPERTY - NOTHING TO PLOT.
21. UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED AS DOCUMENT NO. 3645993. DOES NOT AFFECT PROPERTY - NOTHING TO PLOT.
22. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY RECORDED AS DOCUMENT NO. 3657858. DOES NOT AFFECT PROPERTY - NOTHING TO PLOT.
23. UTILITY EASEMENT TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY RECORDED AS DOCUMENT NO. 3683185. MAY AFFECT PROPERTY BY LOCATION - UNABLE TO PLOT, SUBSTATION GONE.
24. UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED ON APRIL 13, 1959 AS DOCUMENT NO. 3727116. AFFECTS PROPERTY AS PLOTTED HEREON.
25. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY RECORDED AS DOCUMENT NO. 3847693. MAY AFFECT PROPERTY BY LOCATION - UNABLE TO PLOT, SUBSTATION GONE.
26. EASEMENTS GRANTED TO KOHL'S WAREHOUSE CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN RECORDED IN INSTRUMENT RECORDED DECEMBER 21, 1961 IN VOLUME 4203 OF DEEDS, PAGE 72 AS DOCUMENT NO. 5923550. UNABLE TO DETERMINE LOCATION - BUILDING GONE.
27. WATERMAIN EASEMENTS GRANTED TO CITY OF WAUWATOSA RECORDED AS DOCUMENT NO. 3941267, DOCUMENT NO. 4078990 AND DOCUMENT NO. 4271503. DOES NOT AFFECT PROPERTY - NOTHING PLOTTED.
28. EASEMENT DEED BY AND BETWEEN ROUNDY'S, INC. AND CHICAGO AND NORTHWESTERN RAILWAY COMPANY RECORDED ON NOVEMBER 5, 1962 AS DOCUMENT NO. 3985559. DOES NOT AFFECT PROPERTY - NOTHING PLOTTED.
29. LIMITATIONS ON ACCESS AS SET FORTH IN AWARD OF DAMAGES RECORDED ON APRIL 7, 1966, AS DOCUMENT NO. 4247474. AFFECTS PROPERTY AS PLOTTED HEREON.
30. EASEMENT GRANTED TO WISCONSIN TELEPHONE COMPANY RECORDED ON JUNE 29, 1966 AS DOCUMENT NO. 4263617. AFFECTS PROPERTY - NOTHING TO PLOT.
31. WISCONSIN GAS CORPORATION EASEMENT GRANTED TO WISCONSIN GAS COMPANY, A WISCONSIN CORPORATION RECORDED ON NOVEMBER 29, 1993 AS DOCUMENT NO. 6863226. DOES NOT AFFECT PROPERTY - NOTHING TO PLOT.
32. UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED AS DOCUMENT NO. 4335959. DOES NOT AFFECT PROPERTY - NOTHING TO PLOT.
33. WISCONSIN GAS CORPORATION EASEMENT RECORDED ON DECEMBER 10, 1993 AS DOCUMENT NO. 6869634. DOES NOT AFFECT PROPERTY - NOTHING TO PLOT.
34. EASEMENT AGREEMENT RECORDED ON JANUARY 4, 2007, AS DOCUMENT NO. 9363400. MODIFICATION AND/OR AMENDMENT BY INSTRUMENT, AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED ON FEBRUARY 17, 2016 AS DOCUMENT NO. 10237291.
35. THIRD AMENDED AND RESTATED EASEMENT AGREEMENT FOR UNDERGROUND ELECTRIC AND COMMUNICATIONS GRANTED TO WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, TIME WARNER ENTERTAINMENT COMPANY, LP AND WISCONSIN BELL, INC. DOING BUSINESS AS AT&T WISCONSIN, A WISCONSIN CORPORATION RECORDED ON SEPTEMBER 30, 2014 AS DOCUMENT NO. 10399444. AFFECTS PROPERTY AS PLOTTED HEREON.
36. DISTRIBUTION EASEMENT UNDERGROUND ELECTRIC AND COMMUNICATIONS GRANTED TO WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, TIME WARNER ENTERTAINMENT COMPANY, LP AND WISCONSIN BELL, INC. DOING BUSINESS AS AT&T WISCONSIN, A WISCONSIN CORPORATION, RECORDED ON SEPTEMBER 30, 2014 AS DOCUMENT NO. 10399443.
37. AFFIDAVIT OF CORRECTION, RECORDED FEBRUARY 17, 2016 AS DOCUMENT NO. 10540720. AFFECTS PROPERTY AS PLOTTED HEREON.
38. DISTRIBUTION EASEMENT GAS AND COMMUNICATIONS GRANTED TO WISCONSIN GAS LLC, A WISCONSIN LIMITED LIABILITY COMPANY DOING BUSINESS AS WE ENERGIES, TIME WARNER ENTERTAINMENT COMPANY, LP AND WISCONSIN BELL, INC. DOING BUSINESS AS AT&T WISCONSIN, A WISCONSIN CORPORATION, RECORDED ON SEPTEMBER 30, 2014 AS DOCUMENT NO. 10399444.
39. AFFIDAVIT OF CORRECTION, RECORDED FEBRUARY 17, 2016 AS DOCUMENT NO. 10540721. DOES NOT AFFECT PROPERTY - NOTHING PLOTTED.
40. DISTRIBUTION EASEMENT UNDERGROUND ELECTRIC AND COMMUNICATIONS GRANTED TO WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES AND WISCONSIN BELL, INC. DOING BUSINESS AS AT&T WISCONSIN, A WISCONSIN CORPORATION, RECORDED ON MARCH 07, 2016 AS DOCUMENT NO. 10545013. DOES NOT AFFECT PROPERTY - NOTHING PLOTTED.
41. WATER MAIN EASEMENT GRANTED TO CITY OF WAUWATOSA RECORDED ON NOVEMBER 21, 2016 AS DOCUMENT NO. 10625233. DOES NOT AFFECT PROPERTY - NOTHING PLOTTED.
42. RECIPROCAL EASEMENT AND OPERATION AGREEMENT RECORDED ON JANUARY 17, 2017, AS DOCUMENT NO. 10641155. MODIFICATION AND/OR AMENDMENT BY INSTRUMENT, FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATION AGREEMENT RECORDED ON SEPTEMBER 06, 2023 AS DOCUMENT NO. 11364688. AFFECTS PROPERTY BY DESCRIPTION - GENERAL IN NATURE. NOTHING TO PLOT.
43. UTILITY EASEMENT TO WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION AND WISCONSIN GAS LLC, A WISCONSIN LIMITED LIABILITY COMPANY, BOTH DOING BUSINESS AS WE ENERGIES, DATED JULY 7, 2015, RECORDED/FILED APRIL 24, 2018 AS DOCUMENT NO. 10770298. DOES NOT AFFECT PROPERTY - NOTHING PLOTTED.
44. ACCESS ROAD EASEMENT RECORDED ON SEPTEMBER 06, 2023 AS DOCUMENT NO. 11364583. AFFECTS PROPERTY AS PLOTTED HEREON.
45. SANITARY AND STORM SEWER EASEMENT AGREEMENT: DATED: AUGUST 29, 2023 PARTIES: BURLEIGH 45, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TCB BURLEIGH RETAIL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, BURLEIGH MAYFAIR, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TCB BURLEIGH MAYFAIR, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, BURLEIGH NORTH TRIANGLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, RES BURLEIGH NORTH TRIANGLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, RES BURLEIGH NORTH TRIANGLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DFM BURLEIGH NORTH TRIANGLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, EEO BURLEIGH NORTH TRIANGLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND TCB BURLEIGH RETAIL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY. RECORDED: SEPTEMBER 06, 2023 INSTRUMENT NO.: 11364584. AFFECTS PROPERTY AS PLOTTED HEREON.
46. EASEMENT FOR WATER MAIN GRANTED TO THE CITY OF WAUWATOSA, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED IN APRIL 30, 2024 AS DOCUMENT NO. 11416247. DOES NOT AFFECT PROPERTY - NOTHING PLOTTED.

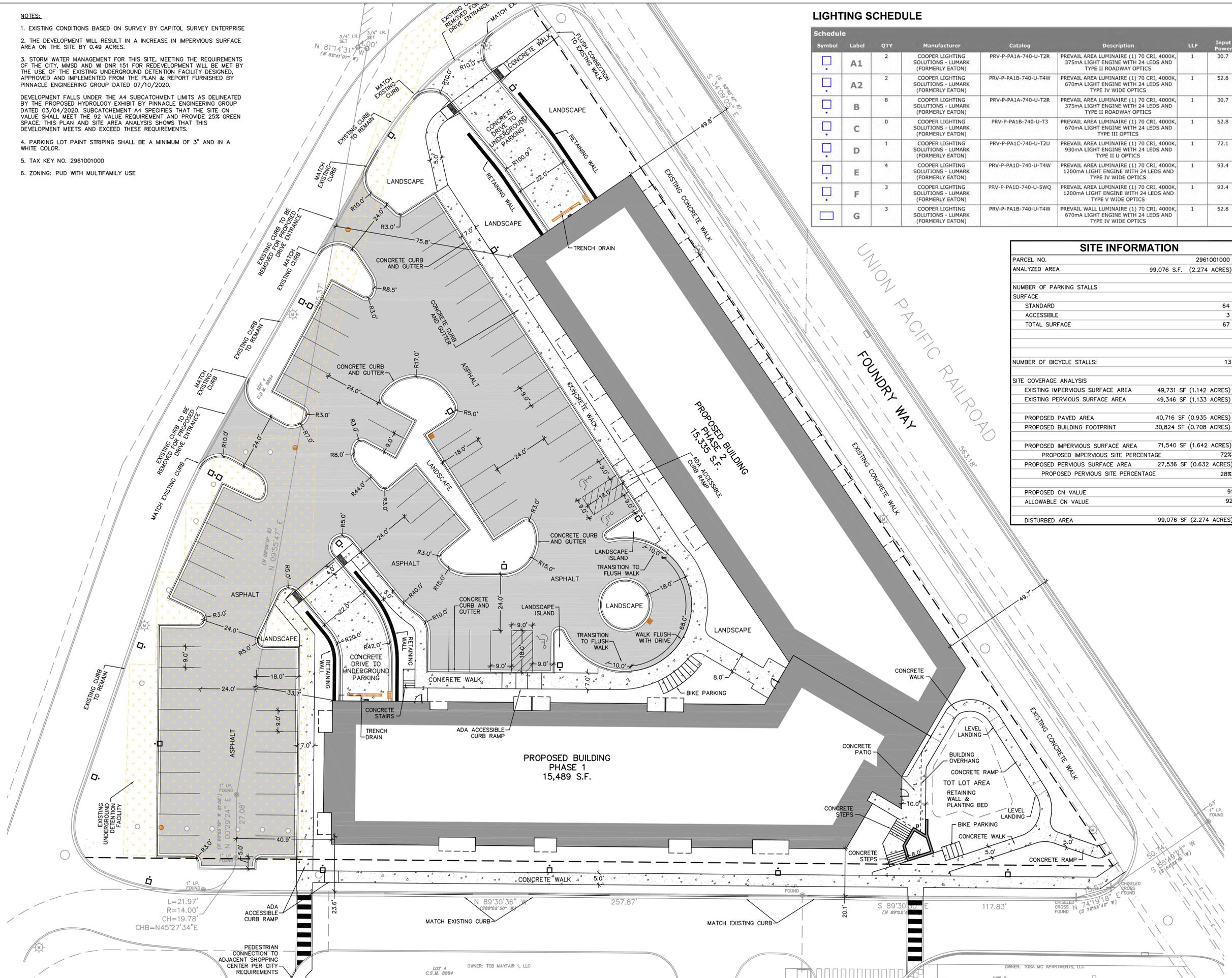
**ALTA/NSPS LAND TITLE SURVEY**  
FOR  
**MSP - MAYFAIR NORTH**  
W. BURLEIGH ST.  
WAUWATOSA, WI

DRAWN BY:	DHS	DATE:	JAN. 10, 2025
CHECKED BY:	MJB	DRAWING NO.:	AL - 0
CSE JOB NO.:	24-147	SHEET	1 OF 1



**NOTES:**

- EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISE
- THE DEVELOPMENT WILL RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE BY 0.49 ACRES.
- STORM WATER MANAGEMENT FOR THIS SITE, MEETING THE REQUIREMENTS OF THE CITY, MMSD AND W DNR 151 FOR REDEVELOPMENT WILL BE MET BY THE USE OF THE EXISTING UNDERGROUND DETENTION FACILITY DESIGNED, APPROVED AND IMPLEMENTED FROM THE PLAN & REPORT FURNISHED BY PINNACLE ENGINEERING GROUP DATED 07/10/2020.
- DEVELOPMENT FALLS UNDER THE A4 SUBCATCHMENT LIMITS AS DELINEATED BY THE PROPOSED HYDROLOGY EXHIBIT BY PINNACLE ENGINEERING GROUP DATED 03/04/2020. SUBCATCHMENT A4 SPECIFICS THAT THE SITE ON VALUE SHALL MEET THE 92 VALUE REQUIREMENT AND PROVIDE 25% GREEN SPACE. THIS PLAN AND SITE AREA ANALYSIS SHOWS THAT THIS DEVELOPMENT MEETS AND EXCEEDS THESE REQUIREMENTS.
- PARKING LOT PAINT STRIPING SHALL BE A MINIMUM OF 3" AND IN A WHITE COLOR.
- TAX KEY NO. 2961001000
- ZONING: PUD WITH MULTIFAMILY USE



**LIGHTING SCHEDULE**

Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF	Input Power
□	A1	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1A-740-U-T2R	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 375mA LIGHT ENGINE WITH 24 LEDS AND TYPE II ROADWAY OPTICS	1	30.7
□	A2	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1B-740-U-T4W	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE IV WIDE OPTICS	1	52.8
□	B	8	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1A-740-U-T2R	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 375mA LIGHT ENGINE WITH 24 LEDS AND TYPE II ROADWAY OPTICS	1	30.7
□	C	0	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1B-740-U-T3	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	1	52.8
□	D	1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1C-740-U-T2U	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDS AND TYPE II U OPTICS	1	72.1
□	E	4	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1D-740-U-T4W	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 1200mA LIGHT ENGINE WITH 24 LEDS AND TYPE IV WIDE OPTICS	1	93.4
□	F	3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1D-740-U-SWQ	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 1200mA LIGHT ENGINE WITH 24 LEDS AND TYPE V WIDE OPTICS	1	93.4
□	G	3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1B-740-U-T4W	PREVAIL WALL LUMINAIRE (1) 70 CRI, 4000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE IV WIDE OPTICS	1	52.8

**SITE INFORMATION**

PARCEL NO.	2961001000
ANALYZED AREA	99,076 S.F. (2.274 ACRES)
NUMBER OF PARKING STALLS	
SURFACE	
STANDARD	64
ACCESSIBLE	3
TOTAL SURFACE	67
NUMBER OF BICYCLE STALLS:	13
SITE COVERAGE ANALYSIS	
EXISTING IMPERVIOUS SURFACE AREA	49,731 SF (1.142 ACRES)
EXISTING PERVIOUS SURFACE AREA	49,346 SF (1.133 ACRES)
PROPOSED PAVED AREA	40,716 SF (0.935 ACRES)
PROPOSED BUILDING FOOTPRINT	30,824 SF (0.708 ACRES)
PROPOSED IMPERVIOUS SURFACE AREA	71,540 SF (1.642 ACRES)
PROPOSED IMPERVIOUS SITE PERCENTAGE	72%
PROPOSED PERVIOUS SURFACE AREA	27,536 SF (0.632 ACRES)
PROPOSED PERVIOUS SITE PERCENTAGE	28%
PROPOSED CN VALUE	91
ALLOWABLE CN VALUE	92
DISTURBED AREA	99,076 SF (2.274 ACRES)



6515 Grand Teton Plaza, Suite 120  
Madison, Wisconsin 53719  
p608.829.4444 f608.829.4445 dimensionivmadison.com



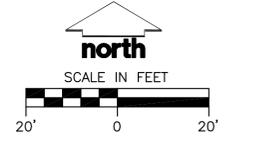
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**MILWAUKEE REGIONAL OFFICE**  
W238 N1610 BUSSE ROAD, SUITE 100  
WAUKESHA, WISCONSIN 53188  
P. 262.513.0666  
JSD PROJECT NO: 25-15011

**MSP MAYFAIR NORTH**

FOUNDRY WAY, WAUWATOSA, WI 53222



DATE OF ISSUE: 10/07/2025

REVISIONS:  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

PROJECT # 24106

**SITE PLAN**

**C200**

**NOTES:**

- EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISE
- THE ULTIMATE DEVELOPMENT WILL RESULT IN A INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE BY 0.50 ACRES.
- STORM WATER MANAGEMENT FOR THIS SITE, MEETING THE REQUIREMENTS OF THE CITY, MMSD AND W DNR 151 FOR REDEVELOPMENT WILL BE MET BY THE USE OF THE EXISTING UNDERGROUND DETENTION FACILITY DESIGNED, APPROVED AND IMPLEMENTED FROM THE PLAN & REPORT FURNISHED BY PINNACLE ENGINEERING GROUP DATED 07/10/2020.

DEVELOPMENT FALLS UNDER THE A4 SUBCATCHMENT LIMITS AS DELINEATED BY THE PROPOSED HYDROLOGY EXHIBIT BY PINNACLE ENGINEERING GROUP DATED 03/04/2020. SUBCATCHMENT A4 SPECIFIES THAT THE SITE ON VALUE SHALL MEET THE 92 VALUE REQUIREMENT AND PROVIDE 25% GREEN SPACE. THIS PLAN AND SITE AREA ANALYSIS SHOWS THAT THIS DEVELOPMENT MEETS AND EXCEED THESE REQUIREMENTS.

- PARKING LOT PAINT STRIPING SHALL BE A MINIMUM OF 3" AND IN A WHITE COLOR.
- TAX KEY NO. 2961001000
- ZONING: PUD WITH MULTIFAMILY USE

**LIGHTING SCHEDULE**

Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF	Input Power
□	A1	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1A-740-U-T2R	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 375mA LIGHT ENGINE WITH 24 LEDS AND TYPE II ROADWAY OPTICS	1	30.7
□	A2	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1B-740-U-T4W	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE IV WIDE OPTICS	1	52.8
□	B	8	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1A-740-U-T2R	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 375mA LIGHT ENGINE WITH 24 LEDS AND TYPE II ROADWAY OPTICS	1	30.7
□	C	0	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1B-740-U-T3	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	1	52.8
□	D	1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1C-740-U-T2U	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDS AND TYPE II U OPTICS	1	72.1
□	E	4	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1D-740-U-T4W	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 1200mA LIGHT ENGINE WITH 24 LEDS AND TYPE IV WIDE OPTICS	1	93.4
□	F	3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1D-740-U-5WQ	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 1200mA LIGHT ENGINE WITH 24 LEDS AND TYPE V WIDE OPTICS	1	93.4
□	G	3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1B-740-U-T4W	PREVAIL WALL LUMINAIRE (1) 70 CRI, 4000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE IV WIDE OPTICS	1	52.8

**SITE INFORMATION**

PARCEL NO.	2961001000
ANALYZED AREA	99,076 S.F. (2.274 ACRES)
NUMBER OF PARKING STALLS	
SURFACE	
STANDARD	34
ACCESSIBLE	2
TOTAL PHASE 1 SURFACE	36
NUMBER OF PHASE 1 BICYCLE STALLS:	13
SITE COVERAGE ANALYSIS	
EXISTING IMPERVIOUS SURFACE AREA	49,731 SF (1.142 ACRES)
EXISTING PERVIOUS SURFACE AREA	49,346 SF (1.133 ACRES)
PHASE 1:	
PROPOSED PHASE 1 PAVED AREA	25,750 SF (0.591 ACRES)
PROPOSED PHASE 1 BUILDING FOOTPRINT	15,489 SF (0.356 ACRES)
PROPOSED PHASE 1 IMPERVIOUS SURFACE	41,239 SF (0.947 ACRES)
PROPOSED IMPERVIOUS SITE PERCENTAGE	42%
PROPOSED PHASE 1 PERVIOUS SURFACE	57,837 SF (1.328 ACRES)
PROPOSED PERVIOUS SITE PERCENTAGE	58%
DISTURBED AREA	99,076 SF (2.274 ACRES)

**DIMENSION IV**  
Madison Design Group  
architecture · interior design · planning

6515 Grand Teton Plaza, Suite 120  
Madison, Wisconsin 53719  
p608.829.4444 f608.829.4445 dimensionivmadison.com



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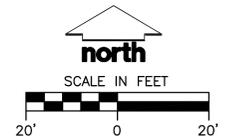
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**MILWAUKEE REGIONAL OFFICE**  
W238 N1610 BUSSE ROAD, SUITE 100  
WAUKESHA, WISCONSIN 53188  
P. 262.513.0666

