

REQUEST FOR SHPO COMMENT AND CONSULTATION ON A FEDERAL UNDERTAKING

Submit one copy with each undertaking for which our comment is requested. Please print or type. Return to:

Wisconsin Historical Society, Division of Historic Preservation, Office of Preservation Planning, 816 State Street, Madison, WI 53706

Please Check All Boxes and Include All of the Following Information, as Applicable:

RECEIVED
MAR 06 2019

I. GENERAL INFORMATION

- This is a new submittal.
 - This is supplemental information relating to Case #: _____ and title: _____ BY: _____
 - This project is being undertaken pursuant to the terms and conditions of a programmatic or other interagency agreement.
- The title of the agreement is PROGRAMMATIC AGREEMENT FOR SPECIFIED DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PROGRAMS ADMINISTERED BY THE CITY OF MADISON PURSUANT TO 36 CFR 800.13

- a. Federal Agency Jurisdiction (Agency providing funds, assistance, license, permit): HUD
- b. Federal Agency Contact Person: _____ Phone: _____
- c. Project Contact Person: Heather Bailey Phone: 608-266-6552
- d. Return Address: PO Box 2985, Madison, WI Zip Code: 53701-2985
- e. Email Address: hbailey@cityofmadison.com
- f. Project Name: The Avenue Rental Housing Expansion
- g. Project Street Address: 1954 E Washington
- h. County: Dane City: Madison Zip Code: 53704
- i. Project Location: Township _____, Range _____, E/W (circle one), Section _____, Quarter Sections _____
- j. Project Narrative Description—Attach Information as Necessary.
- k. Area of Potential Effect (APE). Attach Copy of U.S.G.S. 7.5 Minute Topographic Quadrangle Showing APE.

CITY OF MADISON

APR 15 2019

Planning & Community & Economic Development

II. IDENTIFICATION OF HISTORIC PROPERTIES

- Historic Properties are located within the project APE per 36 CFR 800.4. Attach supporting materials.
- Historic Properties are not located within the project APE per 36 CFR 800.4. Attach supporting materials.

III. FINDINGS

- No historic properties will be affected (i.e., none is present or there are historic properties present but the project will have no effect upon them). Attach necessary documentation, as described at 36 CFR 800.11.
- The proposed undertaking will have no adverse effect on one or more historic properties located within the project APE under 36 CFR 800.5. Attach necessary documentation, as described at 36 CFR 800.11.
- The proposed undertaking will result in an adverse effect to one or more historic properties and the applicant, or other federally authorized representative, will consult with the SHPO and other consulting parties to resolve the adverse effect per 36 CFR 800.6. Attach necessary documentation, as described at 36 CFR 800.11, with a proposed plan to resolve adverse effect(s).

Authorized Signature: Heather L. Bailey Date: 3/1/2019
 Type or print name: Heather L. Bailey, Ph.D.

IV. STATE HISTORIC PRESERVATION OFFICE COMMENTS

- Agree with the finding in section III above.
- Object to the finding for reasons indicated in attached letter.
- Cannot review until information is sent as follows: _____

Authorized Signature: [Signature] Date: 4/5/19

Environmental Review — Historic Resources
Subject Property: 1954 E Washington Avenue
Project Title: The Avenue Rental Housing Expansion
Date: March 1, 2019

Project Description

The parcel at 1954 East Washington Avenue is bounded by E Mifflin St on the northwest, N Second Street on the northeast, E Washington Ave on the southeast, and residential parcels on the southwest. This large lot was originally the location of the city's first hospital for contagious diseases. The campus is surrounded by residential neighborhoods. The oldest buildings on the campus date to 1924 (1954 E Washington and 1953 E Mifflin), and they were designed by Claude & Stark. There is also a 1958 building (22 N Second) that dates to the period the property was used as a medical campus. In 1989 the City of Madison created a Tax Increment District to rehabilitate the buildings and site, with the buildings converting to affordable apartments and the grounds accommodating a park.

The project proposal is for the demolition of the 1989 two-story, eight-unit townhome building (1950 and 1948 E Washington Ave) centrally located on the southwestern border of the parcel. That building will be replaced with a new four-story apartment building that would be more in character with the institutional architecture on the rest of the campus.

The new building will address E Washington by matching the setbacks of the single-family residential buildings on the 1900 block of E Washington. The building placement serves as a transition between the single-family residential buildings on the block and the multi-family buildings on the subject property. The new building uses similar architectural vocabulary to the 1924 Claude & Stark hospital buildings, particularly the 1954 E Washington building. Yet is differentiated by being a new and contemporary interpretation of the simple NeoClassical style of the historic building.

Area of Potential Effect

In evaluating the APE, there are two areas to consider: the historic hospital campus; and the adjacent residential neighborhoods, which include: the 1900 and 2000 blocks of E Mifflin and E Washington, and the segment of N Second St immediately to the northeast.

Identification of Historic Properties

Staff conducted research in City of Madison preservation files and records; Dane County Assessor records; historic newspapers, and Wisconsin Historical Society property records. Staff also conducted a reconnaissance survey to assess the current conditions of the properties within the APE.

Residential neighborhoods

The homes in the surrounding residential area have varying degrees of historic integrity and research did not identify any individually significant properties or a National Register eligible district.

1945 E Washington

A previous survey conducted in 1983 identified 1945 E Washington for intensive survey. The survey identifies the original owner as Henry Williamson, who was a driver for the Johnson Oil & Refining Company. The subsequent owners were John Lee and then Frederick H. Reddman, who worked for Marling Lumber Company. Other than identifying the men who lived there, research has not identified an Area of Significance to make this property individually eligible.

East Washington Contagious Hospital Campus

While this property was the site of Madison's first hospital for contagious diseases, the original 1892 building is no longer extant. Local architects, Claude & Stark designed two new buildings for the campus: a 50 patient hospital building with surgery, and a smaller service building. Construction started in 1924 and was completed in 1925. By the 1950s, the City's health department used the property. In 1958, the City sold the property to the Wisconsin Neurological Foundation and the campus shifted to treatment of conditions such as multiple sclerosis. Shortly after purchasing the property, the Neurological Foundation initiated a capital campaign to remodel the existing buildings (including construction of a new entrance vestibule on the front of the main hospital building) and to construct a new "wing" for hydrotherapy. While following the same rectangular form of the 1924 hospital building, this building, which began construction in 1958, is in a simple Modern style. Due to the mobility issues of the patients, this building is located very close to the two 1924 buildings.

Despite a significant investment, the neurological hospital saw dwindling profits and closed in 1962. At that point, the University of Wisconsin took over the facilities to operate a neurological unit of their hospital system. But just as the previous neurological hospital failed in part to not being in a central location, the University began to shift away from using the property. In 1979, the City of Madison entered into a lease agreement with the university and opened a branch location for the Madison Public Health Department. For their operations, they closed portions of the buildings they were not using for their programming.

In 1989, the City of Madison created a Tax Incremental Financing district to rehabilitate these buildings, which had fallen into disrepair. The University of Wisconsin divested themselves of the medical campus and the City entered into a public private partnership to develop affordable housing on the site. In addition to rehabilitating the existing buildings, the developer constructed an 8-unit townhome building. That building did not follow similar forms, architectural styles, or building placement to the historic buildings on the campus. As a result, it was an incursion to what was otherwise an intact campus evocative of the period when it served as a city medical campus.

While the buildings on the campus of 1954 E Washington have been rehabilitated for new and ongoing uses, the three historic buildings are able to convey their associations with a Criterion A: Health/Medicine area of significance, from the period 1924-1962. This period encompasses the medical history of the hospital campus during peak period of use and onsite development.

Findings

The proposed project will remove a building that is an incursion to the historic medical campus and construct a new building that is separated from the historic grouping of buildings, but designed to be appropriate infill to fit with the character of the historic medical campus. The new construction meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 9 and 10.

As such, this undertaking is determined to have a finding of **No Adverse Effect**.

SITE DEVELOPMENT DATA	
DENSITIES	
LOT AREA	111,540 S.F. / 2.56 ACRES
NEW DWELLING UNITS	44 DU
EXISTING DWELLING UNITS	32 DU
TOTAL	76 DU
LOT AREA/ D.U.	1,468 S.F. / DU
DENSITY	29.69 UNITS/ACRE
USABLE OPEN SPACE	
USABLE OPEN SPACE	46,031 S.F.
LOT COVERAGE	62,329 S.F. = 56% (75% MAX)
BUILDING HEIGHT	
BUILDING HEIGHT	3-4 STORIES
DWELLING UNIT MIX:	
EFFICIENCY	3
ONE BEDROOM	15
TWO BEDROOM	21
THREE BEDROOM	5
TOTAL UNITS	44
VEHICLE PARKING STALLS:	
UNDERGROUND	36
SURFACE	56
TOTAL	92 VEHICLE STALLS
BICYCLE PARKING STALLS	
UNDERGROUND LONG-TERM RESIDENTIAL	44
SURFACE	8
TOTAL	52 STALLS

SHEET INDEX	
C-1.1	SITE PLAN
C-1.2	LIGHTING PLAN
C-1.3	FIRE ACCESS PLAN
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C-5.0	EROSION CONTROL PLAN
C-6.0	DETAILS
C-7.0	GRADING PLAN
C-8.0	UTILITY PLAN
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L-1.2	EXISTING LANDSCAPE PLAN
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A-1.5	TYPICAL UNIT PLANS
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	EXTERIOR ELEVATIONS - COLOR
A-2.4	EXTERIOR ELEVATIONS - COLOR

GENERAL NOTES:

- 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.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- 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.
- 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.
- 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).
- 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 APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.

ISSUED
Issued For Land Use & UDC - January 23, 2019

PROJECT TITLE
The Avenue
Expansion
Madison
Development
Corp.

Site Address:
1954 E. Washington Ave.

