

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 1954 East Washington Avenue

Title: The Avenue

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

UDC meeting date requested December 5, 2018

- ☒ New development ☒ Alteration to an existing or previously-approved development
☐ Informational ☐ Initial approval ☒ Final approval

3. Project Type

- ☐ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
 ☐ General Development Plan (GDP)
 ☐ Specific Implementation Plan (SIP)
☒ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Lorrie K. Heinemann Company Madison Development Corporation

Street address 550 W. Washington Ave City/State/Zip Madison, WI 53703

Telephone 608-535-4572 Email Lorrie@mdcorp.org

Project contact person Kevin Burow Company Knothe & Bruce Architects, LLC

Street address 7601 University Avenue, Suite 201 City/State/Zip Middleton, WI 53562

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

Property owner (if not applicant) same

Street address _____ City/State/Zip _____

Telephone _____ Email _____

5. Required Submittal Materials

- ☒ **Application Form**
- ☒ **Letter of Intent**
- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☒ **Development plans** (Refer to checklist provided below for plan details)
- n/a ☐ **Filing fee**
- ☒ **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on Preapp Meeting 8-9-2018.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Lorrie K. Heinemann Relationship to property Owner

Authorized signature of Property Owner Dan Scholtes V.P. for L.H. Date 10/12/18

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

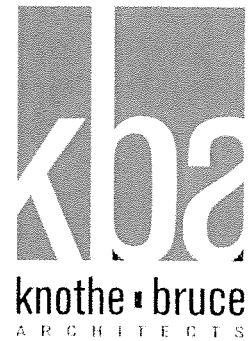
- ☒ Grading Plan
- ☒ Proposed Signage (if applicable)
- ☒ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☒ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

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

October 17, 2018

Ms. Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Boulevard
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent
1954 E. Washington Ave.
KBA Project #1745

Ms. Heather Stouder:

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

Organizational structure:

Owner:	Madison Development Corporation 550 W. Washington Ave Madison, WI 53703 608-535-4572 Contact: Lorrie K. Heinemann Lorrie@mdcorp.org	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Burse Surveying and Engineering, Inc. 2801 International Lane, Suite 101 Madison, WI 53704 (608) 250-9263 (608) 250-9266 fax Contact: Peter Fortlage pfortlage@bse-inc.net	Landscape Design:	Skidmore Property Services, LLC 13 Red Maple Trail Madison, WI 53717 (608) 826-0032 Contact: Paul Skidmore paulskidmore@tds.net

Introduction:

The site is located at the west corner of E. Washington Ave. and N. Second St. and extends back to E. Mifflin St. The site is currently owned and managed by Madison Development Corp and is the location for The Avenue apartments along with the privately owned Graaskamp Park. The site is currently zoned TR-V2 (Traditional Residential - Varied District 2) and we are requesting it to be rezoned to TR-UI (Traditional Residential - Urban District 1), which is more consistent with the recently updated City of Madison Comprehensive Plan. This application requests the demolition of an existing 2-story office building and the rezoning of the property to allow the construction of a new 4-story multi-family apartment building and a new 2-story townhome building in a phased development.

Project Description:

The first phase of this proposed project is a multi-family apartment building consisting of 30 units along with 23 parking stalls in the basement parking garage. This four-story building will be located on the southwest portion of the property that current has a parking lot and two small garden shed structures.

The second phase of this proposed project is a multi-family townhome building consisting of 6 units along with two-car garages for each unit located in the exposed basement level to provide a total of 12 enclosed parking stalls. This two-story building will be located on the northeast corner of the property that current has a parking lot and a two-story commercial office building.

The existing property currently contains a total of 40 dwelling units and the newly adopted Comprehensive Plan for this Low-Medium Residential (LMR) area allows for up to 30 dwelling units/acre. Based on the total lot area this will allow up to 76 total units and we are requesting to rezone this property to the TR-UI district to better relate to this additional density. TR-UI allows for building up to five stories in height as well.

Site Development Data:

Densities:

Gross Lot Area	111,540 sf / 2.56 Acres
Dwelling Units	76 DU
Lot Area / D.U.	1,468 sf / unit
Density	30 units/acre

Building Height	2 and 4 stories
-----------------	-----------------

Usable Open Space	55,728 sf (24,320 sf required = 320 sf/unit)
Lot Coverage	58,484 sf = 52% (75% Max.)

Proposed New Dwelling Unit Mix:

Efficiency	2
One Bedroom	13
Two Bedroom Units	19
<u>Three Bedroom Units</u>	<u>2</u>
Total New Dwelling Units	36

Vehicle Parking:

Surface Stalls	38 stalls
Townhome Garages	12 stalls
<u>Underground</u>	<u>23 stalls</u>
Total	73 stalls

Bicycle Parking for New Development:

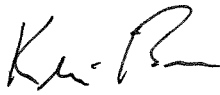
Surface	7 stalls
Townhome Garage	6 stalls
<u>Underground Garage</u>	<u>30 stalls (Std. 2'x6')</u>
Total	43 stalls

Project Schedule:

It is anticipated that the construction on this site for Phase 1 will begin spring of 2019 with a final completion date of spring of 2020. The start for Phase 2 will be dependent on the current tenant in the existing office building moving to a new location, which they are currently looking for new office space. It is possible that the demolition and new construction could begin in the spring of 2020 with a completion 6 months later.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Burow', with a stylized, cursive script.

Kevin Burow, AIA



D-Series Size 0 LED Area Luminaire



Catalog Number
Notes
Type

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

Capable Luminaire

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

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

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

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Specifications

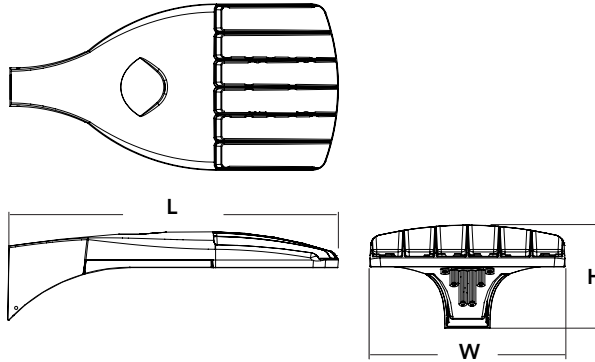
EPA: 0.95 ft²
(.09 m²)

Length: 26"
(66.0 cm)

Width: 13"
(33.0 cm)

Height: 7"
(17.8 cm)

Weight (max): 16 lbs
(7.25 kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics	30K 3000 K	T1S Type I short	MVOLT ^{4,5}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁸ RPUMBA Round pole universal mounting adaptor ⁸ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹
	P1 P4 P7	40K 4000 K	T2S Type II short	120 ⁶	
	P2 P5	50K 5000 K	T2M Type II medium	208 ^{5,6}	
	P3 P6	AMBPC Amber phosphor converted ²	T3S Type III short	240 ^{5,6}	
	Rotated optics		T3M Type III medium	277 ⁶	
	P10 ¹ P12 ¹		T4M Type IV medium	347 ^{5,6,7}	
	P11 ¹ P13 ¹		TFTM Forward throw medium	480 ^{5,6,7}	
			T5VS Type V very short		
			T5S Type V short		
			T5M Type V medium		
			T5W Type V wide		
			BLC Backlight control ^{2,3}		
			LCCO Left corner cutoff ^{2,3}		
			RCCO Right corner cutoff ^{2,3}		
Control options			Other options		Finish (required)
Shipped installed			Shipped installed		DDBXD Dark bronze
NLTAR2	nLight AIR generation 2 enabled ¹⁰		HS	House-side shield ²⁰	
PER	NEMA twist-lock receptacle only (control ordered separate) ¹¹		SF	Single fuse (120, 277, 347V) ⁶	DBLXD Black
PER5	Five-wire receptacle only (control ordered separate) ^{11,12}		DF	Double fuse (208, 240, 480V) ⁶	DNAXD Natural aluminum
PER7	Seven-wire receptacle only (control ordered separate) ^{11,12}		L90	Left rotated optics ¹	DWHXD White
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)		R90	Right rotated optics ¹	DDBTXD Textured dark bronze
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{5,13,14}		DDL	Diffused drop lens ²⁰	DBLBXD Textured black
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{5,13,14}		Shipped separately		DNATXD Textured natural aluminum
PIRHN	Network, Bi-Level motion/ambient sensor ¹⁵		BS	Bird spikes ²¹	DWHGXD Textured white
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,13,14}		EGS	External glare shield ²¹	
			PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,13,14}	
			BL30	Bi-level switched dimming, 30% ^{5,16,17}	
			BL50	Bi-level switched dimming, 50% ^{5,16,17}	
			PNMTDD3	Part night, dim till dawn ^{5,18}	
			PNMT5D3	Part night, dim 5 hrs ^{5,18}	
			PNMT6D3	Part night, dim 6 hrs ^{5,18}	
			PNMT7D3	Part night, dim 7 hrs ^{5,18}	
			FAO	Field adjustable output ¹⁹	



Ordering Information

Accessories

Ordered and shipped separately.

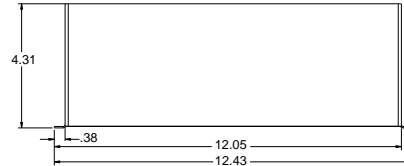
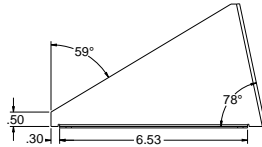
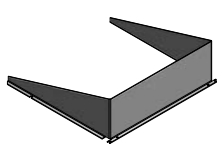
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK U	Shorting cap ²²
DSX0HS 20C U	House-side shield for 20 LED unit ²⁰
DSX0HS 30C U	House-side shield for 30 LED unit ²⁰
DSX0HS 40C U	House-side shield for 40 LED unit ²⁰
DSX0DDL U	Diffused drop lens (polycarbonate) ²⁰
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ²³
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ²³

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

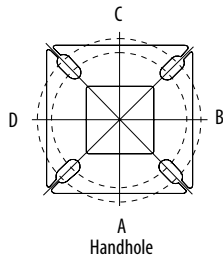
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO, P4, P7 or P13.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM* node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 to see functionality.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Requires (2) separately switched circuits.
- Not available with 347V, 480V or PNMT. For PER5 or PER7 see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, BL30 and BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO pre-drilling. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

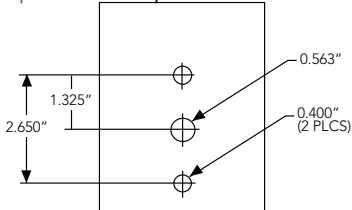
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Template #8

Top of Pole



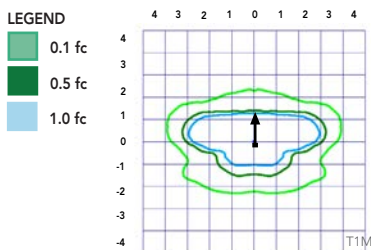
Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

*3 fixtures @ 120 require round pole top/tenon.

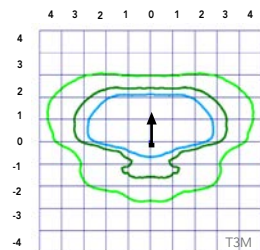
Photometric Diagrams

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

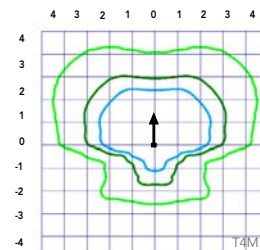
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



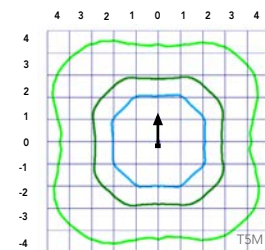
Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



Test No. LTL23456P25 tested in accordance with IESNA LM-79-08.



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



Test No. LTL23422P25 tested in accordance with IESNA LM-79-08.



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

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

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

Operating Hours	25000	50000	100000
Lumen Maintenance Factor	0.96	0.92	0.85

Electrical Load

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

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)	
		Wire 4/Wire5	Wire 4/Wire5	Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	Wires Capped inside fixture	Wires Capped inside fixture	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	Wires Capped inside fixture	Wires Capped inside fixture	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
✗ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.



Performance Data

Lumen Output

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

Forward Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20	530	P1	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125	2,541	1	0	1	73
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125	2,589	1	0	1	74
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126	2,539	1	0	1	73
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122	2,558	1	0	1	73
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126	2,583	1	0	1	74
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123	2,570	1	0	1	73
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126	2,540	1	0	1	73
				TSVS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131	2,650	1	0	0	76
				TSS	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131	2,690	1	0	0	77
				TSM	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130	2,658	2	0	0	76
				TSW	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131	2,663	2	0	1	73
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103					
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
				20	700	P2	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124	3,144
T2S	5,564	1	0					2	114	5,994	1	0	2	122	6,070	2	0	2	124	3,203	1	0	1	71
T2M	5,593	1	0					1	114	6,025	1	0	1	123	6,102	1	0	1	125	3,141	1	0	1	70
T3S	5,417	1	0					2	111	5,835	1	0	2	119	5,909	2	0	2	121	3,165	1	0	1	70
T3M	5,580	1	0					2	114	6,011	1	0	2	123	6,087	1	0	2	124	3,196	1	0	1	71
T4M	5,458	1	0					2	111	5,880	1	0	2	120	5,955	1	0	2	122	3,179	1	0	1	71
TFTM	5,576	1	0					2	114	6,007	1	0	2	123	6,083	1	0	2	124	3,143	1	0	1	70
TSVS	5,799	2	0					0	118	6,247	2	0	0	127	6,327	2	0	0	129	3,278	2	0	0	73
TSS	5,804	2	0					0	118	6,252	2	0	0	128	6,332	2	0	1	129	3,328	2	0	0	74
TSM	5,789	3	0					1	118	6,237	3	0	1	127	6,316	3	0	1	129	3,288	2	0	1	73
TSW	5,834	3	0					2	119	6,285	3	0	2	128	6,364	3	0	2	130	3,295	2	0	1	73
BLC	4,572	1	0					1	93	4,925	1	0	1	101	4,987	1	0	1	102					
LCCO	3,402	1	0					2	69	3,665	1	0	2	75	3,711	1	0	2	76					
RCCO	3,402	1	0					2	69	3,665	1	0	2	75	3,711	1	0	2	76					
20	1050	P3	71W					T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120	
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120					
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121					
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117					
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121					
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118					
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120					
				TSVS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125					
				TSS	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125					
				TSM	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125					
				TSW	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126					
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99					
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
				20	1400	P4	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116	
T2S	9,780	2	0					2	106	10,536	2	0	2	115	10,669	2	0	2	116					
T2M	9,831	2	0					2	107	10,590	2	0	2	115	10,724	2	0	2	117					
T3S	9,521	2	0					2	103	10,256	2	0	2	111	10,386	2	0	2	113					
T3M	9,807	2	0					2	107	10,565	2	0	2	115	10,698	2	0	2	116					
T4M	9,594	2	0					2	104	10,335	2	0	3	112	10,466	2	0	3	114					
TFTM	9,801	2	0					2	107	10,558	2	0	2	115	10,692	2	0	2	116					
TSVS	10,193	3	0					1	111	10,981	3	0	1	119	11,120	3	0	1	121					
TSS	10,201	3	0					1	111	10,990	3	0	1	119	11,129	3	0	1	121					
TSM	10,176	4	0					2	111	10,962	4	0	2	119	11,101	4	0	2	121					
TSW	10,254	4	0					3	111	11,047	4	0	3	120	11,186	4	0	3	122					
BLC	8,036	1	0					2	87	8,656	1	0	2	94	8,766	1	0	2	95					
LCCO	5,979	1	0					2	65	6,441	1	0	2	70	6,523	1	0	3	71					
	5,979	1	0					2	65	6,441	1	0	2	70	6,523	1	0	3	71					

Performance Data

Lumen Output

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

Forward Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	700	P5	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133					
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133					
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133					
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129					
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133					
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130					
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133					
				TSVS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138					
				TSS	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138					
				TSM	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138					
				TSW	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139					
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109					
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
40	1050	P6	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121	6,206	2	0	2	68
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120	6,322	2	0	2	69
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121	6,201	2	0	2	68
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117	6,247	1	0	2	69
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121	6,308	2	0	2	69
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118	6,275	1	0	2	69
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121	6,203	1	0	2	68
				TSVS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125	6,671	2	0	0	73
				TSS	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126	6,569	2	0	0	72
				TSM	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125	6,491	3	0	1	71
				TSW	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126	6,504	3	0	2	71
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99					
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
40	1300	P7	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112					
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112					
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112					
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109					
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112					
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110					
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112					
				TSVS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116					
				TSS	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117					
				TSM	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116					
				TSW	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117					
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92					
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					

Performance Data

Lumen Output

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

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

FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

FINISH

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

OPTICS

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

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

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

LISTINGS

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

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

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

WARRANTY

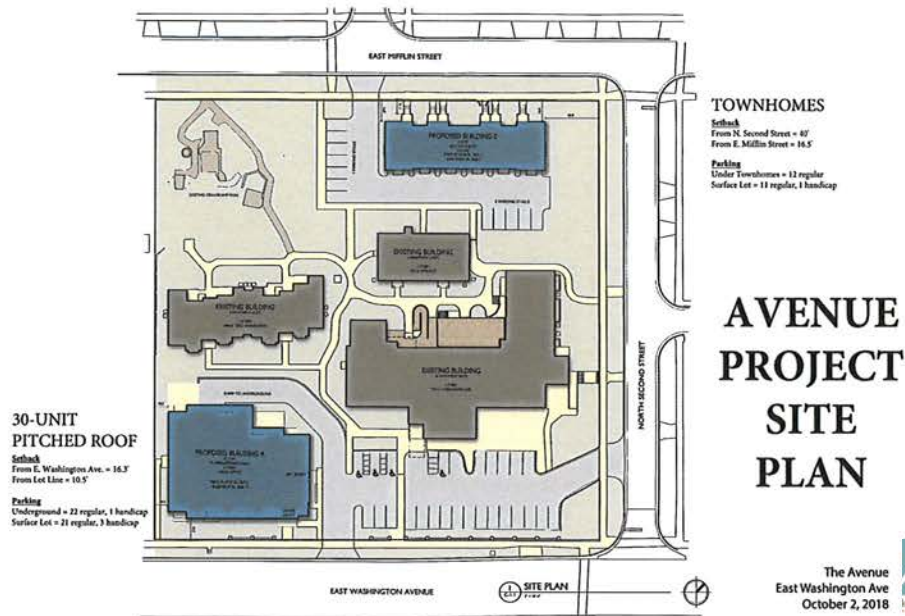
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

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





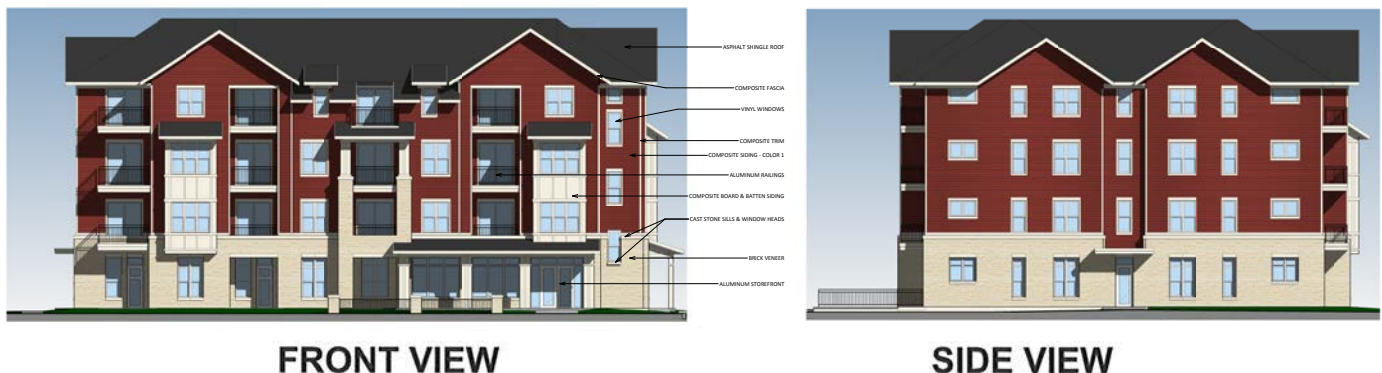
MDC AVENUE PROJECT - 11.29.2018



MDC is proposing a 3-phase redevelopment of our Avenue property on E. Washington Avenue. **Phase I** includes the construction of a new 30-unit apartment complex on E. Washington Ave – breaking ground in 2019 and being completed in May 2020. **Phase II** includes applying for historic tax credits so we can rehab the existing 28-unit (former hospital) site, then completing the rehabilitation in 2020 after the 30-unit has been completed (so existing tenants can move to the new building during rehab). **Phase III** will be the demolition of the Options office building on 2nd & E. Mifflin, the building of a new 6-unit townhome on E. Mifflin, and the renovation of the James A. Graaskamp Park. The date of **Phase III** will be determined by when Options gives MDC notice of their intent to relocate.

On 10/17/18, MDC requested approval from the City of Madison for the demolition of an existing building, the rezoning from TR-V2 to TR-U1, and conditional-use approval for the redevelopment.

PROPOSED 30-UNIT BUILDING ON E. WASH. AVE.



JAMES A. GRAASKAMP PARK TO BE REDESIGNED BY UW-MADISON STUDENTS

Tucked into a historic residential neighborhood at 1953 East Mifflin St. in Madison, WI is the James A. Graaskamp Park. Dedicated to the "Chief" on October 15, 1989, the park was the first fully-accessible park in the state of Wisconsin.