JSD PROJECT NO: 25-15011

**MSP MAYFAIR NORTH**

FOUNDRY WAY, WAUWATOSA, WI 53222



**DIGGERS HOTLINE**  
Toll Free (800) 242-8511

**PHASE 1**

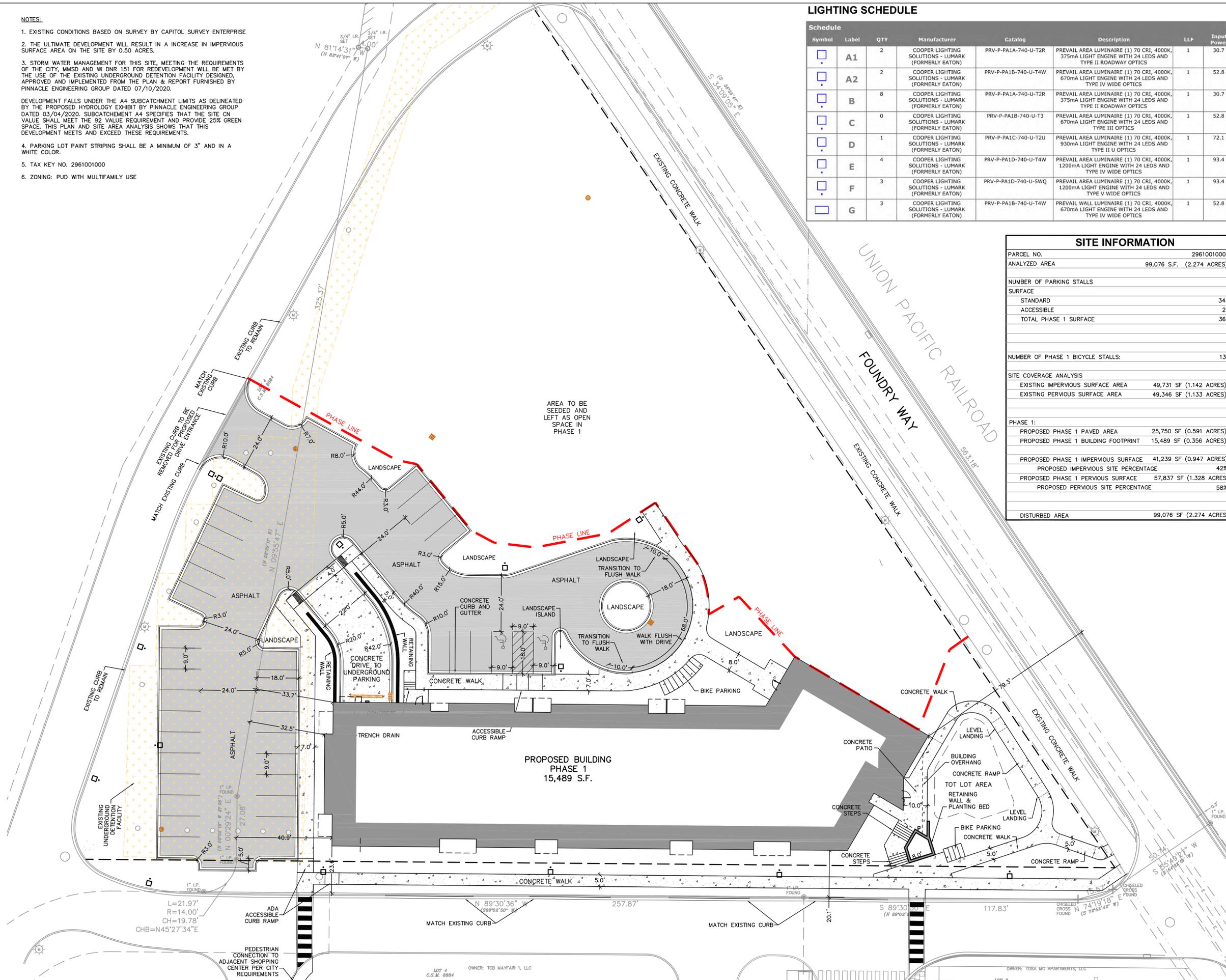
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PROJECT # 24106

**PHASE 1 SITE PLAN**

**C201**



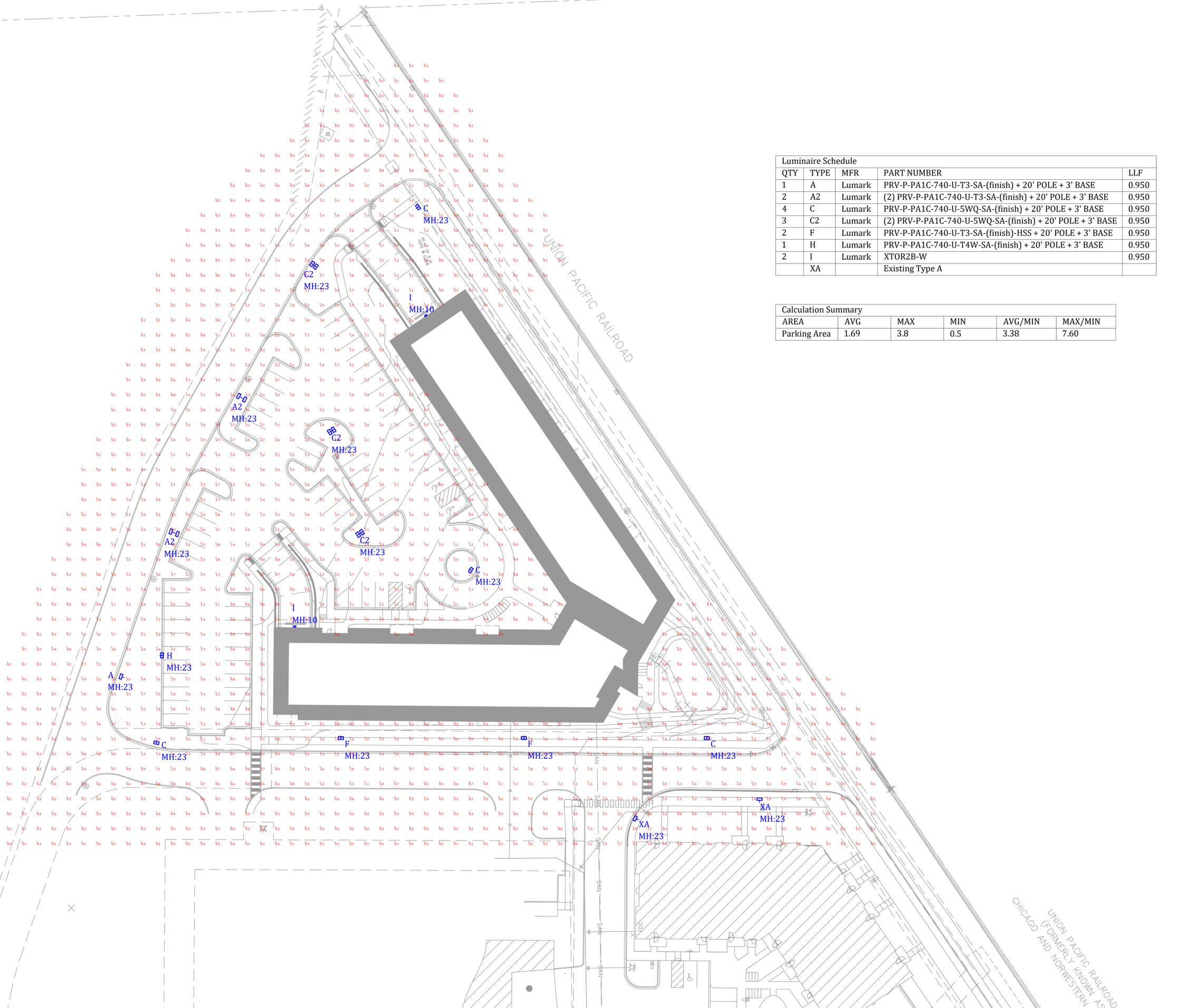






All County Electric Supply

INTERSTATE "41"  
U.S.H. "45"



Luminaire Schedule				
QTY	TYPE	MFR	PART NUMBER	LLF
1	A	Lumark	PRV-P-PA1C-740-U-T3-SA-(finish) + 20' POLE + 3' BASE	0.950
2	A2	Lumark	(2) PRV-P-PA1C-740-U-T3-SA-(finish) + 20' POLE + 3' BASE	0.950
4	C	Lumark	PRV-P-PA1C-740-U-5WQ-SA-(finish) + 20' POLE + 3' BASE	0.950
3	C2	Lumark	(2) PRV-P-PA1C-740-U-5WQ-SA-(finish) + 20' POLE + 3' BASE	0.950
2	F	Lumark	PRV-P-PA1C-740-U-T3-SA-(finish)-HSS + 20' POLE + 3' BASE	0.950
1	H	Lumark	PRV-P-PA1C-740-U-T4W-SA-(finish) + 20' POLE + 3' BASE	0.950
2	I	Lumark	XTOR2B-W	0.950
	XA		Existing Type A	

Calculation Summary					
AREA	AVG	MAX	MIN	AVG/MIN	MAX/MIN
Parking Area	1.69	3.8	0.5	3.38	7.60

# Mayfair Collection - North

WAUWATOSA, WI

## SITE LIGHTING CALCULATIONS

project info

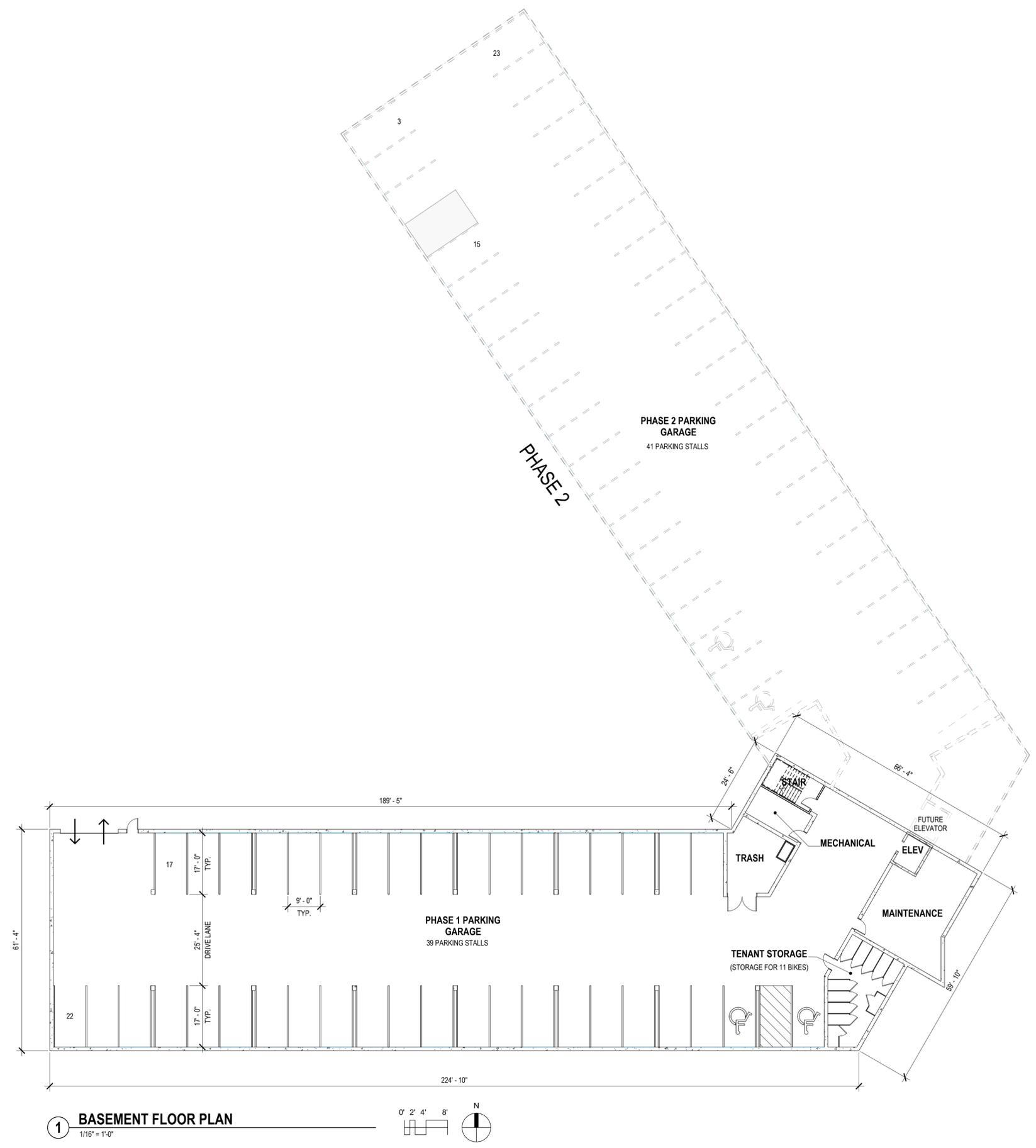
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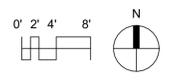
date  
9/9/2025

designer  
JS

**MSP - WAUWATOSA NORTH**  
FOUNDRY WAY, WAUWATOSA, WI



**1 BASEMENT FLOOR PLAN**  
1/16" = 1'-0"



10/7/2025 11:58:07 AM A:\Architect Docs\24106 - MSP Wauwatosa North\24106 - MSP Wauwatosa North.rvt

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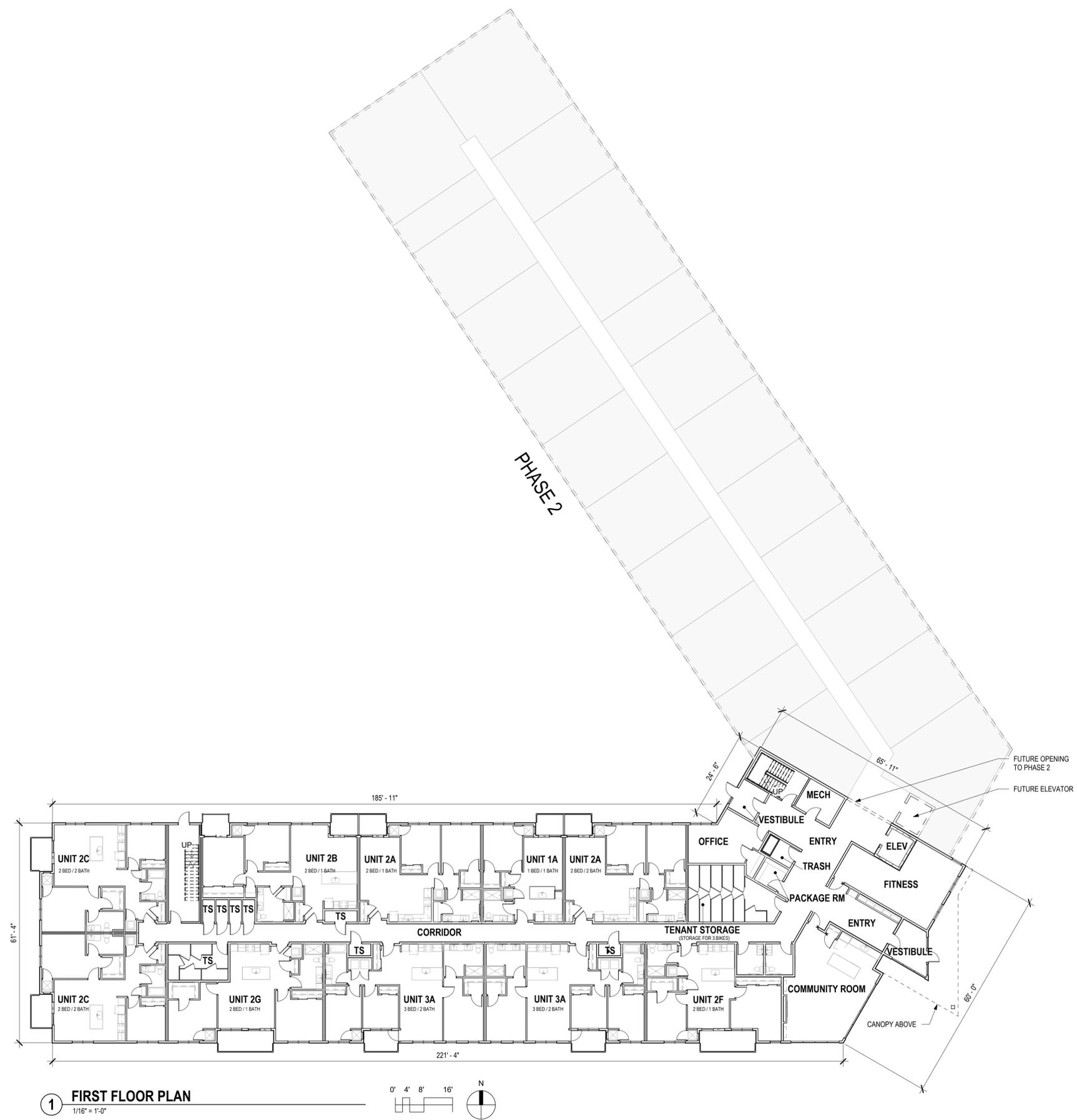
REVISIONS:

PROJECT # 24106

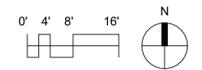
**BASEMENT FLOOR PLAN**

**A1-0**

**MSP - WAUWATOSA NORTH**  
FOUNDRY WAY, WAUWATOSA, WI



**1 FIRST FLOOR PLAN**  
1/16" = 1'-0"



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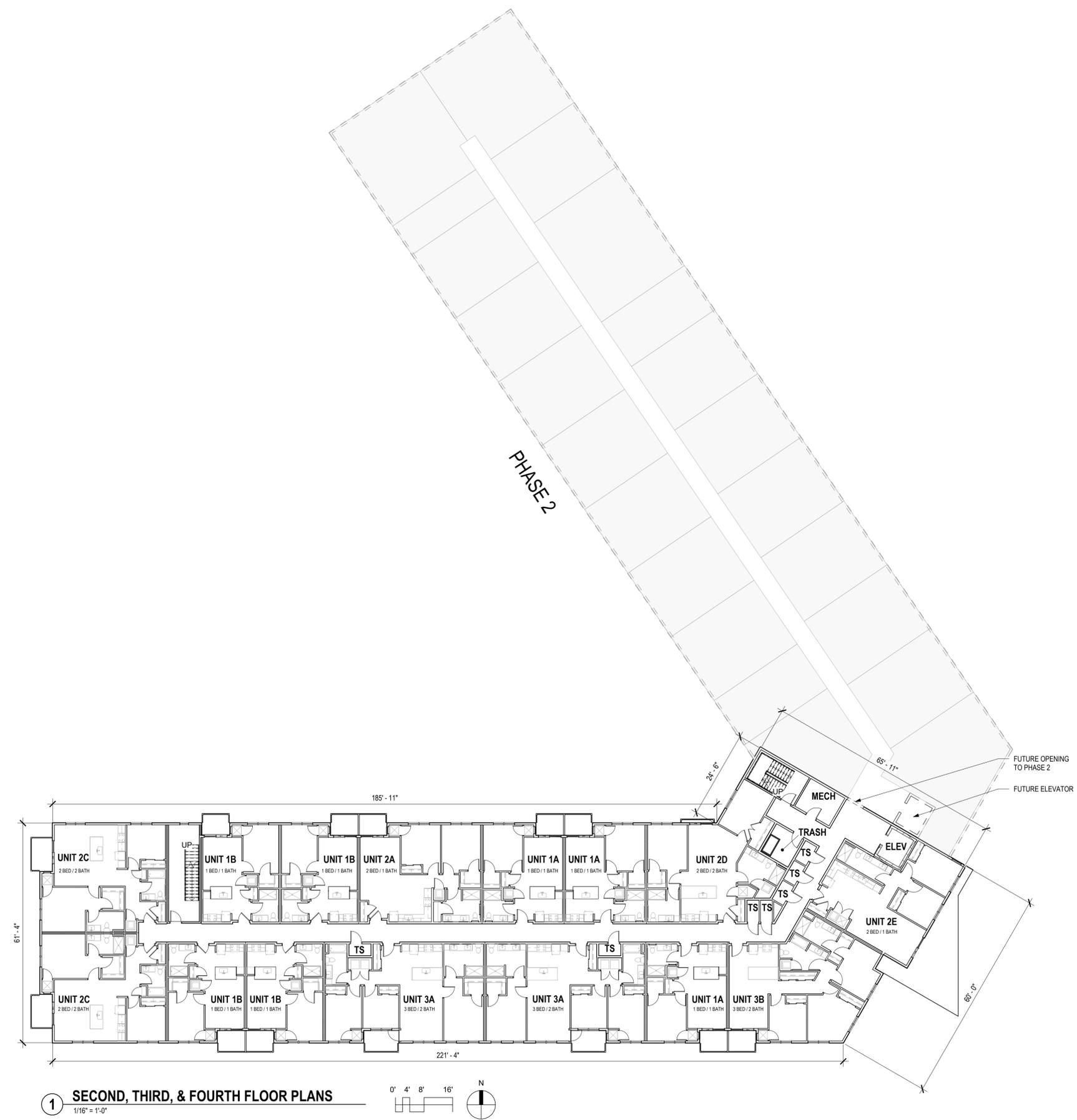
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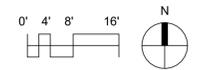
**FIRST FLOOR PLAN**