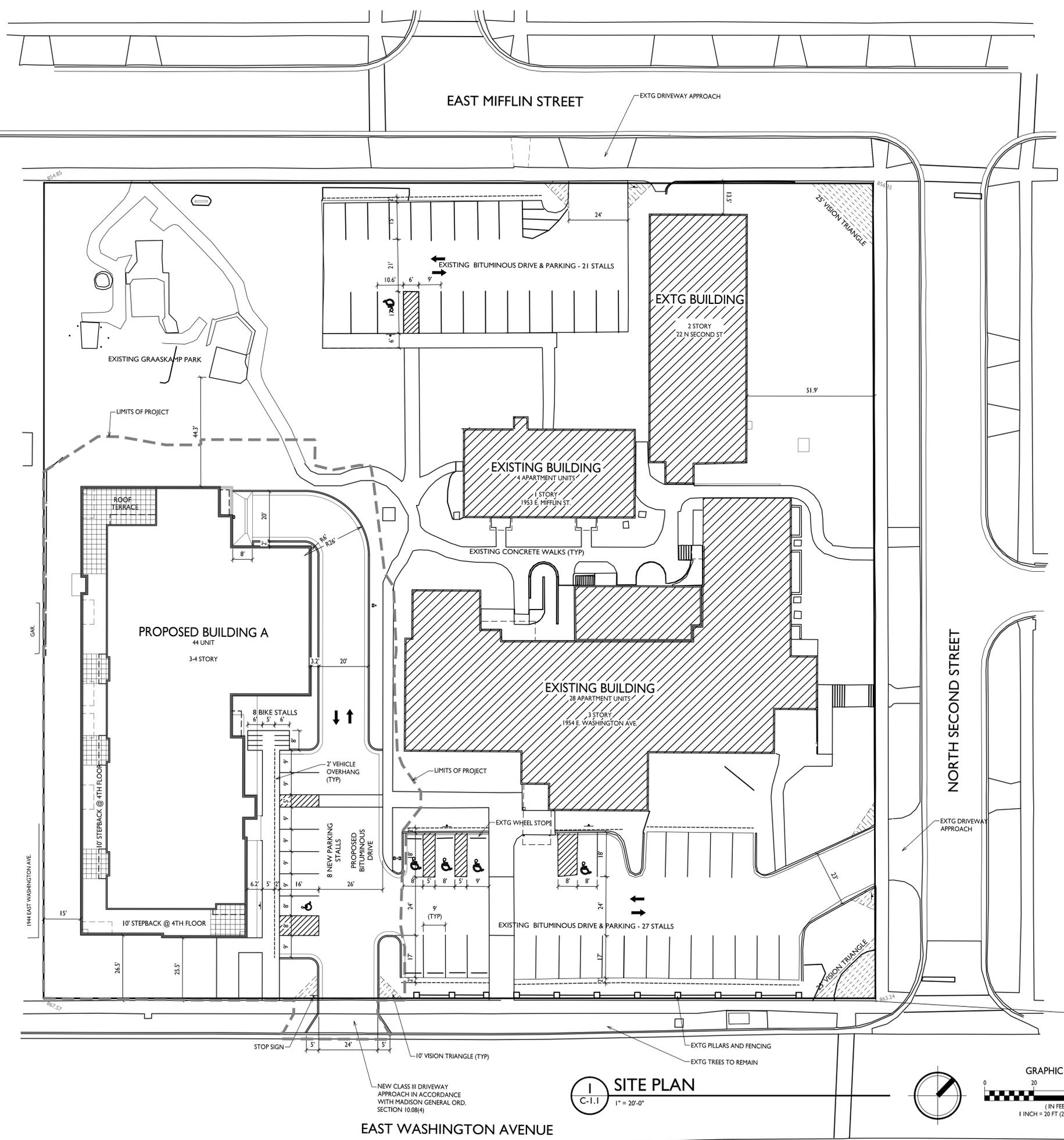
SHEET TITLE
Site Plan

SHEET NUMBER

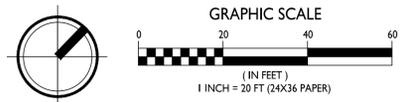
C-1.1

PROJECT NO. 1745

© Knothe & Bruce Architects, LLC



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



- BIKE RACKS:**
- EXTERIOR & INTERIOR BIKE STALLS, FLOOR-MOUNT: MADRAX UX RACK
 - INTERIOR BIKE STALLS, WALL-MOUNT: MADRAX VERT. WALL MOUNT

EAST WASHINGTON AVENUE

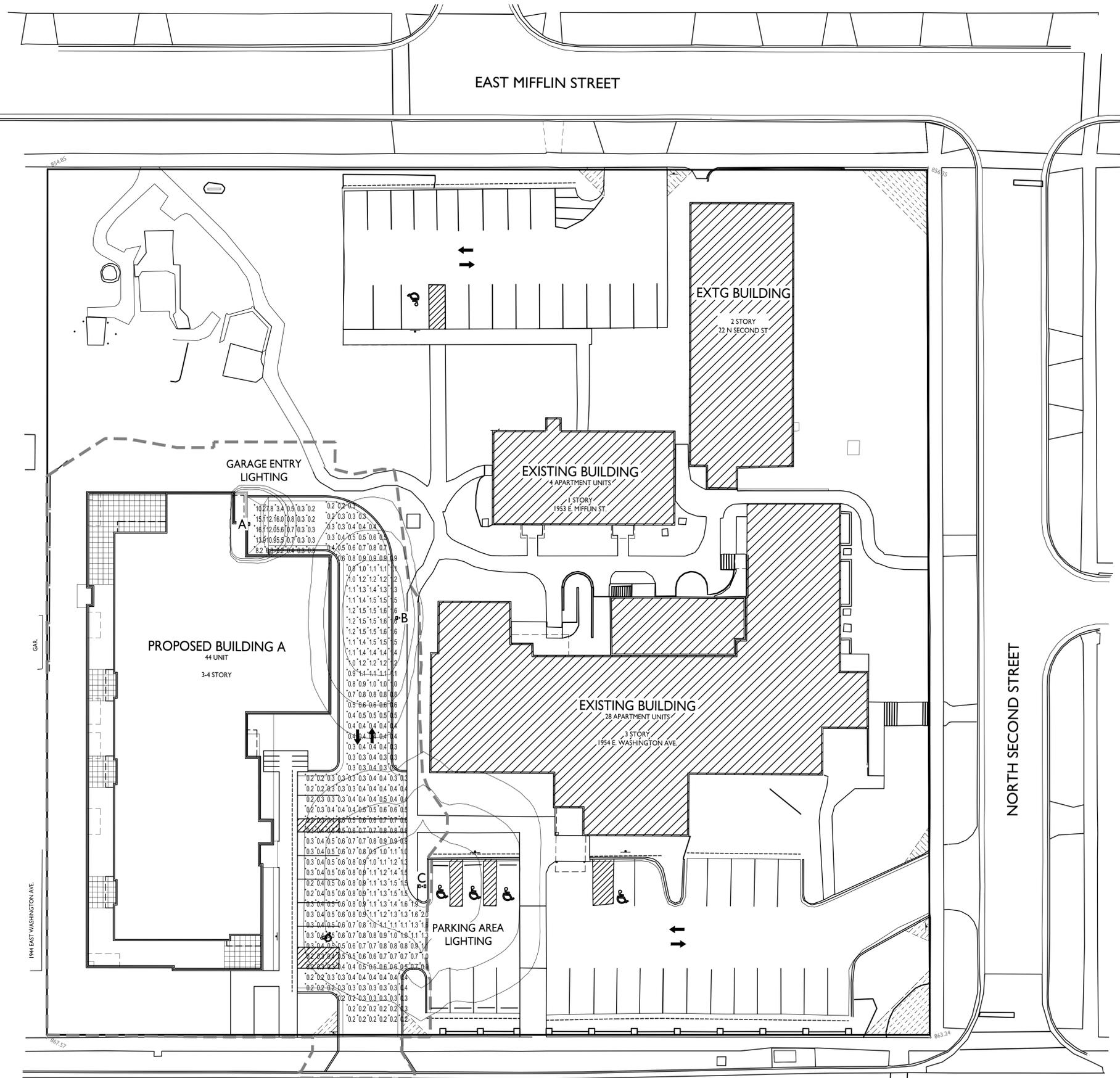
NORTH SECOND STREET

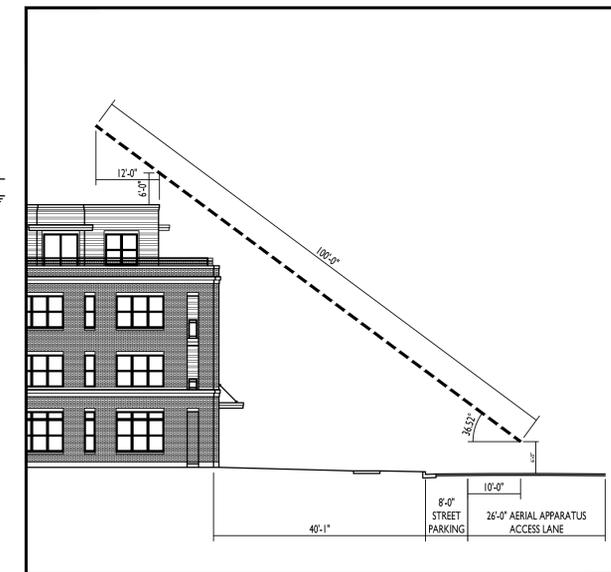
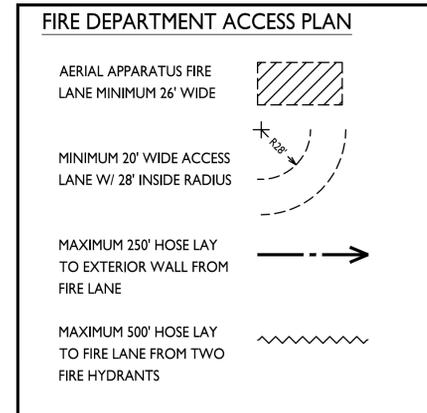
EAST MIFFLIN STREET

STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Area Lighting	+	0.7 fc	2.0 fc	0.2 fc	10.0:1	3.5:1
Parking Garage Entry Lighting	+	4.7 fc	16.1 fc	0.2 fc	80.5:1	23.5:1