Tom Landgraf, Senior Lecturer in the Wisconsin School of Business, and Jim LaGro, Professor of Planning & Landscape Architecture, will be leading the students in the redesign efforts. We will be welcoming assistance from UW Alumni and neighbors over the next 12 to 24 months as we proceed with the redesign.

TIMELINE OF 30-UNIT BUILDING ON E. WASH. AVE.

EVENT	ESTIMATED COMPLETION DATE
EENA Meetings with MDC and Knothe Bruce Architects	12/20/17 1/17/18 3/21/18 6/20/18
MDC-Hosted Neighbor and Tenant Meetings	4/18/18 10/9/18
Alder Larry Palm Neighborhood Meeting	9/26/18 at East High School
Urban Design Commission Application	10/17/18
Break Ground on 30-Unit Building	Target Date - 5/1/19
Graaskamp Park Redesign Project with UW	10/1/18 to 6/1/19
Completion of 30-Unit Apartment Building	5/1/20 Target Date

6-UNIT TOWNHOME ON E. MIFFLIN STREET



Each unit will include a two-car garage and a balcony in the back of the building.

MDC HOUSING

MDC is focused on providing affordable housing for working residents whose household income falls between 40% and 80% of Dane County's median household income, which was \$64,773 as of 2016*.

MDC's business model is to buy, develop, hold, and manage all of our properties.

**Rental Pricing for the majority of MDC's units is based on HUD's HOME Funds Chart and affordability guidelines provided by the City of Madison. Rent is calculated using household income, unit size, and the number of individuals in the household.*

NEIGHBORHOOD COMMENTS ADDRESSED

During the past year, MDC has met with EENA neighbors seven times. We started with 3 concept site plans which included 2 apartment buildings (1 on E. Mifflin, 1 on E. Washington) and pivoted to a larger 27-Unit on East Wash with an 8-unit Townhome on E. Mifflin. After the 9/26/18 Alder meeting, concerns were expressed about density on E. Mifflin and loss of greenspace on 2nd & Mifflin. MDC revised the plans and increased the density on E. Wash to a 30-Unit and took the Townhome down to 6 units on E. Mifflin. During the meetings this past year, several neighborhood concerns were raised and addressed.

Traffic: Concerns were raised about the traffic coming in and out of the Options in Community Living building. Options has 50 employees on site and 320 employees in the region. MDC's initial goal was to keep Options on site, and move them to the new building on E. Wash. We pivoted and agreed to make the entire site residential, so we're working with Options to relocate so their building can be razed.

Parking: Concerns were raised re: Options staff and visitors parking on the streets, students from East High School using street parking spots, as well as people who park on E. Wash all day and take the bus downtown to work. Neighbors can petition City for 2-hour parking and MDC will support this. When all 3 Phases are complete, tenants in our 76 units will have access to 23 underground parking spots at the 30-unit and 24 surface spots, 12 garage spots at the 6-unit Townhome and 12 surface spots on E. Mifflin (Total of 71 auto spots, 30 underground bike racks + 4 outside bike racks, plus MDC plans to apply for a B-Cycle station through the City). The parking ratio is 71 spots/76 units or 93%.

Density: MDC currently has 40 occupied units on site, Options has 50 employees in their building and another 250 employees in the area - so at least 90 people are on site daily (at 1 person per unit). With Options leaving, the density will go down to 76 people (at 1 per unit) from 90 people.

Trash & Recycling: MDC intends to put trash bins within the new 30-unit (out of sight) as we did with the Mifflander on W. Mifflin St in 2017.

Tenant Base: MDC follows the fair housing laws. We target Households whose income falls within 40% to 80% of the County Median Income (CMI). We conduct background checks including criminal, civil, and credit checks. Our goal is not to cost-burden our tenants and to keep the neighborhood safe.

Balconies: Based on the input of our current tenants at the Avenue, all of our new units will have balconies, including the 30-unit apartment and Townhome buildings. Current tenants will also have first choice of the new apartments.

Facade: MDC will work with the City and neighbors to match the facade and roofline to the neighborhood. We have pivoted from a flat roof to a pitched roof on the 30-unit based on input from the City, and designed a Townhome to fit into the roofline of E. Mifflin (pitched roof).

No Smoking Policy: MDC's goal is to have all of our buildings designated as non-smoking. We may, however, provide outside areas with ash receptacles, if requested by tenants.

AVENUE COMMUNITY INPUT AND SURVEY RESPONSES

Question asked: What do you like most about the MDC Project?

"Thanks for putting townhome parking on interior of project so we don't have to look at more cars. Happy Options may be moving, as they use all street parking during the week." - Avenue Project Neighbor

"Your commitment to making sure any changes actually benefit your tenants and your neighbors." – Avenue Project Neighbor

"I really like that the new 30-unit building will have a balcony for each unit. It will be so nice to be able to access fresh air and sunshine without having to travel outside of my apartment." – Current Avenue Resident

"Thanks for all the info! The plans look great!" – Avenue Project Neighbor

"It is great that Graaskamp Park will not only be preserved, but improved upon. The park offers people with disabilities amenities that few other parks have, as well as a space for neighbors to enjoy." – Avenue Project Neighbor

"I've never seen a dark brown building that aged well." – Current Avenue Resident

"I think it's a perfect idea! Something new and refreshing to the area. Can't wait to see it." – Current Avenue Tenant

"Nice plan preserving green spaces so it doesn't seem so crowded. The Graaskamp Park is in great need of renovation to make it more functional." – Avenue Project Neighbor

"Having the garbage and recycling bins located in the underground parking garage will make it much easier for tenants to keep up with maintenance all year round." - Current Avenue Resident

"I appreciate that MDC will be preserving existing trees on the property in addition to adding new trees on E. Mifflin Street as many were torn down by the city in years past." – Avenue Project Neighbor

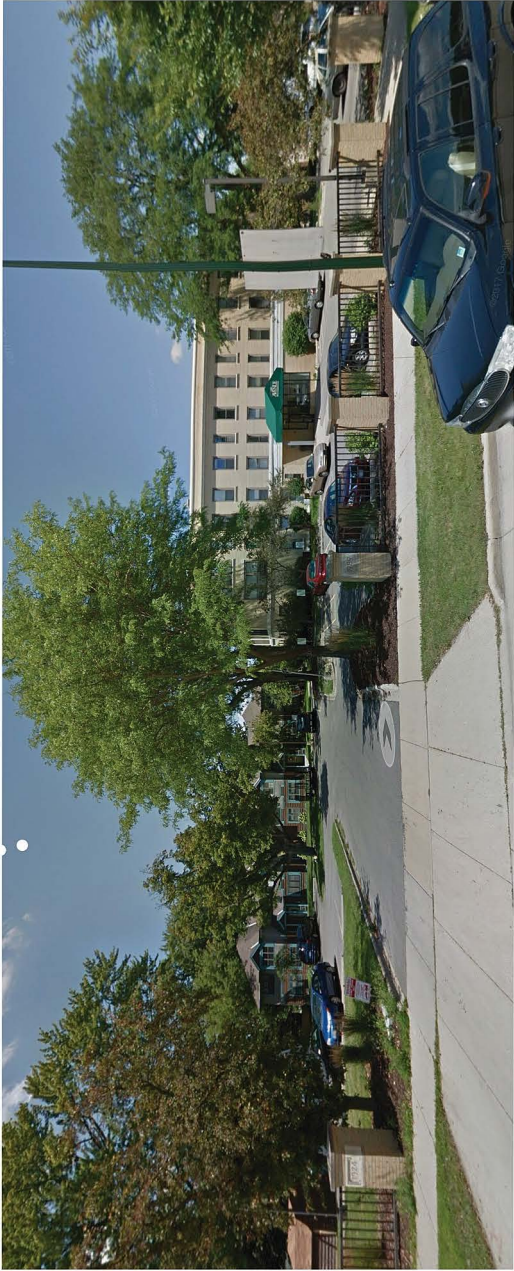
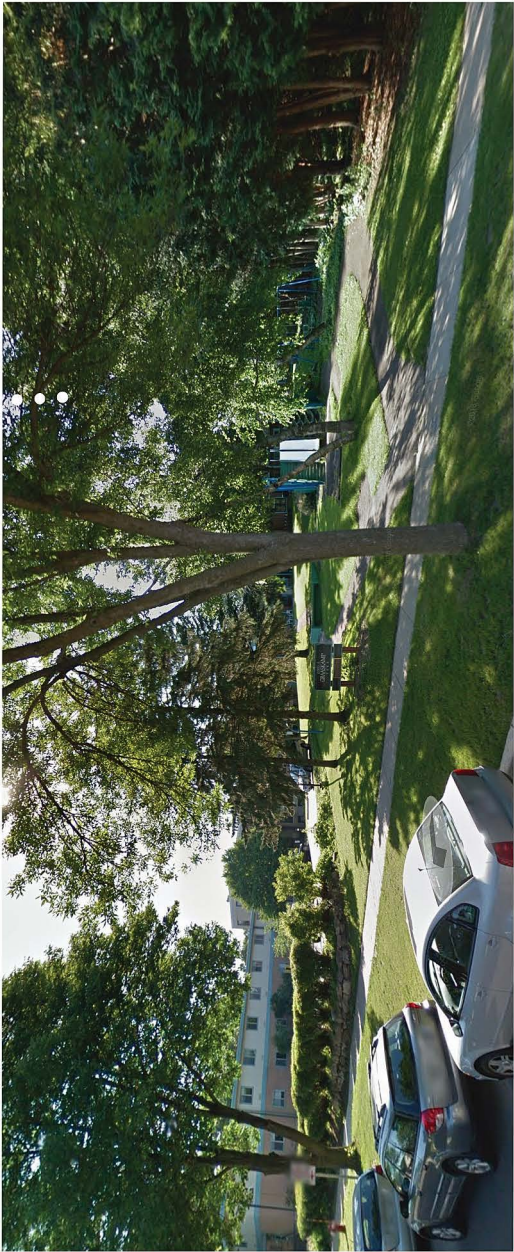
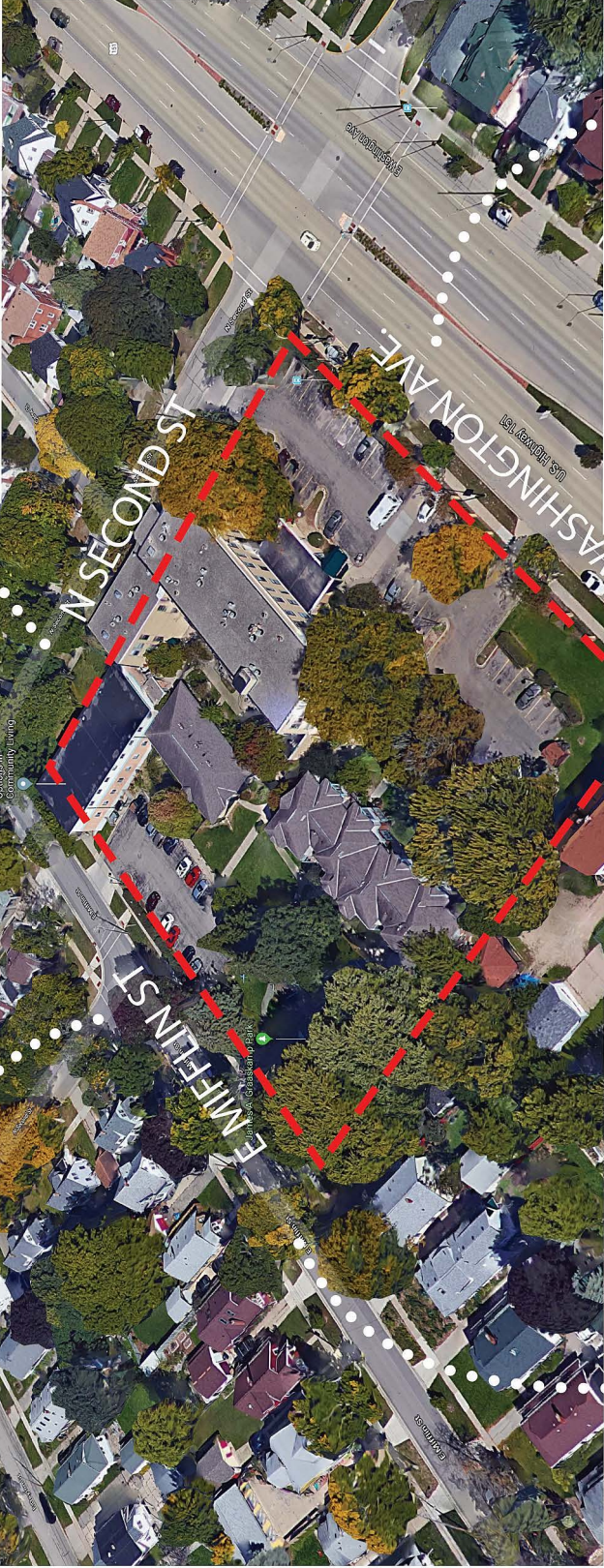
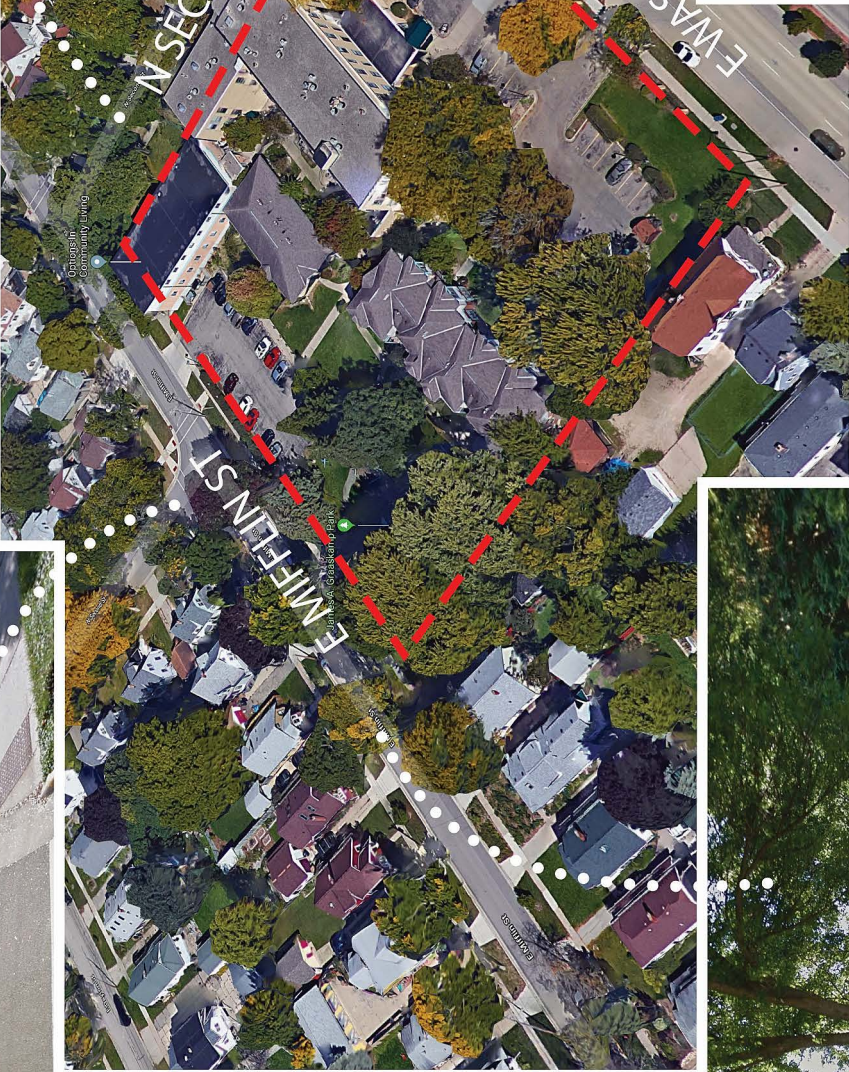
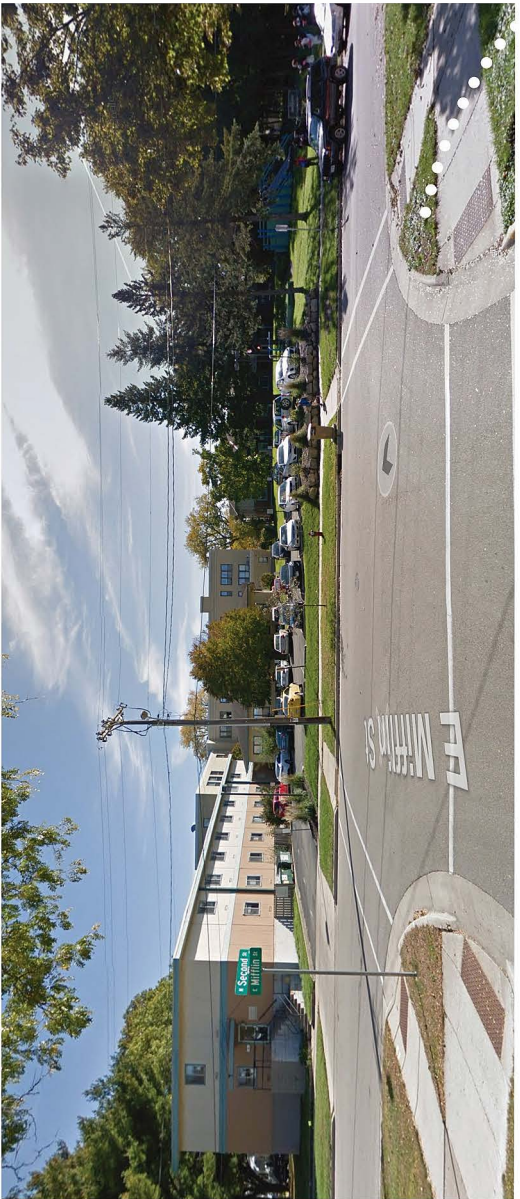
"I am not in favor of any aspect of this project as it stands now." – Avenue Project Neighbor



For more information, please contact:

Lorrie Heinemann, President & CEO
Madison Development Corporation
550 W. Washington Avenue | Madison, WI 53703
Phone: 608.256.2799

Email: lorrie@mdcorp.org | Website: www.mdcorp.org



The Avenue
Photos
1954 E. Washington Avenue



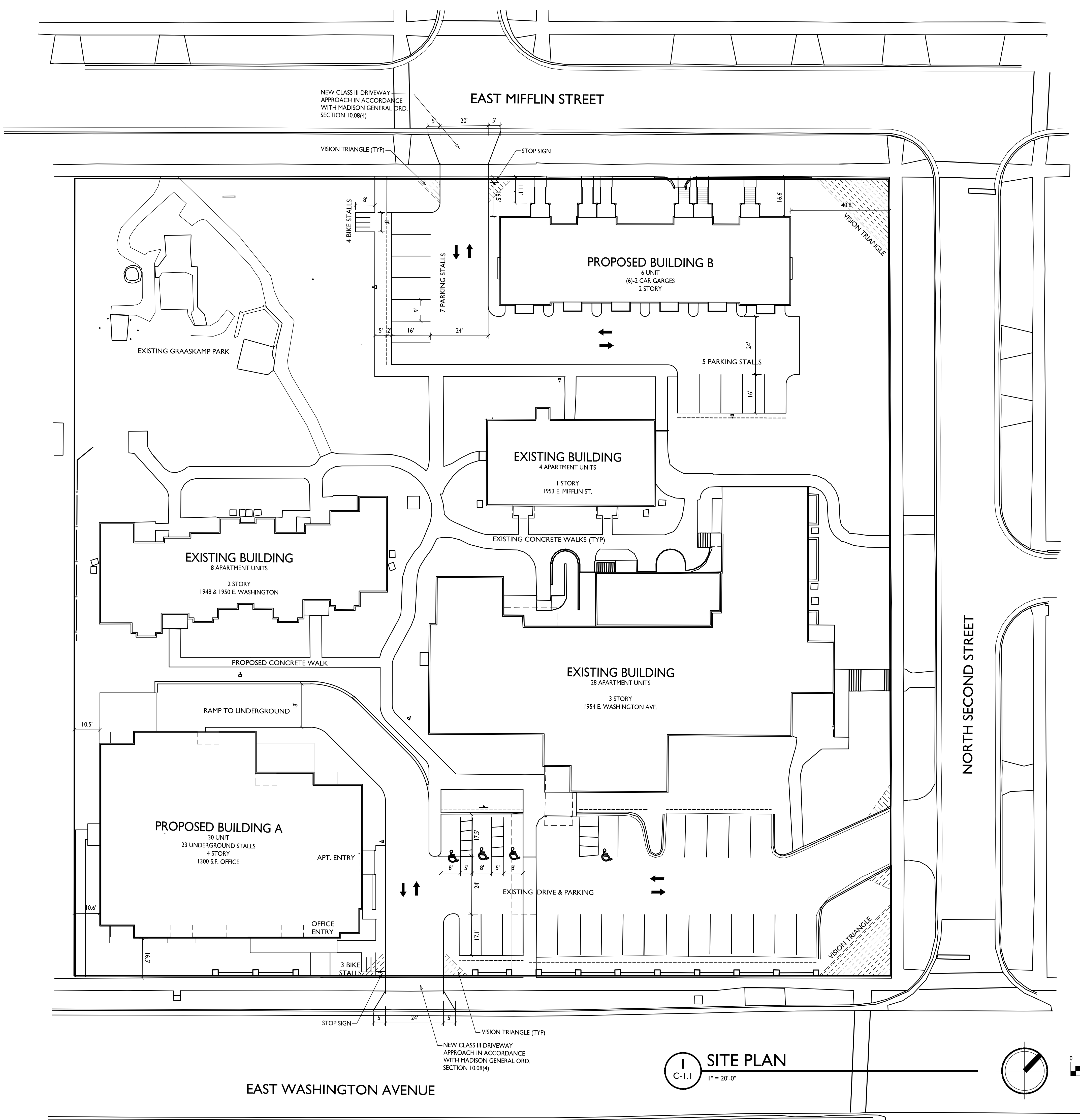
The Avenue
Aerial Locator Map
1954 E. Washington Avenue
October 17, 2018