**A1-1**

**MSP - WAUWATOSA  
NORTH**  
FOUNDRY WAY, WAUWATOSA, WI



**1 SECOND, THIRD, & FOURTH FLOOR PLANS**  
1/16" = 1'-0"



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**SECOND, THIRD, &  
FOURTH FLOOR  
PLANS**

**A1-2**

**JAMES HARDIE - 3 COLOR LAP SIDING**



6" LAP PANEL SIDING MIX  
70% LIGHT MIST  
15% ARCTIC WHITE  
15% COBBLE STONE



**JAMES HARDIE - LAP SIDING**



WOOD TONE METAL PLANK SIDING



**TR-1** DOOR, WINDOW & BALCONY TRIM  
SHERWIN-WILLIAMS IRON ORE



**TR-2** DOOR AND WINDOW TRIM  
SHERWIN-WILLIAMS EXTRA WHITE

**MSP - WAUWATOSA NORTH**

FOUNDRY WAY, WAUWATOSA, WI

DATE OF ISSUE: 10/07/2025

REVISIONS:

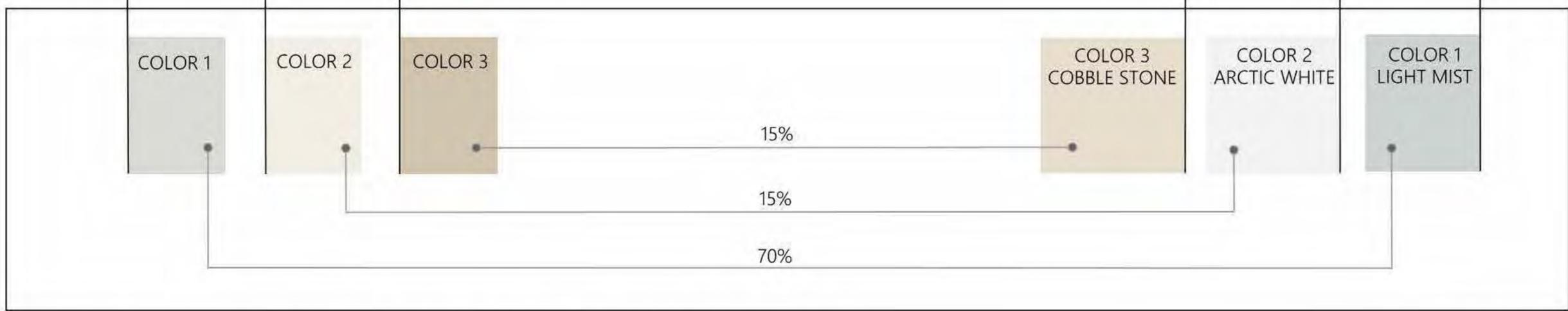
PROJECT # 24106

**MATERIAL SAMPLES**

**A2-00**

**3-COLOR SIDING DESIGN INSPIRATION**

**JAMES HARDIE - 6" LAP SIDING**



**MSP - WAUWATOSA NORTH**  
FOUNDRY WAY, WAUWATOSA, WI

DATE OF ISSUE: 10/07/2025

REVISIONS:


PROJECT # 24106

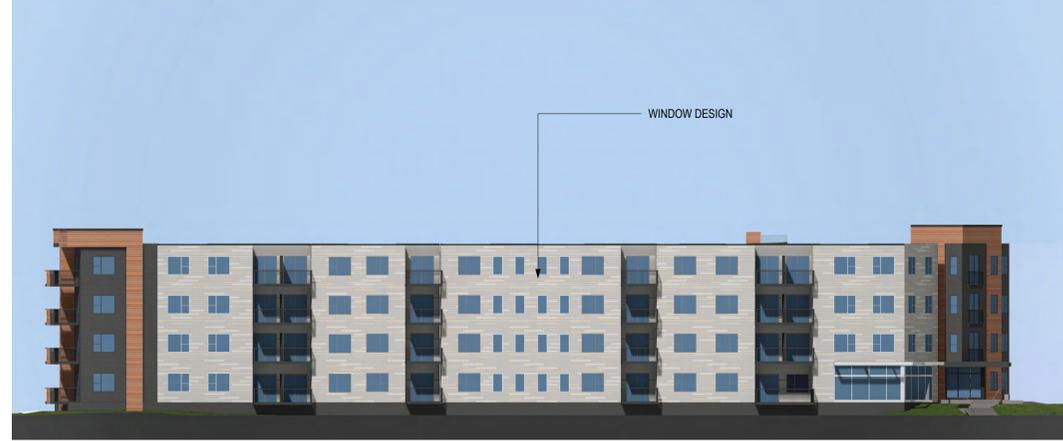
**MATERIAL SAMPLES**

**A2-01**

**1 EXTERIOR MATERIAL PALETTE Copy 1**  
12" = 1'-0"



**NEW MATERIALS**



**EXTERIOR ELEVATION, SOUTH  
N.T.S.**

**3-COLOR SIDING MIX**  
 6" LAP SIDING,  
 NEW COLOR MIX: 70% LIGHT MIST  
 15% ARCTIC WHITE  
 15% COBBLE STONE



**OLD MATERIALS - 09/09/2025**



**OLD EXTERIOR ELEVATION, SOUTH - 09/09/2025  
N.T.S.**

**3-COLOR SIDING MIX**  
 8" PANEL SIDING,  
 OLD COLOR MIX: 70% ARCTIC WHITE  
 15% LIGHT MIST  
 15% COBBLE STONE

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REVISIONS:

PROJECT # 24106

**MATERIAL CALLOUT  
PERSPECTIVE**

**A2-02**



VIEW FROM SOUTEAST - PHASES 1 AND 2



VIEW FROM SOUTEAST - PHASE 1 ONLY

**MSP - WAUWATOSA  
NORTH**

FOUNDRY WAY, WAUWATOSA, WI

DATE OF ISSUE: 10/07/2025

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PROJECT # 24106

**PERSPECTIVE  
ELEVATION**

**A2-03**



VIEW FROM WEST - PHASES 1 AND 2



VIEW FROM WEST - PHASE 1 ONLY

**MSP - WAUWATOSA  
NORTH**

FOUNDRY WAY, WAUWATOSA, WI

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PROJECT # 24106

**PERSPECTIVE  
ELEVATION**

**A2-04**



VIEW FROM SOUTH - PHASES 1 AND 2



VIEW FROM SOUTH - PHASE 1 ONLY

**MSP - WAUWATOSA  
NORTH**  
FOUNDRY WAY, WAUWATOSA, WI

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**PERSPECTIVE  
ELEVATION**

**A2-05**



VIEW FROM NORTHWEST - PHASES 1 AND 2



VIEW FROM NORTHWEST - PHASES 1 ONLY

**MSP - WAUWATOSA  
NORTH**

FOUNDRY WAY, WAUWATOSA, WI

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REVISIONS:


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**PERSPECTIVE  
ELEVATION**

**A2-06**



VIEW FROM SOUTHWEST - PHASES 1 AND 2



VIEW FROM EAST

**MSP - WAUWATOSA  
NORTH**

FOUNDRY WAY, WAUWATOSA, WI

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REVISIONS:

PROJECT # 24106

**PERSPECTIVE  
ELEVATION**

**A2-07**



NW ENTRY PHASE 1 AND 2



NW ENTRY PHASE 1

**MSP - WAUWATOSA  
NORTH**  
FOUNDRY WAY, WAUWATOSA, WI

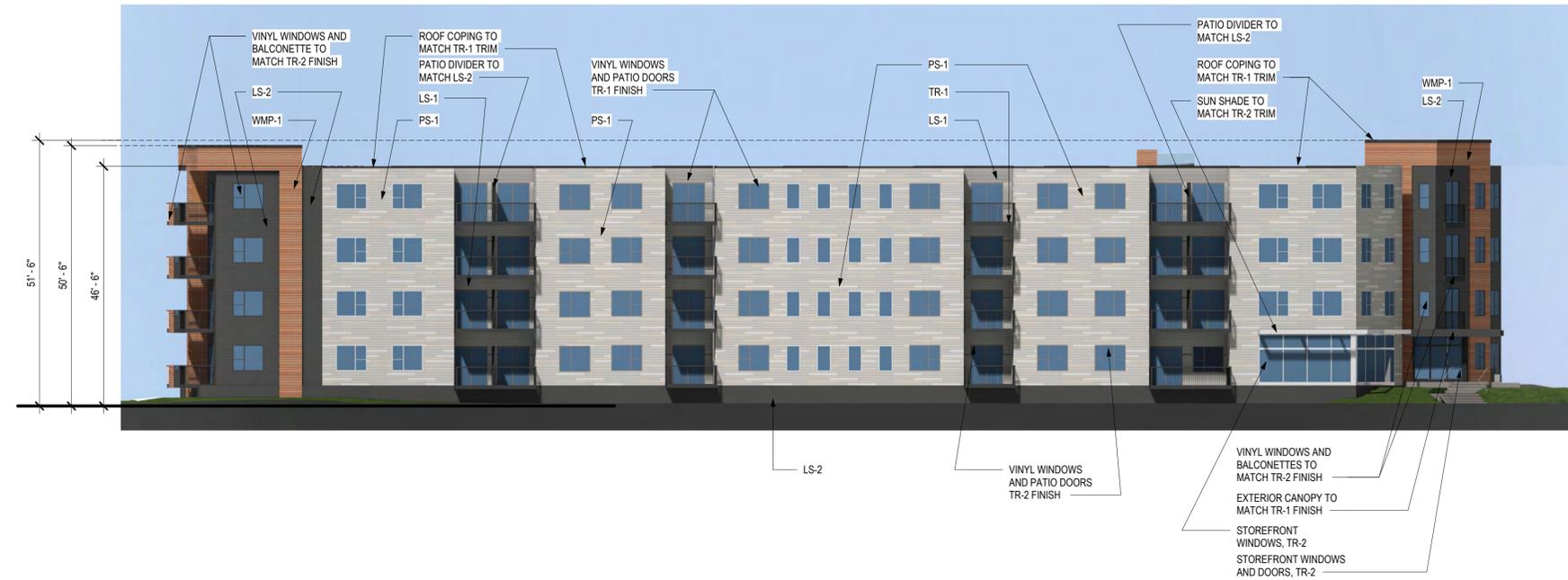
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REVISIONS:


PROJECT # 24106

**PERSPECTIVE  
ELEVATION**

**A2-08**



**3 SOUTH ELEVATION**  
1/16" = 1'-0"



**2 EAST ELEVATION**  
1/16" = 1'-0"



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

**MSP - WAUWATOSA NORTH**  
FOUNDRY WAY, WAUWATOSA, WI

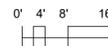
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**EXTERIOR ELEVATIONS**

**A2-09**



**MSP - WAUWATOSA  
NORTH**  
FOUNDRY WAY, WAUWATOSA, WI



**2 NORTH EAST ELEVATION**  
1/2" = 1'-0"



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

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PROJECT # 24106

**EXTERIOR  
ELEVATIONS**

**A2-10**



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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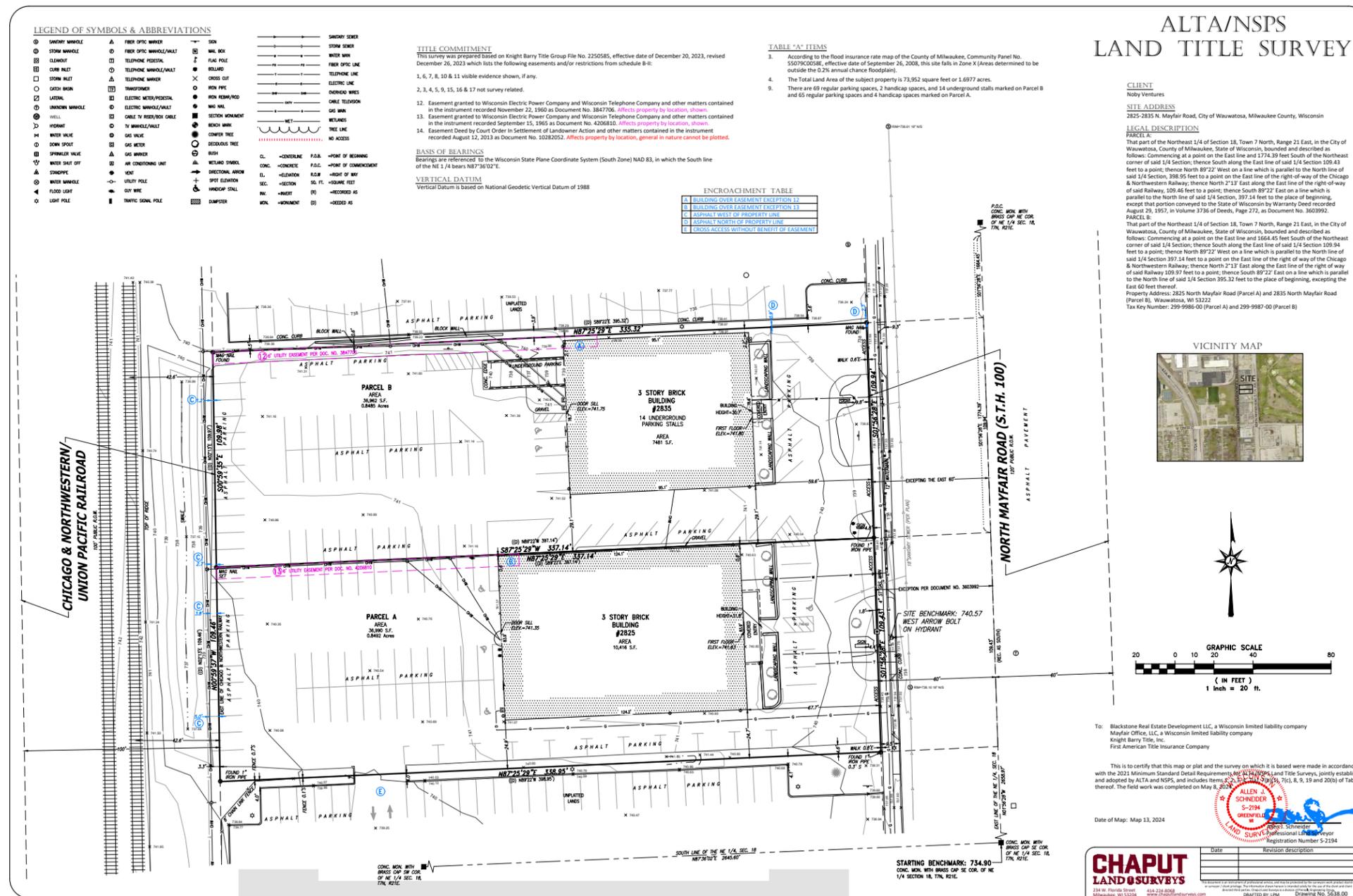
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**Agenda Date:** 10/16/2025

**Agenda #:** 3.

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2825 Mayfair Rd - New Multi-Family - Info Only

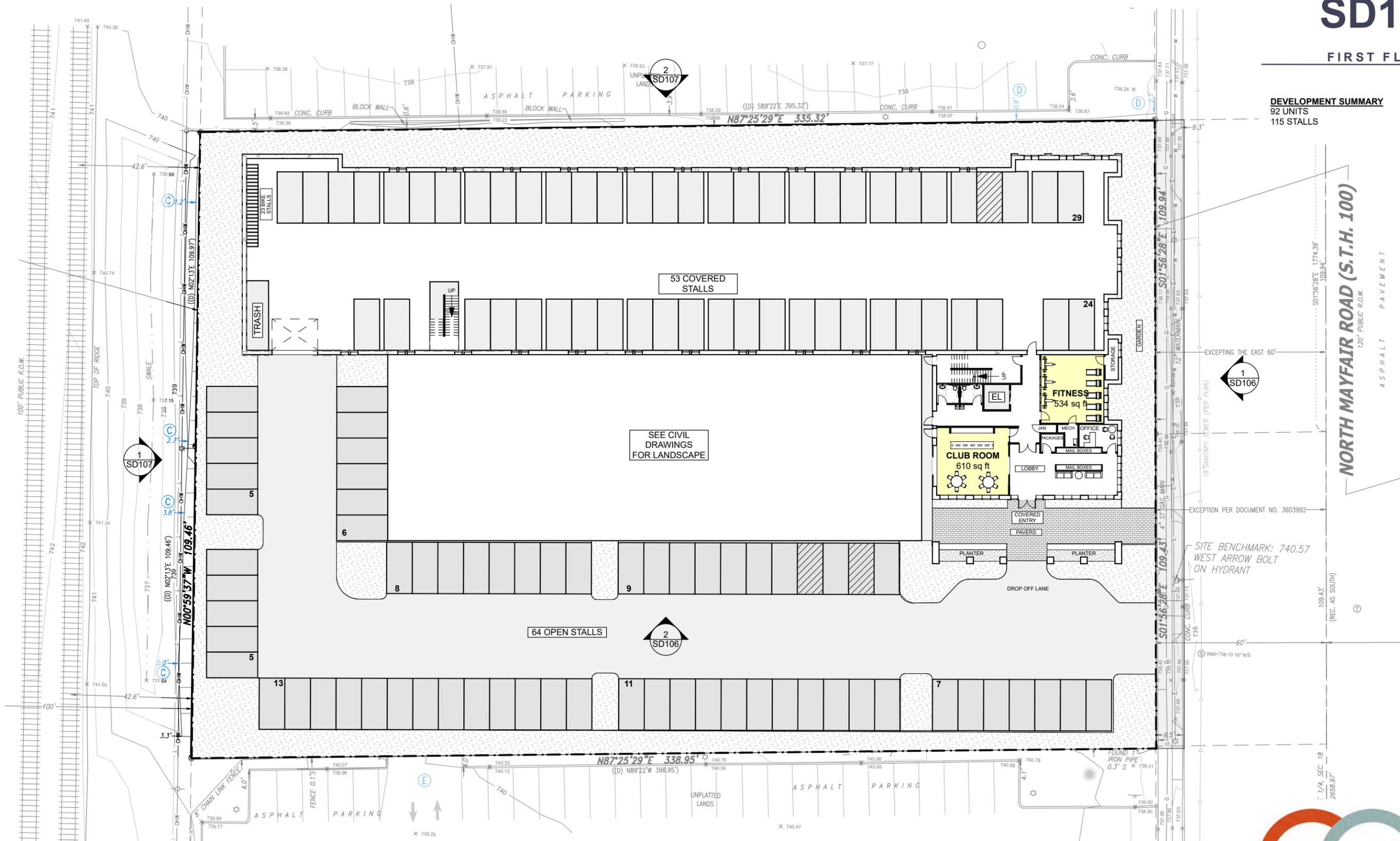


1 SITE SURVEY  
 SD100 SCALE: 1/32" = 1'-0"

# SD101

## FIRST FLOOR

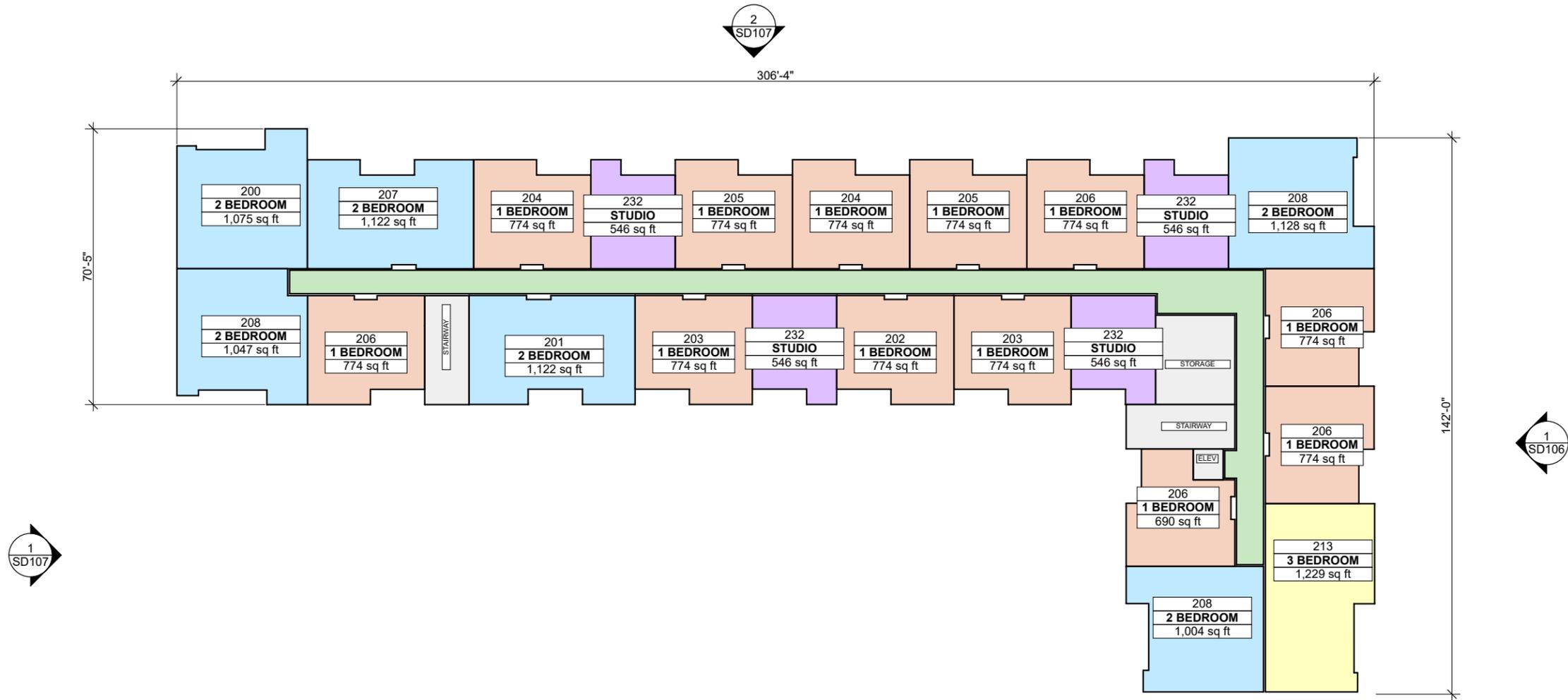
**DEVELOPMENT SUMMARY**  
92 UNITS  
115 STALLS