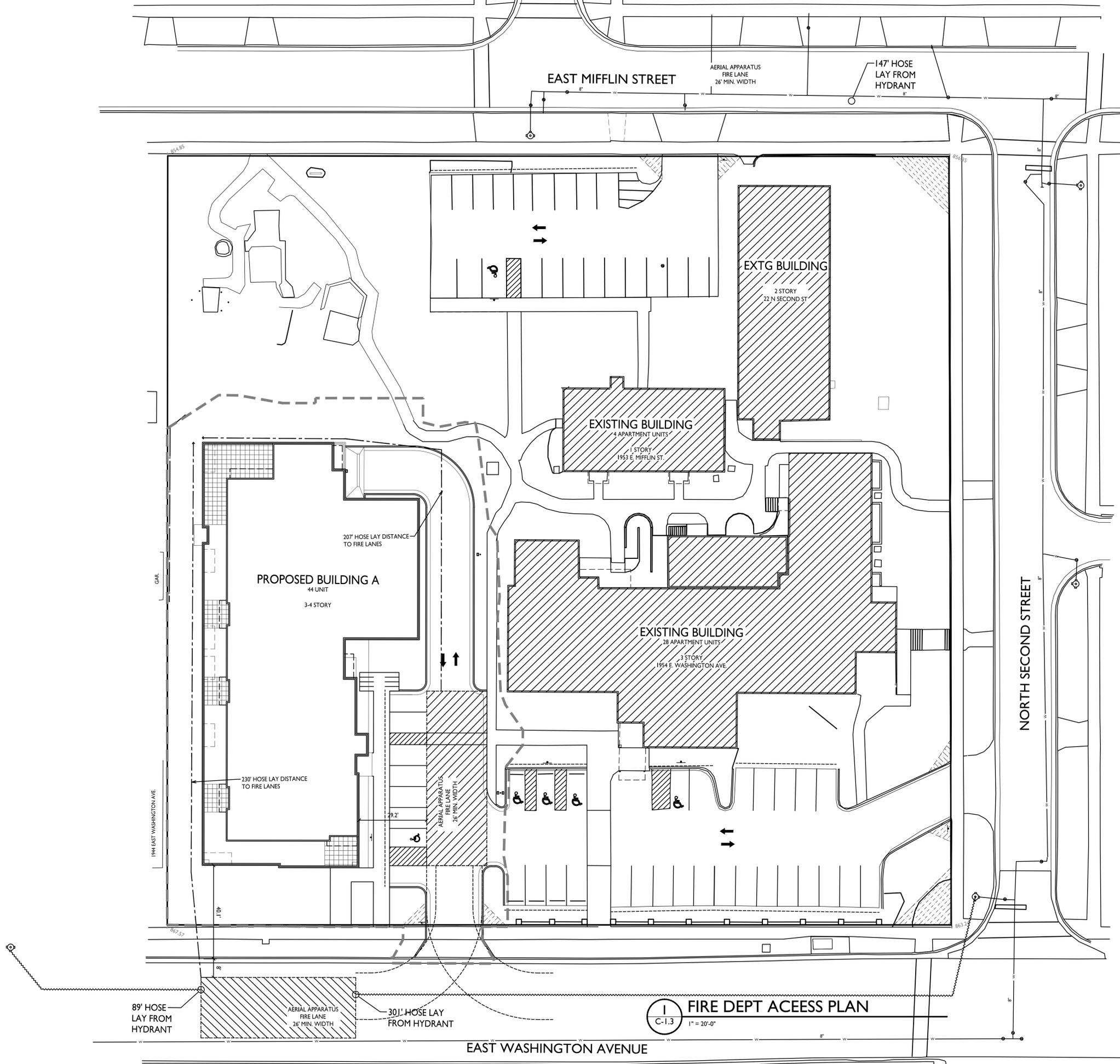
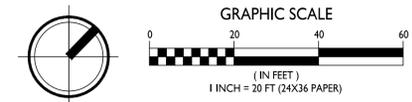
LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	1	LITHONIA LIGHTING	DSX0 LED P1 30K T5VS MVOLT HS	DSX0 LED P1 30K T5VS MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T5VS_MVOLT_HS.ies	8'-0" ABOVE GRADE ON SIDE OF BUILDING
□	B	1	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS	DSX0 LED P1 30K T2S MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T2S_MVOLT_HS.ies	18'-0" POLE ON 2'-0" TALL 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	18'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION	
	ISOLUX CONTOUR = 0.25 FC
	ISOLUX CONTOUR = 0.5 FC
	ISOLUX CONTOUR = 1.0 FC
	LIGHT FIXTURE

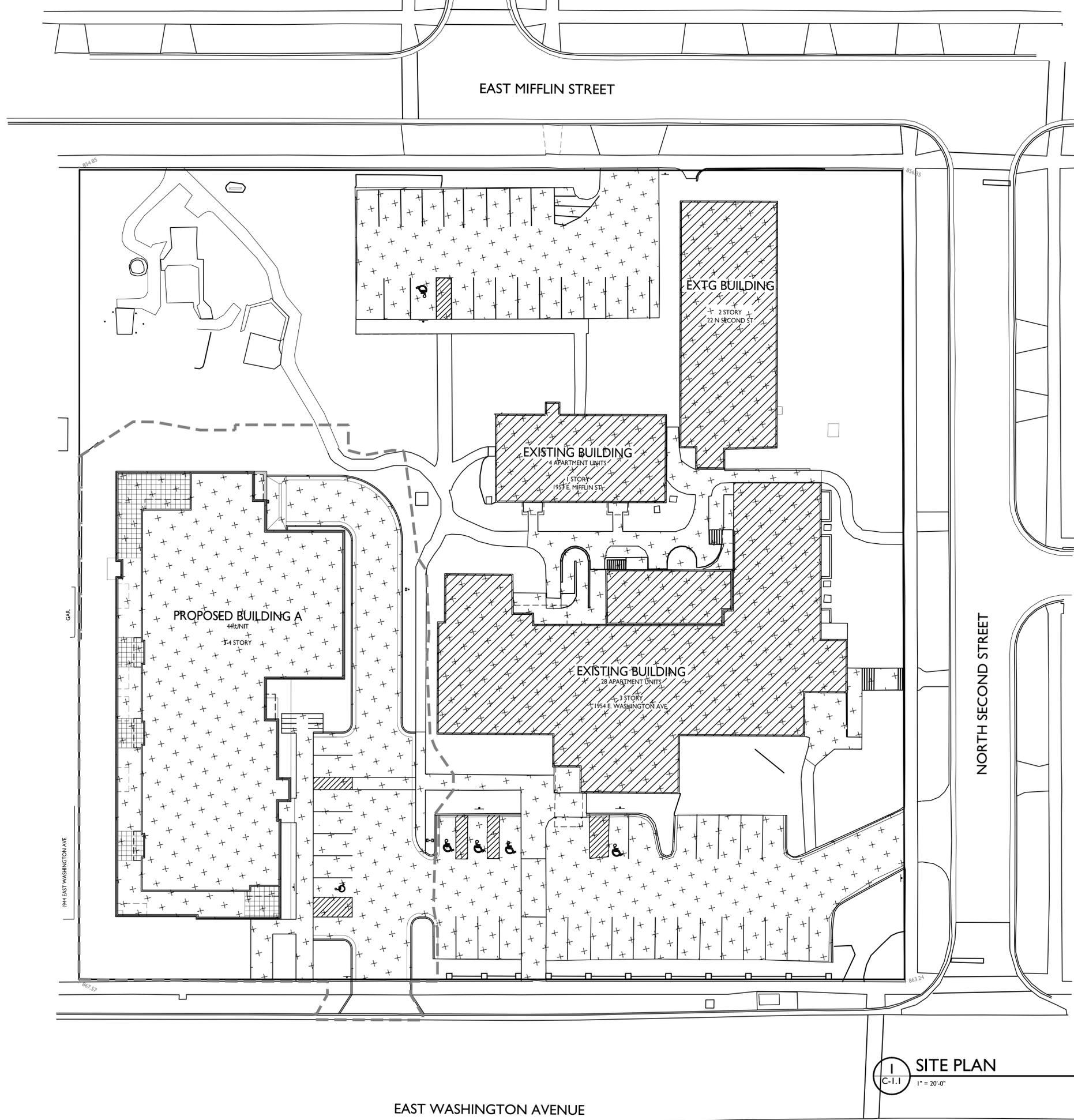




2 AERIAL ACCESS FROM STREET
C-1.3 N.T.S.



1 FIRE DEPT ACCESS PLAN
C-1.3 1" = 20'-0"



LOT COVERAGE	
TOTAL LOT AREA	111,540 S.F.
BUILDING & PAVING COVERAGE:	62,329 S.F.
(TOTAL LOT AREA S.F. / COVERAGE S.F.)	56%

ISSUED
 Issued For Land Use & UDC - January 23, 2019

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

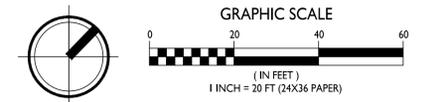
Site Address:
1954 E. Washington Ave.
 SHEET TITLE
Lot Coverage

SHEET NUMBER

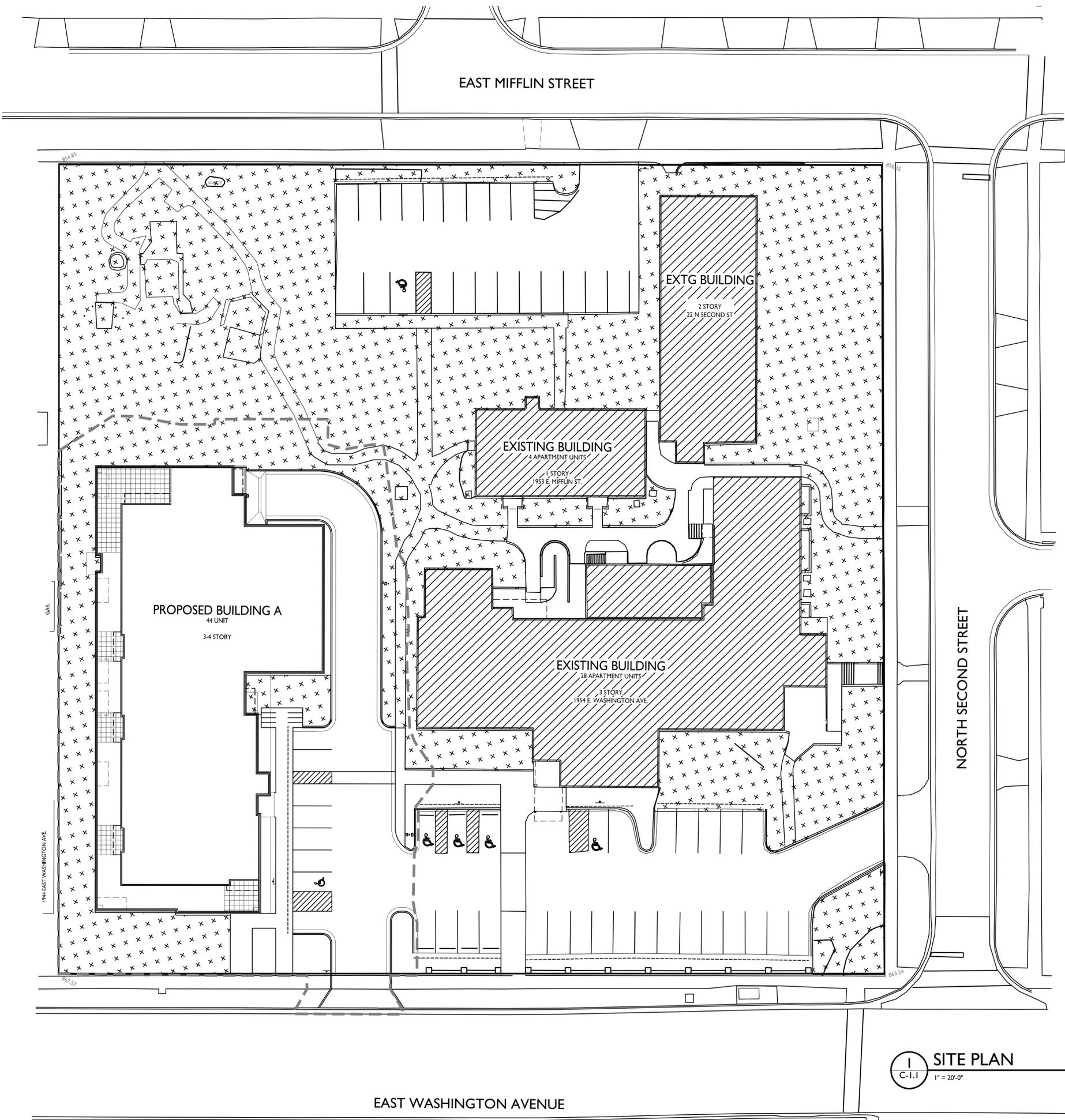
C-1.4

PROJECT NO. **1745**
 © Knothe & Bruce Architects, LLC

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



EAST WASHINGTON AVENUE



 **USABLE OPEN SPACE**
 TOTAL OPEN SPACE PROVIDED = 46,031 S.F.

ISSUED
 Issued For Land Use & UDC - January 23, 2019

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

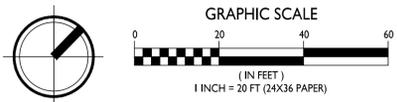
Site Address:
 1954 E. Washington Ave.
 SHEET TITLE
**Useable Open
 Space**