SITE DEVELOPMENT DATA	
DENSITIES	
LOT AREA	111,540 S.F. / 2.56 ACRES
NEW DWELLING UNITS	36 DU
EXISTING DWELLING UNITS	40 DU
TOTAL	76 DU
LOT AREA/ D.U.	1468 S.F. / DU
DENSITY	29.69 UNITS/ACRE
USABLE OPEN SPACE	55,728 S.F.
LOT COVERAGE	58,484 S.F. = 52% (75% MAX)
BUILDING HEIGHT	2-4 STORIES
DWELLING UNIT MIX:	
EFFICIENCY	2
ONE BEDROOM	13
TWO BEDROOM	19
THREE BEDROOM	2
TOTAL UNITS	36
VEHICLE PARKING STALLS:	
UNDERGROUND	23
TOWNHOME GARAGES	12
SURFACE	38
TOTAL	73 VEHICLE STALLS
BICYCLE PARKING STALLS	
UNDERGROUND LONG-TERM RESIDENTIAL	30
TOWNHOME GARAGE	6
SURFACE	7
TOTAL	43 STALLS

SHEET INDEX	
C-1.1	SITE PLAN
C-1.2	LIGHTING PLAN
C-1.3	FIRE ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-2.0	EXISTING CONDITIONS
C-3.0	DEMOLITION PLAN
C-4.0	CIVIL SITE PLAN
C-5.0	EROSION CONTROL PLAN
C-6.0	DETAILS
C-7.0	GRADING PLAN
C-8.0	UTILITY PLAN
L-1.1	LANDSCAPE PLAN - BLDG A
L-1.2	LANDSCAPE PLAN - BLDG B
A-1.0	BASEMENT PLAN - 30 UNIT BLDG
A-1.1	FIRST FLOOR PLAN - 30 UNIT BLDG
A-1.2	SECOND - FOURTH FLOOR PLAN - 30 UNIT BLDG
A-1.6	TOWN HOME BASEMENT - SECOND FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS - OPTION A
A-2.1C	EXTERIOR ELEVATIONS - OPTION A - COLOR
A-2.2	EXTERIOR ELEVATIONS - OPTION A
A-2.2C	EXTERIOR ELEVATIONS - OPTION A - COLOR
A-2.3	EXTERIOR ELEVATIONS - OPTION B
A-2.3C	EXTERIOR ELEVATIONS - OPTION B - COLOR
A-2.4	EXTERIOR ELEVATIONS - OPTION B
A-2.4C	EXTERIOR ELEVATION - OPTION B - COLOR
A-2.5	EXTERIOR ELEVATIONS - TOWN HOMES
A-2.5C	EXTERIOR ELEVATIONS - TOWN HOMES - COLOR
OPTION A - STREET VIEW EAST RENDERING	
OPTION A - CLOSE STREET VIEW SOUTH RENDERING	
OPTION B - STREET VIEW EAST RENDERING	
OPTION B - CLOSE STREET VIEW SOUTH RENDERING	
TOWN HOME - STREET CORNER RENDERING	
TOWN HOME - FRONT VIEW RENDERING	

GENERAL NOTES:	
1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER, WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.	
2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.	
3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.	
4. EXISTING STREET TREES SHALL BE PROTECTED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ACCESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.	
5. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).	
6. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.	



1 SITE PLAN
C-1.1 1" = 20'-0"






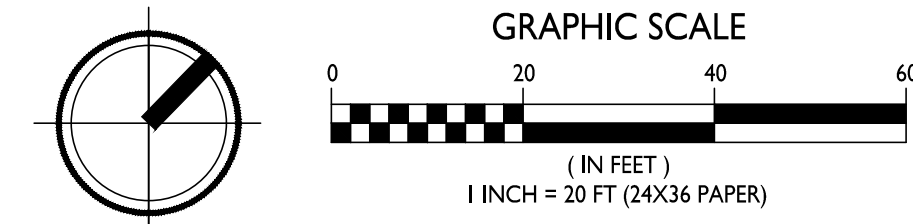
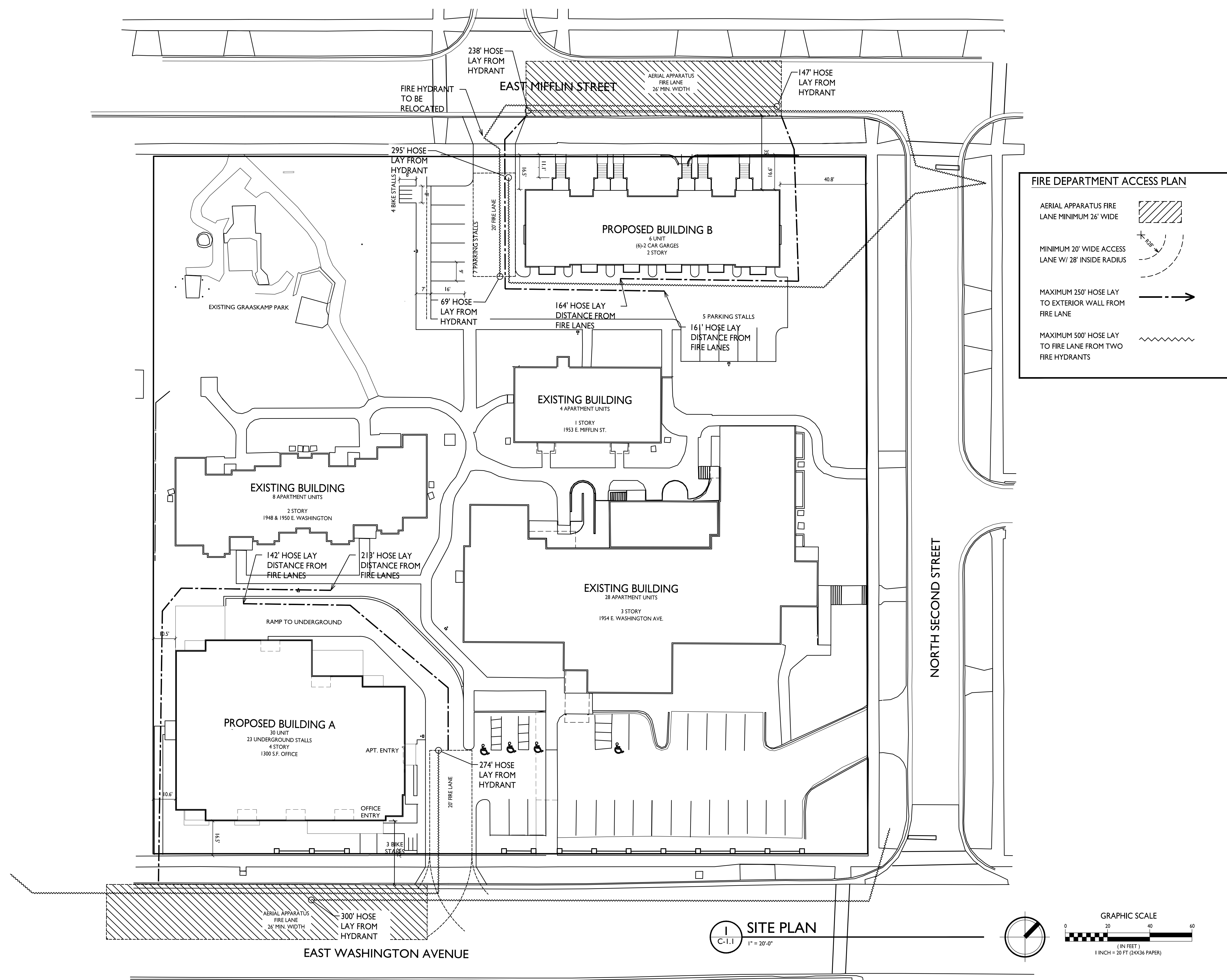
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	1	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS	DSX0 LED P1 30K T2S MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T2S_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	B	1	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	DSX0 LED P1 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T4M_MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
	C	1	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	DSX0 LED P1 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T4M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	D	2	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS	DSX0 LED P1 30K T2S MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T2S_MVOLT_HS.ies	16'-0" POLE ON FLUSH CONC. BASE
	E	1	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS	DSX0 LED P1 30K T2S MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T2S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE

Diagram illustrating the layout of a room with a light fixture and isolux contours. The contours represent different foot-candle (FC) levels:

- ISOLUX CONTOUR = 0.25 FC
- ISOLUX CONTOUR = 0.5 FC
- ISOLUX CONTOUR = 1.0 FC
- LIGHT FIXTURE





ISSUED
Issued for Land Use & UDC - October 17, 2018

PROJECT TITLE
**The Avenue
Expansion
Madison
Development
Corp.**

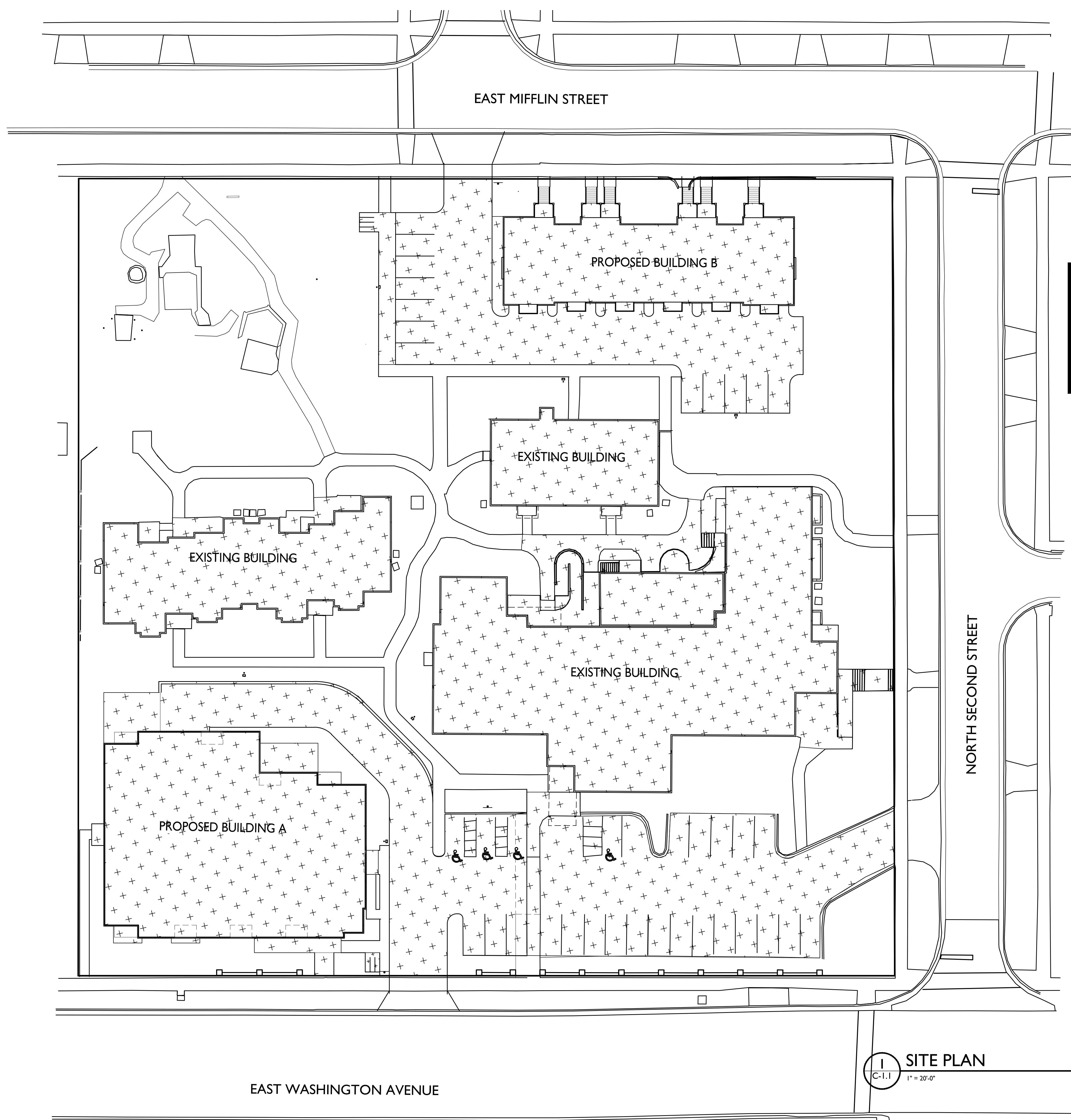
East Washington Ave,
2nd Street & E Mifflin St
SHEET TITLE
**Fire Dept. Access
Plan**

SHEET NUMBER

C-I.3

PROJECT NO. **1745**

© Knothe & Bruce Architects, LLC



LOT COVERAGE	
TOTAL LOT AREA	111,540 S.F.
BUILDING & PAVING COVERAGE:	58,484 S.F.
(TOTAL LOT AREA S.F. / COVERAGE S.F.)	52%

ISSUED
Issued for Land Use & UDC - October 17, 2018

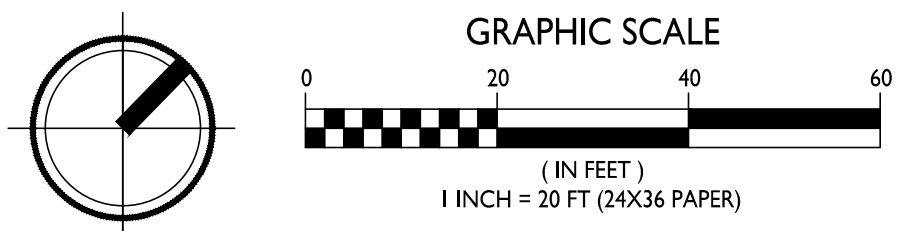
PROJECT TITLE
The Avenue
Expansion
Madison
Development
Corp.

East Washington Ave,
2nd Street & E Mifflin St
SHEET TITLE
Lot Coverage

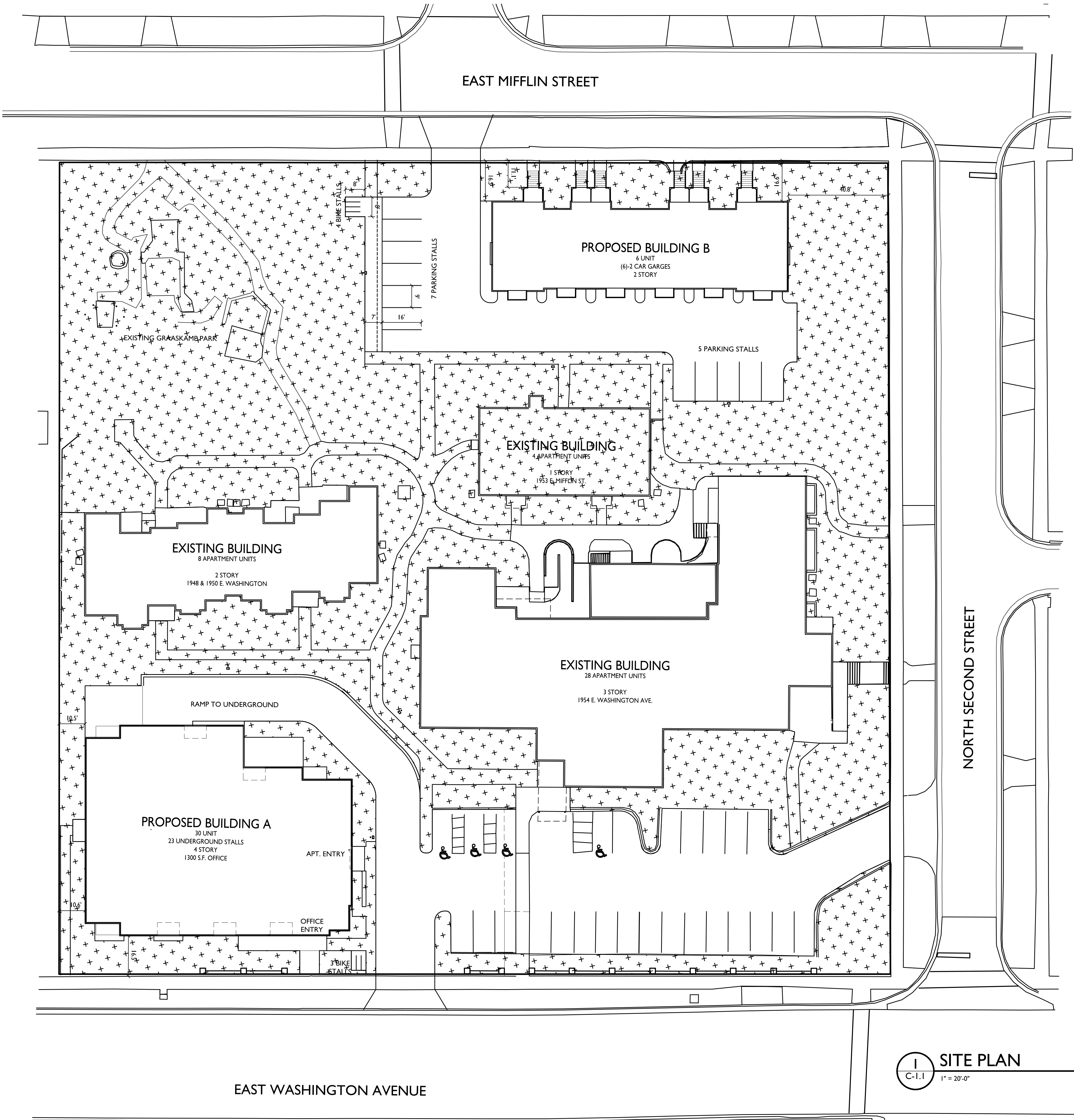
SHEET NUMBER

C-I.4
PROJECT NO. 1745
© Knothe & Bruce Architects, LLC

I SITE PLAN
C-I.1 1" = 20'-0"



EAST WASHINGTON AVENUE



USABLE OPEN SPACE
TOTAL OPEN SPACE PROVIDED = 55,728 S.F.

ISSUED
Issued for Land Use & UDC - October 17, 2018

PROJECT TITLE
**The Avenue
Expansion
Madison
Development
Corp.**

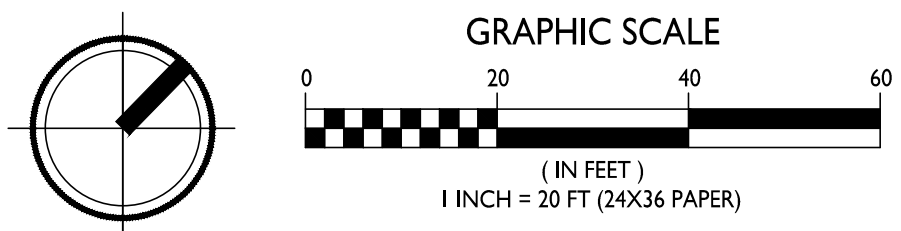
East Washington Ave,
2nd Street & E Mifflin St
SHEET TITLE
**Useable Open
Space**

SHEET NUMBER

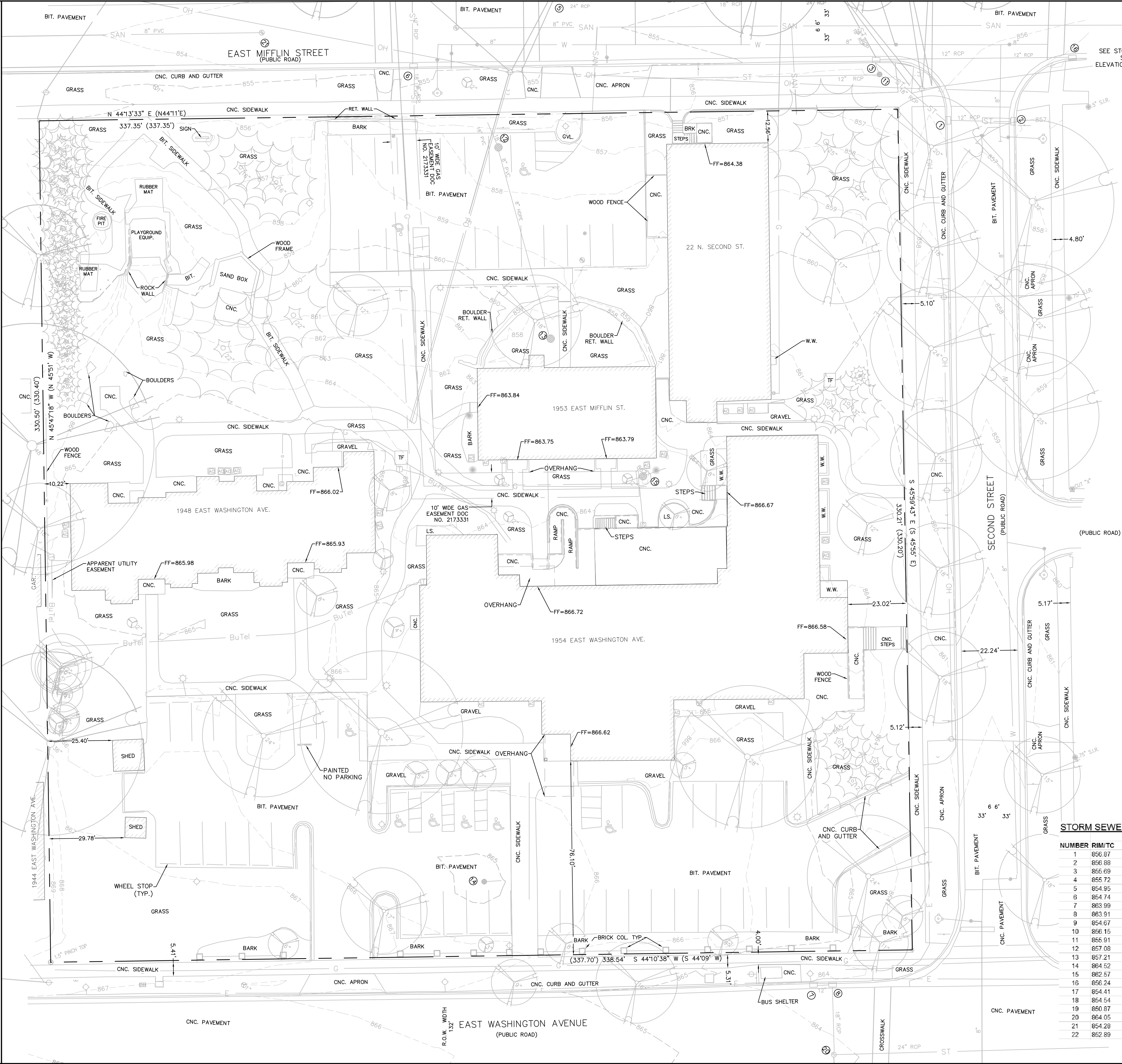
C-I.5

PROJECT NO. **1745**
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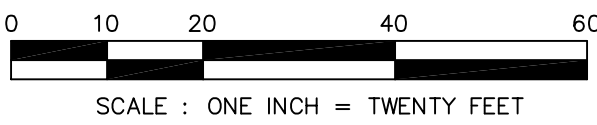
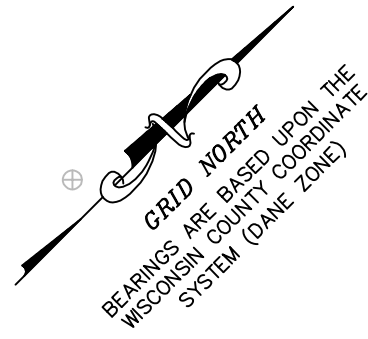
I SITE PLAN
C-I.1 1" = 20'-0"



NOT FOR CONSTRUCTION



ALL OF LOTS 17-20, BLOCK 277 FARWELL'S REPLAT AND ADDITION TO MADISON, PART OF THE SOUTHWEST ONE-QUARTER, SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. PARCEL NUMBER 0710-063-1126-2.



NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that on accurate and current title search may disclose. Survey was performed without the benefit of a title report.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: February 22, 27-28, March 2, 8-9, 20, & 26, 2018.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 5) All buildings, and surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20180602785 & 20180900124 and visible above ground structures. Private utilities are not marked by Digger's Hotline. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
- 8) Total parcel area = 55,697.75 square feet
- 9) Elevations are based upon NAVD88 datum. Surveyor transferred elevations to the site utilizing WISCONSIN network.

LEGEND	
● SOLID IRON ROD FOUND SIZE NOTED	☐ LIGHT POLE
○ IRON PIPE FOUND OUTSIDE DIAMETER NOTED	⊙ GROUND LIGHT
X FOUND CHISELED "X" IN CONCRETE	⊕ TELEPHONE PEDESTAL
○ 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.	⊙ FIRE HYDRANT
x 20.4 SPOT ELEVATION	— SIGN
— OH — OVERHEAD UTILITY WIRE	— GUY WIRE
— G — BURIED GAS LINE	☐ STORM SEWER INLET
— W — WATER MAIN	⊙ STORM SEWER MANHOLE
— SAN — SANITARY SEWER	● ROUND CATCH BASIN
— ST — STORM SEWER	☐ STORM SEWER STRUCTURE
— BuTel — BURIED TELEPHONE	☐ RECTANGLE CATCH BASIN
— E — BURIED ELECTRIC	⊙ SANITARY SEWER MANHOLE
— FO — BURIED FIBER OPTIC	⊙ DECIDUOUS TREE
● WATER VALVE	⊙ CONIFEROUS TREE
⊙ GAS VALVE	⊙ BUSH
⊙ GAS METER	() INDICATES RECORDED AS
AC AIR CONDITIONER	DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
⊕ ELECTRIC PEDESTAL	— EXISTING CONTOUR MAJOR
⊕ UTILITY POLE	— EXISTING CONTOUR MINOR
W.W. WINDOW WELL	GAR GARAGE
TF TRANSFORMER PAD	

STORM SEWER AND SANITARY SEWER ELEVATION TABLE

NUMBER	RIM/TC	ELEVATION	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION
1	856.87	NE	852.94	W	852.96	CURB INLET
2	856.88	SW	854.34			CURB INLET
3	856.69	NW	852.20	E	852.47	CURB INLET
4	856.72	SE		SE	852.26	CURB INLET - UNABLE TO MEASURE
5	854.95	NE	852.35	SW	852.35	CURB INLET
6	854.74	NW	851.20	SE	852.12	CURB INLET
7	863.99	NW	861.74	NE	860.03	CURB INLET
8	863.91	SW	860.51	SE	859.37	CURB INLET
9	854.67	NW	846.36	NE	846.47	SANITARY SEWER MANHOLE
10	866.15	NE	847.93	SW	847.87	SANITARY SEWER MANHOLE
11	856.91	NW	852.71	SW	851.71	STORM SEWER CATCH BASIN 3' DIAMETER
12	857.08	W	853.05	S	853.65	STORM SEWER CATCH BASIN 3' DIAMETER
13	857.21	NW	854.33			STORM SEWER CATCH BASIN 3' DIAMETER
14	864.52	NE	863.15			STORM SEWER CATCH BASIN 3' DIAMETER
15	862.57	SW	859.94	NE	859.91	STORM SEWER CATCH BASIN 3' DIAMETER
16	856.24	SW	853.05			CURB INLET
17	854.41	NE	850.40	SW	850.42	CURB INLET
18	854.54	NW	849.16	NE	850.35	2x5 STORM VAULT
19	850.87	SW	843.21	NW	843.34	SANITARY SEWER MANHOLE
20	864.05	SW	859.51	NW	858.55	STORM SEWER MANHOLE
21	854.28	SW	846.98			SANITARY SEWER MANHOLE
22	852.89	SW	845.64	NE	845.80	SANITARY SEWER MANHOLE

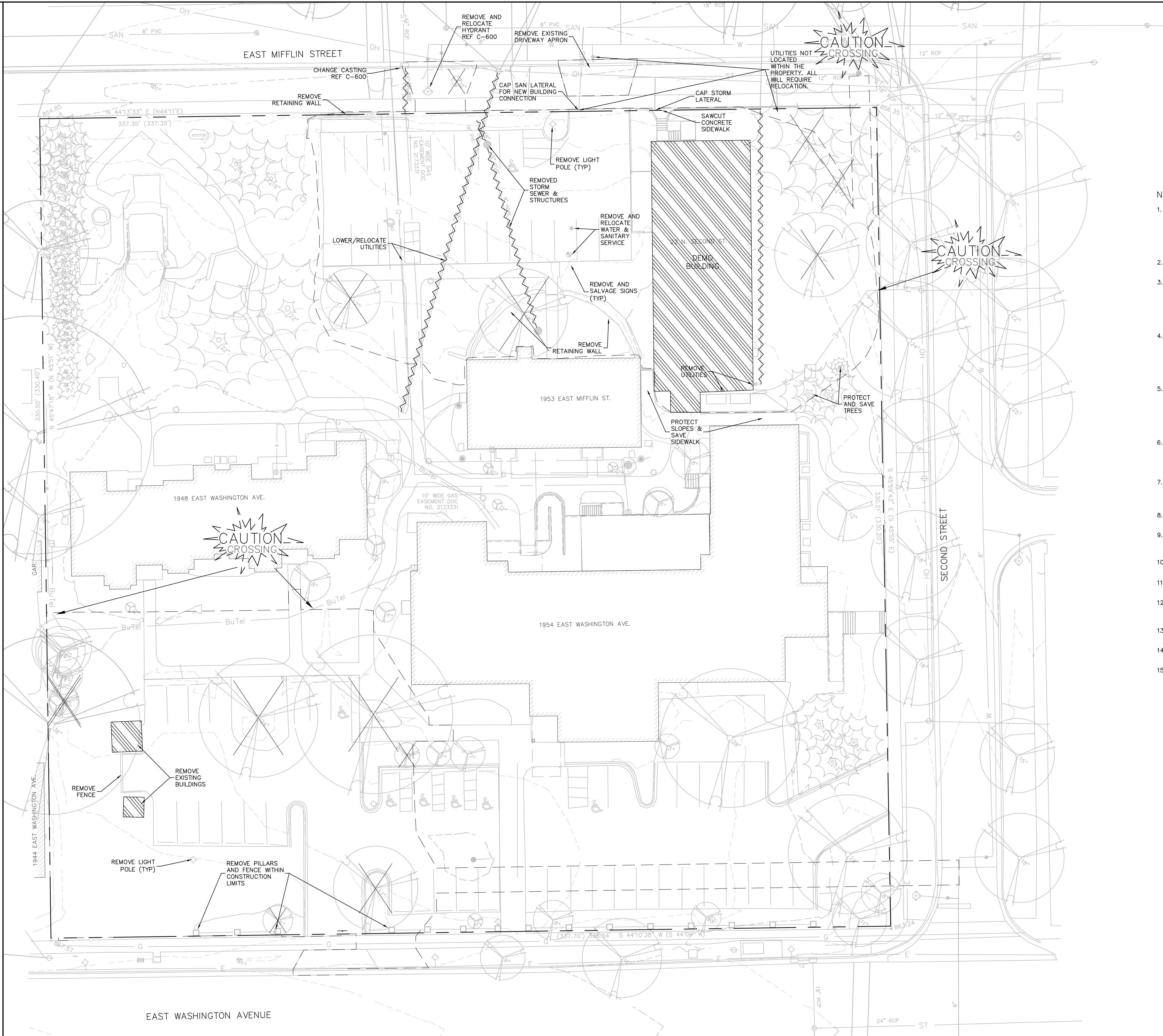
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THE AVENUE EXPANSION
1948, 1953 & 1954 E Washington Avenue
Madison, WI 53704
Madison Development Corporation
550 W Washington Ave.
Madison, WI 53703

PROJECT #:	BSE2055
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EXISTING CONDITIONS
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NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, PLUGGING AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. SAWCUTTING SHALL BE FULL-DEPTH FOR THE ENTIRE LENGTH OF THE CUT AND SHALL RESULT IN A CLEAN, VERTICAL EDGE. REFERENCE CITY OF MADISON SPECIFICATION 203.2(b).
10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
12. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
13. CAP/PLUG ALL UNUSED EXISTING LATERALS PER CITY OF MADISON REQUIREMENTS.
14. DEMOLITION OF BUILDINGS AND STRUCTURES SHALL INCLUDE THE REMOVAL OF ALL FOUNDATIONS AND SUBSURFACE STRUCTURES.
15. SIDEWALK AND APRON DEMOLITION SHALL BE REMOVED TO THE NEAREST PRACTICABLE JOINT TO THE CONSTRUCTION LIMITS. SAWCUTTING OF THE JOINT SHALL BE PERFORMED TO THE FULL DEPTH PRIOR TO REMOVAL.