1 SD101 FIRST FLOOR  
SCALE: 1/32" = 1'-0"



**DEVELOPMENT SUMMARY**  
 ONE BEDROOM : 48  
 TWO BEDROOM : 36  
 THREE BEDROOM : 4  
**TOTAL : 92 UNITS**



1  
SD102

**FLOORS 2 - 5 CONCEPT PLAN**

SCALE: 1/32" = 1'-0"





1  
SD103

VIEW FROM MAYFAIR ROAD LOOKING NORTH



1  
SD104

VIEW FROM MAYFAIR ROAD LOOKING SOUTH



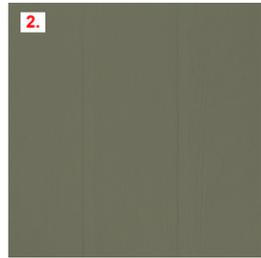
1  
SD105

VIEW ACROSS PARKING LOT LOOKING EAST

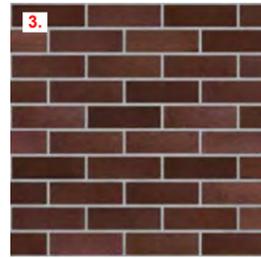




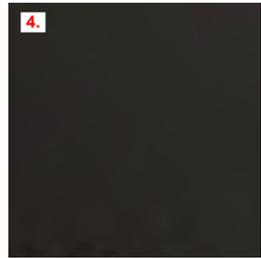
**METAL PANEL SIDING**  
COLOR: COFFEE BROWN



**FIBER CEMENT SIDING**  
COLOR: IRISH LOWLANDS



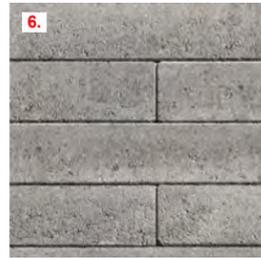
**FIRED CLAY BRICK**  
COLOR: MEDIUM IRON SPOT



**POLYMER WINDOWS**  
COLOR: DARK BRONZE



**ALUMINUM BALCONY**  
COLOR: BLONDE OAK



**BLOCK RETAINING WALL**  
COLOR: DUSK



**ALUMINUM SOFFIT PLANKS**  
COLOR: BLOND OAK



1  
SD106

**EAST ELEVATION**

SCALE: 1/32" = 1'-0"



2  
SD106

**SOUTH ELEVATION**

SCALE: 1/32" = 1'-0"

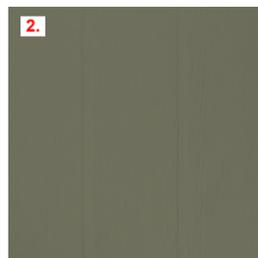


# SD107

EXTERIOR ELEVATIONS



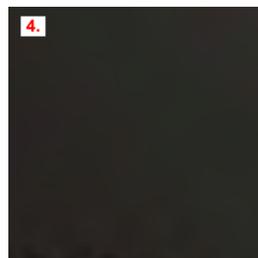
**METAL PANEL SIDING**  
COLOR: COFFEE BROWN



**FIBER CEMENT SIDING**  
COLOR: IRISH LOWLANDS



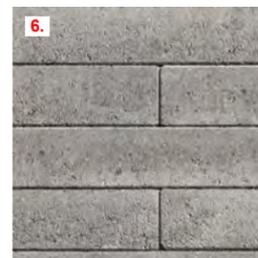
**FIRED CLAY BRICK**  
COLOR: MEDIUM IRON SPOT



**POLYMER WINDOWS**  
COLOR: DARK BRONZE



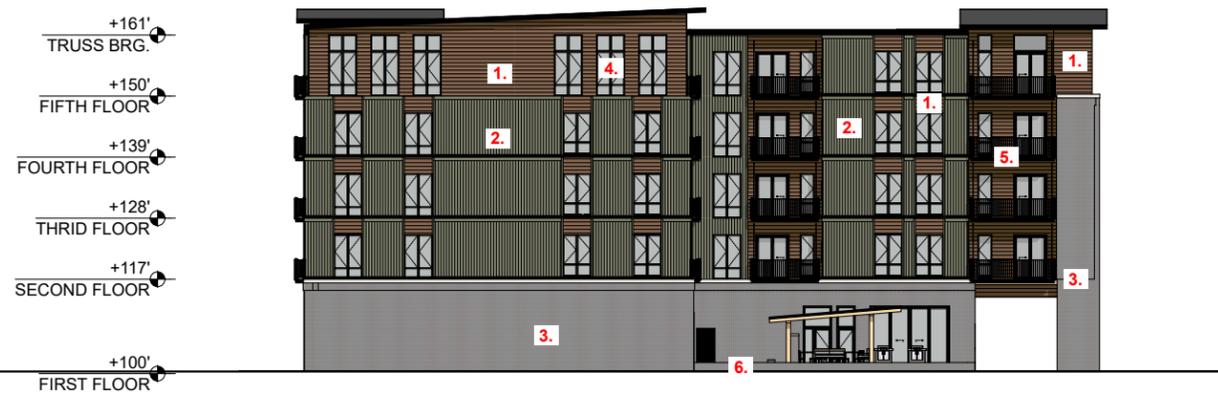
**ALUMINUM BALCONY**  
COLOR: BLONDE OAK



**BLOCK RETAINING WALL**  
COLOR: DUSK



**ALUMINUM SOFFIT PLANKS**  
COLOR: BLOND OAK



**1**  
SD107  
**WEST ELEVATION**  
SCALE: 1/32" = 1'-0"



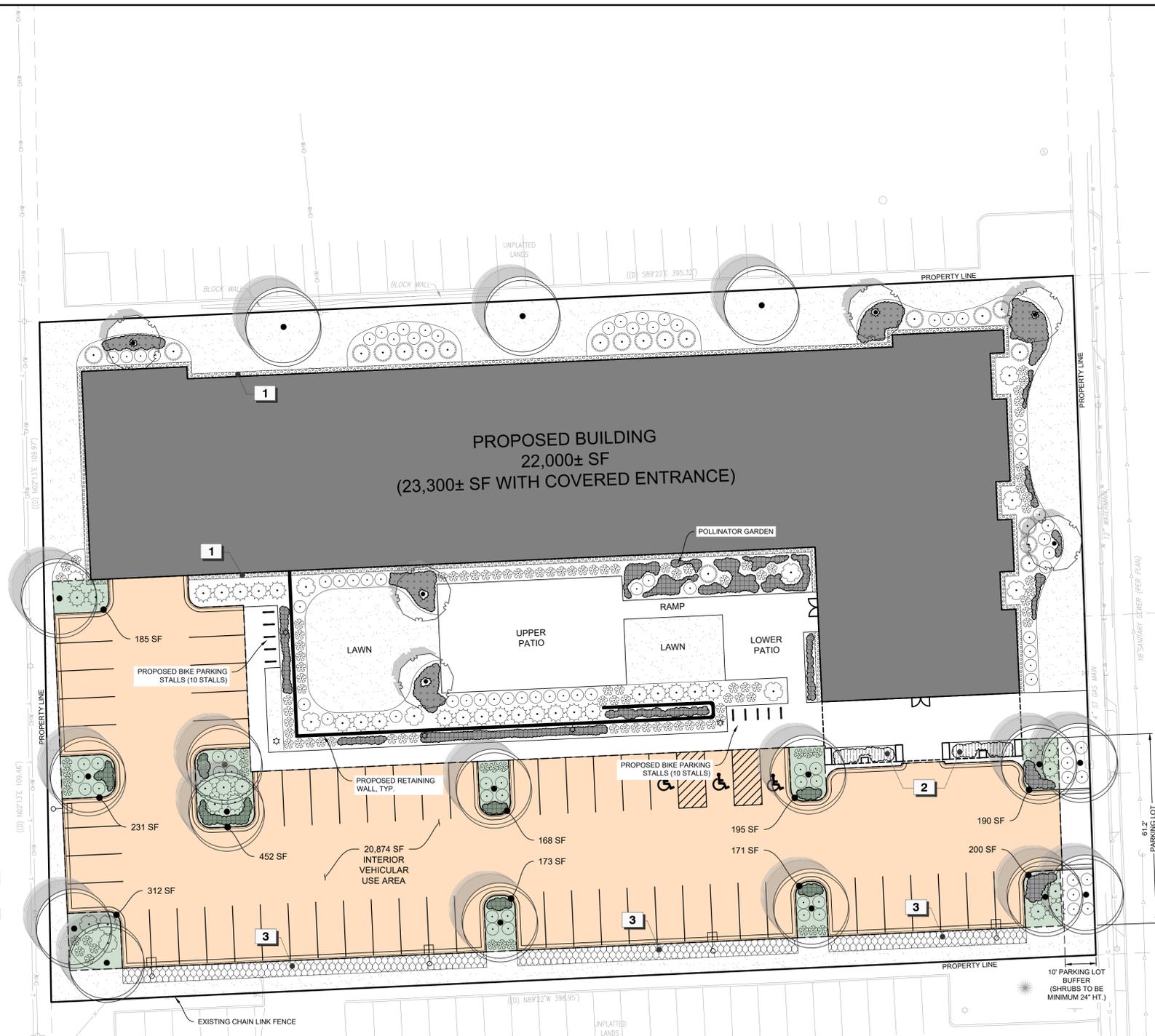
**2**  
SD107  
**NORTH ELEVATION**  
SCALE: 1/32" = 1'-0"





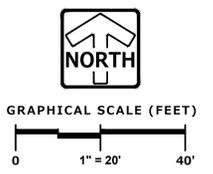
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 DESIGNED: HLY  
 DRAFTED: HLY  
 REVIEWED: DJB

CHICAGO & NORTHWESTERN UNION  
 PACIFIC RAILROAD



**CONCEPT PLANT SCHEDULE**

	<b>DECIDUOUS TREES</b> Celtis occidentalis 'Prairie Sentinel' / Prairie Sentinel Hackberry 45' T x 12' W Gymnocladus dioicus 'Espresso' / Espresso Kentucky Coffeetree 50' T x 35' W Ostrya virginiana / American Hophornbeam 35' T x 30' W Quercus bicolor 'Bonnie and Mike' / Beacon® Oak 40' T x 15' W	17	2" Cal. 2" Cal. 2" Cal. 2" Cal.
	<b>ORNAMENTAL TREES</b> Acer griseum / Paperbark Maple 25' T x 20' W Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry 20' T x 20' W Cercis canadensis 'NC2016-2' / Flame Thrower® Eastern Redbud 20' T x 15' W Malus x 'Prairie Rose' / Prairie Rose Crabapple 20' T x 15' W	6	1.5" Cal. 1.5" Cal. 6" Ht. 1.5" Cal.
	<b>SMALL DECIDUOUS SHRUBS</b> Aronia melanocarpa 'SMNAMPEM' / Low Scape Snowfire™ Black Chokeberry 4' T x 3' W Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood 3' T x 3' W Diervilla lonicera / Dwarf Bush Honeysuckle 3' T x 4' W Hypericum kalmianum 'PIIHYP-1' / First Editions® Cobalt-n-Gold™ St. Johnswort 3' T x 5' W Itea virginica 'Merlot' / Merlot Sweetpire 3' T x 4' W Ribes alpinum / Alpine Currant 3' T x 5' W Spiraea betulifolia 'Tor Gold' / Glow Girl® Birchleaf Spirea 4' T x 4' W	91	2 gal. 2 gal. 2 gal. 2 gal. 2 gal. 2 gal. 2 gal. 2 gal.
	<b>LARGE DECIDUOUS SHRUB</b> Magnolia stellata / Star Magnolia 15' T x 10' W Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2' T x 7' W Rhus typhina 'Dissecta' / Cutleaf Staghorn Sumac 10' T x 15' W Sambucus nigra 'Black Lace' / Black Lace Elderberry 6' T x 6' W	11	5 gal. 5 gal. 5 gal. 5 gal.
	<b>LOW EVERGREEN SHRUB</b> Juniperus procumbens 'Green Mound' / Green Mound Japanese Garden Juniper 10' T x 4' W Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae 3' T x 3' W Tsuga canadensis 'Jeddehoh' / Jeddehoh Eastern Hemlock 24' T x 4' W	36	7 gal. 7 gal. 7 gal.
	<b>LARGE EVERGREEN SHRUB</b> Chamaecyparis pisifera 'Golden Mop' / Golden Mop Threadleaf Sawara Cypress 3' T x 4' W Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper 12' T x 4' W Pinus strobus 'Fastigiata' / Pyramidal White Pine 25' T x 12' W Thuja occidentalis 'Nigra' / Dark Green Arborvitae 20' T x 8' W Tsuga canadensis 'Gentsh White' / Gentsh White Hemlock 8' T x 6' W	25	24" W 4' Ht. 4' Ht. 4' Ht. 4' Ht.
	<b>ORNAMENTAL GRASSES</b> Andropogon gerardii 'Blackhawks' / Blackhawks Big Bluestem 4' T x 2' W Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama 3' T x 3' W Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass 3' T x 2' W Schizachyrium scoparium 'Carousel' / Carousel Little Bluestem 2' T x 2' W	110	1 gal. 1 gal. 1 gal. 1 gal.
	<b>PERENNIALS</b> Agastache x 'Blue Fortune' / Blue Fortune Anise Hyssop 2' T x 2' W Coreopsis x 'Jethro Tull' / Jethro Tull Tickseed 12' T x 2' W Echinacea purpurea / Coneflower 27' T x 2' W Echinacea purpurea 'Alba' / White Coneflower 27' T x 2' W Phlox subulata 'Snowflake' / Snowflake Creeping Phlox 6" T x 2' W Symphyotrichum ericoides 'Snow Flurry' / Snow Flurry Heath Aster 12' T x 2' W	1,097 sf	4.5" cont. 4.5" cont. 4.5" cont. 4.5" cont. 4.5" cont. 4.5" cont.
	<b>PERENNIAL GROUNDCOVER</b> Amsonia x 'Blue Ice' / Blue Ice Bluestar 10" T x 2' W Asarum canadense / Wild Ginger 15" T x 2' W Waldsteinia ternata / Siberian Barron Strawberry 6" T x 2' W	591 sf	2.5" cont. 2.5" cont. 2.5" cont.
	<b>TURF</b>	13,000 sf	



**INTERIOR PARKING LOT AREA KEY**

	INTERIOR PARKING LOT PAVED AREA
	INTERIOR PARKING LOT LANDSCAPE AREA

	LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
24.12.020(B)(1)	PERIMETER VEHICULAR USE AREA LANDSCAPING • 10 FT WIDE BUFFER • 1 TREE / 50 LF FRONTAGE • 8 SHRUBS / 50 LF FRONTAGE	YES 2 TREES 10 SHRUBS	YES 2 TREES 10 SHRUBS
24.12.030(B)(2)	INTERIOR PARKING LOT LANDSCAPE AREA • 10% OF THE INTERIOR VEHICULAR USE AREA	2,087 SF	2,277 SF
24.12.030(B)(3)(d)	PARKING INTERIOR TREES • 1 TREE / 180 SF REQ. INTERIOR LANDSCAPE AREA	12 TREES	12 TREES

**REFERENCE NOTES SCHEDULE**

SYMBOL	CODE	DESCRIPTION	QTY
	1	STONE MAINTENAINCE STRIP	1,151 sf
	2	ANNUAL PLANTINGS (BY OTHERS)	150 sf
	3	SNOW STORAGE AREAS	1,366 sf

**PINNACLE ENGINEERING GROUP**  
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 20725 WATERTOWN ROAD, SUITE 100  
 BROOKFIELD, WI 53186  
 (262) 754-8888  
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**PLAN | DESIGN | DELIVER**  
 www.pinnacle-engr.com  
**MAYFAIR APARTMENTS**  
 WAUWATOSA, WI

**CONCEPT LANDSCAPE PLAN**

**REVISIONS**


REG JOB NO: 6675.00-WI  
 REG PM: AJM  
 START DATE: 10/27/25  
 SCALE: 1" = 20'  
**SHEET**  
 L-1  
 OF  
 L-2

43  
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 CONCEPT LANDSCAPE PLAN  
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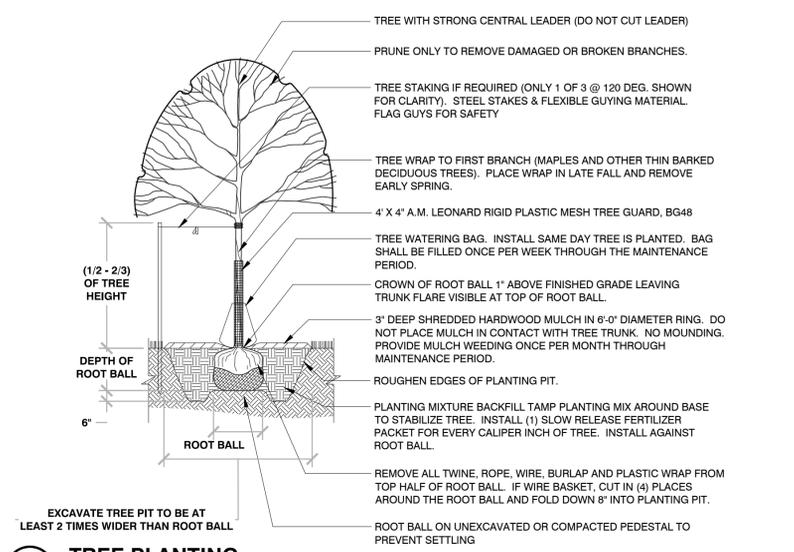
**GENERAL PLANTING NOTES**

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL 2/3 OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL AREAS RECEIVING STONE MULCH TO RECEIVE STEEL BED EDGING. CONTRACTOR TO PROVIDE STEEL EDGING SPECIFICATION FOR APPROVAL PRIOR TO INSTALLATION. STEEL EDGING TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
- AREAS THAT CALL FOR STONE MULCH SHALL RECEIVE LANDSCAPE FABRIC WITH 3" DEEP ALPINE STONE MULCH. REFER TO STONE MULCH DETAILS. CONTRACTOR TO PROVIDE LANDSCAPE FABRIC AND MULCH SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. LANDSCAPE FABRIC SHALL BE INSTALLED TO COVER THE ENTIRE AREA TO RECEIVE STONE MULCH WITH EACH SEAM OVERLAPPING A MINIMUM OF 6".
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION ( SWALES, SLOPES EXCEEDING 1:3,

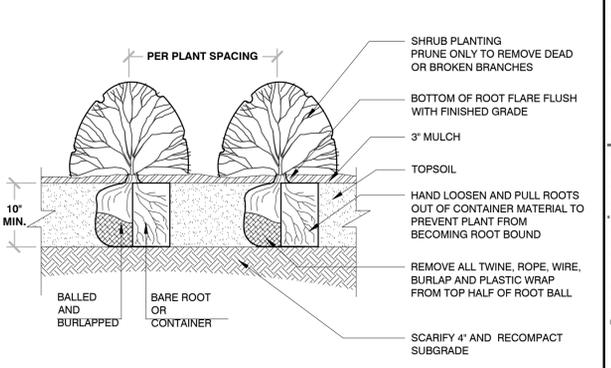
- AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
  - ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
  - ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
  - ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
  - THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
  - TREES SHALL BE INSTALLED NO CLOSER THAN:
    - 10 FEET FROM ANY FIRE HYDRANT
    - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
  - THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
  - THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
  - THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
  - PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
  - THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