SHEET NUMBER

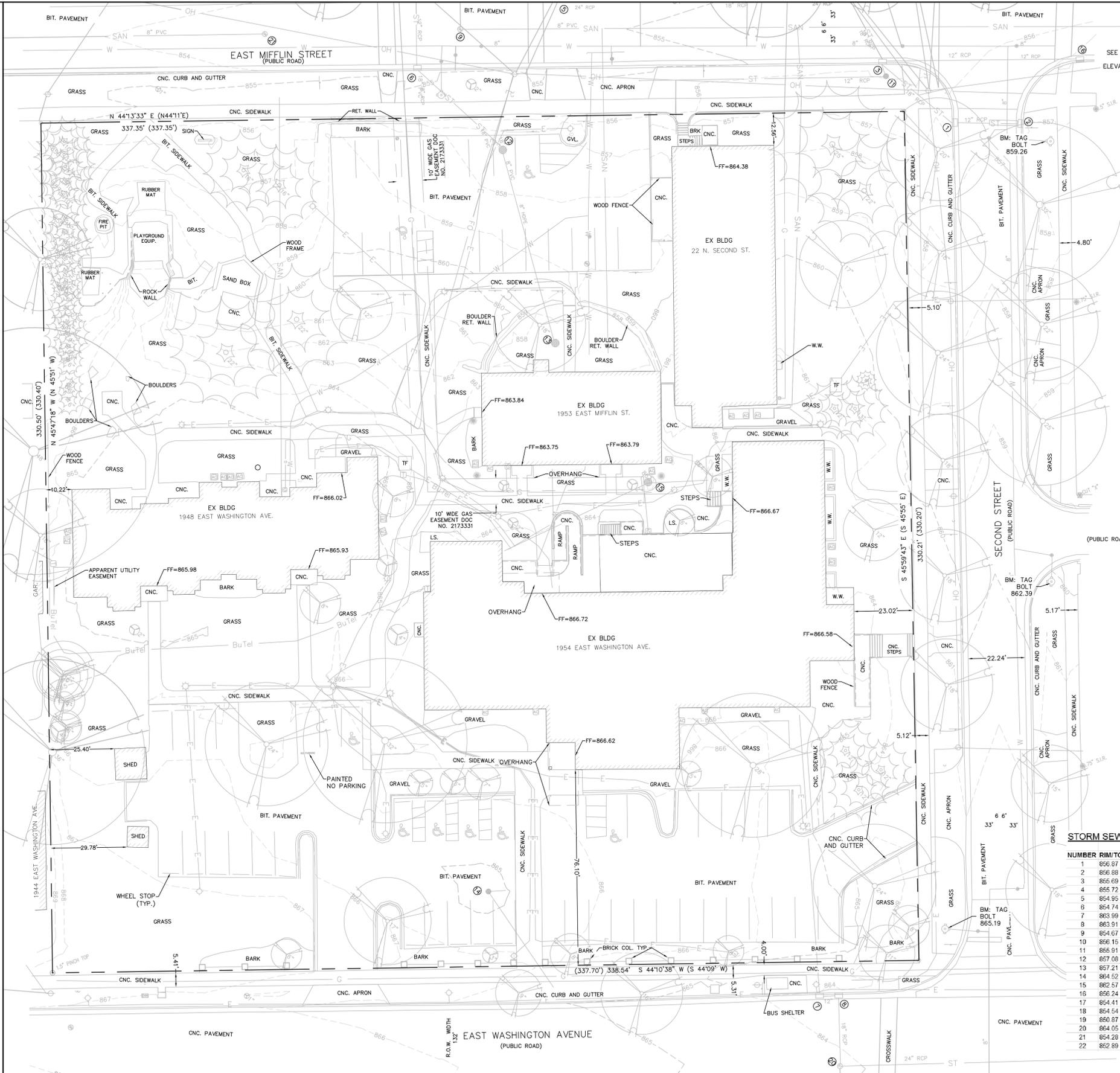
C-1.5

PROJECT NO. **1745**
 © Knothe & Bruce Architects, LLC

I SITE PLAN
 C-1.1 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 an 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, January 8, 2019.
- 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 WSCORS 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	□ STORM SEWER STRUCTURE
— ST STORM SEWER	⊕ RECTANGLE CATCH BASIN
— BuTel BURIED TELEPHONE	⊙ SANITARY SEWER MANHOLE
— E BURIED ELECTRIC	⊗ DECIDUOUS TREE
— FO BURIED FIBER OPTIC	⊙ CONIFEROUS TREE
⊙ WATER VALVE	⊙ BUSH
⊙ GAS VALVE	() INDICATES RECORDED AS
⊙ GAS METER	— DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
⊙ AIR CONDITIONER	— EXISTING CONTOUR MAJOR
⊙ ELECTRIC PEDESTAL	— EXISTING CONTOUR MINOR
⊙ UTILITY POLE	— GAR GARAGE
W.W. WINDOW WELL	
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 SE	852.26		CURB INLET
4	856.72 SE					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	859.51 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	863.16				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 SE	849.19		2x5 STORM VAULT
19	850.87 SW	843.21 NW	843.34 NE	843.28 SE	844.30	SANITARY SEWER MANHOLE
20	864.05 SW	858.51 NW	858.55 E	858.46		STORM SEWER MANHOLE
21	854.28 SW	848.96				SANITARY SEWER MANHOLE
22	852.89 SW	845.64 NE	845.80			SANITARY SEWER MANHOLE



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Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BurseEng.com
www.burseurveying.com

APPROVALS	PROJECT ENG.	MLB	PERFORMER	CFB	CHECKER	PDF	MLB
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THE AVENUE EXPANSION
1948 E. Washington Avenue
Madison, WI, 53704
Madison Development Corporation
550 W Washington Ave.
Madison, WI, 53703

PROJECT #: BSE2055
PLOT DATE: 01/23/2019

REVISION DATES:

ISSUE DATES:
01/23/2019

EXISTING CONDITIONS

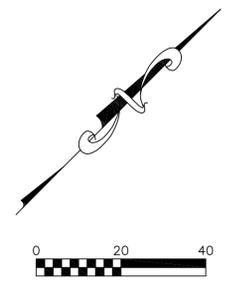
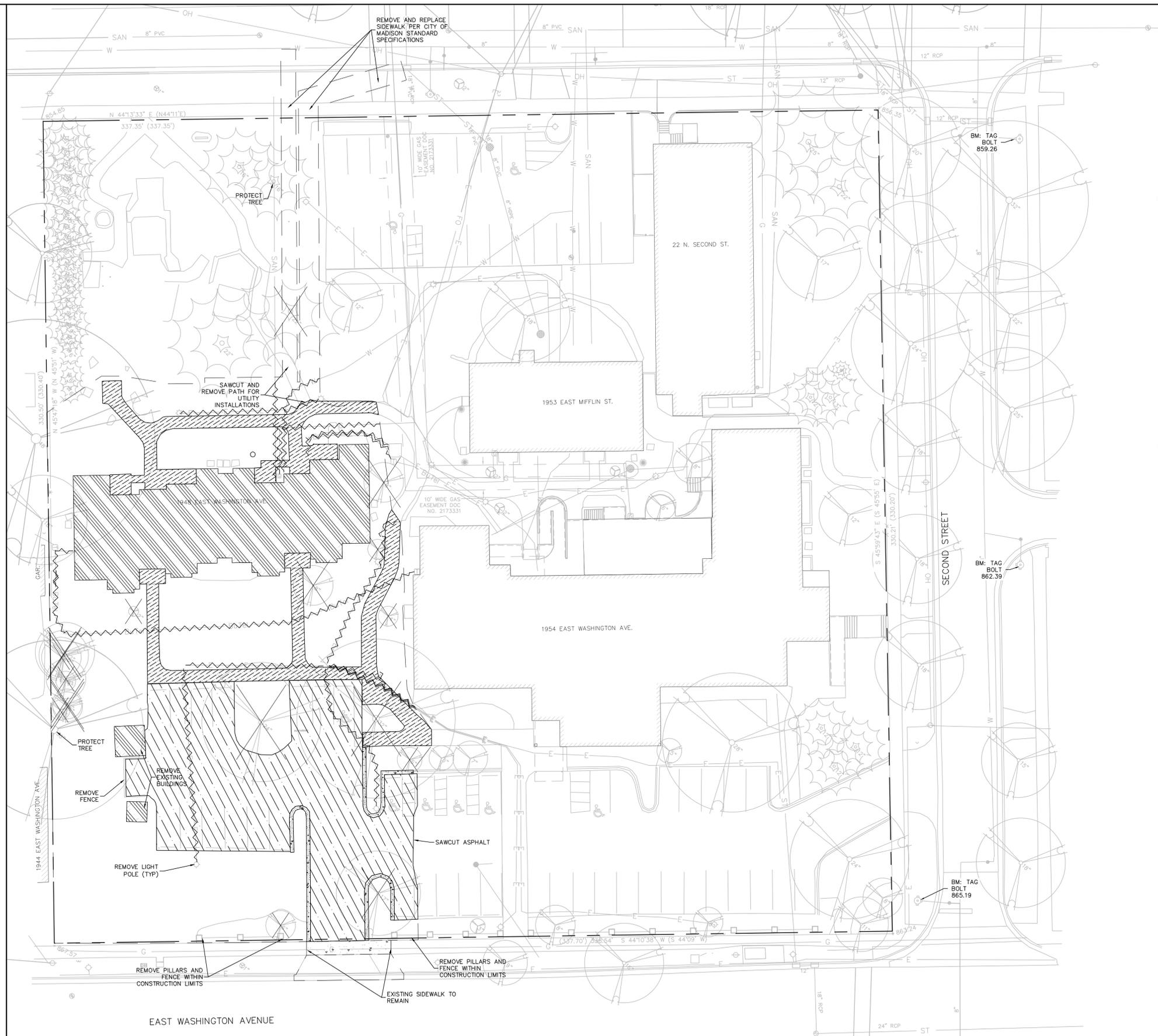


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DRAWING NUMBER

C-2.0

NOT FOR CONSTRUCTION



- 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 ON-SITE 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
	REMOVE TREE
	REMOVE BUILDING
	REMOVE ASPHALT
	REMOVE CURB & GUTTER
	REMOVE SIDEWALK

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APPROVALS	PROJECT FILE	MLB	PERFORMED BY	CFB	SEAL NO.	CSB	CHECKED BY	PDF	APPROVED	MLB
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THE AVENUE EXPANSION
 1948 E. Washington Avenue
 Madison, WI, 53704
Madison Development Corporation
 550 W Washington Ave.
 Madison, WI, 53703

PROJECT #: BSE2055
 PLOT DATE: 01/23/2019

REVISION DATES:

ISSUE DATES:
 01/23/2019

DEMOLITION PLANS

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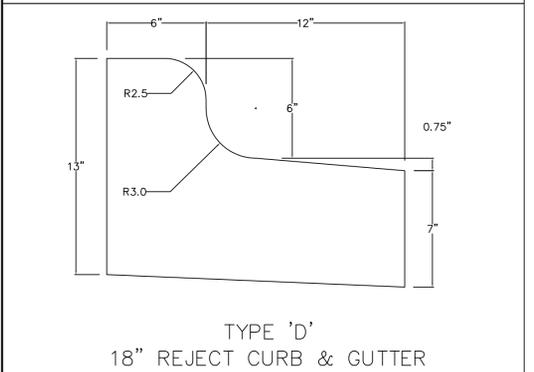
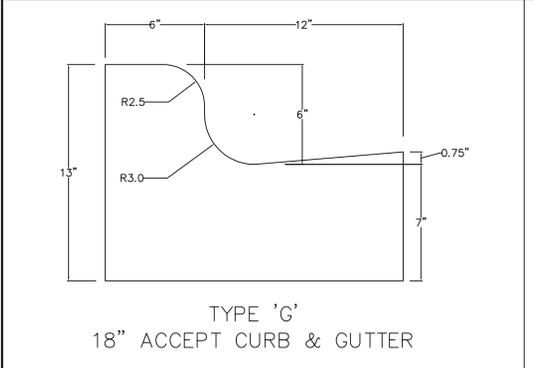
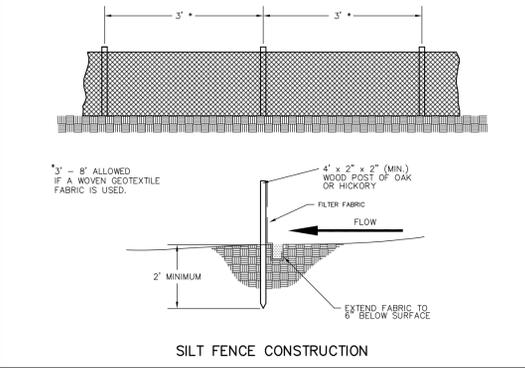
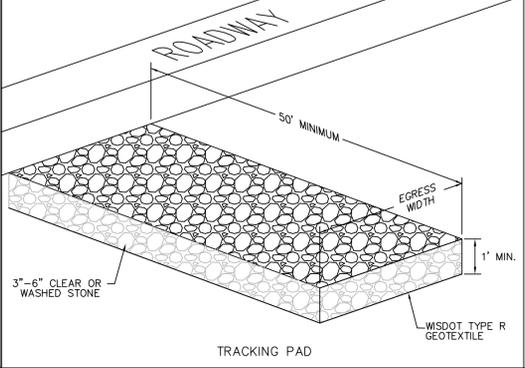
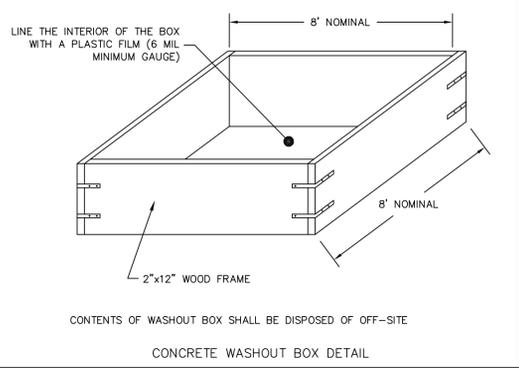
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C-3.0

NOT FOR CONSTRUCTION

Schedule:

APRIL 15, 2019	EROSION CONTROL MEASURES ARE INSTALLED, SITE CLEARING AND DEMOLITION ACTIVITIES COMMENCE.
JUNE 1, 2019	FOOTING AND FOUNDATION ACTIVITIES BEGIN. MULCH IS CONTINUOUSLY APPLIED TO DISTURBED EARTH.
NOVEMBER 15, 2019	BACKFILL OF FOUNDATION WALL COMPLETE. MULCH IS CONTINUOUSLY APPLIED TO DISTURBED EARTH.
MAY 1, 2020	GRADING OPERATIONS BEGIN. MULCH IS CONTINUOUSLY APPLIED TO DISTURBED EARTH.
JUNE 15, 2020	SITE RESTORATION AND SEEDING COMPLETE.
AUGUST 15, 2020	VEGETATION ESTABLISHED.



- 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'S 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.
 - MULCH SHALL BE APPLIED TO THE CONSTRUCTION SITE FOR THE TIME PERIOD DICTATED IN THE CONSTRUCTION SCHEDULE. APPLICATION SHALL BE PERFORMED AS NECESSARY TO CONFORM TO WDNr'S CONSERVATION PRACTICE STANDARD 105B. 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 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.

Emergency Contact
 Lorrie K. Heinemann
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 608-535-4572

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APPROVALS	PROJECT FILE	MLB
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THE AVENUE EXPANSION
 1948 E. Washington Avenue
 Madison, WI, 53704
Madison Development Corporation
 550 W. Washington Ave.
 Madison, WI, 53703

PROJECT #:	BSE2055
PLOT DATE:	01/23/2019
REVISION DATES:	
ISSUE DATES:	01/23/2019

DETAILS

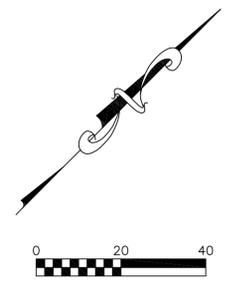
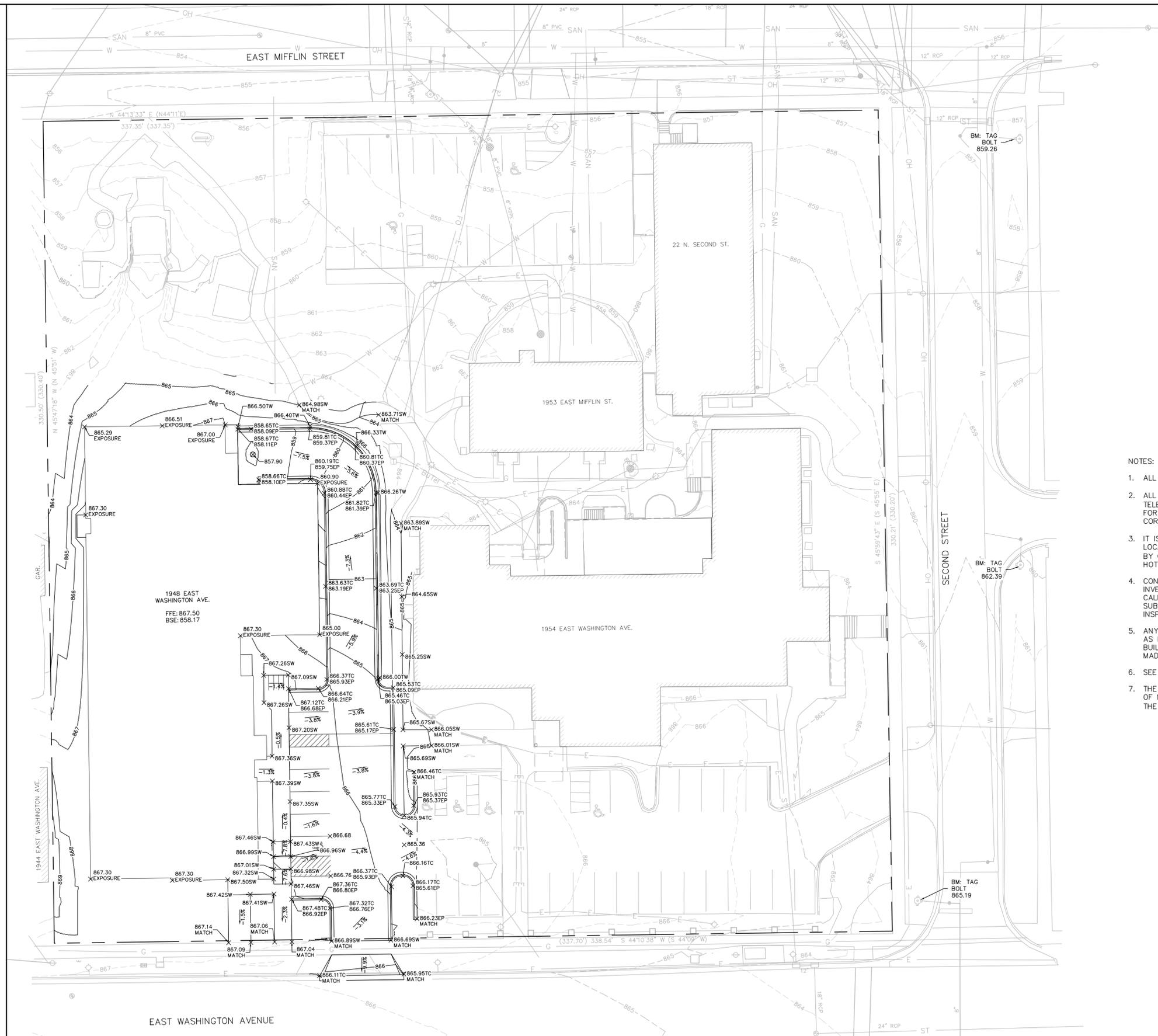
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LEGEND

---	866	EXISTING MINOR CONTOUR
---	865	EXISTING MAJOR CONTOUR
---	866	PROPOSED MINOR CONTOUR
---	865	PROPOSED MAJOR CONTOUR
---	ST	PROPOSED STORM SEWER
---		PROPERTY LINE
---	EP	EDGE OF PAVEMENT
---	TC	TOP OF CURB
---	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.