LEGEND

- CONSTRUCTION LIMITS
- ~~~~~ REMOVE UTILITY
- X REMOVE TREE
- ▨ REMOVE BUILDING

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APPROVALS	PROJECT FILE	MLB	PDF	CSB	MLB
PROJECT FILE	MLB	PDF	CSB	MLB	MLB

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DEMOLITION
PLANS

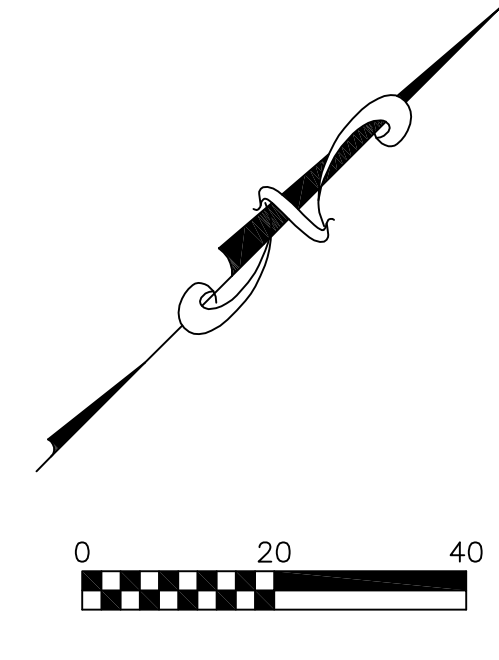
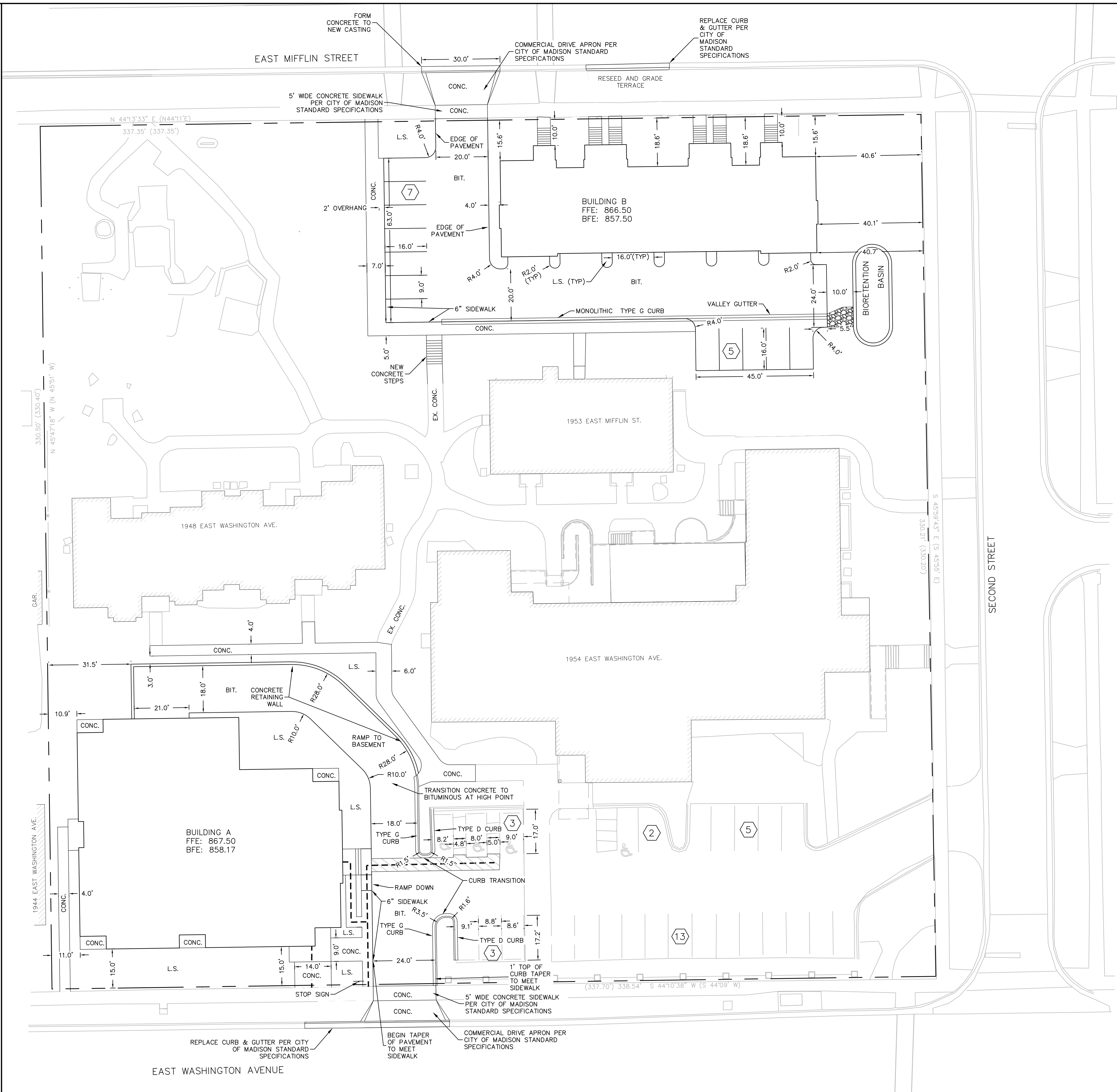
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- NOTES:
1. PAVEMENT MARKINGS AND SIGNAGE PERTAINING TO ACCESSIBLE PARKING STALLS AND ROUTES SHALL CONFORM TO CURRENT ADA REGULATIONS.
 2. CONCRETE PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
 3. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 4. CURB SHALL CONFORM TO THE CITY OF MADISON STANDARD SPECIFICATIONS FOR TYPE D AND TYPE G. ALL CURB WILL BE TYPE G UNLESS ANNOTATED OTHERWISE. SEE SHEET C-6.0.
 5. TOTAL PARKING STALLS
4 ACCESSIBLE
34 STANDARD

LEGEND	
	ACCESSIBLE ROUTE
	PARKING STALL COUNT
	EXISTING EASEMENT
	PROPERTY BOUNDARY
CONC.	CONCRETE
L.S.	LANDSCAPED
BIT.	BITUMINOUS

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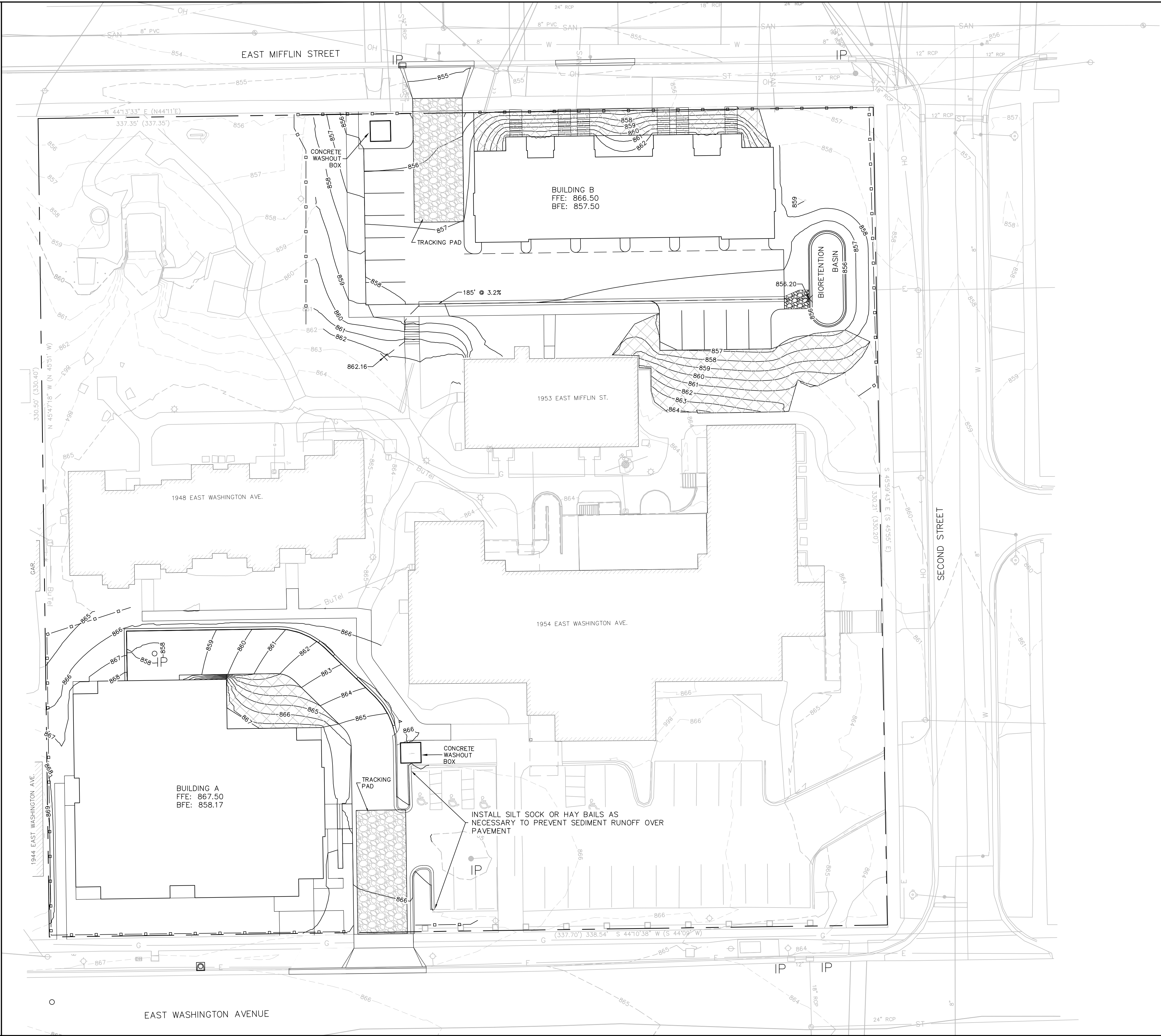
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CIVIL SITE PLAN

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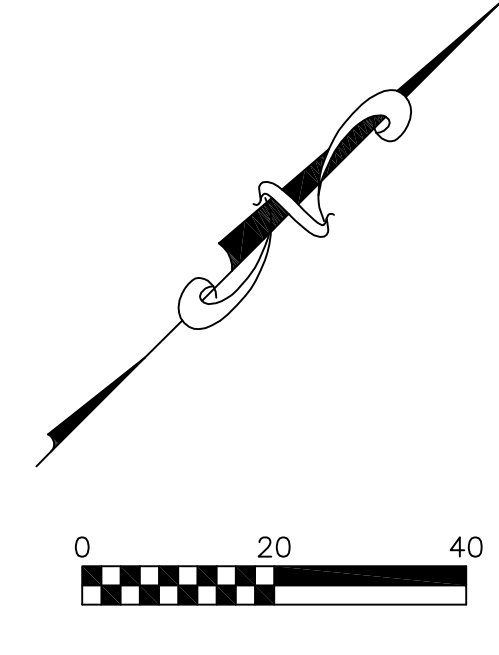
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LEGEND

- IP INLET PROTECTION
- SILT FENCE
- ST STORM SEWER
- USLE FLOW PATH
- CLASS 1 TYPE A EROSION CONTROL MAT
- MEDIUM RIPRAP



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Madison Development Corporation
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 Madison, WI 53703

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EROSION CONTROL
 PLAN

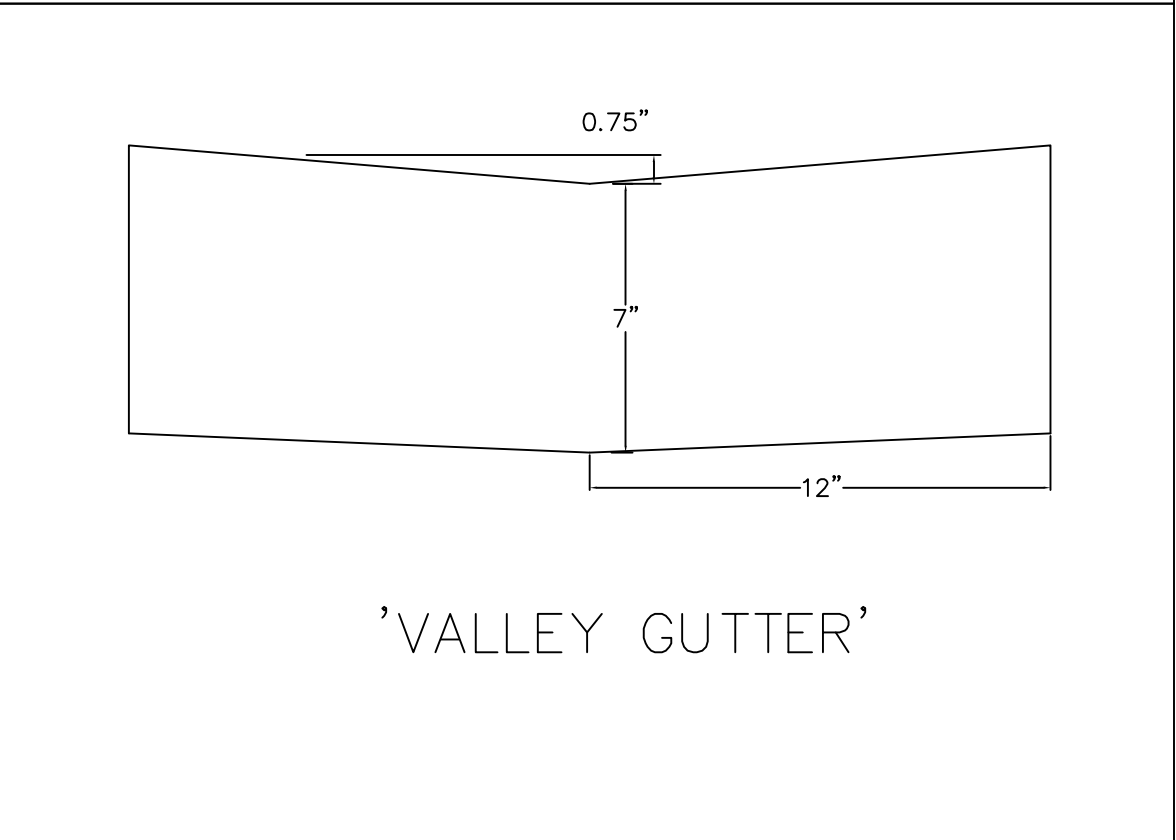
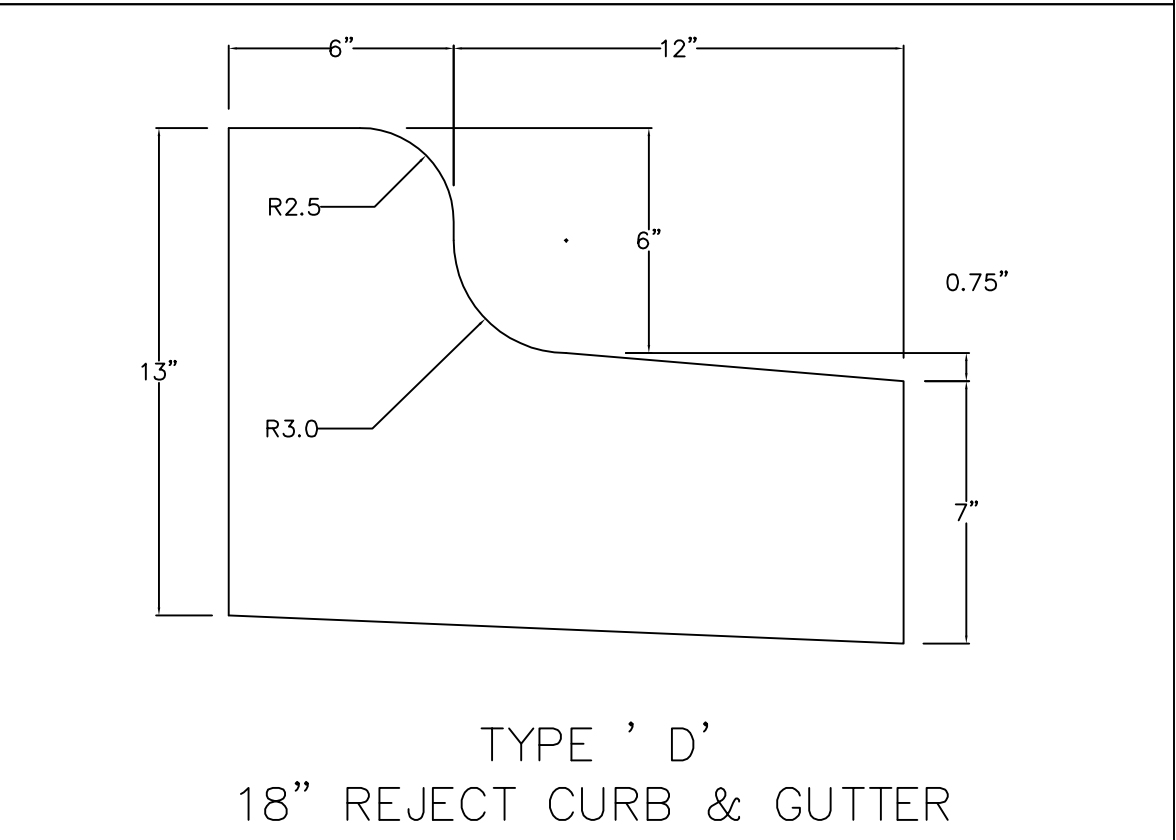
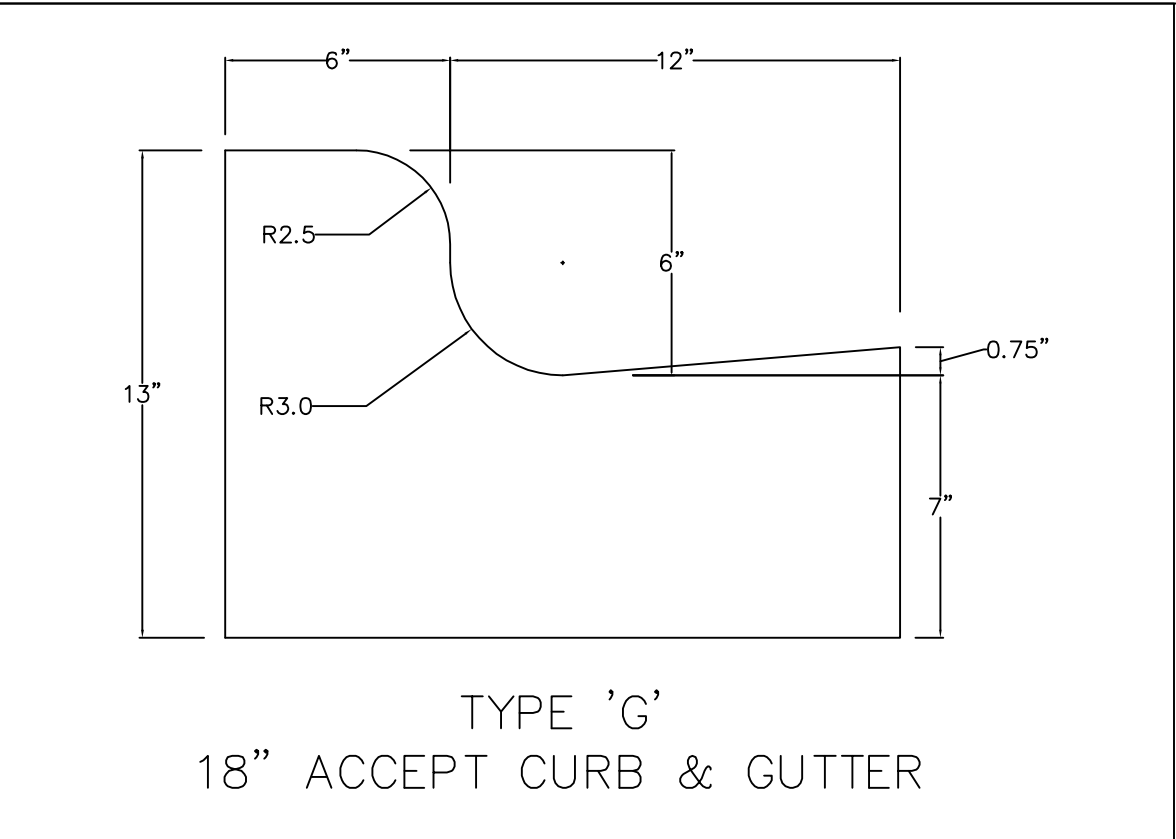
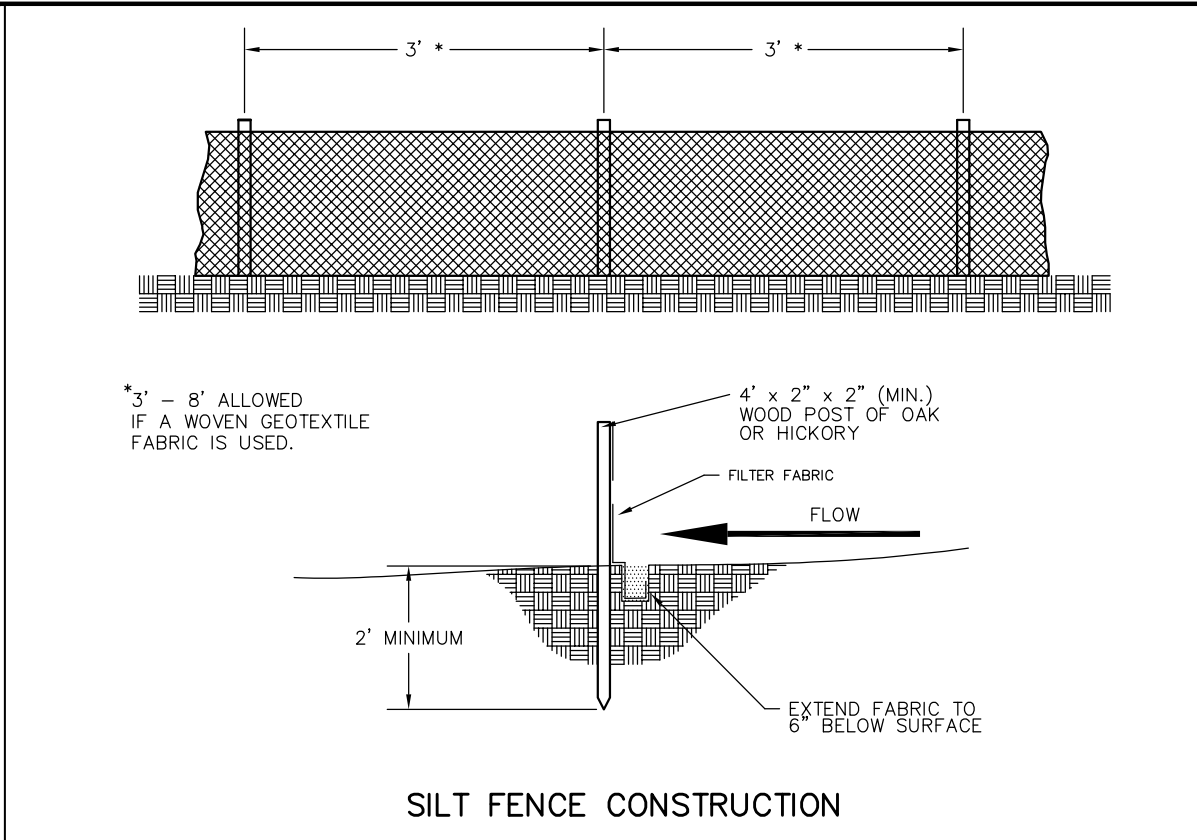
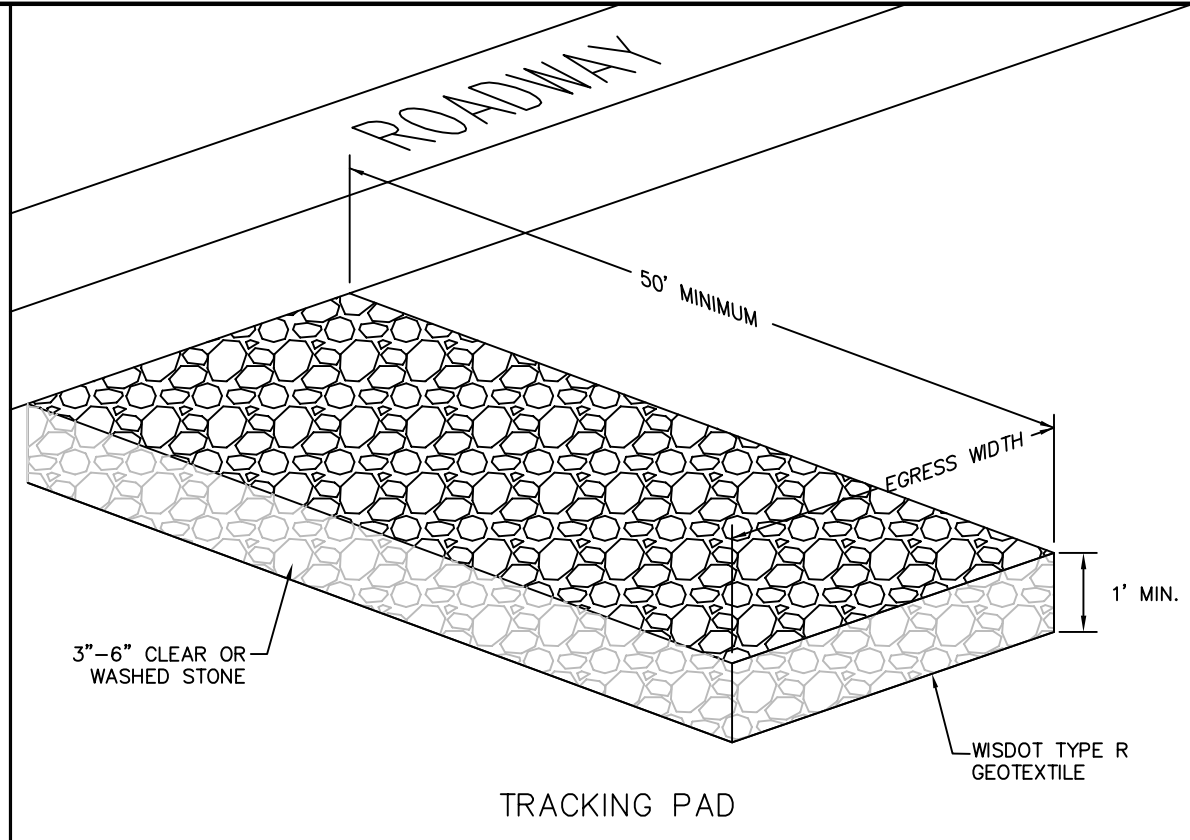
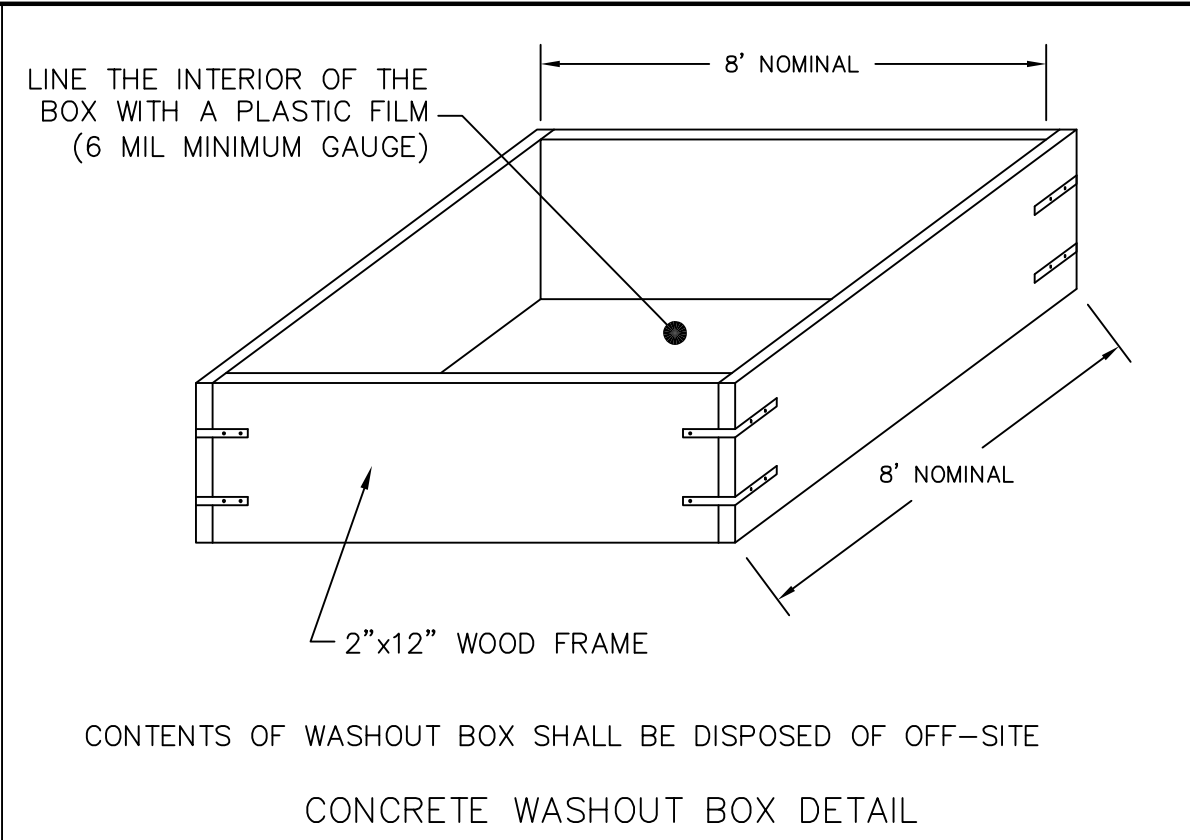
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<u>Schedule:</u>		
MARCH 3, 2019	INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE.	
APRIL 15, 2019	DEMO BUILDINGS, STRIP SITE, REMOVE OLD UTILITIES.	
MAY 15, 2019	INSTALL SEDIMENTATION BASIN.	
OCTOBER 15, 2019	BUILDING CONSTRUCTION, SITE UTILITIES, DRAIN TILE, SIDEWALK, BITUMINOUS PAVING AND CONCRETE PAVING COMPLETE.	
NOVEMBER 1, 2019	WINTER STABILIZATION OF SITE.	
JUNE 1, 2020	SITE RESTORATION AND SEEDING COMPLETE.	
AUGUST 1, 2020	VEGETATION ESTABLISHED.	
AUGUST 15, 2020	BIORETENTION BASIN CONSTRUCTED AND PLANTING COMPLETE.	



EROSION CONTROL NOTES/SPECIFICATIONS:

- EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
 - EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
 - ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPECTION SCHEDULE AND RECORD KEEPING SHALL COMPLY WITH NR 216.46(9), WIS. ADM. CODE.
 - CONSTRUCTION ENTRANCES – PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WDNR STANDARD 1057. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML). THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
 - TEMPORARY STABILIZATION USING ANIONIC POLYMER. AFTER NOVEMBER 1, 2019, ANIONIC POLYACRYLAMIDE WILL BE APPLIED TO ALL DISTURBED AREAS WHERE THE MUNICIPALITY'S ENGINEER OR WDNR REPRESENTATIVES DEEM STABILIZATION AND/OR EROSION TO BE PROBLEMATIC. APPLICATION OF POLYACRYLAMIDE WILL BE ACCORDING TO WDNR CONSERVATION PRACTICE STANDARD 1050, EROSION CONTROL LAND APPLICATION OF ANIONIC POLYACRYLAMIDE. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML).
 - SOIL STOCKPILES – A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
 - DEWATERING – WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, GEOTEXTILE BAG, OR AN EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATIONS OF DEWATERING ACTIVITY, AND PROVIDE AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVICES SHALL COMPLY WITH WDNR TECHNICAL STANDARD 1061 FOUND AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML) THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.
- | PUMP SIZE (MAX GPM) | TYPE I BAG SIZE (SQ-FT) |
|---------------------|-------------------------|
| 50 | 25 |
| 100 | 50 |
| 150 | 75 |
- STORM SEWER INLETS – PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: [HTTP://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGRSERV/PAL.HTM](http://www.dot.wisconsin.gov/business/engrserv/pal.htm). INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL PLAT-LEVEL STABILIZATION IS COMPLETE.
 - BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
 - NO SOLID MATERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR 31 OF THE WISCONSIN STATE STATUTES OR 33 USC 1344 PERMITS.
 - EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: [HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDs.HTM](http://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDs.HTM) AND COMPLY WITH ALL CITY OF MADISON ORDINANCES.
 - ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE BE SWEEPED OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.
 - ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
 - ALL DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY AFTER GRADING ACTIVITIES HAVE BEEN COMPLETED.
 - ALL DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUNCES OF PURE LIVE SEED PER ACRE AND SHALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORATION SHALL BE IN CONFORMANCE TO WDNR TECHNICAL STANDARD 1059 FOUND AT [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML).
 - SEEDING AND SODDING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
 - FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.
 - THE BIORETENTION BASIN AREAS SHALL BE EXCAVATED TO THE PLAN DEPTH AT THE START OF CONSTRUCTION TO BE USED AS A SEDIMENT TRAP. THE BASINS SHALL HAVE THE ACCUMULATED SEDIMENT REMOVED WHEN IT REACHED A DEPTH OF 4" FROM OVERTOPPING. AT THE COMPLETION OF THE PROJECT, THE BASIN SHALL BE RE-EXCAVATED TO THE PLAN ELEVATION AND COMPLETED PER THE DETAILS AND SPECIFICATIONS FOR BIORETENTION. THE ENGINEER SHALL BE NOTIFIED WHEN THE BASINS ARE BEING COMPLETED SO THAT THEY CAN CERTIFY THEIR INSTALLATION.

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APPROVALS	PROJECT FILE	MLB	PDF	SWAN	CSB	MLB	MLB
		REVISION BY:		CHECKED BY:		APPROVED:	

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DETAILS

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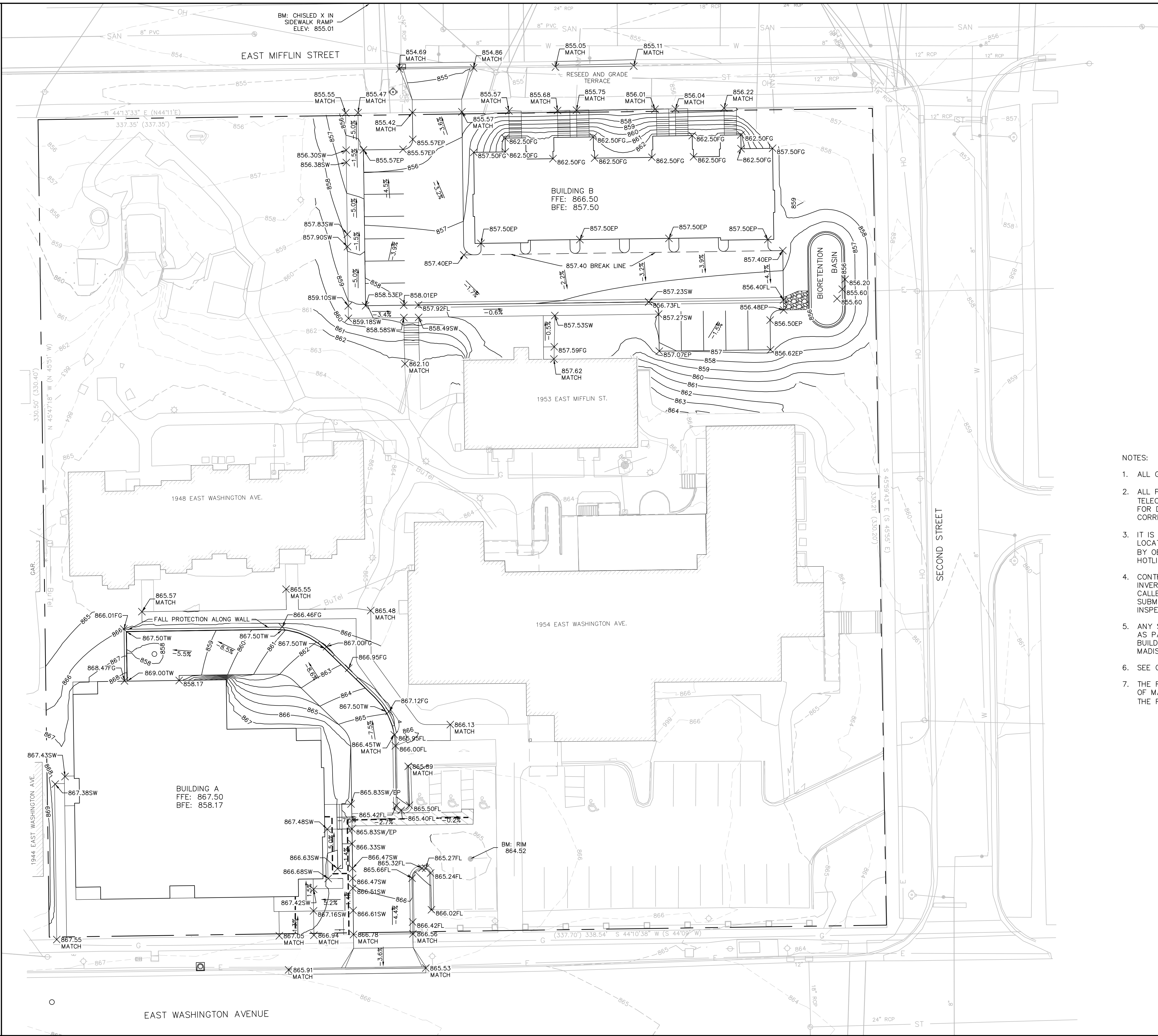
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LEGEND

---	866	---	EXISTING MINOR CONTOUR
---	865	---	EXISTING MAJOR CONTOUR
---	866	---	PROPOSED MINOR CONTOUR
---	865	---	PROPOSED MAJOR CONTOUR
---	ST	---	PROPOSED STORM SEWER
---		---	EASEMENTS
EP			EDGE OF PAVEMENT
FL			FLOW LINE
SW			SIDEWALK
FG			FINISH GRADE
TW			TOP OF WALL

- NOTES:
- ALL GRADES ARE FINISH ELEVATION.
 - ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 - CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
 - ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 - SEE C-8.0 FOR BIORETENTION BASIN DETAIL.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: MBurse@BSE-INC.net
www.bursesurveyengr.com

THE AVENUE EXPANSION
1948, 1953 & 1954 E Washington Avenue
Madison, WI 53704
Madison Development Corporation
550 W Washington Ave.,
Madison, WI 53703

PROJECT #: BSE2055
PLOT DATE: 10/17/2018

REVISION DATES:

ISSUE DATES:

10/17/2018

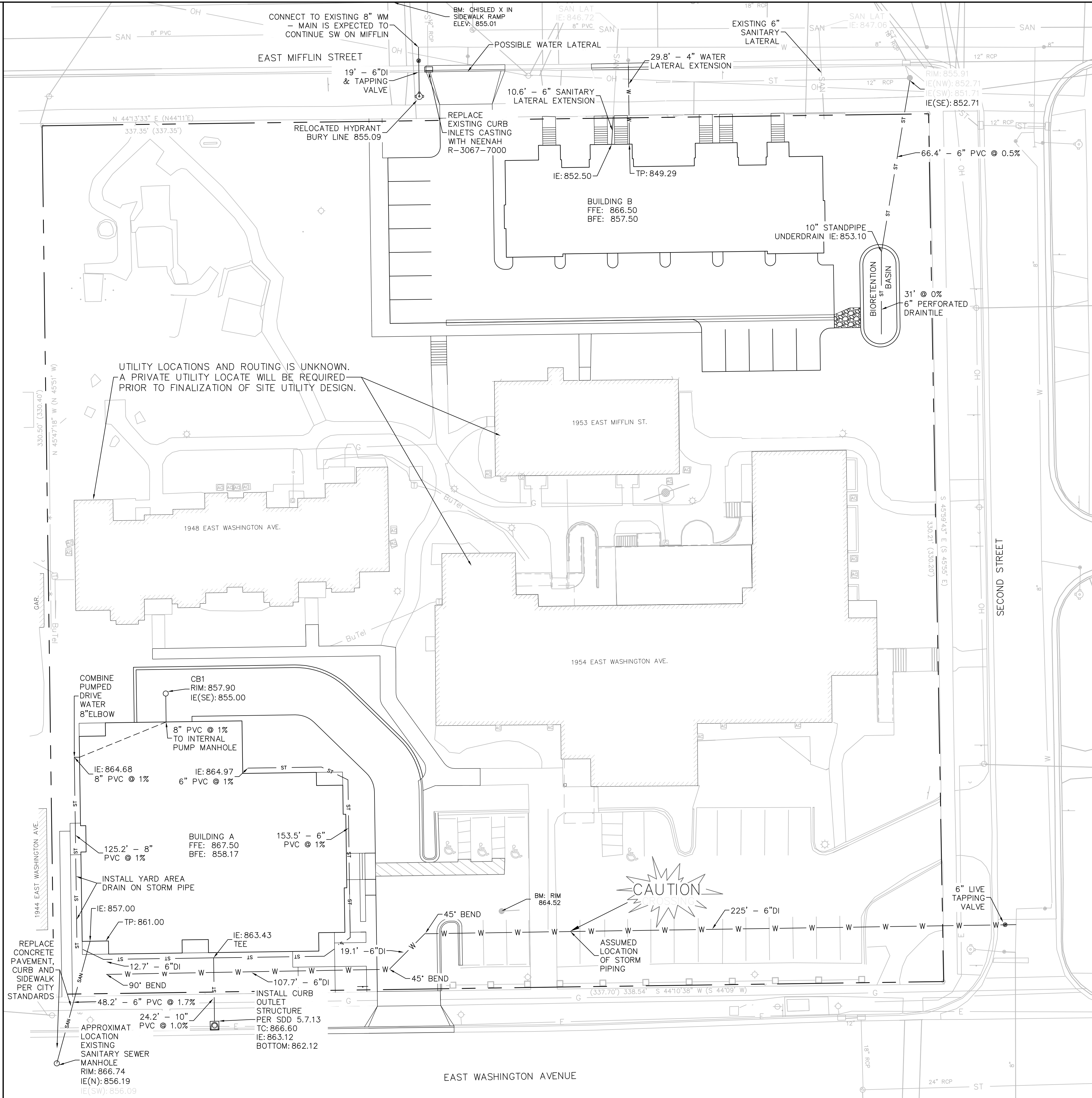
GRADING PLAN

Burse
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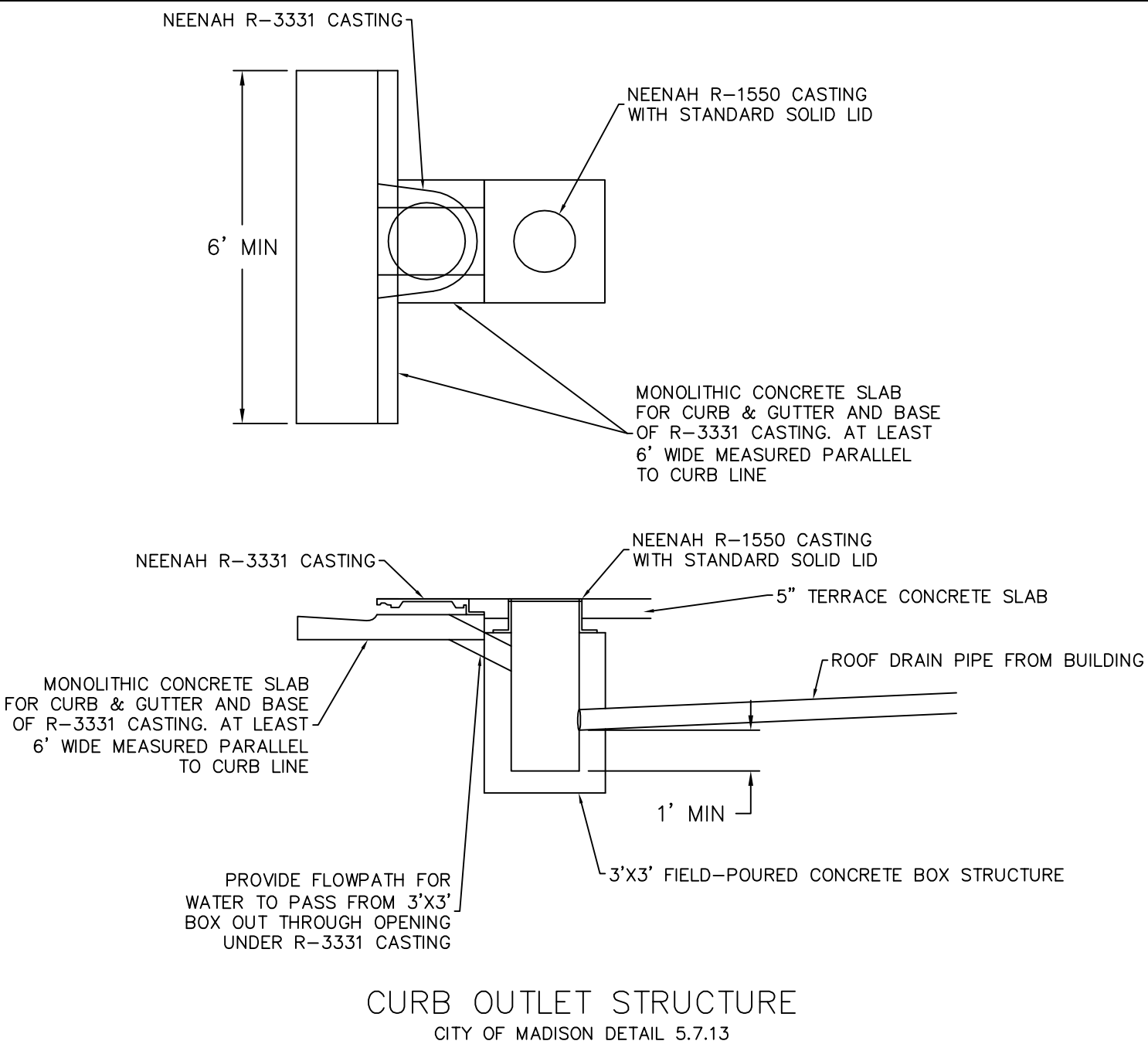
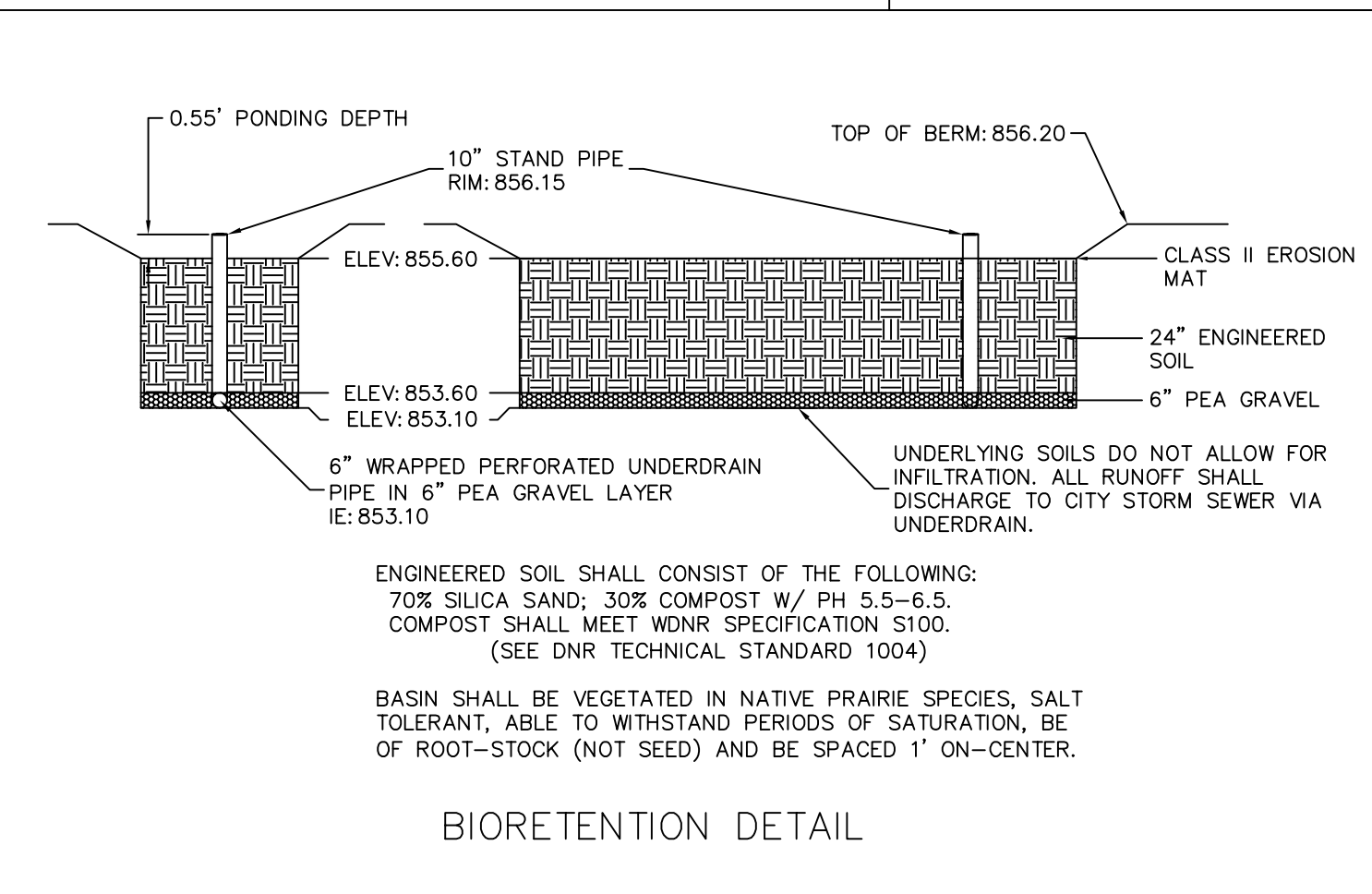
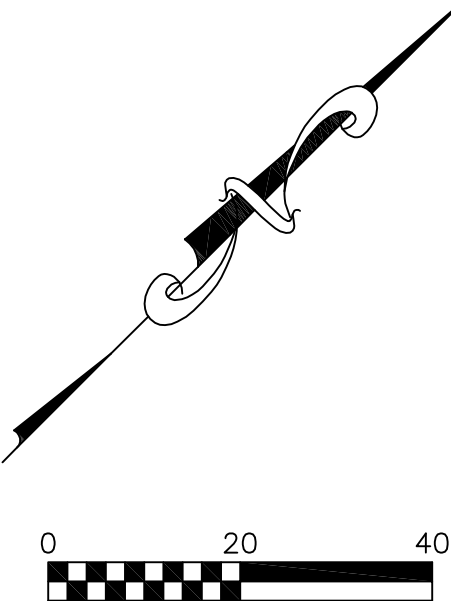
DRAWING NUMBER

C-7.0

NOT FOR CONSTRUCTION



- LEGEND
- W PROPOSED WATER SERVICE
 - ST PROPOSED STORM
 - SAN PROPOSED SANITARY



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www.bursesurveyengr.com

THE AVENUE EXPANSION
1948, 1953 & 1954 E Washington Avenue
Madison, WI 53704

Madison Development Corporation
550 W Washington Ave.
Madison, WI 53703

APPROVALS	PROJECT FILE	MLB	DESIGNED BY	PDF	SEAL	CSB	CHECKED BY	MLB	APPROVED	MLB

PROJECT #:	BSE2055
PLOT DATE:	10/17/2018
REVISION DATES:	
ISSUE DATES:	10/17/2018

UTILITY PLAN

Burse
Surveying and Engineering, Inc.

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DRAWING NUMBER

C-8.0

DIGGERS HOTLINE
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PLANT LIST

KEY	SIZE	QUAN	COMMON NAME	Botanical Name	ROOT
(14) Canopy Trees					
ABM	2 ½"	4	Autumn Blaze Maple	Acer Freemanii	BB
CH	2 ½"	1	Common Hackberry	Celtis Occidentalis	BB
ECT	12"	2	Existing Canopy Tree	Acer	EX
EP	2 ½"	3	Exclamation Planetree	Platanus	BB
SHL	2 ½"	2	Skyline Honeylocust	Gleditsia Tricanthos Inermis	BB
SWO	2 ½"	2	Swamp White Oak	Quercus Bicolor	BB
(6) Ornamental Trees					
CP	2"	1	Cleveland Select Pear	Pyrus Calleryana 'Cleveland Select'	BB
PFC	1 ½"	3	Prairie Fire Crab	Malus 'Prairie Fire'	BB
TSC	2"	2	Tina Sargent Crab	Tina Malus Sargentii 'Tina'	BB
(1) Evergreen Trees					
BHS	5'	1	Black Hills Spruce	Picea Pungens desata	BB
(122) Deciduous Shrubs					
ABS	4'	7	A B Serviceberry	Amelanchier Grandiflora 'A B'	BB
AC	15"	13	Alpine Currant	Ribes Alpinum	Pot
BC	24"	15	Black Chokeberry	Aronia Melnocarpa	Pot
BF	18"	13	Bronx Forsythia		Pot
CC	2 G	22	Cranberry Cotoneaster	Cotoneaster	Pot
DCV	24"	6	Dwarf Cranberry/bush Viburnum		Pot
DN	24"	8	Diablo Ninebark	Physocarpus	Pot
GLS	18"	16	Gro Low Sumac	Rhus Aromatica	Pot
MCS	18"	12	Magic Carpet Flame Spirea		Pot
WS	24"	10	White Snowberry	Symphocarpus Alba	Pot
(11) Perennials					
LBS	1 G	4	Little Bluestem Grass		Con
SDD	1 G	7	Stella De Oro Day Lily		Con

- NOTES:
- Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and # 1 locally grown bluegrass sod.
 - Foundation planting beds to be mulched with shredded hardwood bark spread to a depth of 3".