**SOIL PLACEMENT NOTES**

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

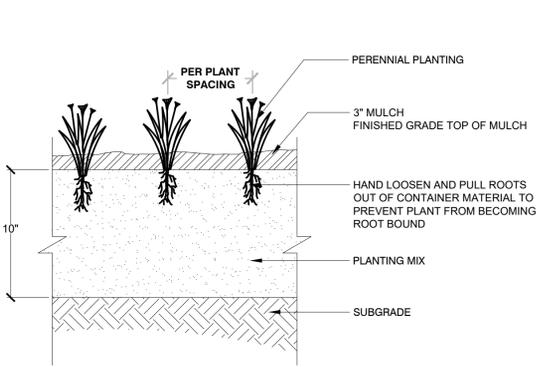


**1 TREE PLANTING**  
1/4" = 1'-0"  
329343-01

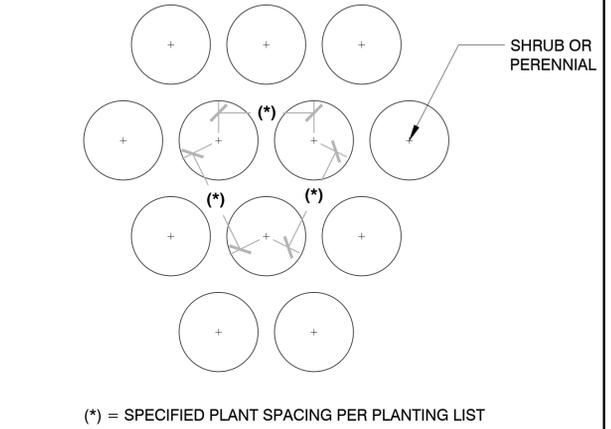


**2 SHRUB PLANTING**  
1/2" = 1'-0"  
329333-02

- BAREROOT PLANTING NOTES:**
- SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
  - SCARIFY SIDES AND BOTTOMS OF HOLE.
  - PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
  - TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
  - WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
  - BACKFILL VOIDS AND WATER SECOND TIME.
  - PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

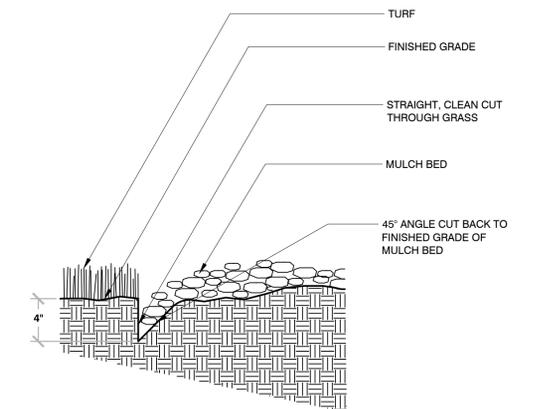


**3 PERENNIAL PLANTING**  
1" = 1'-0"  
3293-01

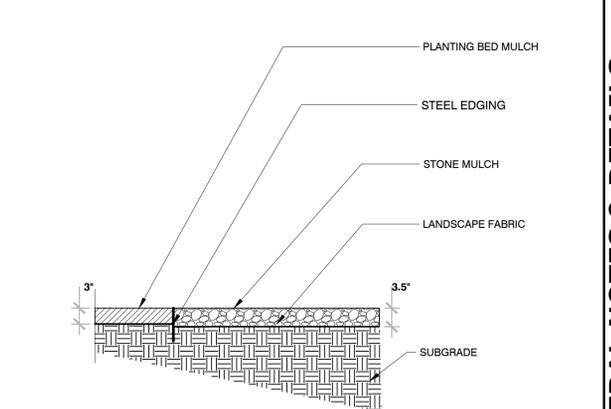


**4 PLANT SPACING**  
3/4" = 1'-0"  
3293-02

(\* ) = SPECIFIED PLANT SPACING PER PLANTING LIST



**5 TRENCHED BED EDGE**  
3/4" = 1'-0"  
3293-03



**6 STONE MAINTENANCE STRIP**  
3/4" = 1'-0"  
329413-01

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**PINNACLE ENGINEERING GROUP**  
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WISCONSIN OFFICE:  
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BROOKFIELD, WI 53186  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

**MAYFAIR APARTMENTS**

**WAUWATOSA, WI**

**LANDSCAPE GENERAL NOTES & DETAILS**

**REVISIONS**

NO.	DATE	DESCRIPTION

REG. JOB NO. 6675.00-WI  
REG. PM. AJM  
START DATE: 10/27/25  
SCALE: VARIES

**SHEET L-2 OF L-2**

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Project		Catalog #		Type	
Prepared by		Notes		Date	



# Lumark

## Prevail Petite Discrete Wall

Wall Mount Luminaire

### Product Features



### Product Certifications



### Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Product Specifications [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 5](#)

### Quick Facts

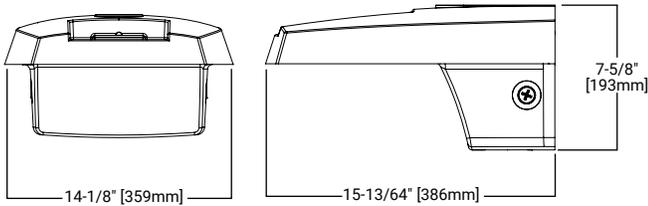
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 11,300 lumens (30W - 90W)
- Replaces 70W up to 250W HID equivalents
- Efficacies up to 147 lumens per watt
- Surface mount configuration with standard conduit entry

### Connected Systems

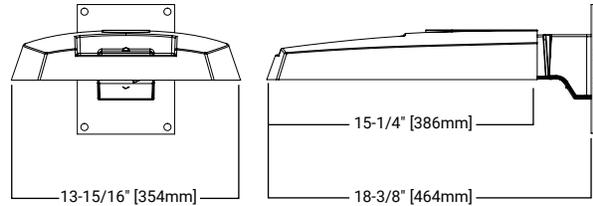
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

### Dimensional Details

Surface Mount (SM)



Wall Mount (WM)



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

Ordering Information

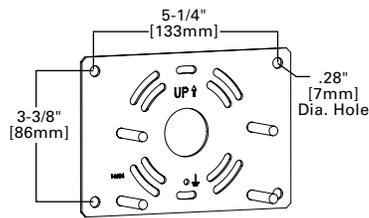
LABEL- OA

SAMPLE NUMBER: PRV-P-PA1B-740-U-T4W-SM-BZ

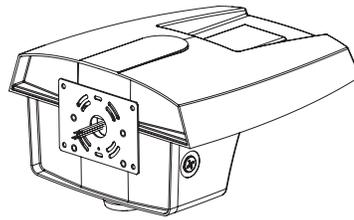
Product Family <sup>1</sup>	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
	Configuration	Drive Current <sup>2</sup>					
<b>PRV-P</b> =Prevail Petite <b>BAA-PRV-P</b> =Prevail Petite BAA Compliant <sup>22</sup> <b>TAA-PRV-P</b> =Prevail Petite TAA Compliant <sup>22</sup>	<b>PA1</b> =1 Panel, 24 LED Rectangle	<b>A</b> =400mA Nominal <b>B</b> =700mA Nominal <b>C</b> =950mA Nominal <b>D</b> =1200mA Nominal	<b>740</b> =70CRI, 4000K <b>730</b> =70CRI, 3000K <b>750</b> =70CRI, 5000K	<b>U</b> = Universal, 120-277V <b>H</b> = High Voltage, 347-480V <b>1</b> =120V <b>2</b> =208V <b>3</b> =240V <b>4</b> =277V <b>8</b> =480V <sup>3, 23</sup> <b>9</b> =347V <b>DV</b> =Duravolt, 277-480V	<b>T2R</b> =Type II Roadway <b>T2U</b> =Type II Urban <b>T3</b> =Type III <b>T4W</b> =Type IV Wide <b>5WQ</b> =Type V Square Wide	<b>SM</b> =Surface Wall Mount <b>WM</b> =Wall Mount Arm	<b>BZ</b> =Bronze <b>AP</b> =Grey <b>BK</b> =Black <b>DP</b> =Dark Platinum <b>GM</b> =Graphite Metallic <b>WH</b> =White
Options (Add as Suffix)					Accessories (Order Separately) <sup>17, 18</sup>		
<b>10K</b> =10kV UL 1449 Fused Surge Protective Device <b>20MSP</b> =20kV MOV Surge Protective Device <b>20K</b> =20kV UL 1449 Fused Surge Protective Device <b>2L</b> =Two-Circuit Light Engine <sup>19</sup> <b>F</b> =Single Fuse (Used with Voltages 120, 277 or 347V) <b>FF</b> =Double Fuse (Used with Voltages 208, 240 or 480V) <b>EBP</b> =Emergency Battery Pack (Ambient Temp, 0° to 40°C) <sup>4, 5</sup> <b>CBP</b> =Cold Weather Emergency Battery Pack (Ambient Temp, -20° to 40°C) <sup>4, 5</sup> <b>CBP-CEC</b> =Cold Weather Emergency Battery Pack, CEC Compliant (Ambient Temp, -20° to 40°C) <sup>4, 5</sup> <b>HSS</b> =House Side Shield (Factory Installed) <sup>6</sup> <b>HA</b> =50°C High Ambient Temperature <sup>7</sup> <b>CC</b> =Coastal Construction <sup>8</sup> <b>BPC</b> =Button Photocontrol <sup>9</sup> <b>PR</b> =NEMA 3-PIN Twistlock Photocontrol Receptacle <sup>9, 10</sup> <b>PR7</b> =NEMA 7-PIN Twistlock Photocontrol Receptacle <sup>9, 10</sup> <b>FADC</b> =Field Adjustable Dimming Controller <sup>24</sup> <b>MS/DIM-L08</b> =Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting <sup>9, 11, 12</sup> <b>MS/DIM-L20</b> =Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting <sup>9, 11, 12</sup> <b>MS/DIM-L40W</b> =Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting <sup>9, 11, 12</sup> <b>SPB1</b> =Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting <sup>9, 11, 13</sup> <b>SPB2</b> =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting <sup>9, 11, 13</sup> <b>SPB4</b> =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting <sup>9, 11, 13</sup> <b>WPS2XX</b> =WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting <sup>9, 11, 14, 15, 16</sup> <b>WPS4XX</b> =WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting <sup>9, 11, 14, 15, 16</sup> <b>WLS2XX</b> =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting <sup>9, 11, 14, 15, 16</sup> <b>WLS4XX</b> =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting <sup>9, 11, 14, 15, 16</sup>					<b>HSS-HP</b> =House Side Shield, Horizontal Panel <sup>7</sup> <b>OA/RA1013</b> =Photocontrol Shorting Cap <b>OA/RA1014</b> =NEMA Photocontrol - 120V <b>OA/RA1016</b> =NEMA Photocontrol - Multi-Tap 105-285V <b>OA/RA1201</b> =NEMA Photocontrol - 347V <b>OA/RA1027</b> =NEMA Photocontrol - 480V <b>FSIR-100</b> =Wireless Configuration Tool for Occupancy Sensor <sup>20</sup> <b>WOLC-7P-10A</b> =WaveLinX Outdoor Control Module (7-PIN) <sup>21</sup>		
<b>NOTES:</b> 1. DesignLights Consortium® Qualified. Refer to <a href="http://www.designlights.org">www.designlights.org</a> Qualified Products List under Family Models for details. 2. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables. 3. 480V not to be used with ungrounded or impedance grounded systems. 4. Only available on Surface Wall Mount (SM) mounting. 5. Must use with Universal (U) voltage only. Not available with other voltage options. Not available with PA1D light engine. 6. House Side Shield not for use with SWQ distribution. 7. Not available with EBP, CBP, or CBP-CEC options. Not available with PA1D light engine. 8. Salt spray tested to over 5,000-hours per ASTM B117 with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 4 per ASTM D1654. Extended lead times may apply. 9. Option is not available with other controls: photocontrols (BPC), photocontrol receptacles (PR or PR7), or controls systems (MS). 10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 11. Option not available with High Voltage (H). Must specify Universal (U), 347V (9), or 480V (8) voltage. 12. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 13. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 14. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 15. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinX system and software and requires system components to be installed for operation. See website for more WaveLinX application information. 16. Replace XX with sensor color (WH, BZ or BK). 17. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 18. Replace XX with paint color. 19. Controls and/or emergency battery packs operate only one of the two circuits when 2L is specified. 20. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 21. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS). Only for use at 120-347V. 22. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to <a href="http://DOMESTIC.PREFERENCES">DOMESTIC.PREFERENCES</a> website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 23. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit <a href="http://www.signify.com/duravolt">www.signify.com/duravolt</a> for more information. 24. Cannot be used with PR7 or other motion response control options.							

## Mounting Details

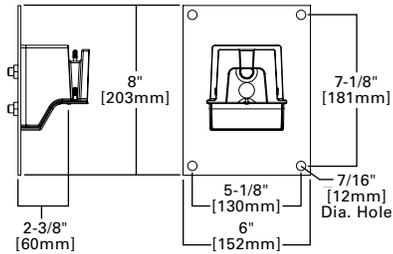
### Surface Mount Plate (SM)



### Surface Mount Assembly (SM)



### Wall Mount (WM)



## Product Specifications

### Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door
- Surface Mount (SM) offers two 1/2" NPT conduit entry plugs
- Not suitable for inverted mount installation

### Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

### Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor

- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected.

### Typical Applications

Outdoor, Pedestrian Pathways, Building Entrances, Loading Docks, Perimeter Parking Lots

### Finish

Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

### Shipping Data

Prevail Petite (with CBP): 21 lbs. (9.53 kgs.)

### Warranty

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

Energy and Performance Data

Power and Lumens

Light Engine		PA1A	PA1B	PA1C	PA1D
Power (Watts)		31	53	72	93
Drive Current (mA)		375	670	930	1200
Input Current @ 120V (A)		0.26	0.44	0.60	0.78
Input Current @ 277V (A)		0.12	0.20	0.28	0.35
Input Current @ 347V (A)		0.10	0.17	0.23	0.29
Input Current @ 480V (A)		0.07	0.13	0.17	0.22
Distribution					
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens per Watt	147	139	132	121
	3000K Lumens <sup>1</sup>	4,103	6,705	8,647	10,291
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2
	Lumens per Watt	121	115	109	100
	3000K Lumens <sup>1</sup>	3,394	5,547	7,154	8,514
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
	Lumens per Watt	146	139	131	121
	3000K Lumens <sup>1</sup>	4,095	6,691	8,630	10,271
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2
	Lumens per Watt	106	101	95	87
	3000K Lumens <sup>1</sup>	2,963	4,841	6,244	7,431
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	145	138	130	119
	3000K Lumens <sup>1</sup>	4,046	6,612	8,528	10,150
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens per Watt	111	105	100	91
	3000K Lumens <sup>1</sup>	3,102	5,069	6,538	7,781
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	142	135	127	117
	3000K Lumens <sup>1</sup>	3,960	6,471	8,346	9,932
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens per Watt	108	103	97	89
	3000K Lumens <sup>1</sup>	3,022	4,938	6,369	7,580
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	146	139	131	121
	3000K Lumens <sup>1</sup>	4,095	6,693	8,632	10,273

NOTES:  
1. For 3000K or HSS BUG Ratings, refer to published IES files.

Power and Lumens: Emergency Configurations

Light Engine		PA1A	PA1B	PA1C
Power (Watts) <sup>1</sup>		37	59	78
Input Current @ 120V (A)		0.33	0.52	0.68
Input Current @ 277V (A)		0.16	0.24	0.31
Distribution <sup>2</sup>				
Type II Roadway	4000K/5000K Lumens	2,035		
	3000K Lumens	1,853		
Type II Urban	4000K/5000K Lumens	2,030		
	3000K Lumens	1,849		
Type III	4000K/5000K Lumens	2,007		
	3000K Lumens	1,827		
Type IV Wide	4000K/5000K Lumens	1,964		
	3000K Lumens	1,788		
Type V Square Wide	4000K/5000K Lumens	2,031		
	3000K Lumens	1,849		

NOTES:  
1. Power and current based on full power consumption while EBP or CBP is charging.  
2. Estimated lumen outputs while luminaire is operating in emergency mode only at full charge.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 663,000

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

Lumen Multiplier

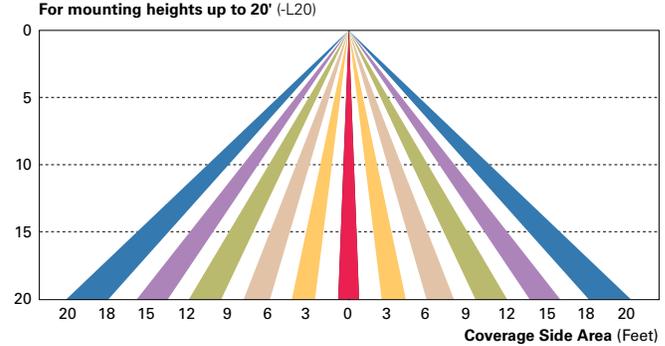
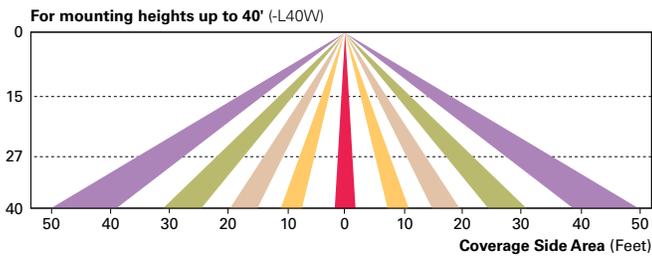
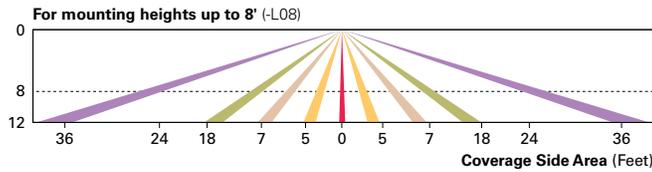
Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Control Options

**0-10V** This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

**Photocontrol** (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

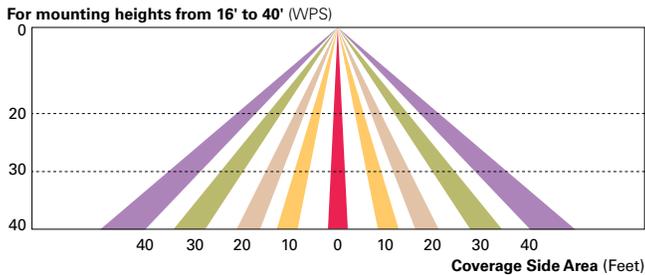
**Dimming Occupancy Sensor** (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation (MS-LXX) is selected, the luminaire will turn off after five minutes of no activity. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



**WaveLinx Wireless Control and Monitoring System** Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

**WaveLinx Outdoor Control Module (WOLC-7P-10A)** A photocontrol that enables astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

**WaveLinx Wireless Sensor (WPS2 and WPS4)** These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



Project		Catalog #		Type	
Prepared by		Notes		Date	



# Lumark

## Prevail Discrete LED

Area / Site Luminaire

### Product Features



### Product Certifications



### Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3, 4](#)
- Optical Configurations [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 8](#)

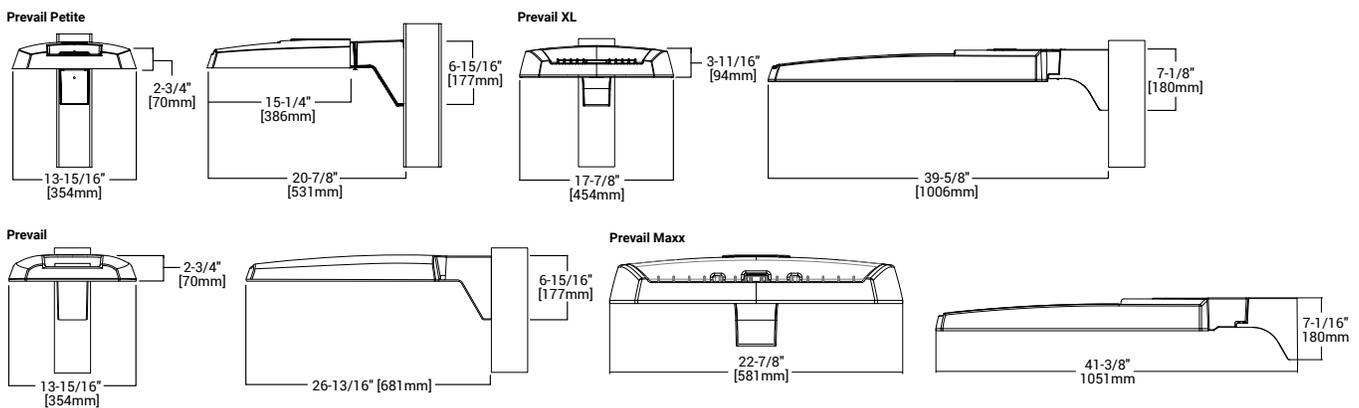
### Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

### Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

### Dimensional Details



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

Ordering Information

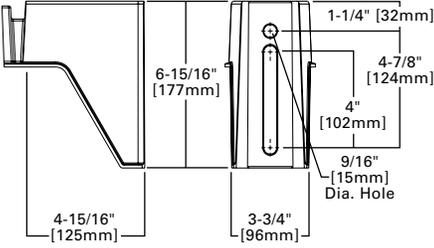
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SAMPLE NUMBER: PRV-XL-PA4B-740-U-T4W-BZ