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THE AVENUE EXPANSION
 1948 E. Washington Avenue
 Madison, WI, 53704

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

PROJECT #:	BSE2055
PLOT DATE:	01/23/2019
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ISSUE DATES:	01/23/2019

GRADING PLAN

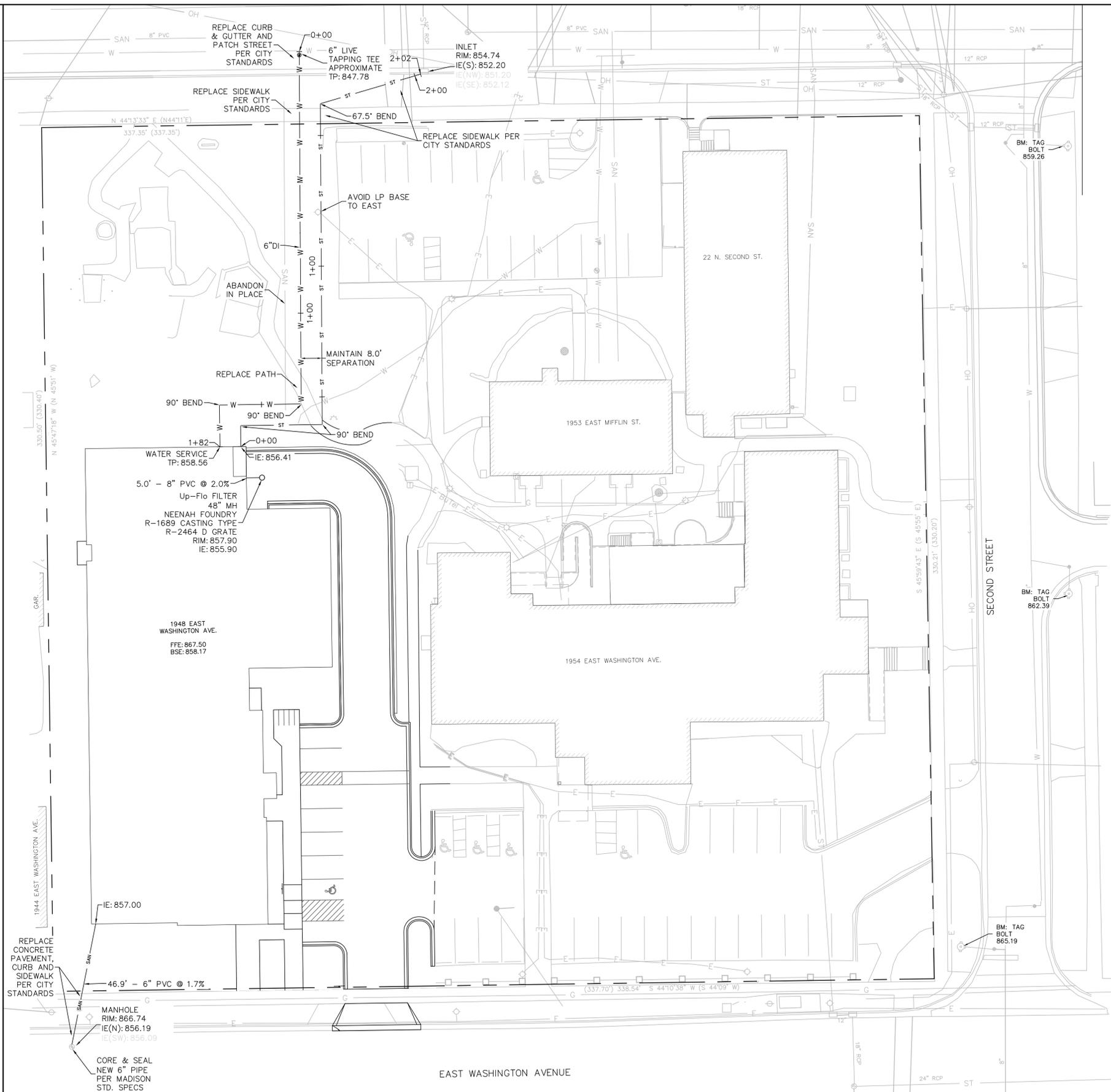
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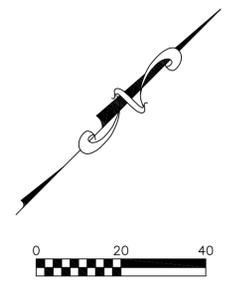
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LEGEND
 W — PROPOSED WATER SERVICE
 ST — PROPOSED STORM
 SAN — PROPOSED SANITARY



NOTES:

1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
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6. THRUST BLOCKING SHALL BE INSTALLED ALONG PRESSURE NETWORK AS SPECIFIED IN THE CITY OF MADISON STANDARD SPECIFICATIONS.
7. STREET PATCHING SHALL BE PERFORMED PER THE CITY OF MADISON REQUIREMENTS.



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APPROVALS	PROJECT FILE	MLB	CFB	PDF	MLB
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	DATE:				

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 Madison, WI, 53703

PROJECT #: BSE2055
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UTILITY PLAN



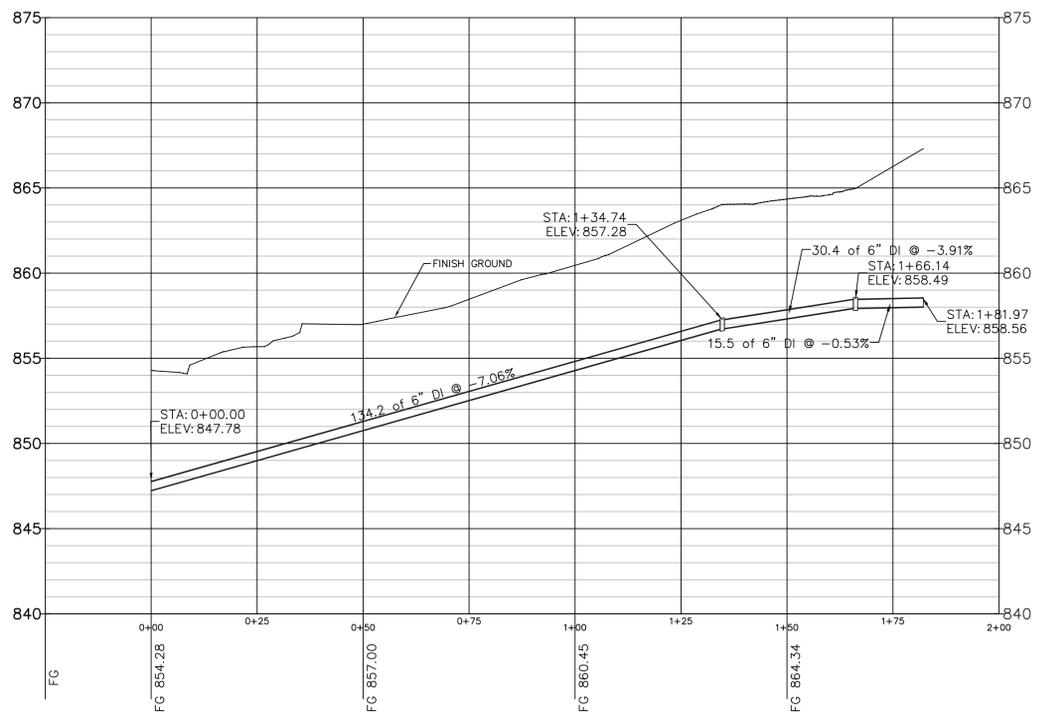
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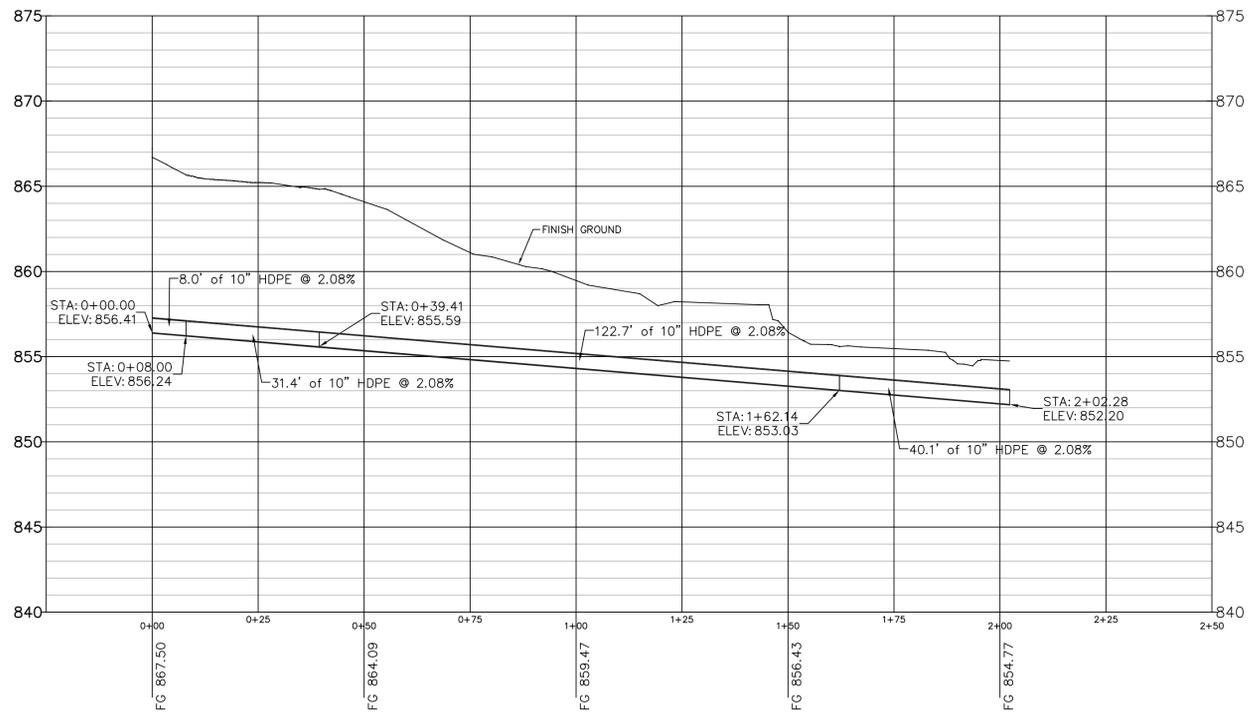
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WATER SERVICE



STORM

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THE AVENUE EXPANSION
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 Madison, WI, 53704
Madison Development Corporation
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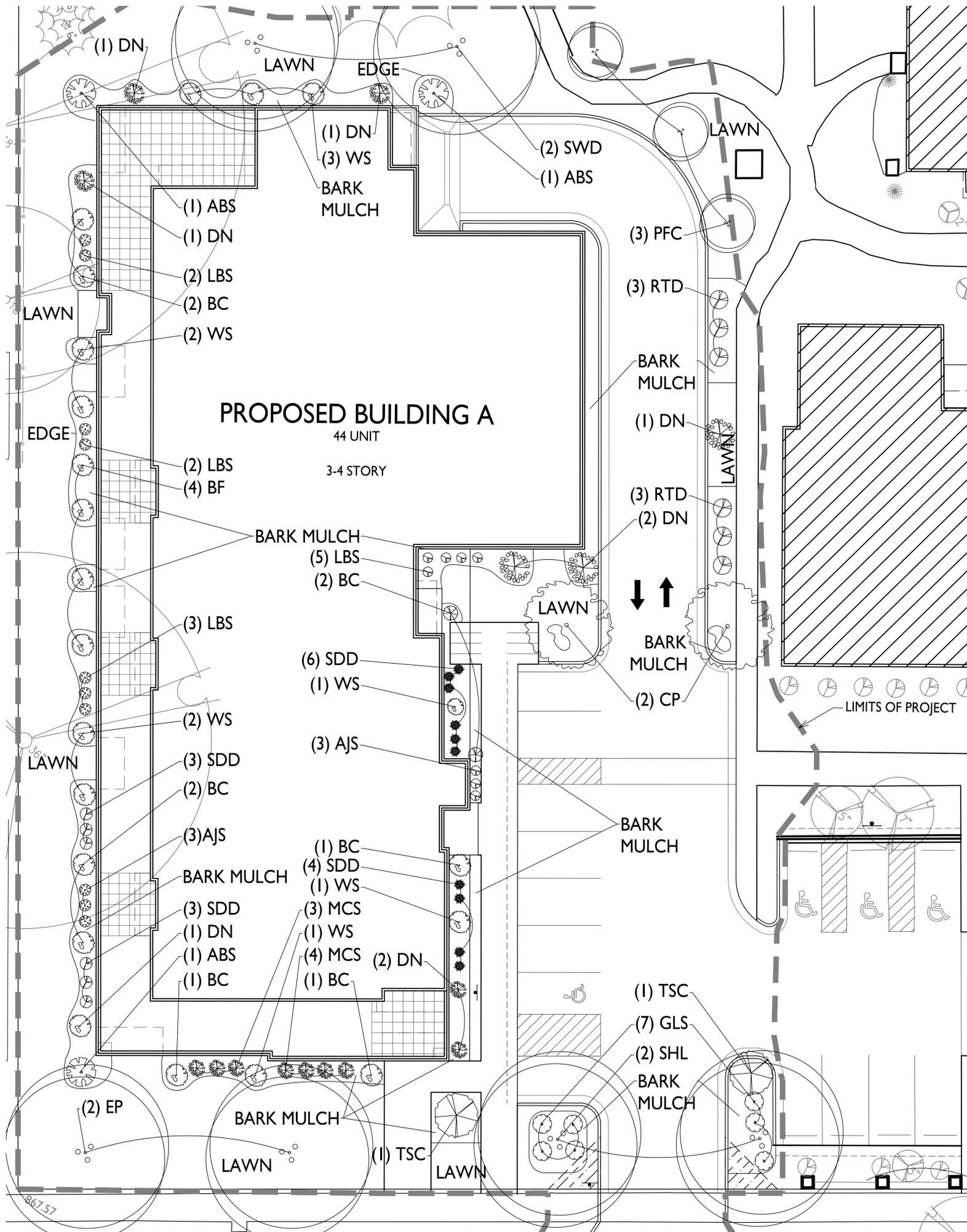
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UTILITY PROFILE