 - Planting beds labeled as 'stone mulch' to be mulched with 1 ½" washed stone mulch spread to a depth of 3" over weed barrier fabric
 - Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch spread to a depth of 3"
 - Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging.
 - Owner will be responsible for maintenance after completion and acceptance.

LANDSCAPE WORKSHEET
The Avenue – Building A

Landscape Points Required

Developed Area = 5,202 SF
Landscape Points: 5,202/300 x 5 = **87 points**

Total Landscape Points Required

87 points

Landscape Points Supplied

Existing canopy trees – 0 @ 35 = 0 points
Proposed canopy trees – 5 @ 35 = 175 points
Existing evergreen trees – 0 @ 35 = 0 points
Proposed evergreen trees – 0 @ 35 = 0 points
Existing ornamental trees – 0 @ 15 = 0 points
Proposed ornamental trees -3 @ 15 = 45 points
Existing upright evergreen shrubs – 0 @ 10 = 0 points
Proposed upright evergreen shrubs – 0 @ 10 = 0 points
Existing deciduous shrubs – 0 @ 3 = 0 points
Proposed deciduous shrubs – 53 @ 3 = 159 points
Existing evergreen shrubs – 0 @ 4 = 0 points
Proposed evergreen shrubs – 0 @ 4 = 0 points
Existing perennials & grasses 0 @ 2 = 0 points
Proposed perennials & grasses 11 @ 2 = 22 points

Total landscape points supplied = **401 points**

Lot Frontage Landscape Required

(Section 28.142(5) Development Frontage Landscaping)

"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."

East Washington Avenue = 160 LF

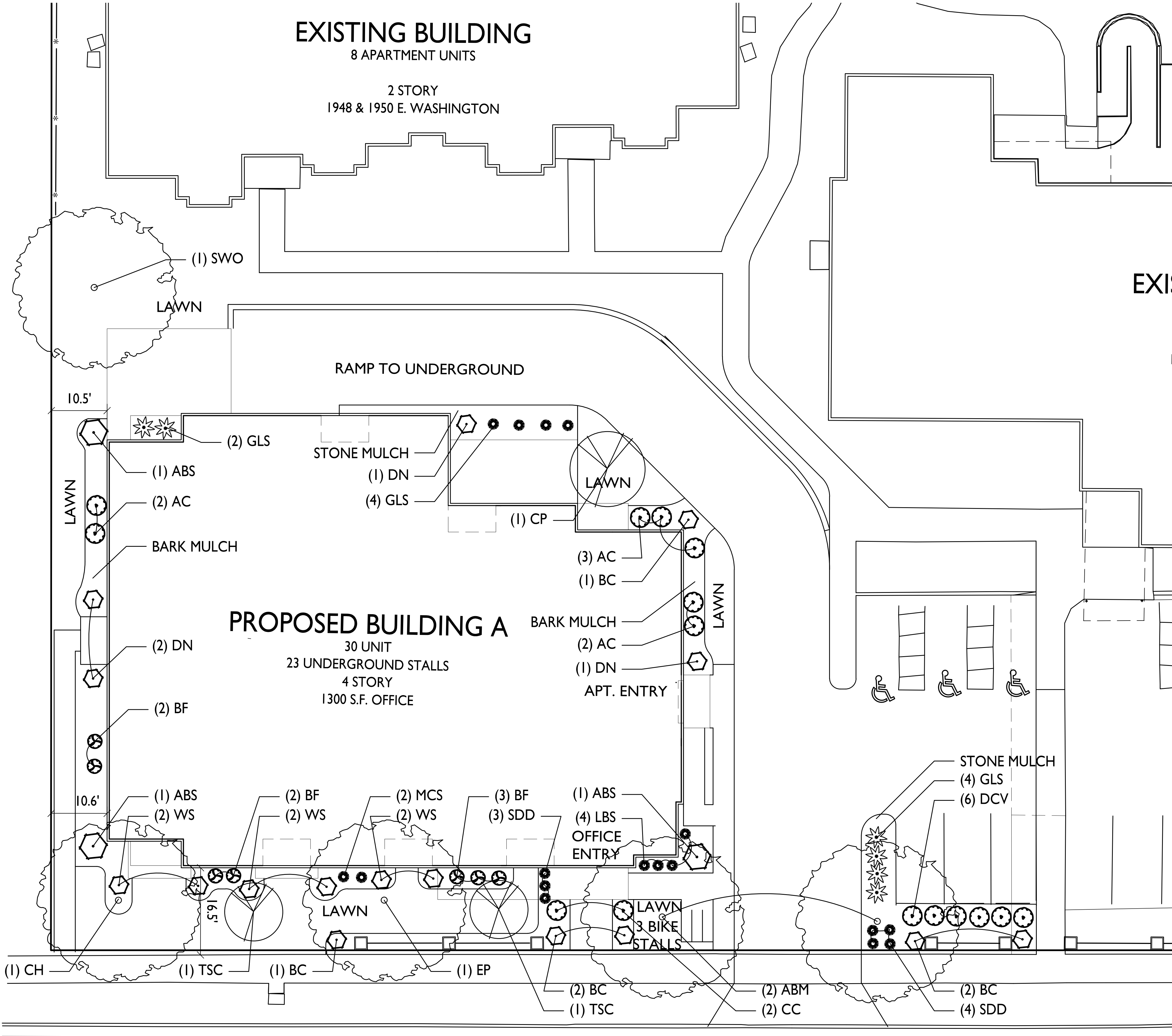
Over story trees required 160'/30' = 5.3
Shrubs required (160'/30') x 5 = 26.6

6 trees
27 shrubs

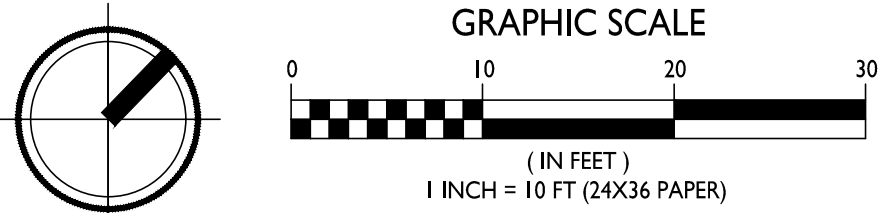
Over story trees supplied
Ornamental/Evergreen trees supplied
Shrubs supplied

5 trees
0 trees
27 shrubs

(Lot Frontage landscape points supplied = **256 points**)



LANDSCAPE PLAN - BUILDING A
1" = 10'-0"



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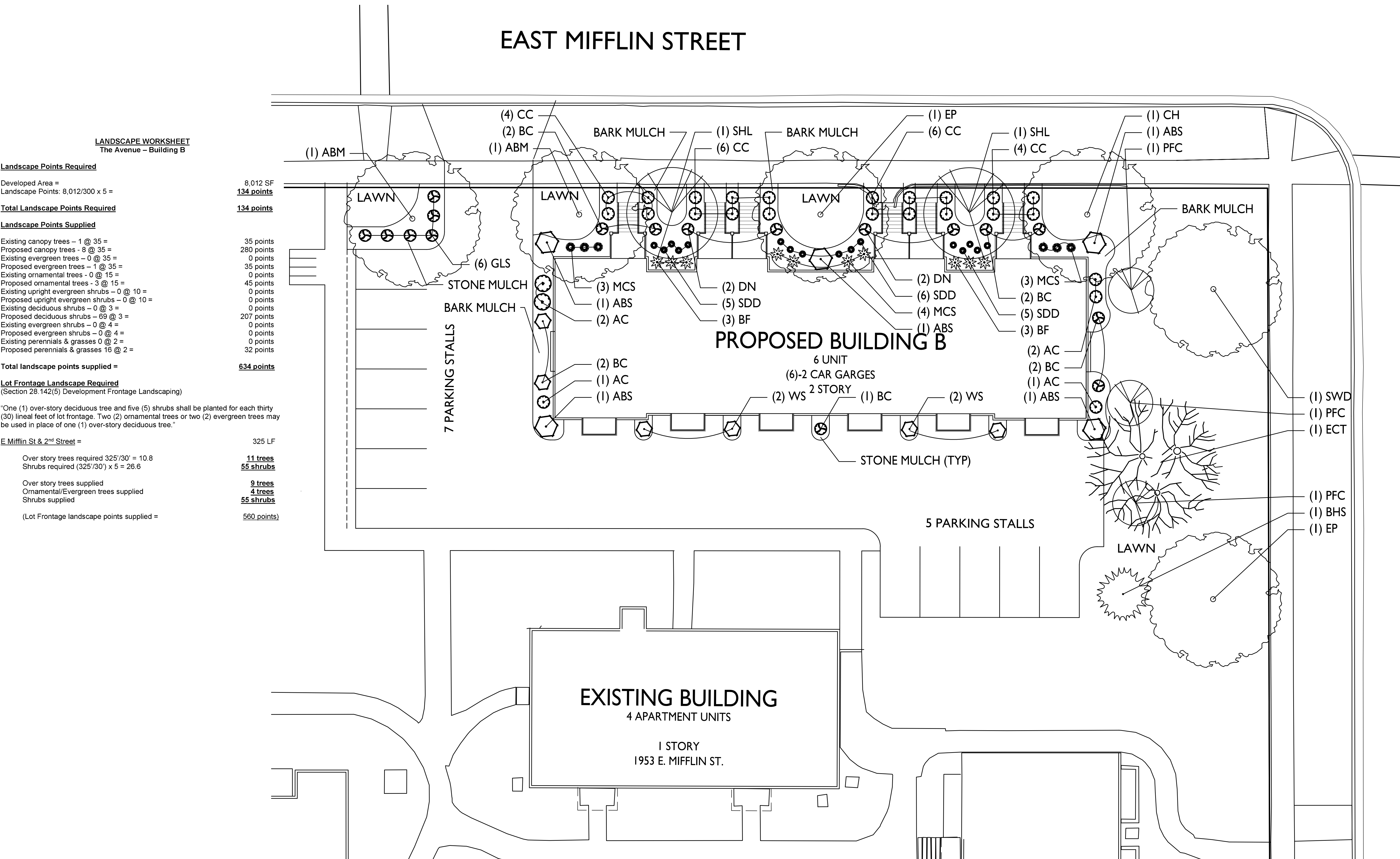
PROJECT TITLE
The Avenue
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Madison
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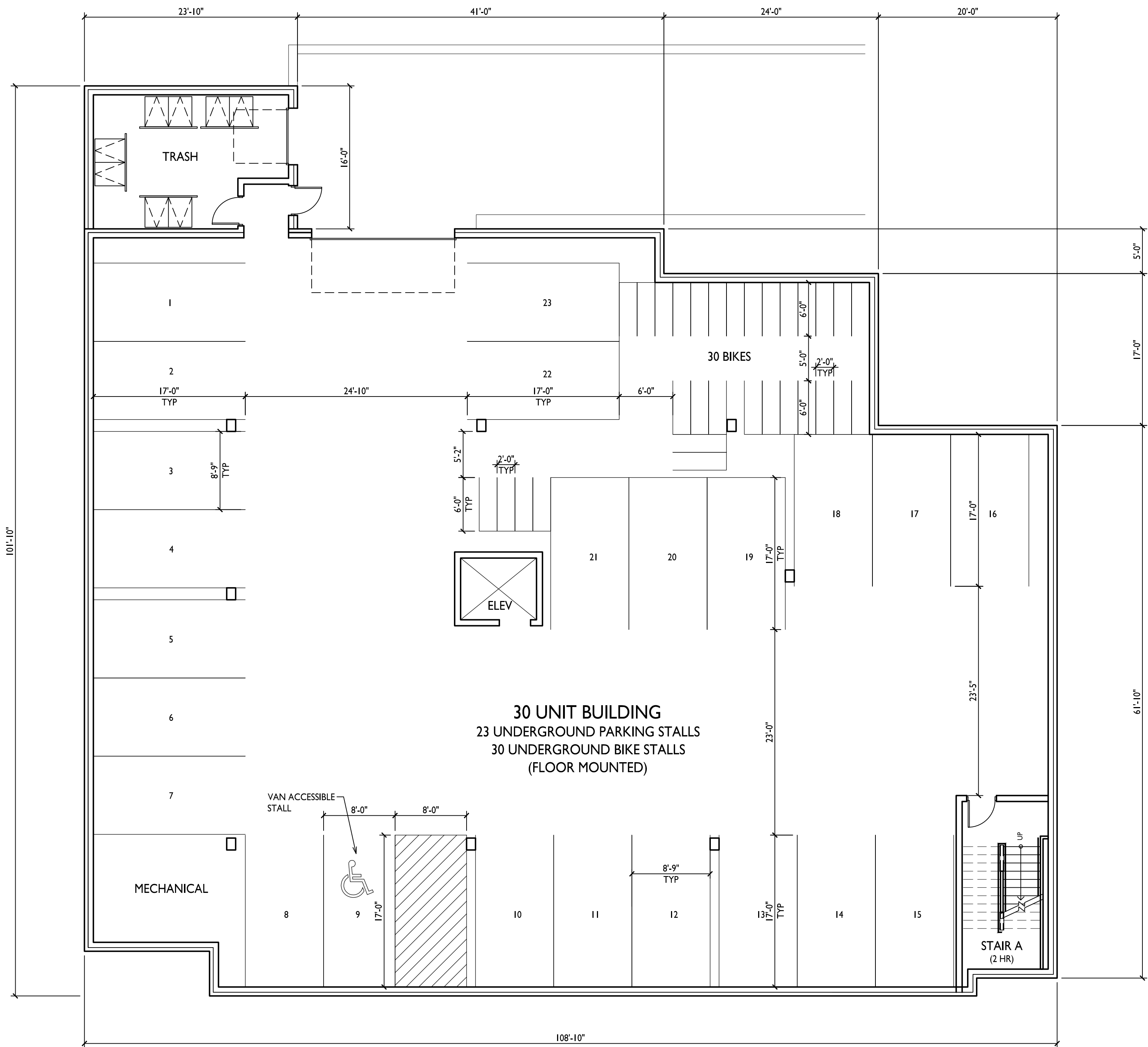
East Washington Ave,
2nd Street & E Mifflin St
SHEET TITLE
Landscape Plan
Building A

SHEET NUMBER

PROJECT NO. 1745

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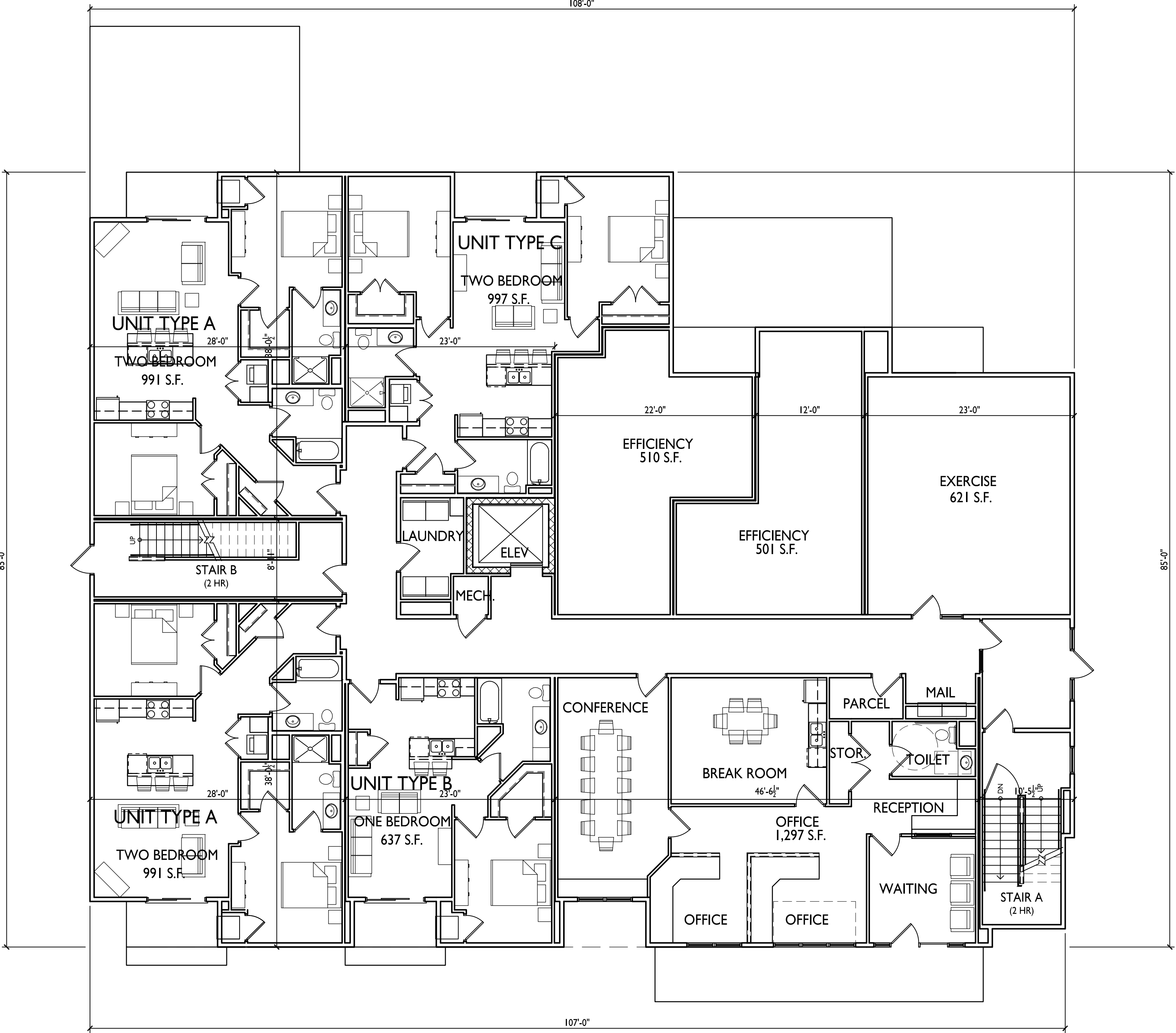


1
A-1.0

BASEMENT PLAN

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

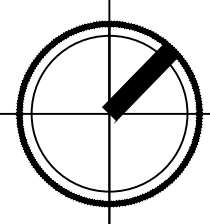
8,900 SQ.FT.



1
A-1.1

FIRST FLOOR PLAN

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



UNIT MIX:
2 EFFICIENCIES
13 ONE-BEDROOM
15 TWO-BEDROOM
30 TOTAL UNITS

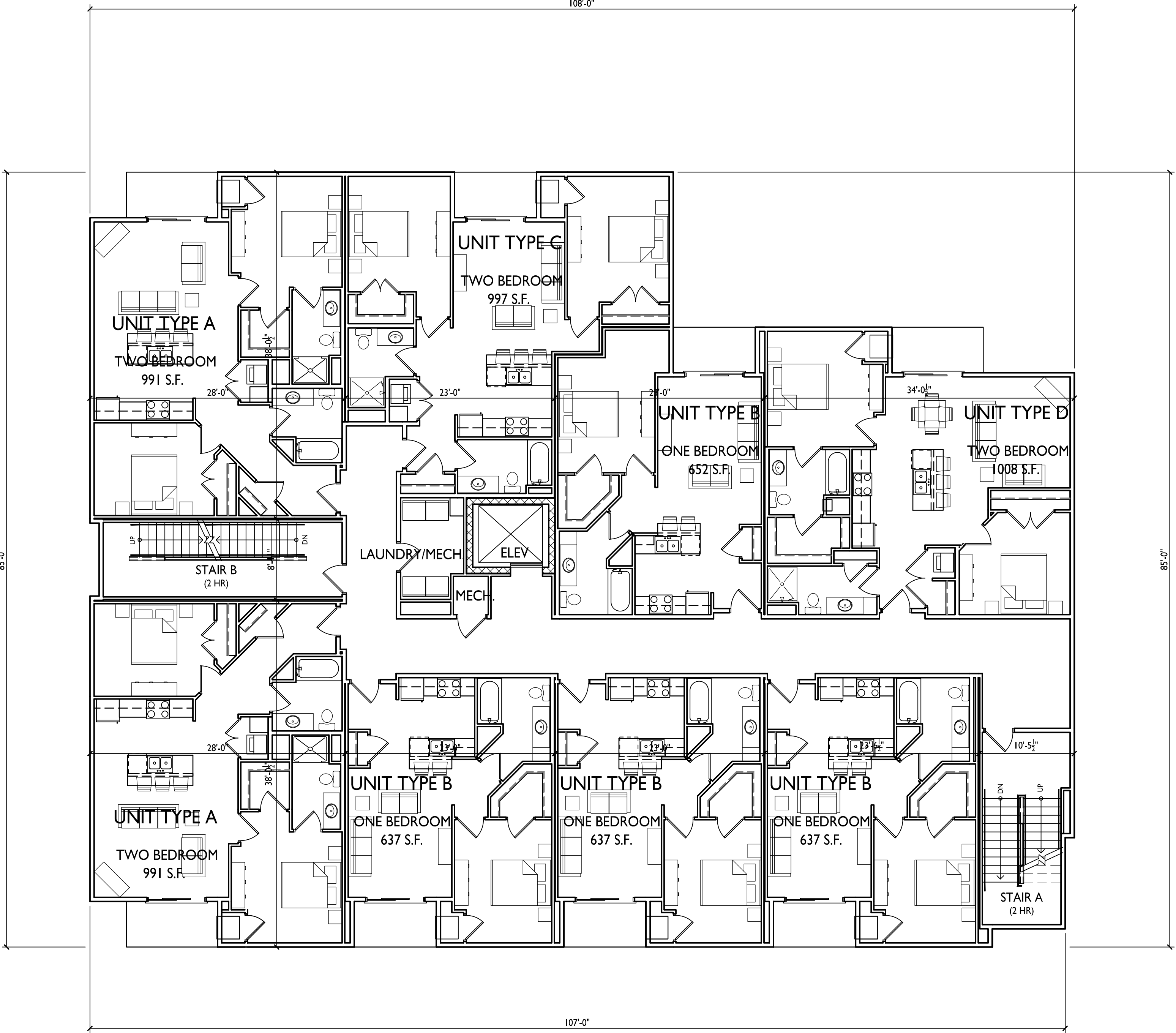
7,984 SQ.FT.

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PROJECT TITLE
The Avenue
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East Washington Ave,
2nd Street & E Mifflin St
SHEET TITLE
First Floor Plan

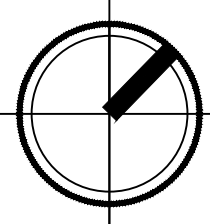
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1
A-1.2

SECOND - FOURTH FLOOR PLAN

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



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PROJECT TITLE
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East Washington Ave,
2nd Street & E Mifflin St
SHEET TITLE
Second - Fourth
Floor Plan

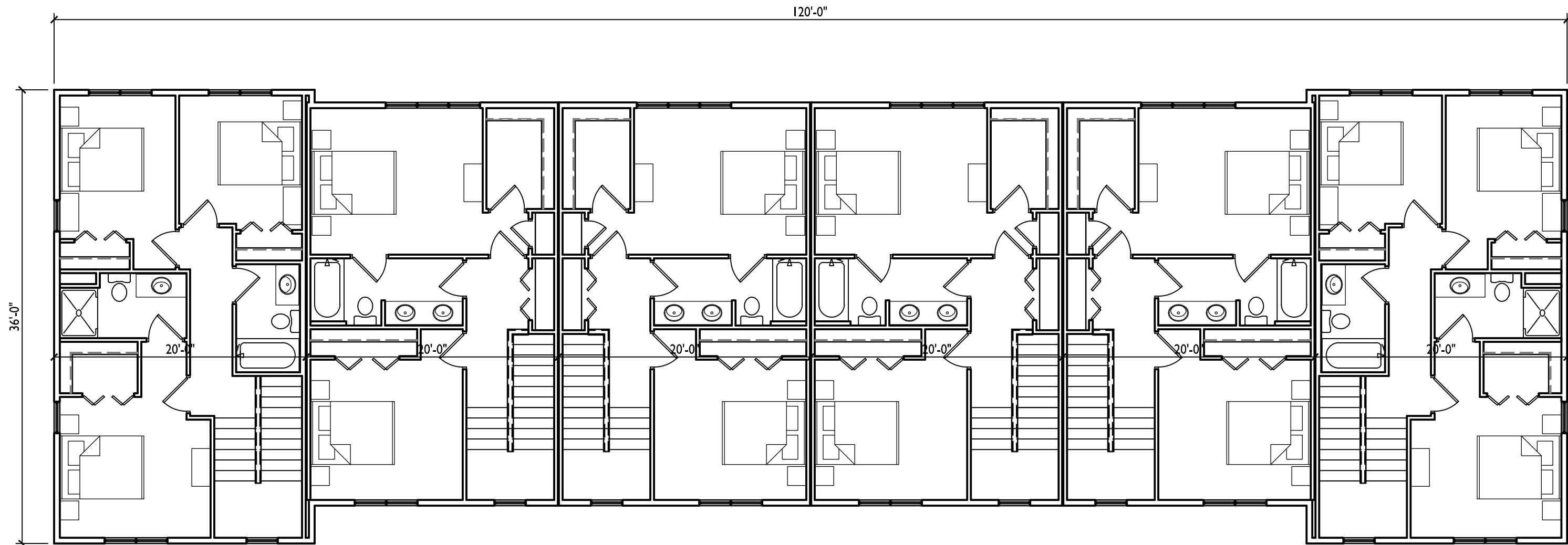
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7,939 SQ.FT.

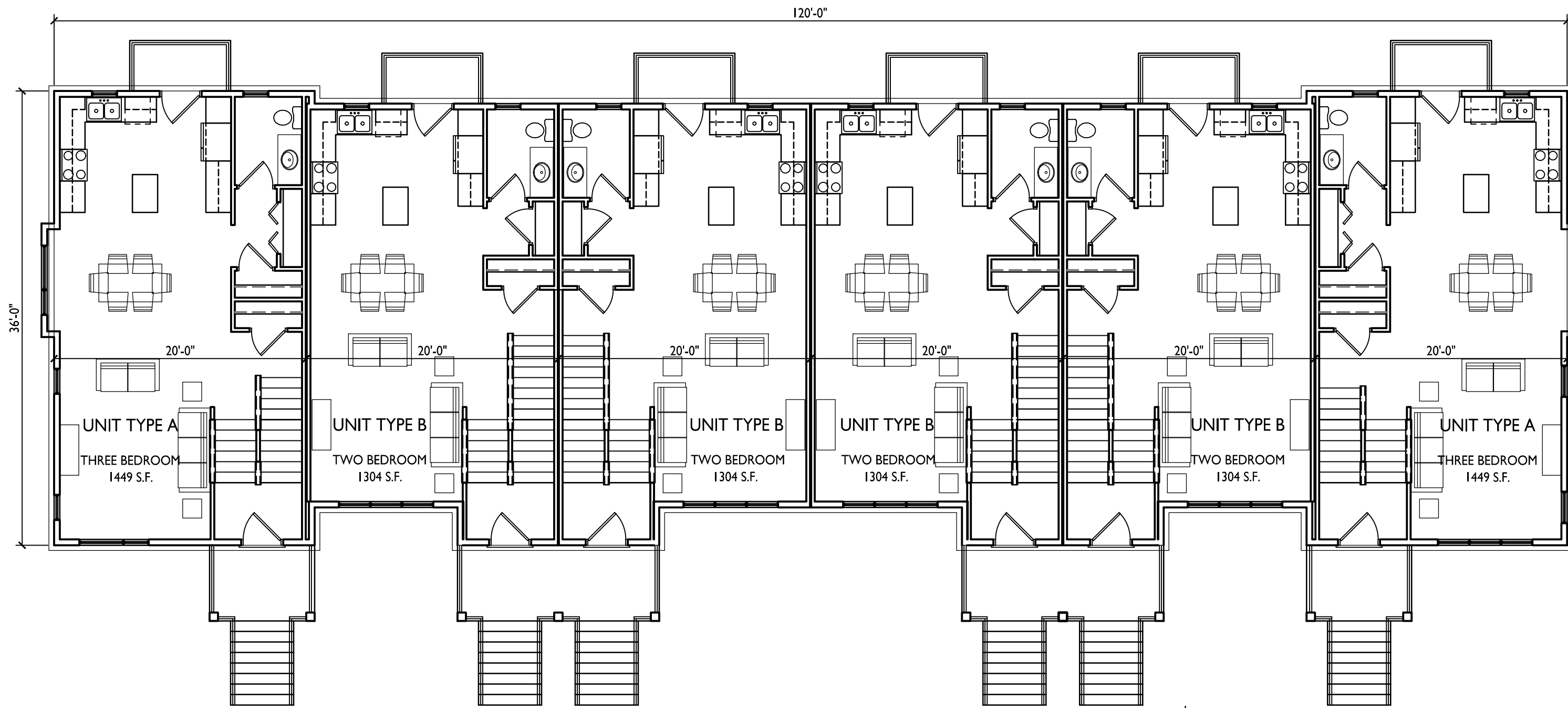
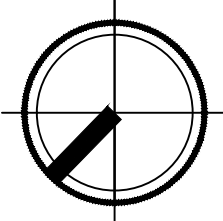
A-1.2

PROJECT NO. 1745

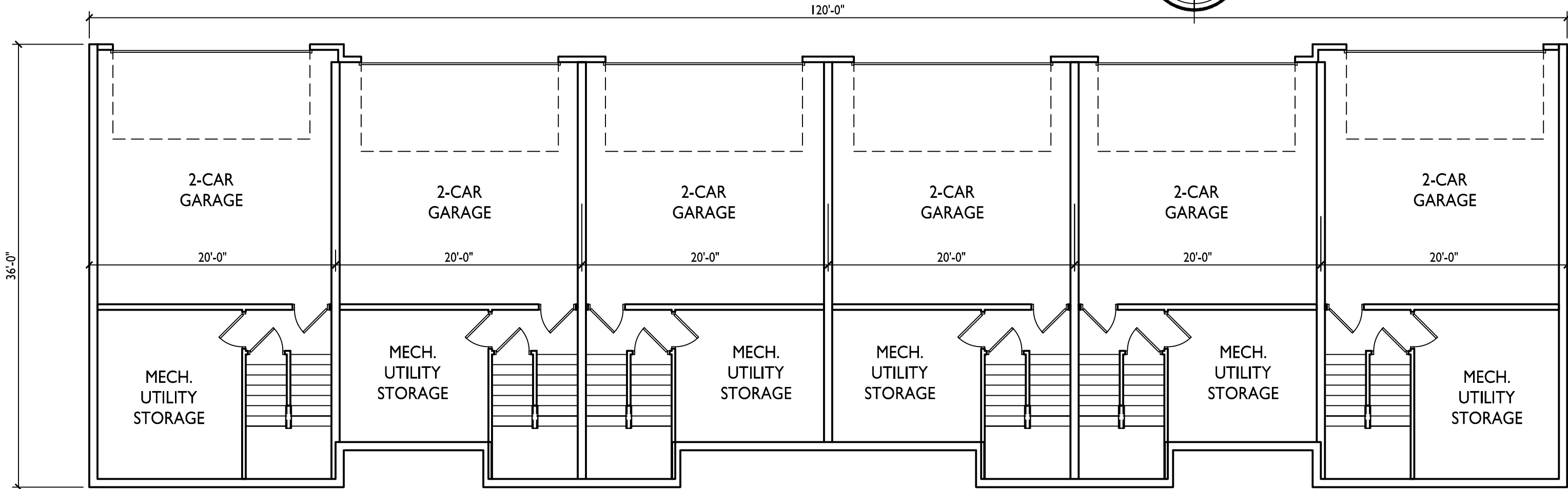
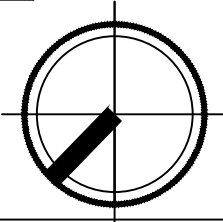
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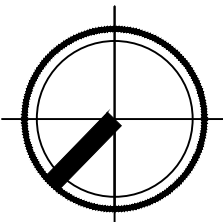
3 SECOND FLOOR PLAN - 6 UNIT
A-1.6 SCALE: 1/8"=1'-0"



2 FIRST FLOOR PLAN - 6 UNIT
A-1.6 SCALE: 1/8"=1'-0"



1 BASEMENT FLOOR PLAN - 6 UNIT
A-1.6 SCALE: 1/8"=1'-0"





1 North Elevation - Option A
A-2.1 1/8" = 1'-0"



2 East Elevation - Option A
A-2.1 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING - 1	JAMES HARDIE	COUNTRY LANE RED
6" COMPOSITE LAP SIDING - 2	JAMES HARDIE	MONTEREY TAUPE
6" COMPOSITE LAP SIDING - 3	JAMES HARDIE	EVENING BLUE
COMPOSITE BOARD & BATTEN SIDING	JAMES HARDIE	NAVAJO BEIGE
COMPOSITE TRIM	JAMES HARDIE	MONTEREY TAUPE
BRICK VENEER	ACME	FRENCH VANILLA LIGHT
ASPHALT SHINGLE ROOF	GAF	TIMBERLINE - WEATHERED WOOD
VINYL WINDOWS	N/A	TAN
ALUM. STOREFRONT	N/A	DARK BRONZE
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER
RAILINGS	SUPERIOR	DARK BRONZE



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KEY PLAN

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PROJECT TITLE
**The Avenue
Expansion
Madison
Development
Corp.**

East Washington
Ave, 2nd Street &
E. Mifflin St.

SHEET TITLE
**Exterior
Elevations -
Option A**

SHEET NUMBER

A-2.1
PROJECT NUMBER **1745**
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1
A-2.1C 1/8" = 1'-0"