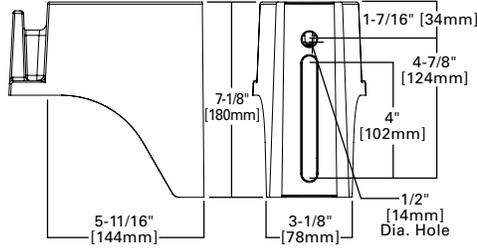
Product Family <sup>1,2</sup>	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
	Configuration	Drive Current <sup>4</sup>					
<b>PRV-P</b> =Prevail Petite <b>BAA-PRV-P</b> =Prevail Petite BAA Buy American Act Compliant <sup>3</sup> <b>TAA-PRV-P</b> =Prevail Petite TAA Trade Agreements Act Compliant <sup>3</sup> <b>BABA-PRV-P</b> =Prevail Petite BABA Build America Buy America Act Compliant <sup>31</sup>	<b>PA1</b> =1 Panel, 24 LED Rectangle	<b>A</b> =400mA Nominal <b>B</b> =700mA Nominal <b>C</b> =950mA Nominal <b>D</b> =1200mA Nominal	<b>740</b> =70CRI, 4000K <b>730</b> =70CRI, 3000K <b>750</b> =70CRI, 5000K <b>8540</b> =85CRI, 4000K	<b>U</b> =Universal, 120-277V <b>H</b> =High Voltage, 347-480V 1=120V 2=208V 3=240V 4=277V 8=480V <sup>5</sup> 9=347V <b>DV</b> =DuraVolt, 277-480V <sup>5,6</sup>	<b>T2R</b> =Type II Roadway <b>T2U</b> =Type II Urban <b>T3</b> =Type III <b>T4W</b> =Type IV Wide <b>5WQ</b> =Type V Square Wide	<b>SA</b> =QM Standard Versatile Arm <b>MA</b> =QM Mast Arm <b>FMA</b> =Fixed Mast Arm <sup>26</sup> <b>WM</b> =QM Wall Mount Arm <b>ADJA-WM</b> = Adjustable Arm - Wall Mount <sup>28</sup> <b>ADJA</b> =Adjustable Arm - Pole Mount <sup>28</sup> <b>ADJS</b> =Adjustable Arm - Slipfitter, 3" vertical tenon <sup>28</sup> <b>SP2</b> =Adjustable Arm - Slipfitter, 2 3/8" vertical tenon <sup>28, 29</sup>	<b>AP</b> =Grey <b>BZ</b> =Bronze <b>BK</b> =Black <b>DP</b> =Dark Platinum <b>GM</b> =Graphite Metallic <b>WH</b> =White
<b>PRV</b> =Prevail <b>BAA-PRV</b> =Prevail BAA Buy American Act Compliant <sup>3</sup> <b>TAA-PRV</b> =Prevail TAA Trade Agreements Act Compliant <sup>3</sup> <b>BABA-PRV</b> =Prevail BABA Build America Buy America Act Compliant <sup>31</sup>	<b>PA1</b> =1 Panel, 24 LED Rectangle <b>PA2</b> =2 Panels, 48 LED Rectangles	<b>A</b> =700mA Nominal <b>B</b> =950mA Nominal					
<b>PRV-XL</b> =PRV XL <b>BAA-PRV-XL</b> =Prevail XL BAA Buy American Act Compliant <sup>3</sup> <b>TAA-PRV-XL</b> =Prevail XL TAA Trade Agreements Act Compliant <sup>3</sup> <b>BABA-PRV-XL</b> =Prevail XL BABA Build America Buy America Act Compliant <sup>31</sup>	<b>PA3</b> =3 Panels, 72 LED Rectangles <b>PA4</b> =4 Panels, 96 LED Rectangles	<b>A</b> =750mA Nominal <b>B</b> =950mA Nominal					
<b>PRV-M</b> =Prevail Maxx <b>BAA-PRV-M</b> =Prevail Maxx BAA Buy American Act Compliant <sup>3</sup> <b>TAA-PRV-M</b> =Prevail Maxx TAA Trade Agreements Act Compliant <sup>3</sup> <b>BABA-PRV-M</b> =Prevail Maxx BABA Build America Buy America Act Compliant <sup>30</sup>	<b>PA6</b> = 6 Panels, 144 LED Rectangles	<b>A</b> =600mA Nominal <b>B</b> =800mA Nominal <b>C</b> =1000mA Nominal <b>D</b> =1200mA Nominal					
Options (Add as Suffix)				Accessories (Order Separately) <sup>20, 21</sup>			
<b>10K</b> =10kV UL 1449 Fused Surge Protective Device <b>20MSP</b> =20kV MOV Surge Protective Device <b>20K</b> =20kV UL 1449 Fused Surge Protective Device <b>F</b> =Single Fuse (Used with Voltages 120, 277 or 347V) <b>FF</b> =Double Fuse (Used with Voltages 208, 240 or 480V) <b>FADC</b> =Field Adjustable Dimming Controller <sup>29</sup> <b>L90</b> =Optics Rotated 90° Left <b>R90</b> =Optics Rotated 90° Right <b>CC</b> =Coastal Construction finish <sup>9</sup> <b>HSS</b> =House Side Shield (Factory Installed) <sup>7</sup> <b>HA</b> =50°C High Ambient Temperature <sup>8</sup> <b>PR</b> =NEMA 3-PIN Twistlock Photocontrol Receptacle <sup>10</sup> <b>PR7</b> =NEMA 7-PIN Twistlock Photocontrol Receptacle <sup>10</sup> <b>MS/DIM-L08</b> =Motion Sensor for Dimming Operation, Up to 8' Mounting Height <sup>11, 12, 13</sup> <b>MS/DIM-L20</b> =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height <sup>11, 12, 13</sup> <b>MS/DIM-L40</b> =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height <sup>11, 12, 13</sup> <b>SPB1</b> =Motion Sensor for Dimming Operation, BLE Interface, Up to 8' Mounting Height <sup>11, 14</sup> <b>SPB2</b> =Motion Sensor for Dimming Operation, BLE Interface, 8' - 20' Mounting Height <sup>11, 14, 26, 27</sup> <b>SPB4</b> =Motion Sensor for Dimming Operation, BLE Interface, 21' - 40' Mounting Height <sup>11, 14, 27</sup>	<b>WPS2XX</b> =Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting Height <sup>11, 12, 15, 16</sup> <b>WPS4XX</b> =Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting Height <sup>11, 12, 15, 16</sup> <b>WLS2XX</b> =WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting <sup>11, 12, 15, 16</sup> <b>WLS4XX</b> =WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting <sup>11, 12, 15, 16</sup>	<b>PRVSA-XX</b> =Standard Arm Mounting Kit <sup>21</sup> <b>PRVMA-XX</b> =Mast Arm Mounting Kit <sup>21</sup> <b>PRVWM-XX</b> =Wall Mount Kit <sup>21</sup> <b>PRV-ADJA-XX</b> =Adjustable Arm - Pole Mount Kit <sup>21</sup> <b>PRV-ADJS-XX</b> =Adjustable Arm - Slipfitter Kit <sup>21</sup> <b>PRV-ADJA-WM-XX</b> =Adjustable Arm - Wall Mount Kit <sup>21</sup> <b>PRVXLSA-XX</b> =Standard Arm Mounting Kit <sup>27</sup> <b>PRVXLMA-XX</b> =Mast Arm Mounting Kit <sup>27</sup> <b>PRVXLWM-XX</b> =Wall Mount Kit <sup>27</sup> <b>PRV-XL-ADJA-XX</b> =Adjustable Arm - Pole Mount Kit <sup>27</sup> <b>PRV-XL-ADJA-WM-XX</b> = Adjustable Arm - Wall Mount Kit <sup>27</sup> <b>PRV-XL-ADJS-XX</b> = Adjustable Arm - Slipfitter Kit <sup>27</sup> <b>PRV-M-ADJS-XX</b> =Adjustable Arm - Slipfitter Kit <sup>26</sup> <b>PRV-M-ADJA-WM-XX</b> =Adjustable Arm - Wall Mount Kit <sup>25</sup> <b>MA1010-XX</b> =Single Tenon Adapter for 3-1/2" O.D. Tenon <b>MA1011-XX</b> =2@180° Tenon Adapter for 3-1/2" O.D. Tenon	<b>MA1017-XX</b> =Single Tenon Adapter for 2-3/8" O.D. Tenon <b>MA1018-XX</b> =2@180° Tenon Adapter for 2-3/8" O.D. Tenon <b>SRA238</b> =Tenon Adapter from 3" to 2-3/8" <b>PRV/DIS-FDV</b> =Full Drop Visor <sup>22</sup> <b>PRVXL/DIS-FDV</b> =Full Drop Visor <sup>17</sup> <b>HSS-VP</b> =House Side Shield Kit, Vertical Panel <sup>7, 23</sup> <b>HSS-HP</b> =House Side Shield Kit, Horizontal Panel <sup>7, 23</sup> <b>VGS-ARCH</b> = Panel Drop Shield, Short <b>VGL-ARCH</b> = Panel Drop Shield, Long <b>OA/RA1013</b> =Photocontrol Shorting Cap <b>OA/RA1014</b> =NEMA Photocontrol - 120V <b>OA/RA1016</b> =NEMA Photocontrol - Multi-Tap 105-285V <b>OA/RA1201</b> =NEMA Photocontrol - 347V <b>OA/RA1027</b> =NEMA Photocontrol - 480V <b>FSIR-100</b> =Wireless Configuration Tool for Occupancy Sensor <sup>24</sup> <b>WOLC-7P-10A</b> =WaveLinx Outdoor Control Module (7-PIN) <sup>25</sup>				
<b>NOTES:</b> 1. DesignLights Consortium® Qualified. Refer to <a href="http://www.designlights.org">www.designlights.org</a> Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WPS13001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to <a href="http://www.designlights.org">DOMESTIC PREFERENCES</a> website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit <a href="http://www.signify.com/duravolt">www.signify.com/duravolt</a> for more information. 7. House Side Shield not for use with 5WQ distribution. 8. Not available with PA1D light engine in Petite housing (PRV-P). 9. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS SPB). 12. Option not available with High Voltage (H) or DuraVolt (DV). Must specify Universal (U), 347V (9), or 480V (8) voltage. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 16. Replace XX with sensor color (WH, BZ or BK). 17. Only available in PRV-XL configurations. 18. Not available with High Voltage (H, DV, 8 or 9) or HA options. 19. Replace XX with paint color. 20. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 21. Not for use with PRV-XL or PRV-M configurations. 22. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P. 23. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, 4, or 6). Refer to House Side Shield reference table for details. 24. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 25. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Only for use at 120-347V. 26. Only available for PRV-M configurations. 27. Only for use with PRV-XL. 28. Fixed for PRV-M. 29. Cannot be used with PR7 or other motion response control options. 30. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the <a href="http://www.designlights.org">DOMESTIC PREFERENCES</a> website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.							

Mounting Details

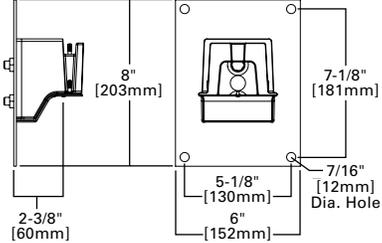
SA=QM Pole Mount Arm (PRV & PRV-P)



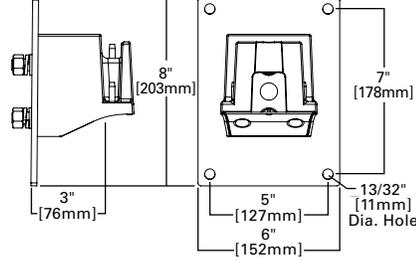
SA=QM Pole Mount Arm (PRV-XL)



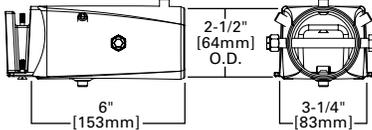
WM=QM Wall Mount Arm (PRV & PRV-P)



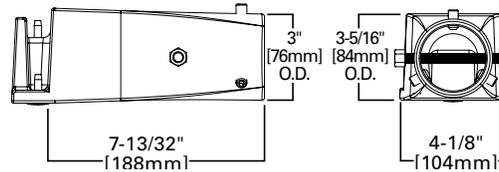
WM=QM Wall Mount Arm (PRV-XL)



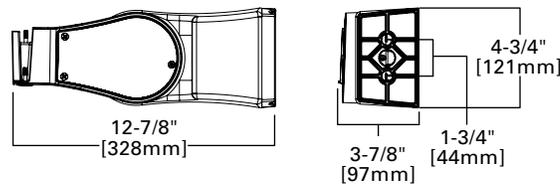
MA=QM Mast Arm (PRV & PRV-P)



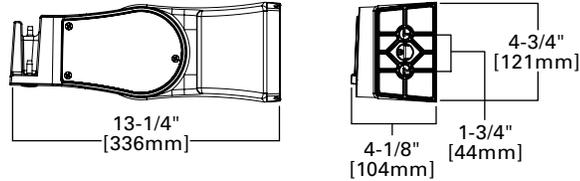
MA=QM Mast Arm (PRV-XL)



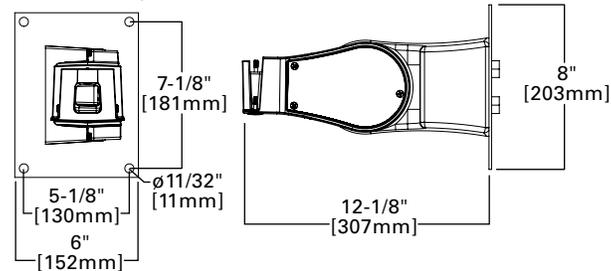
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



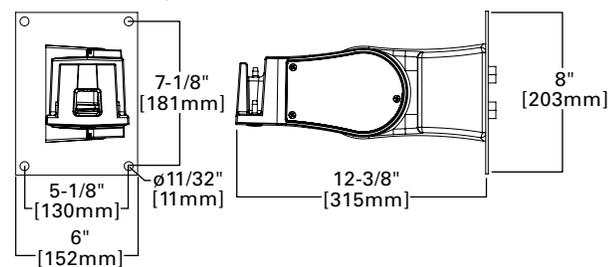
ADJA=Adjustable Arm Pole Mount (PRV-XL)



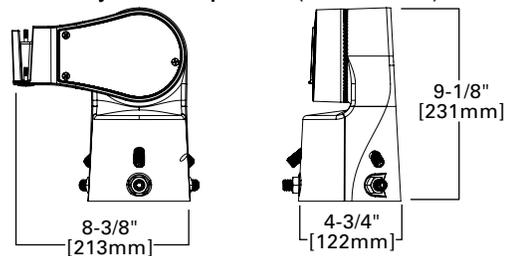
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



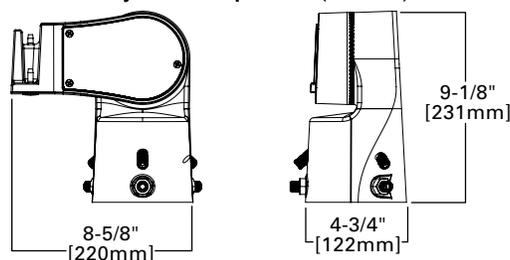
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

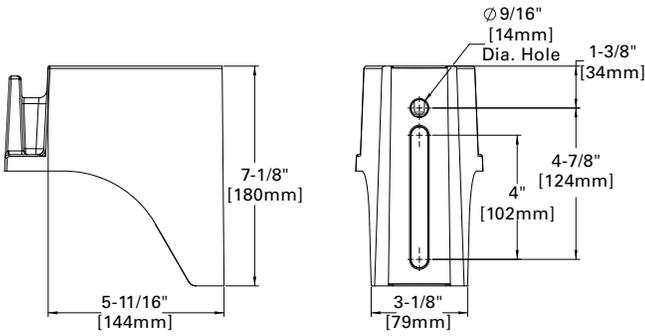


ADJS=Adjustable Slipfitter 3 (PRV-XL)

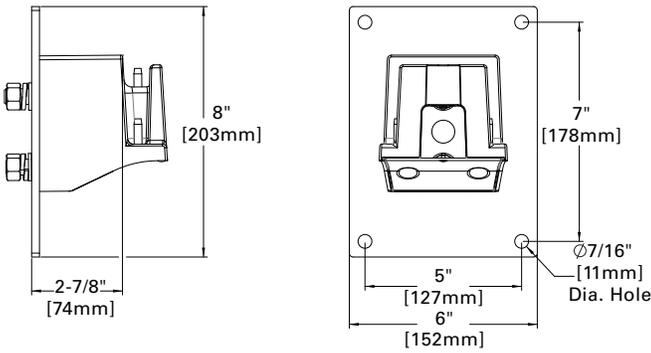


Mounting Details

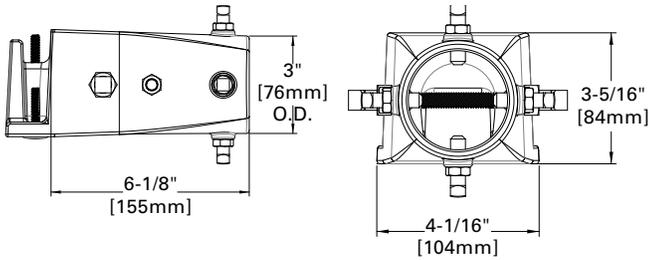
SA=QM Pole Mount Arm (PRV-M)



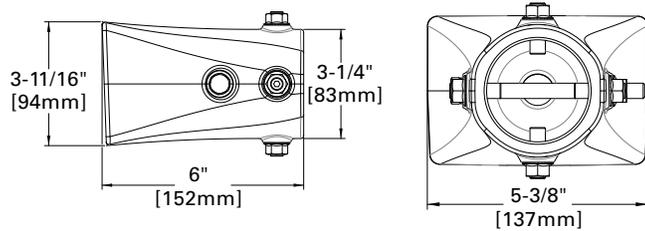
WM=QM Wall Mount Arm (PRV-M)



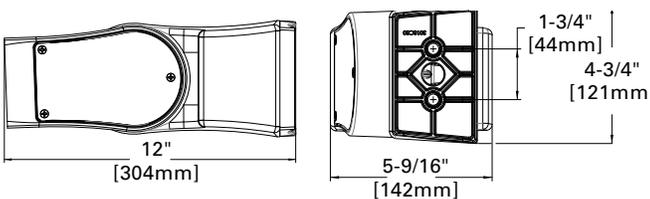
MA=QM Mast Arm (PRV-M)



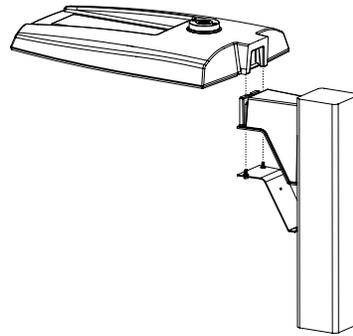
FMA=Fixed Mast Arm (PRV-M)



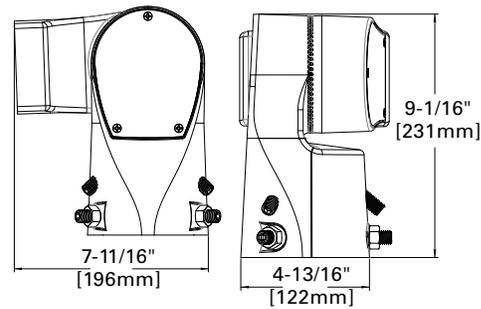
ADJA=Adjustable Pole Mount Arm (PRV-M)



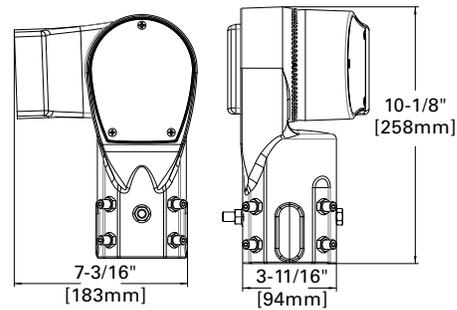
Versatile Mount System



ADJS=Adjustable Slipfitter (PRV-M)



SP2=Adjustable Slipfitter 2-3/8" (PRV-M)



Mounting Details

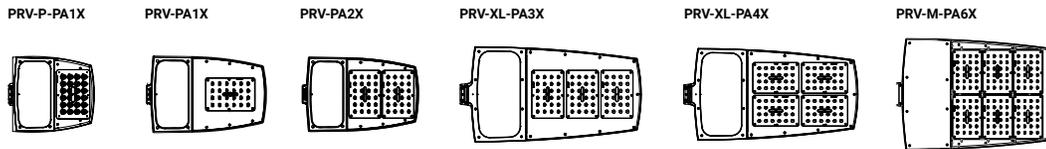
LABEL- SP1

Mounting Configurations and EPAs

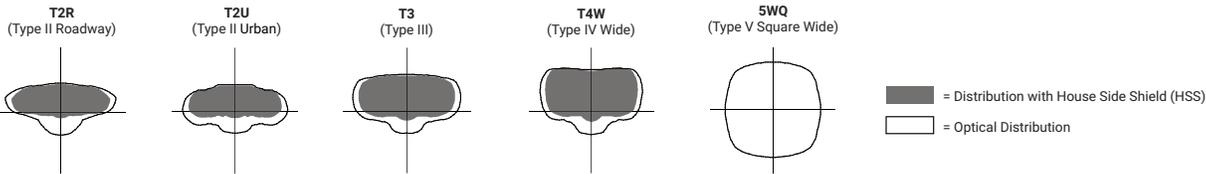
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications