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PLANT LIST
The Avenue – Building A

KEY	SIZE	QUAN	COMMON NAME	Botanical Name	ROOT
(6) Canopy Trees					
EP	2 1/2"	2	Exclamation Planetree	Platanus	BB
SHL	2 1/2"	2	Skyline Honeylocust	Gleditsia Tricanthos	BB
SWO	2 1/2"	2	Swamp White Oak	Quercus Bicolor	BB
(7) Ornamental Trees					
CP	2"	2	Cleveland Select Pear	Pyrus Calleryana 'Cleveland Select'	BB
PFC	1 1/2"	3	Prairie Fire Crab	Malus 'Prairie Fire'	BB
TSC	2"	2	Tina Sargent Crab	Tina Malus Sargentii 'Tina'	BB
(55) Deciduous Shrubs					
ABS	4'	3	A B Serviceberry	Amelanchier Grandiflora 'A B'	BB
BC	24"	9	Black Chokeberry	Aronia Melnocarpa	Pot
BF	18"	4	Bronx Forsythia		Pot
DN	24"	9	Diablo Ninebark	Physocarpus	Pot
GLS	18"	7	Gro Low Sumac	Rhus Aromatica	Pot
MCS	18"	7	Magic Carpet Spirea	Spirea Japonica 'Magic Carpet'	Pot
RTD	24"	6	Bailey's Red Dogwood	Cornus	Pot
WS	24"	10	White Snowberry	Symphocarpus Alba	Pot
(34) Perennials					
AJS	1 G	6	Autumn Joy Sedum		Con
LBS	1 G	12	Little Bluestem Grass		Con
SDD	1 G	16	Stella De Oro Day Lily		Con

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



ISSUED
Issued For Land Use & UDC - January 23, 2019

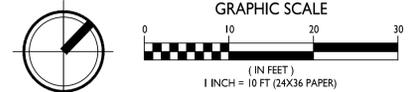
PROJECT TITLE
The Avenue
Expansion
Madison
Development
Corp.

Site Address:
1954 E. Washington Ave.
SHEET TITLE
Landscape Plan
Building A

SHEET NUMBER

L-1.1
PROJECT NO. 1745
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LANDSCAPE PLAN - BUILDING A
1" = 10'-0"



PLANT LIST
Existing Plants to Remain

KEY	SIZE	QUAN	COMMON NAME	Botanical Name	ROOT
(6) Canopy Trees					
MAP	12' +	5	Maple	Acer	EX
OAK	12' +	1	Oak	Quercus	EX
(31) Evergreen Trees					
ARB	20' +	21	Upright Arborvitae	Thuja	EX
PIN	30' +	10	Pine	Pinus	EX
(8) Ornamental Trees					
CRA	6' +	8	Flowering Crab	Malus	EX
(27) Deciduous Shrubs					
DEC	36" +	27	Deciduous shrubs	Assorted	EX
(10) Evergreen Shrubs					
JUN	36" +	8	Spreading Juniper	Juniperus	EX
YEW	36" +	2	Spreading Yew	Taxus	EX
(11) Perennials					
PER	2' +	11	Perennials	Assorted	EX

LANDSCAPE WORKSHEET
The Avenue

Landscape Points Required

Developed Area = 33,271 SF
Landscape Points: 33,271/300 x 5 = **555 points**

Total Landscape Points Required 555 points

Landscape Points Supplied

Existing canopy trees - 6 @ 35 = 210 points
Proposed canopy trees - 8 @ 35 = 210 points
Existing evergreen trees - 31 @ 35 = 1085 points
Proposed evergreen trees - 0 @ 35 = 120 points
Existing ornamental trees - 8 @ 15 = 105 points
Proposed ornamental trees - 7 @ 15 = 105 points
Existing upright evergreen shrubs - 0 @ 10 = 0 points
Proposed upright evergreen shrubs - 0 @ 10 = 0 points
Existing deciduous shrubs - 27 @ 3 = 81 points
Proposed deciduous shrubs - 55 @ 3 = 165 points
Existing evergreen shrubs - 10 @ 4 = 40 points
Proposed evergreen shrubs - 0 @ 4 = 0 points
Existing perennials & grasses 11 @ 2 = 22 points
Proposed perennials & grasses 34 @ 2 = 68 points

Total landscape points supplied = 2,106 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 = 1,006 LF

Over story trees required 160/30' = 33.5
Shrubs required (160/30') x 5 = 167.6

Over story trees supplied **12 trees**
Ornamental/Evergreen trees supplied **46 trees**
Shrubs supplied **92 shrubs**

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PROJECT TITLE
The Avenue
Expansion
Madison
Development
Corp.

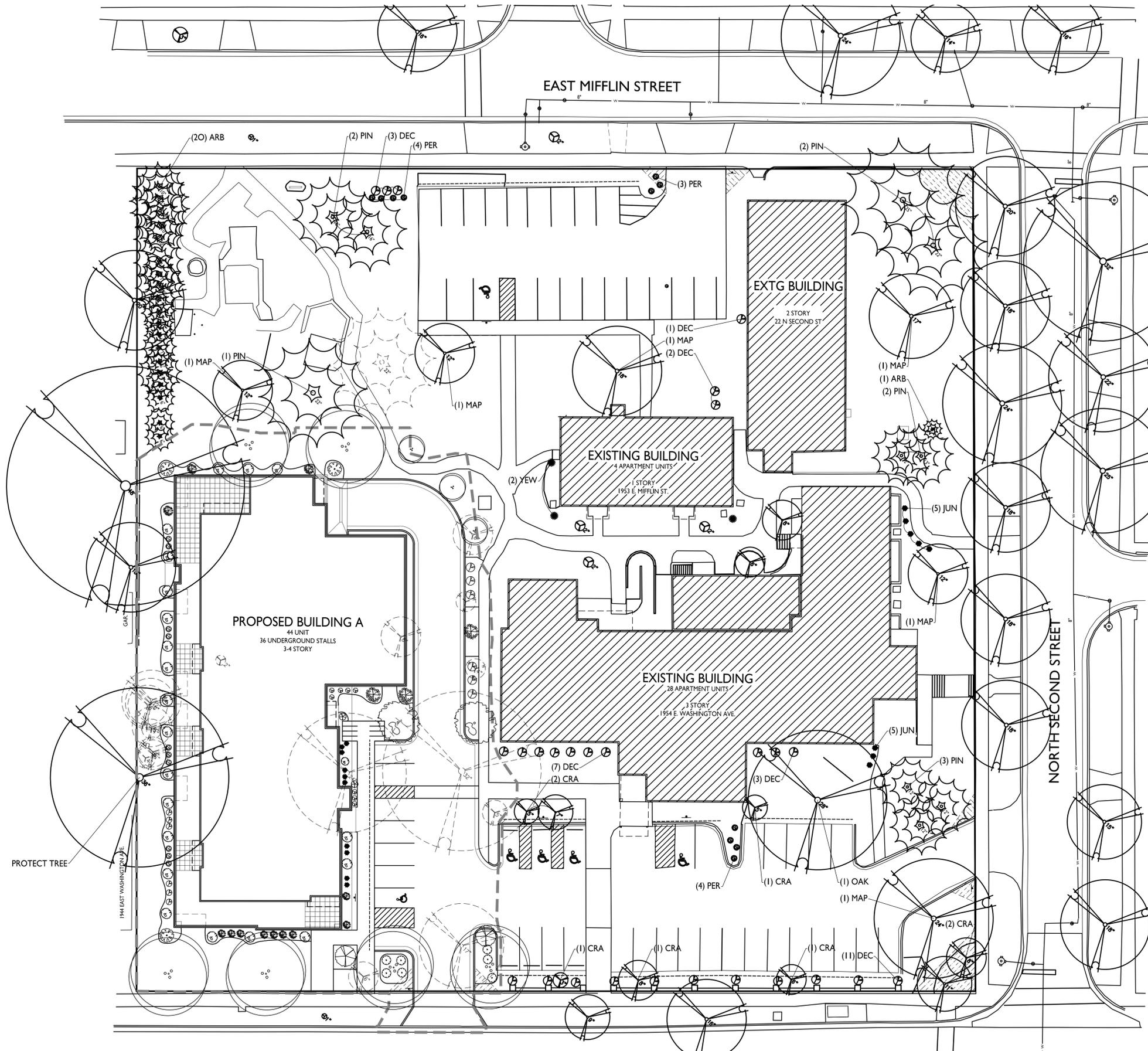
Site Address:
1954 E. Washington Ave.
SHEET TITLE
Existing Landscape
Plan