Option A - North Elevation Color



2
A-2.1C 1/8" = 1'-0"

Option A - East Elevation Color

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING - 1	JAMES HARDIE	COUNTRY LANE RED
6" COMPOSITE LAP SIDING - 2	JAMES HARDIE	MONTEREY TAUPE
6" COMPOSITE LAP SIDING - 3	JAMES HARDIE	EVENING BLUE
COMPOSITE BOARD & BATTEN SIDING	JAMES HARDIE	NAVAJO BEIGE
COMPOSITE TRIM	JAMES HARDIE	MONTEREY TAUPE
BRICK VENEER	ACME	FRENCH VANILLA LIGHT
ASPHALT SHINGLE ROOF	GAF	TIMBERLINE - WEATHERED WOOD
VINYL WINDOWS	N/A	TAN
ALUM. STOREFRONT	N/A	DARK BRONZE
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER
RAILINGS	SUPERIOR	DARK BRONZE



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East Washington
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SHEET TITLE
Exterior
Elevations -
Option A

SHEET NUMBER

A-2.2

PROJECT NUMBER 1745

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1 South Elevation - Option A
A-2.2 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING - 1	JAMES HARDIE	COUNTRY LANE RED
6" COMPOSITE LAP SIDING - 2	JAMES HARDIE	MONTEREY TAUPE
6" COMPOSITE LAP SIDING - 3	JAMES HARDIE	EVENING BLUE
COMPOSITE BOARD & BATTEN SIDING	JAMES HARDIE	NAVAJO BEIGE
COMPOSITE TRIM	JAMES HARDIE	MONTEREY TAUPE
BRICK VENEER	ACME	FRENCH VANILLA LIGHT
ASPHALT SHINGLE ROOF	GAF	TIMBERLINE - WEATHERED WOOD
VINYL WINDOWS	N/A	TAN
ALUM. STOREFRONT	N/A	DARK BRONZE
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER
RAILINGS	SUPERIOR	DARK BRONZE



2 West Elevation - Option A
A-2.2 1/8" = 1'-0"



1
A-2.2C

Option A - South Elevation Color

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING - 1	JAMES HARDIE	COUNTRY LANE RED
6" COMPOSITE LAP SIDING - 2	JAMES HARDIE	MONTEREY TAUPE
6" COMPOSITE LAP SIDING - 3	JAMES HARDIE	EVENING BLUE
COMPOSITE BOARD & BATTEN SIDING	JAMES HARDIE	NAVAJO BEIGE
COMPOSITE TRIM	JAMES HARDIE	MONTEREY TAUPE
BRICK VENEER	ACME	FRENCH VANILLA LIGHT
ASPHALT SHINGLE ROOF	GAF	TIMBERLINE - WEATHERED WOOD
VINYL WINDOWS	N/A	TAN
ALUM. STOREFRONT	N/A	DARK BRONZE
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER
RAILINGS	SUPERIOR	DARK BRONZE



2
A-2.2C

Option A - West Elevation Color

1/8" = 1'-0"

ISSUED

Issued for Land Use & UDC - Oct. 17, 2018

PROJECT TITLE

The Avenue
Expansion
Madison
Development
Corp.

East Washington
Ave, 2nd Street &
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SHEET TITLE

Exterior
Elevations -
Option A -
Color

SHEET NUMBER



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KEY PLAN



1
A-2.5
Townhomes - North Elevation
1/8" = 1'-0"

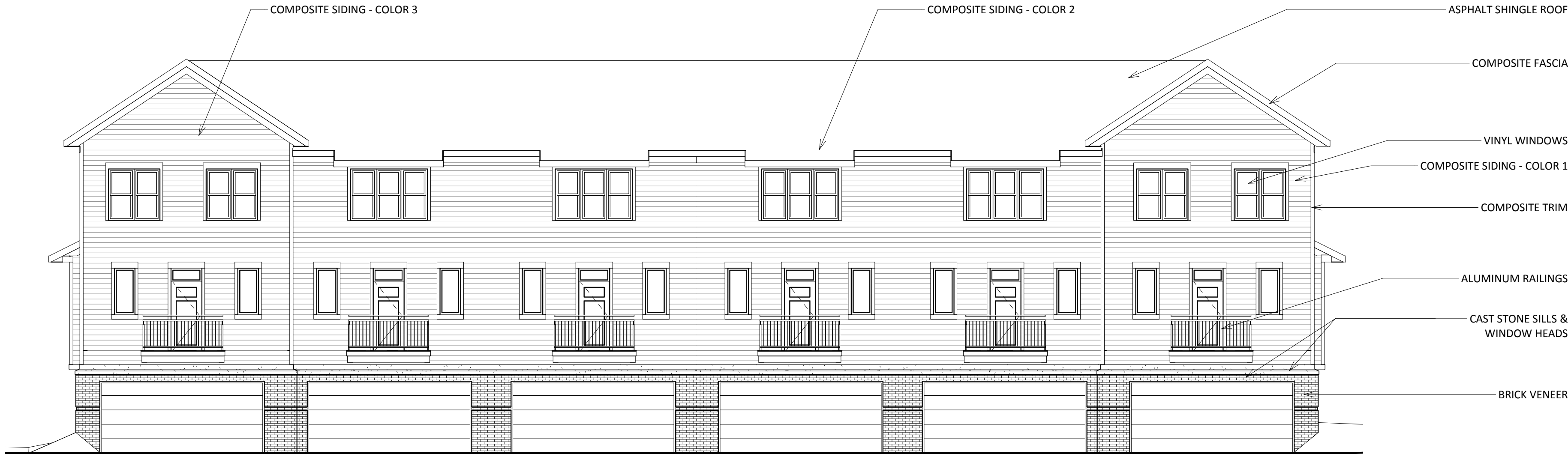
EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING - 1	JAMES HARDIE	COUNTRY LANE RED
6" COMPOSITE LAP SIDING - 2	JAMES HARDIE	MONTEREY TAUPE
6" COMPOSITE LAP SIDING - 3	JAMES HARDIE	EVENING BLUE
COMPOSITE BOARD & BATTEN SIDING	JAMES HARDIE	NAVAJO BEIGE
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VINYL WINDOWS	N/A	TAN
ALUM. STOREFRONT	N/A	DARK BRONZE
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER
RAILINGS	SUPERIOR	DARK BRONZE



2
A-2.5
Townhomes - East Elevation
1/8" = 1'-0"



3
A-2.5
Townhomes - West Elevation
1/8" = 1'-0"



4
A-2.5
Townhomes - South Elevation
1/8" = 1'-0"

ISSUED
11/29/18

PROJECT TITLE
The Avenue
Expansion
Madison
Development
Corp.

East Washington
Ave, 2nd Street &
E. Mifflin St.

SHEET TITLE
Exterior
Elevation -
Townhomes

SHEET NUMBER

A-2.5

PROJECT NUMBER 1745

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1

A-2.5C

Townhomes - North Elevation Color

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING - 1	JAMES HARDIE	COUNTRY LANE RED
6" COMPOSITE LAP SIDING - 2	JAMES HARDIE	MONTEREY TAUPE
6" COMPOSITE LAP SIDING - 3	JAMES HARDIE	EVENING BLUE
COMPOSITE BOARD & BATTEN SIDING	JAMES HARDIE	NAVAJO BEIGE
COMPOSITE TRIM	JAMES HARDIE	MONTEREY TAUPE
BRICK VENEER	ACME	FRENCH VANILLA LIGHT
ASPHALT SHINGLE ROOF	GAF	TIMBERLINE - WEATHERED WOOD
VINYL WINDOWS	N/A	TAN
ALUM. STOREFRONT	N/A	DARK BRONZE
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER
RAILINGS	SUPERIOR	DARK BRONZE



2

A-2.5C

Townhomes - East Elevation Color

1/8" = 1'-0"



3

A-2.5C

Townhomes - West Elevation Color

1/8" = 1'-0"



4

A-2.5C

Townhomes - South Elevation Color

1/8" = 1'-0"

ISSUED
11/29/18

PROJECT TITLE
The Avenue
Expansion
Madison
Development
Corp.

East Washington
Ave, 2nd Street &
E. Mifflin St.

SHEET TITLE
Exterior
Elevations -
Townhomes
- Color

SHEET NUMBER



The Avenue Expansion Madison Development Corp.

East Washington Ave, 2nd Street & E. Mifflin St.

Street View





The Avenue Expansion Madison Development Corp.

East Washington Ave, 2nd Street & E. Mifflin St.

Close Street View





The Avenue Expansion Madison Development Corp.

East Washington Ave, 2nd Street & E. Mifflin St.





The Avenue Expansion Madison Development Corp.

East Washington Ave, 2nd Street & E. Mifflin St.