Optical Configurations



Optical Distributions



Product Specifications

Optics

- Precision molded polycarbonate optics

Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Physical Characteristics

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)
- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only

Controls

- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels; Comes pre-set to the highest position at the lumen output selected

Compliance

- DarkSky approved for 3000K CCT and warmer, with mounting options less than 10° of tilt.
- DLC and DLC Premium listed – visit [designlights.org](http://designlights.org) to confirm listed variations
- Prevail and Prevail Petite: 3G vibration rated (all arms)
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated
- BAA domestic preference option meets BAA requirements. See [DOMESTIC.PREFERENCES](http://DOMESTIC.PREFERENCES) website or consult the CLS Domestic Preferences team for more information
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams. Please refer to the [DOMESTIC.PREFERENCES](http://DOMESTIC.PREFERENCES) website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Typical Applications

- Parking lots
- Walkways
- Roadways
- Building Areas

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

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

Energy and Performance Data

Power and Lumens

[View PRV-P IES files](#)

[View PRV IES files](#)

[View PRV-XL IES files](#)

Product Family	Prevail Petite				Prevail				Prevail XL				Prevail Maxx				
Light Engine	PA1A	PA1B	PA1C	PA1D	PA1A	PA1B	PA2A	PA2B	PA3A	PA3B	PA4A	PA4B	PA6A	PA6B	PA6C	PA6D	
Power (Watts)	31	53	72	93	54	74	113	151	172	234	245	303	274	366	457	544	
Drive Current (mA)	375	670	930	1200	670	930	720	970	750	980	785	970	600	800	1000	1200	
Input Current @ 120V (A)	0.26	0.44	0.60	0.78	0.45	0.62	0.93	1.26	1.44	1.95	2.04	2.53	2.30	3.05	3.83	4.54	
Input Current @ 277V (A)	0.12	0.20	0.28	0.35	0.21	0.28	0.41	0.55	0.62	0.85	0.93	1.12	0.99	1.30	1.62	1.94	
Input Current @ 347V (A)	0.10	0.17	0.23	0.29	0.17	0.23	0.33	0.45	0.52	0.70	0.74	0.90	0.78	1.05	1.32	1.60	
Input Current @ 480V (A)	0.07	0.13	0.17	0.22	0.12	0.17	0.24	0.33	0.39	0.52	0.53	0.65	0.58	0.76	0.95	1.14	
<b>Distribution</b>																	
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300	7,605	9,896	15,811	19,745	24,718	30,648	34,067	39,689	41,611	52,596	61,921	67,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	147	139	132	121	141	134	141	131	144	131	139	131	152	144	135	125
	3000K Lumens <sup>1</sup>	4,103	6,705	8,647	10,291	6,926	9,012	14,399	17,982	22,511	27,912	31,025	36,145	37,896	47,900	56,392	61,837
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349	6,006	7,815	12,487	15,594	19,521	24,204	26,094	31,334	32,874	41,553	48,919	53,642
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5
	Lumens per Watt	121	115	109	100	111	106	111	103	113	103	107	103	120	114	107	99
	3000K Lumens <sup>1</sup>	3,394	5,547	7,154	8,514	5,470	7,117	11,372	14,201	17,778	22,043	24,502	28,545	29,939	37,843	44,552	48,853
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277	7,597	9,886	15,795	19,724	24,692	30,616	34,031	39,647	41,372	52,294	61,565	67,509
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	141	134	141	131	144	131	139	131	151	143	135	124
	3000K Lumens <sup>1</sup>	4,095	6,691	8,630	10,271	6,919	9,003	14,384	17,963	22,488	27,882	30,992	36,107	37,678	47,625	56,068	61,481
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160	5,297	6,893	11,013	13,753	17,217	21,347	23,728	27,644	28,951	36,594	43,082	47,241
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	106	101	95	87	98	93	97	91	100	91	97	91	106	100	94	87
	3000K Lumens <sup>1</sup>	2,963	4,841	6,244	7,431	4,824	6,277	10,029	12,525	15,680	19,441	21,609	25,176	26,366	33,327	39,235	43,023
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145	7,575	9,857	15,749	19,667	24,621	30,527	33,932	39,532	41,155	52,020	61,242	67,155
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	145	138	130	119	140	133	141	130	143	130	138	130	150	142	134	123
	3000K Lumens <sup>1</sup>	4,046	6,612	8,528	10,150	6,899	8,977	14,343	17,911	22,423	27,802	30,903	36,002	37,480	47,375	55,774	61,159
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543	5,592	7,277	11,626	14,519	18,176	22,536	25,049	29,183	30,159	38,121	44,879	49,212
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	111	105	100	91	104	98	103	96	106	96	102	96	110	104	98	90
	3000K Lumens <sup>1</sup>	3,102	5,069	6,538	7,781	5,093	6,627	10,588	13,222	16,553	20,524	22,813	26,578	27,466	34,717	40,872	44,818
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906	7,484	9,738	15,560	19,431	24,325	30,161	33,525	39,057	41,207	52,086	61,320	67,240
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	142	135	127	117	139	132	139	129	141	129	137	129	151	142	134	124
	3000K Lumens <sup>1</sup>	3,960	6,471	8,346	9,932	6,816	8,869	14,170	17,696	22,153	27,468	30,531	35,570	37,528	47,435	55,845	61,236
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323	5,420	7,053	11,268	14,072	17,617	24,843	24,279	28,286	30,005	37,926	44,650	48,961
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	103	97	89	100	95	100	93	102	106	99	93	110	104	98	90
	3000K Lumens <sup>1</sup>	3,022	4,938	6,369	7,580	4,936	6,423	10,262	12,816	16,044	19,892	22,111	25,760	27,326	34,540	40,664	44,589
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280	7,831	10,190	16,281	20,332	25,453	31,559	35,079	40,868	42,947	54,285	63,909	70,079
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	145	138	145	135	148	135	143	135	157	143	136	129
	3000K Lumens <sup>1</sup>	4,095	6,693	8,632	10,273	7,132	9,280	14,827	18,517	23,180	28,741	31,947	37,219	39,112	49,438	58,203	63,822

NOTES:  
1. For 3000K or HSS BUG Ratings, refer to published IES files

Energy and Performance Data

LABEL- SP1

House Side Shield Reference Table

Product Family		Prevail	Prevail		Prevail XL		Prevail Maxx
Light Engine		PA1	PA1	PA2	PA3	PA4	PA6
Rotated Optics	Standard	HSS-HP (Qty 1)	HSS-VP (Qty 1)	HSS-HP (Qty 2)	HSS-HP (Qty 3)	HSS-VP (Qty 4)	HSS-HP (qty 6)
	L90 or R90 option	HSS-VP (Qty 1)	HSS-HP (Qty 1)	HSS-VP (Qty 2)	HSS-VP (Qty 3)	HSS-HP (Qty 4)	HSS-VP (qty 6)

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

FADC Settings

FADC Postion	Percent of Typical Lumen Output
1	25%
2	48%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

Lumen Maintenance

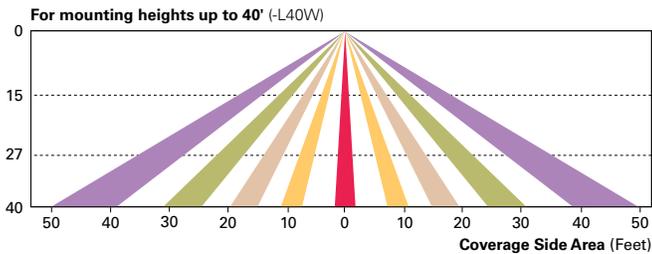
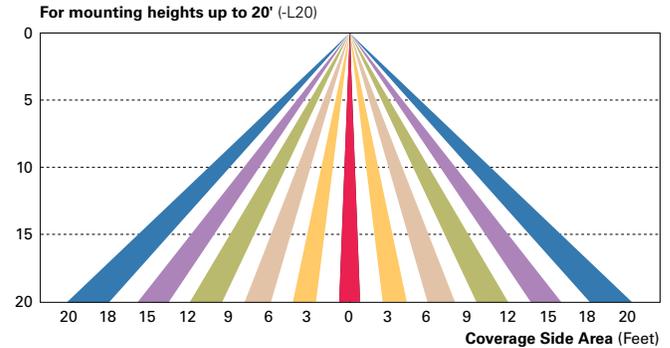
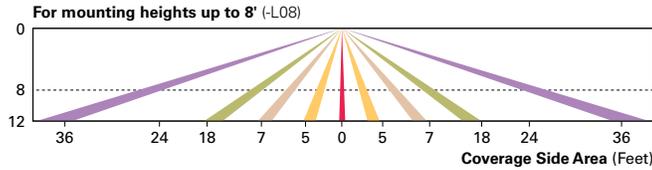
Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000

Control Options

**0-10V** This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

**Photocontrol** (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

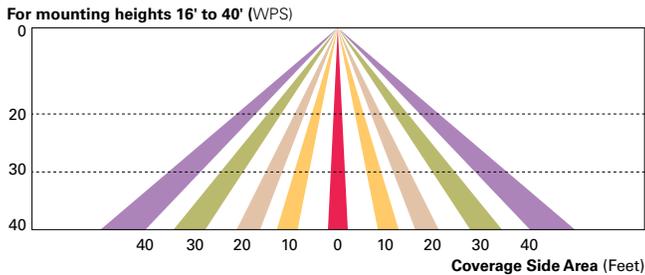
**Dimming Occupancy Sensor** (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



**WaveLinx Wireless Control and Monitoring System** Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

**WaveLinx Outdoor Control Module (WOLC-7P-10A)** A photocontrol that enables astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

**WaveLinx PRO Wireless Sensor (WPS2 and WPS4)** These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



Project		Catalog #		Type	
Prepared by		Notes		Date	



# Invue

## ARB Arbor Post Top

Decorative Luminaire

### Product Features

### Interactive Menu

- Order Information [page 2](#)
- Product Specifications [page 3](#)
- Optical Distributions [page 5](#)
- Control Options [page 7](#)

### Product Certifications

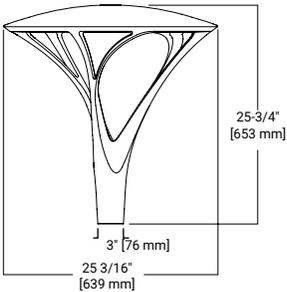
### Quick Facts

- Low copper content two piece aluminum housing
- Type II, III and IV asymmetric and type V symmetric NEMA distributions
- Up to 110 LPW
- 4000K @ 70 CRI standard, other options are available
- 3G vibration rated (post top) and 1.5G (single/twin pole accessories)
- Wall mount accessories available

### Connected Systems

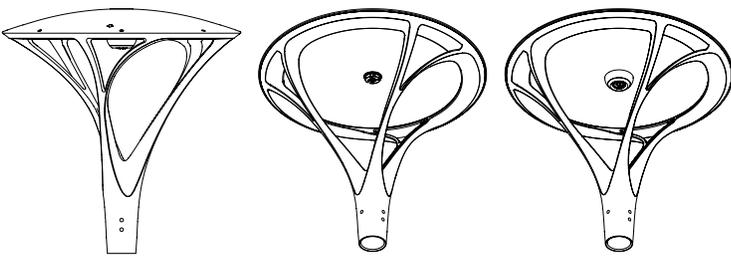
- WaveLinX PRO Wireless
- WaveLinX LITE Wireless

### Dimensional and Mounting Details



Pole Mount

**Weight:** 37 lbs. [16.8 kgs.]  
**EPA:** 0.9 Sq. Ft.



Pole Mount with WaveLinX

Ordering Information

SAMPLE NUMBER: ARB-B2-LED-D1-T2-GM

Product Family <sup>1,2</sup>	Lumens <sup>3</sup>	Lamp Type	Voltage	Distribution	Color <sup>7</sup>
<b>ARB</b> =Arbor Post Top <b>BAA-ARB</b> =Arbor Post Top Buy American Act Compliant <sup>23</sup> <b>BABA-ARB</b> =Build America Buy America Act <sup>29</sup>	<b>B1</b> =Nominal 2,300 Lumens <b>B2</b> =Nominal 4,500 Lumens <b>B3</b> =Nominal 8,500 Lumens <b>B4</b> =Nominal 9,500 Lumens <sup>4</sup>	<b>LED</b> =Solid State Light Emitting Diodes	<b>D1</b> =Dimming Driver (120-277V) <b>347</b> =347V <sup>5</sup> <b>480</b> =480V <sup>5,6</sup>	<b>T2</b> =Type II <b>T3</b> =Type III <b>T4</b> =Type IV <b>T5</b> =Type V	<b>AP</b> =Grey <b>BZ</b> =Bronze <b>BK</b> =Black <b>DP</b> =Dark Platinum <b>GM</b> =Graphite Metallic <b>WH</b> =White
Options (Add as Suffix)			Accessories (Order Separately) <sup>8</sup>		
<p> <b>7030</b>=70 CRI / 3000K CCT <sup>8</sup>  <b>7035</b>=70 CRI / 3500K CCT <sup>8</sup>  <b>8030</b>=80 CRI / 3000K CCT <sup>8</sup>  <b>8035</b>=80 CRI / 3500K CCT <sup>8</sup>  <b>AMB</b>=Amber 590nm <sup>11,25</sup>  <b>20MSP</b>=Parallel 20kV MOV Surge Protection Device  <b>20K</b>=Series 20kV UL 1449 Surge Protection Device  <b>PC</b>=Button Type Photocontrol  <b>PER</b>=NEMA 3-PIN Twistlock Photocontrol Receptacle  <b>PER7</b>=NEMA 7-PIN Twistlock Photocontrol Receptacle  <b>HA</b>=50°C High Ambient Temperature <sup>9</sup>  <b>SPB1</b>=Dimming Occupancy Sensor with Bluetooth Interface, &lt;8' Mounting <sup>21</sup>  <b>SPB2</b>=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting <sup>21</sup>  <b>SPB4</b>=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting <sup>21</sup>  <b>MS-L08</b>=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height <sup>10,11</sup>  <b>MS-L20</b>=Motion Sensor for ON/OFF Operation, 9'- 20' Mounting Height <sup>10,11</sup>  <b>MS-L40W</b>=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height <sup>10,11</sup>  <b>MS/DIM-L08</b>=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height <sup>10,11</sup>  <b>MS/DIM-L20</b>=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height <sup>10,11</sup>  <b>MS/DIM-L40W</b>=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height <sup>10,11</sup>  <b>WLS2XX</b>=WaveLinX LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting  <b>WLS4XX</b>=WaveLinX LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting  <b>WPS2XX</b>=WaveLinX PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting <sup>10,12,13,18,27</sup>  <b>WPS4XX</b>=WaveLinX PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting <sup>10,12,13,18,27</sup>  <b>5LTD</b>=Fifth Light Dali Driver <sup>10,16</sup>  <b>DIM</b>=0-10V External Dimming Leads <sup>10,17</sup>  <b>VS</b>=Tempered Glass Vandal Shield  <b>CC</b>=Coastal Construction <sup>22</sup>  <b>SPBL2</b>=FDP-301-L2 (Wattstopper DALI sensor)  <b>SPBL4</b>=FDP-301-L7 (Wattstopper DALI sensor)  <b>TH</b>=Toolless hardware  <b>F</b>=Single Fuse<sup>26</sup> </p>			<p> <b>ARSA-XX</b>=Single Pole Mount Arm <sup>18</sup>  <b>ARWM-XX</b>=Wall Mount Arm  <b>ARTA15-XX</b>=Twin Mount Bracket <sup>19</sup>  <b>ARPA4-XX</b>=Pole Adapter 4" O.D. Pole  <b>FSIR-100</b>=Wireless Configuration Tool for Occupancy Sensor <sup>19</sup>  <b>WOLC-7P-10A</b>=Wavelinx Outdoor Control Module (7-PIN) <sup>10,20</sup> </p>		

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional information.
  - Fixture sliffts over standard 2-3/8" tenon. 3" O.D. tenon when used with a ARPA4-XX 4" O.D. pole adapter.
  - Standard 4000K CCT, nominal 70CRI.
  - B4 only available with Type V distribution.
  - Requires the use of a step down transformer.
  - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
  - Custom and RAL color matching available upon request. Consult your lighting representative for more information.
  - Extended lead times apply. Use dedicated IES files when performing layouts.
  - Not available with B3 lumen package in Type II, III, or IV distributions.
  - Controls system is not available with photocontrol (PC), photocontrol receptacle (PER or PER7), or controls systems MS, LWR, DIM or SPBx.
  - Not available with HA option.
  - Sensor passive infrared (PIR) may be overly sensitive below -20°C (-4°F).
  - For device to be field-configurable, requires WAC Gateway components WAC-POE and WPOE-120 in appropriate quantities. Only compatible with WaveLinX system and software and requires system components to be installed for operation. See website for more WaveLinX application information.
  - Not available on B1 or B4 lumen packages.
  - Not available in B4 lumen package.
  - Low voltage control leads brought 18" outside fixture.
  - Replace XX with paint color.
  - Fits on 3" O.D. x 4" long tenon for nominal 4-1/2" O.D. pole top.
  - This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
  - Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Operates on 120-347V input voltages.
  - Smart device with mobile application required to change system defaults. See controls section for details.
  - Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
  - Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
  - Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
  - Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Lumen Package B1. See IES files for photometric performance.
  - Must specify voltage (120V, 277V, or 347V) to fuse the single hot leg.
  - Not available with 5LTD option.
  - IDA Certified for 3000K CCT and warmer only
  - Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the [DOMESTIC PREFERENCES](#) website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

ARP ORDERING INFORMATION (ALUMINUM DECORATIVE POLE)

LABEL- SP2

SAMPLE NUMBER: ARP5L310ABZ2

Product Family	Shaft Size (Inches) <sup>1</sup>	Wall Thickness (Inches)	Pole Top Diameter (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
<b>ARP=</b> Aluminum Round Tapered Decorative <b>BAA-ARP=</b> Aluminum Round Tapered Decorative Buy American Act Compliant <sup>36</sup>	5= 5"	<b>L=</b> 0.156" <b>M=</b> 0.188"	<b>3=</b> 3" O.D. <sup>2</sup> <b>6=</b> 4" O.D. <sup>3</sup>	<b>10=</b> 10' <b>12=</b> 12' <b>14=</b> 14' <b>16=</b> 16' <b>18=</b> 18' <sup>4</sup> <b>22=</b> 22' <sup>4</sup>	<b>A=</b> Aluminum (Round 4-Bolt Pole)	<b>AP=</b> Grey <b>BA=</b> Anodized Bronze <b>BK=</b> Black <b>BZ=</b> Bronze <b>CA=</b> Anodized Clear <b>DA=</b> Anodized Black <b>DP=</b> Dark Platinum <b>GM=</b> Graphite Metallic <b>GN=</b> Hartford Green <b>WH=</b> White	<b>2=</b> 2-3/8" O.D. Tenon (4" Long) <b>5=</b> 3" O.D. Tenon (4" Long)	<b>X=</b> None	<b>C=</b> Convenience Outlet <sup>5</sup> <b>E=</b> GFCI Convenience Outlet <sup>5</sup> <b>G=</b> Ground Lug <b>V=</b> Vibration Dampener <sup>4</sup>
<b>NOTES:</b> 1. All shaft sizes nominal. 2. Provides 3" O.D. pole top suited for Arbor Post Top. 3. Provides 4" O.D. pole top suited for LuxeScape post tops. 4. Vibration damper recommended over 18 feet add suffix "V" to catalog number. 5. Specify outlet location. Receptacle not included, provision only.									

Product Specifications

Construction

- Two-piece housing is cast from low copper content corrosion resistant aluminum, maintaining strength and precision to sustain long term dayform appearance
- ANSI C136.31 testing compliance prevents damage from installation generated vibration
- External hardware and casting seams are minimized to enhance appearance

Optics

- Specifically designed for pedestrian applications, WaveStream LED optical waveguide technology produces both symmetric NEMA type V and asymmetric NEMA II, III, IV distributions
- The waveguide is manufactured from precision injection molded acrylic resulting in a pixelation free optical image for improved glare control and visual comfort
- Luminaire efficacy's measure up to 110 lumens per watt for 4000K (+/- 275K) CCT at 70 CRI (min), other CCT and CRI options are available
- Turtle-safe 590nm amber option available

Electrical

- LED driver(s) are directly mounted to upper housing thermal pad for optimal thermal performance
- 0-10V dimming compatibility is standard
- 10kV surge protection is standard
- Drivers operate at 120-277V 50/60Hz with 347V/60Hz or 480V/60Hz operation optional

Controls

- The Arbor LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions
- The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol
- See control options page for more details

Mounting

- Fixture is designed to slip-fit over a 2-3/8" tenon and is secured via six concealed stainless steel set screws
- Fixture seamlessly matches a 3" O.D. round pole top
- Utilize the pole mount adapter accessory "ARPA4-XX" to mount to a 3" diameter x 4" long tenon on 4" to 5" O.D. pole tops

Finish

- Premium TGIC based polyester powder coatings are specifically formulated to withstand years of outdoor service
- Finishes are compliant with ASTM B117 3000 hour salt spray standard
- RAL and custom colors are available. Additional charges and lead times apply

Compliance

- cULus certified for -40° to 40°C ambient environments, with high ambient options suitable up to 50°C
- IP66 rated
- Domestic preference option available to meet BAA requirements
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams
- Please refer to the [DOMESTIC PREFERENCES](#) website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- DarkSky approved for 3000K CCT and warmer

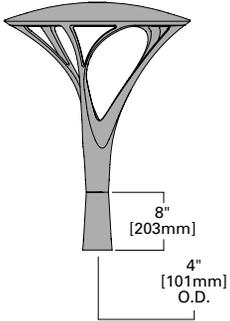
Warranty

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

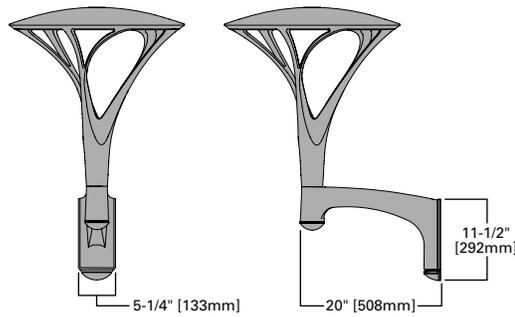
Mounting Configurations (Weight and EPAS includes fixture)

LABEL- SP2

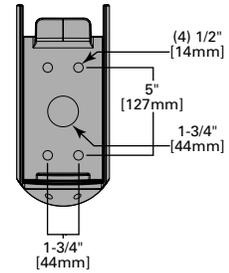
**Post Top Adapter (ARPA4-XX)**  
**Weight:** 41 lbs. [18.63 Kgs.]  
**EPA:** 1.2 Sq. Ft.



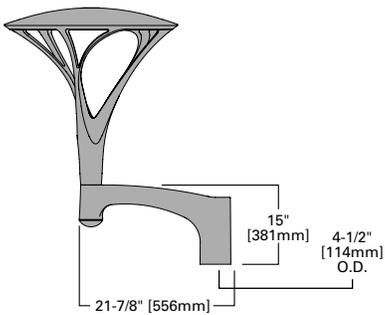
**Wall Mount Arm (ARWM-XX)**  
**Weight:** 57 lbs. [25.91 Kgs.]  
**EPA:** 1.8 Sq. Ft.



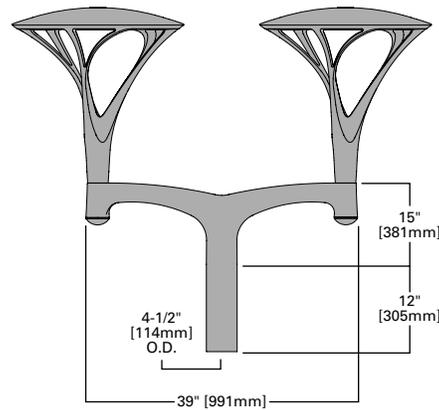
**Wall Mount Arm Drill Pattern**



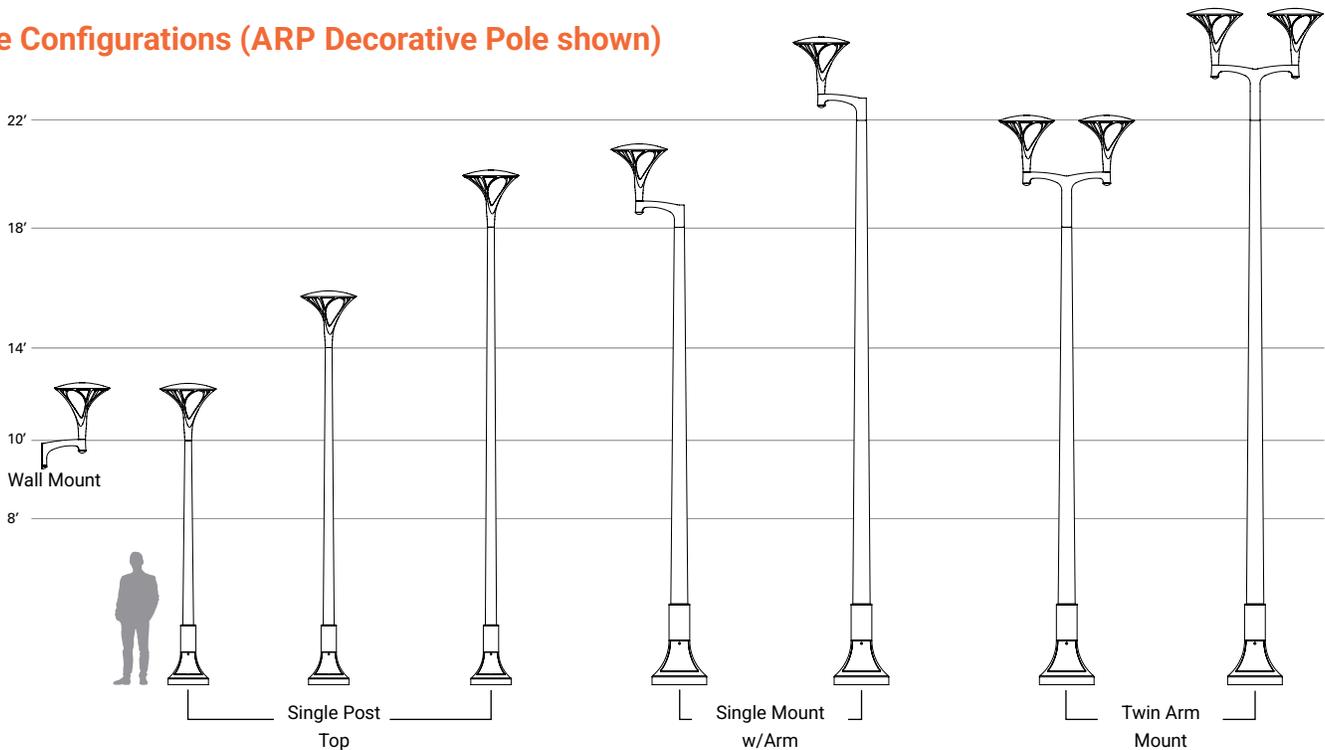
**Single Arm Mount (ARSA-XX)**  
**Weight:** 56 lbs. [25.45 Kgs.]  
**EPA:** 1.7 Sq. Ft.



**Twin Arm Mount (ARTA15-XX)**  
**Weight:** 114 lbs. [51.81 Kgs.]  
**EPA:** 3.45 Sq. Ft.



Pole Configurations (ARP Decorative Pole shown)



Optical Distributions

LABEL- SP2

View IES files

Power and Lumens

Lumen/Distribution	B1	B2	B3	B4	
<b>Power Wattage (Watts)</b>	24W	48W	96W	99W	
Input Current (mA) @ 120V	200	400	800	830	
Input Current (mA) @ 208V	120	240	470	480	
Input Current (mA) @ 240V	100	200	400	420	
Input Current (mA) @ 277V	90	180	350	360	
<b>Power Wattage (Watts)</b>	26W	53W	107W	108W	
Input Current (mA) @ 347V	79	161	325	328	
Input Current (mA) @ 480V	58	117	235	237	
<b>Optics</b>					
<b>Type II</b>	Lumens	2,045	3,994	7,362	-
	BUG Rating	B1-U0-G1	B1-U0-G2	B3-U0-G3	-
<b>Type III</b>	Lumens	2,324	4,534	8,451	-
	BUG Rating	B1-U0-G1	B1-U0-G2	B3-U0-G3	-
<b>Type IV</b>	Lumens	2,408	4,691	8,740	-
	BUG Rating	B1-U0-G1	B1-U0-G2	B3-U0-G3	-
<b>Type V</b>	Lumens	2,311	4,529	8,511	9,464
	BUG Rating	B1-U0-G1	B1-U0-G2	B3-U0-G3	B3-U0-G3

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Lumen Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Calculated L70 (HOURS)
25°C	>94%	>230,000
40°C	>88%	>172,000
50°C	>86%	>142,000

Note: Maintenance data applies to the highest drive current and represents the worst case at the highest wattage.

Color Temperature

Color Temperature (CCT)	CRI (Nominal)	Multiplier
4000	70	1.00
3000	80	0.91

Lumen Multiplier

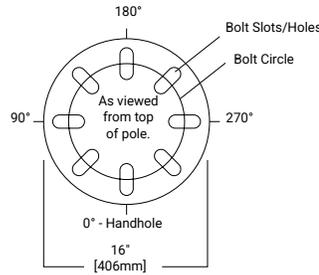
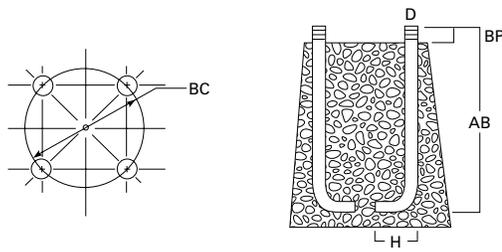
Lumen Package	Temperature
B1	-40°C
B2	-35°C
B3	-35°C
B4	-40°C
All DALI powered lumen packages	-20°C

Power and Lumens

Lumen Package		B1	B2	B3	B4		
<b>7030: 70CRI / 3000K</b>	Type II	Lumens	1893	3994	6815	-	
		Lumens Per Watt	78.9	83.2	68.8	-	
		BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	-	
	Type III	Lumens	2324	4534	7823	-	
		Lumens Per Watt	96.8	94.5	79.0	-	
		BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	-	
	Type IV	Lumens	2408	4691	8090	-	
		Lumens Per Watt	100.3	97.7	81.7	-	
		BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	-	
	Type V	Lumens	2311	4529	7878	8761	
		Lumens Per Watt	110.0	110.5	91.6	91.3	
		BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B3-U0-G3	
	<b>8030: 80CRI / 3000K</b>	Type II	Lumens	1708	3336	6149	-
			Lumens Per Watt	71.2	69.5	62.1	-
			BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	-
Type III		Lumens	1941	3787	7058	-	
		Lumens Per Watt	80.9	78.9	71.3	-	
		BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	-	
Type IV		Lumens	2011	3918	7300	-	
		Lumens Per Watt	83.8	81.6	73.7	-	
		BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	-	
Type V		Lumens	1930	3783	7108	7904	
		Lumens Per Watt	91.9	92.3	82.7	82.3	
		BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	

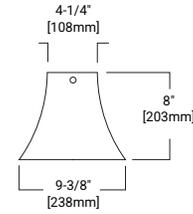
LABEL- SP2

Anchorage Data



Anchor Base Detail

Access Door



Tenon O.D. (Inches)	Anchor Bolt and Template Package	Shaft Diameter (inches)	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)	Template Only
Aluminum Round Decorative Pole (ARP)	317AVE30	4 x 5	9	4	3/4 x 17	407040D

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number	Wall Thickness (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection (Inches)	Shaft Taper (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) (1.3 gust factor)			Max. Load (Pounds)
								80 mph	90 mph	100 mph	
MH			BC	BP	B	AB <sup>1</sup>		80 mph	90 mph	100 mph	
10	ARP5L310A	0.156	9.0	3.5	5 X 3	3/4 X 17 X 3	57	20.0	17.5	14.1	120
10	ARP5L610A	0.156	9.0	3.5	5 X 4	3/4 X 17 X 3	57	17.0	13.3	10.7	120
12	ARP5L312A	0.156	9.0	3.5	5 X 3	3/4 X 17 X 3	62	18.2	14.1	11.2	120
12	ARP5L612A	0.156	9.0	3.5	5 X 4	3/4 X 17 X 3	62	14.1	10.9	8.7	120
14	ARP5L314A	0.156	9.0	3.5	5 X 3	3/4 X 17 X 3	67	14.8	11.4	9.0	120
14	ARP5L614A	0.156	9.0	3.5	5 X 4	3/4 X 17 X 3	67	11.7	9.0	7.1	120
16	ARP5L316A	0.156	9.0	3.5	5 X 3	3/4 X 17 X 3	72	12.0	9.1	7.0	120
16	ARP5L616A	0.156	9.0	3.5	5 X 4	3/4 X 17 X 3	72	9.4	7.1	5.6	120
18	ARP5L318A	0.156	9.0	3.5	5 X 3	3/4 X 17 X 3	77	9.5	7.1	5.4	120
18	ARP5L618A	0.156	9.0	3.5	5 X 4	3/4 X 17 X 3	77	7.6	5.6	4.3	120
18	ARP5M618A	0.188	9.0	3.5	5 X 4	3/4 X 17 X 3	83	9.5	7.1	5.6	120

Effective Projected Area (18" Above Pole Top)

Mounting Height (Feet)	Catalog Number	Wall Thickness (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection (Inches)	Shaft Taper (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) (1.3 gust factor)			Max. Load (Pounds)
								80 mph	90 mph	100 mph	
MH			BC	BP	B	AB <sup>1</sup>		80 mph	90 mph	100 mph	
10	ARP5L310A	0.156	9.0	3.5	5 X 3	3/4 X 17 X 3	57	19.6	15.3	12.3	120
10	ARP5L610A	0.156	9.0	3.5	5 X 4	3/4 X 17 X 3	57	17.0	13.3	10.7	120
12	ARP5L312A	0.156	9.0	3.5	5 X 3	3/4 X 17 X 3	62	16.1	12.5	9.9	120
12	ARP5L612A	0.156	9.0	3.5	5 X 4	3/4 X 17 X 3	62	14.1	10.9	8.7	120
14	ARP5L314A	0.156	9.0	3.5	5 X 3	3/4 X 17 X 3	67	13.2	10.1	8.0	120
14	ARP5L614A	0.156	9.0	3.5	5 X 4	3/4 X 17 X 3	67	11.7	9.0	7.1	120
16	ARP5L316A	0.156	9.0	3.5	5 X 3	3/4 X 17 X 3	72	10.6	8.0	6.2	120
16	ARP5L616A	0.156	9.0	3.5	5 X 4	3/4 X 17 X 3	72	9.4	7.1	5.6	120
18	ARP5L318A	0.156	9.0	3.5	5 X 3	3/4 X 17 X 3	77	8.5	6.4	4.8	120
18	ARP5L618A	0.156	9.0	3.5	5 X 4	3/4 X 17 X 3	77	7.6	5.6	4.3	120
18	ARP-5M618A	0.188	9.0	3.5	5 X 4	3/4 X 17 X 3	83	9.5	7.1	5.6	120

**Control Options**

**0-10V (D)**

The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

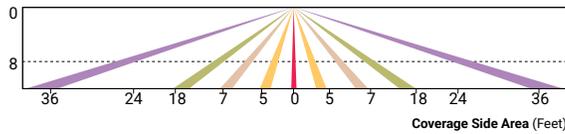
**Photocontrol (PER and PER7)**

Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

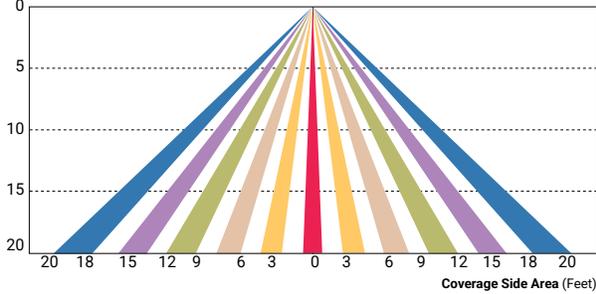
**Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX)**

These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

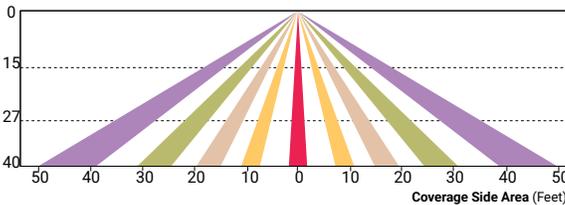
**For mounting heights up to 8' (SPB1, -L08)**



**For mounting heights up to 20' (SPB2, -L20)**



**For mounting heights up to 40' (SPB4, -L40W)**



**WaveLinx Wireless Control and Monitoring System**

Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

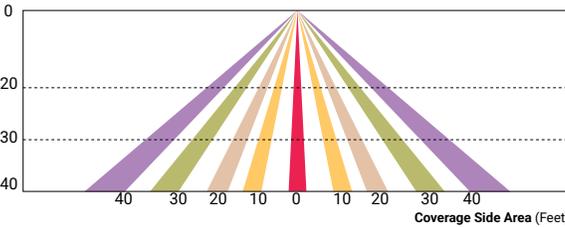
**WaveLinx Outdoor Control Module (WOLC-7P-10A)**

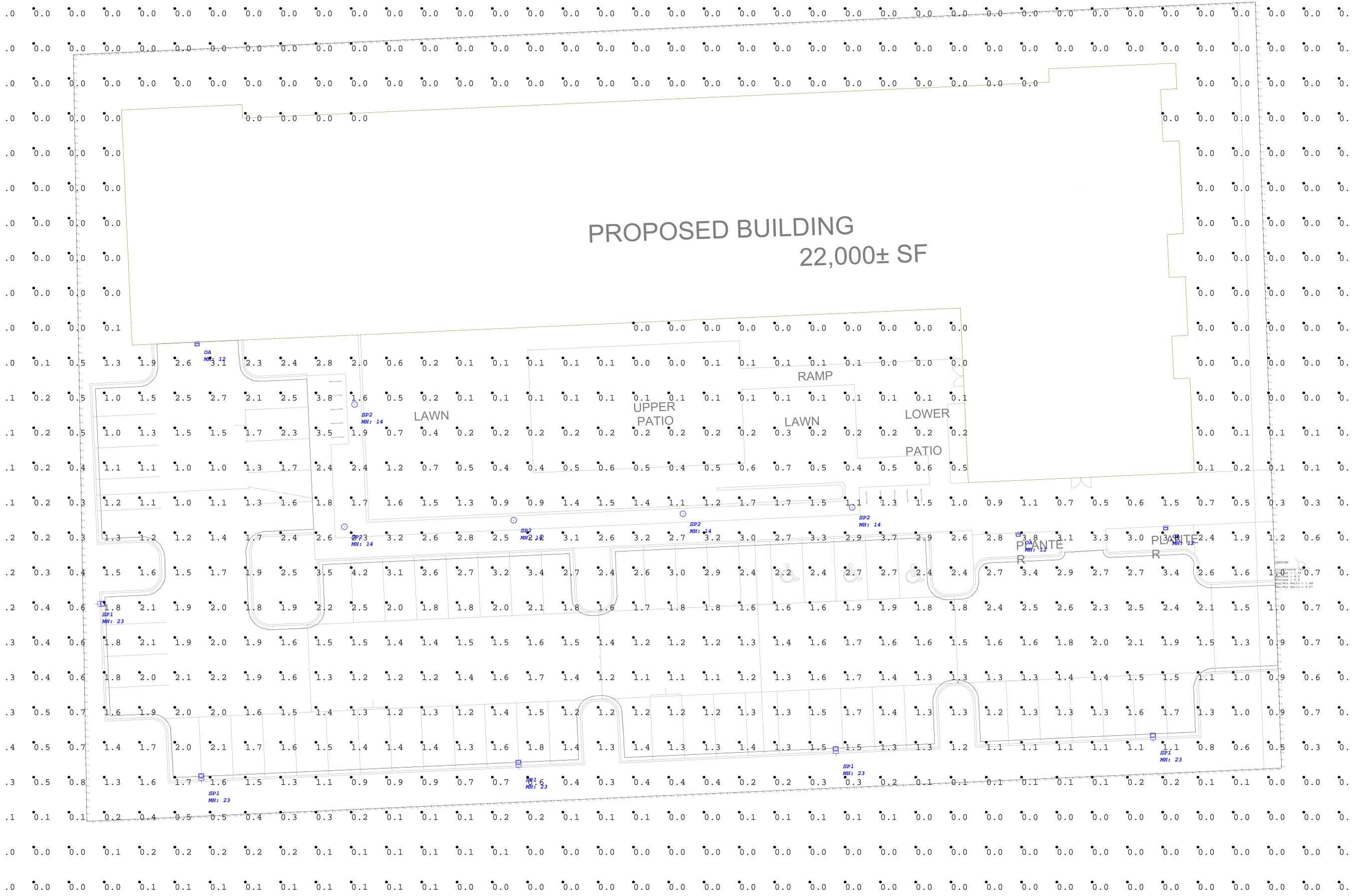
A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

**WaveLinx Wireless Sensor (WPS2 and WPS4)**

These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

**For mounting heights up to 16' to 40' (WPS)**





1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazzgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL	Illuminance	Fc	0.30	4.2	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.20	1.1	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	1.69	4.2	0.9	1.88	4.67

Luminaire Schedule										
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF		
□	3	CA		PRV-P-PA1A-740-U-T4W	Single	4348	30.7	0.900		
□	5	SP1		PRV-PA1B-740-U-T4W-HSS	Single	7053	74	0.900		
○	5	SP2		ARB-B2-LED-D1-T4	Single	4691	48	0.900		



#	Date	Comments
Revisions		

RLMA Project #: 178706  
Drawn By: BS  
Date: 10/6/2025  
Scale: 1" = 10'