SHEET NUMBER

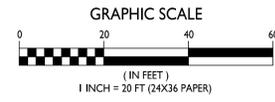
L-1.2

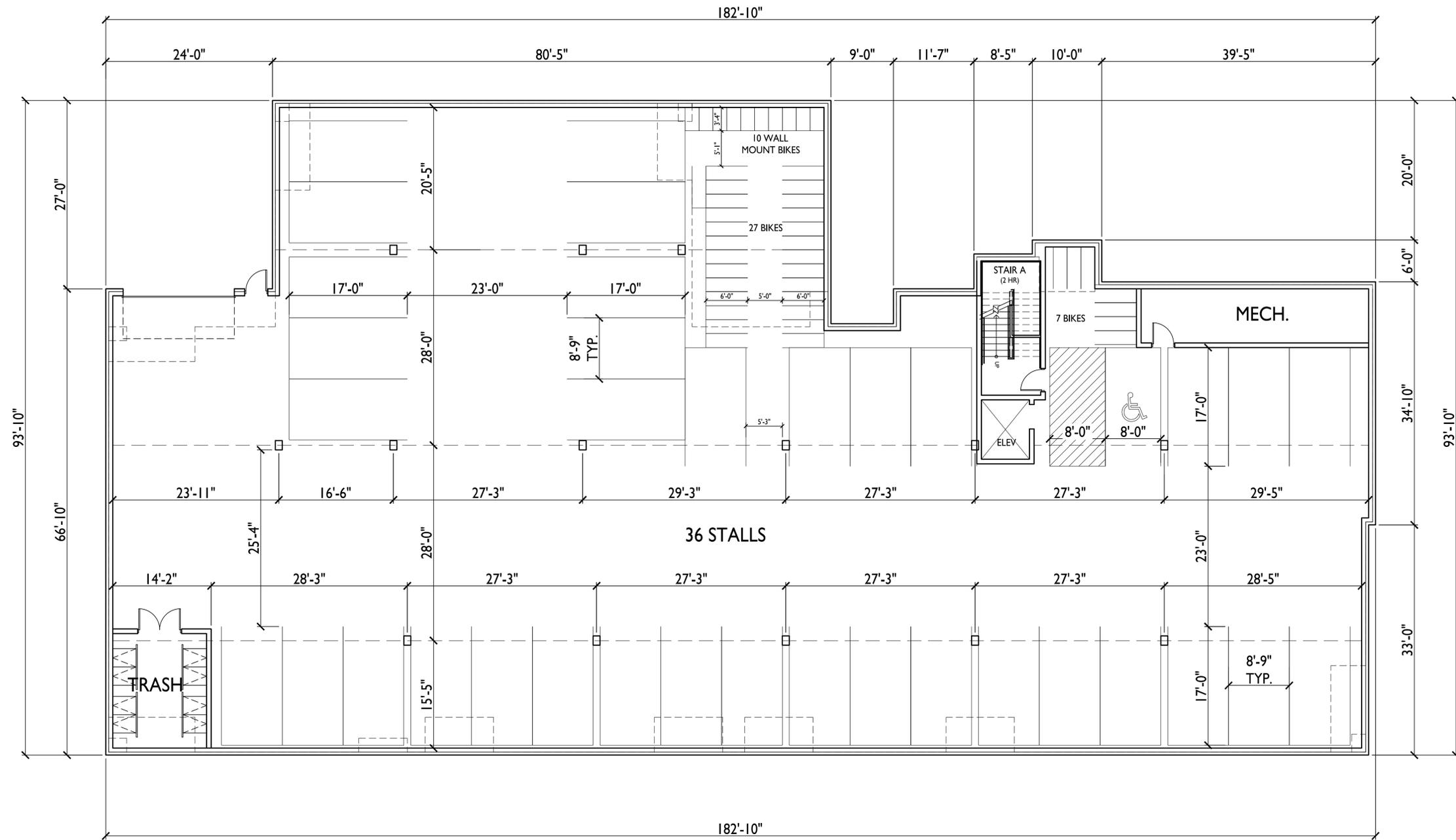
PROJECT NO. **1745**

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EXISTING LANDSCAPE PLAN
L-1.2 1" = 20'-0"

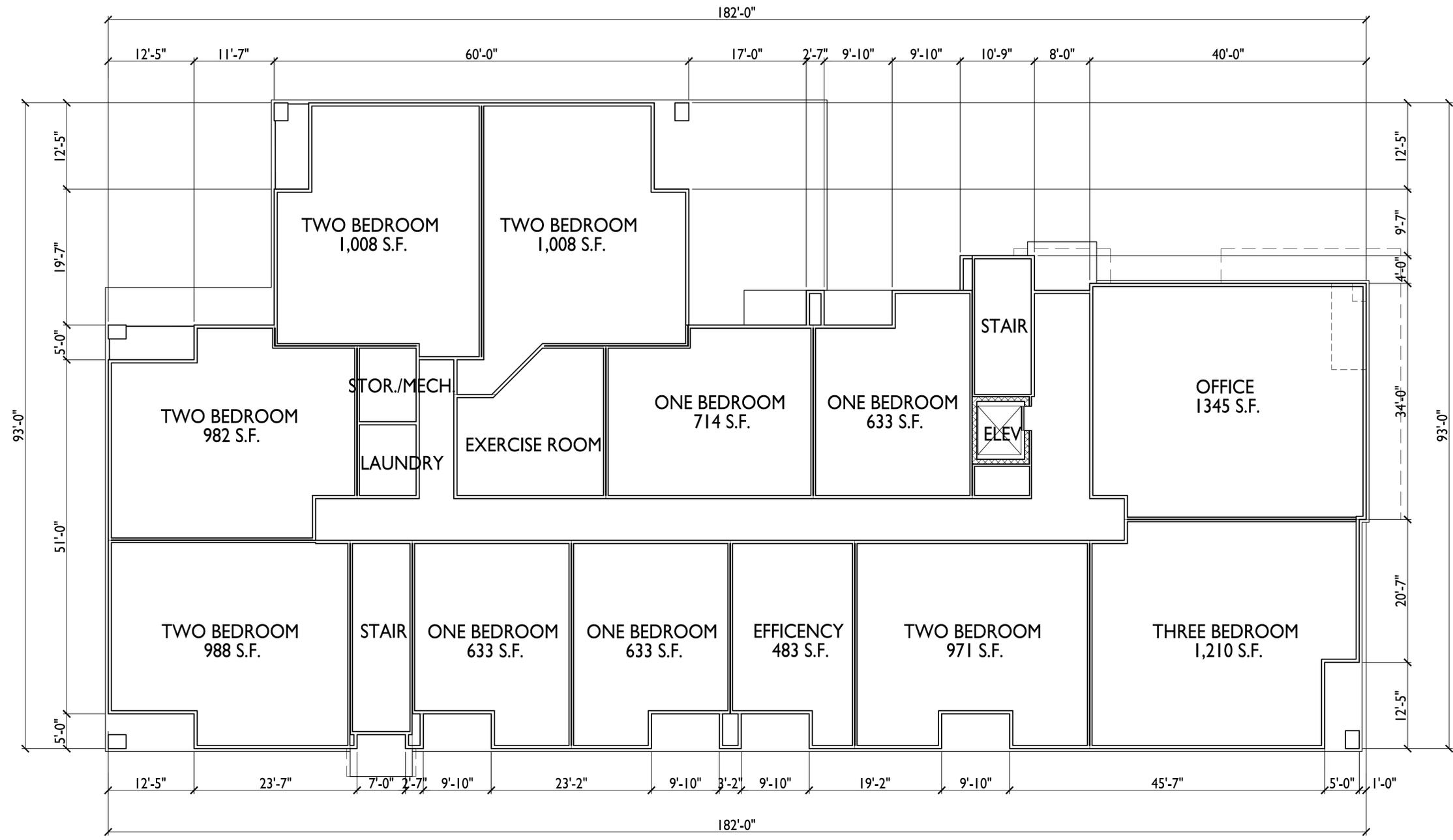




GROSS AREA: 14,464 S.F.

BASEMENT PLAN
A-1.0 SCALE: 1/8"=1'-0"





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

Site Address:
 1954 E. Washington Ave.

SHEET TITLE
**First Floor
 Plan**

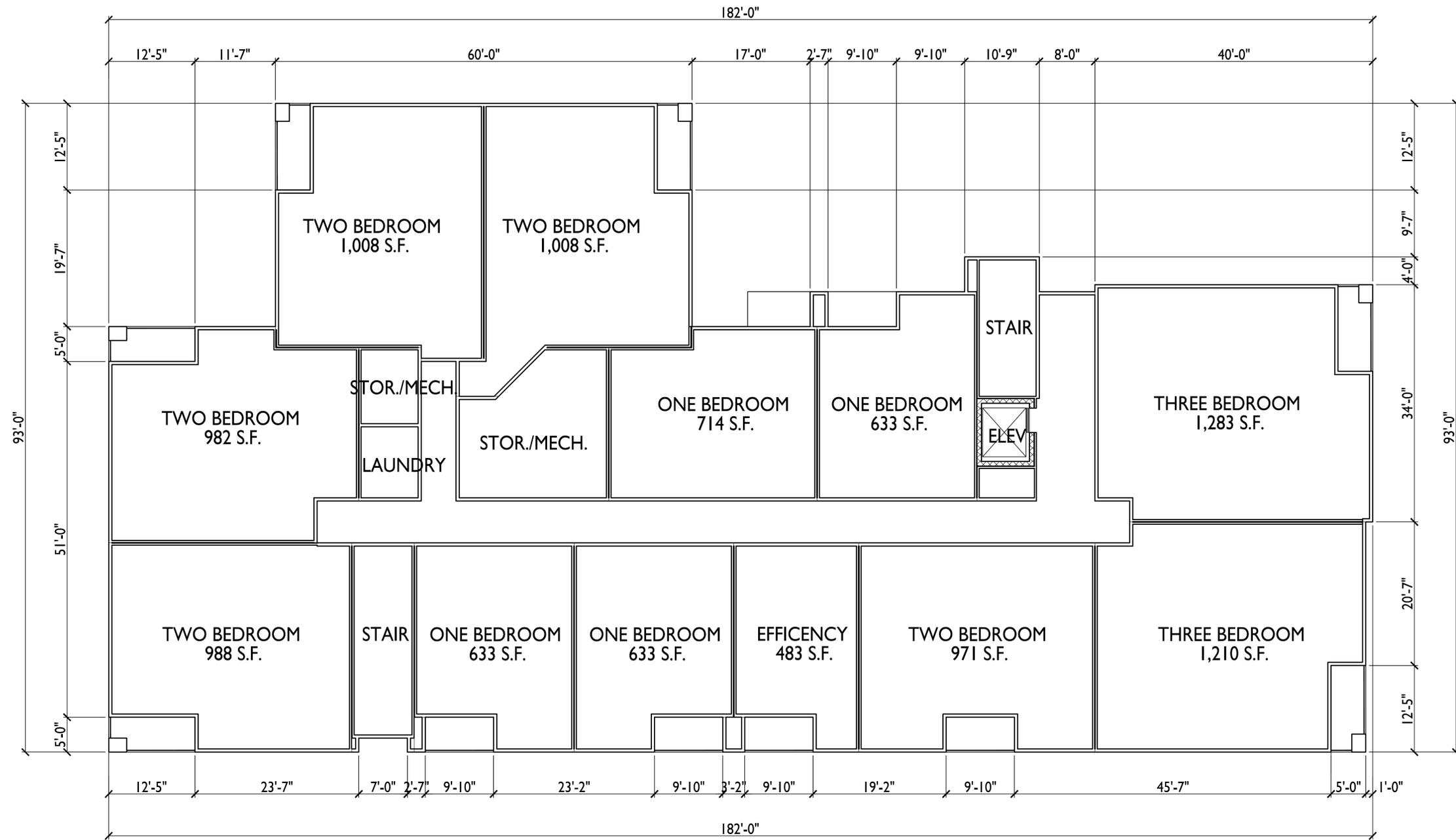
SHEET NUMBER

A-1.1

PROJECT NO. **1745**
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FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

GROSS AREA: 12,909 S.F.
 NET AREA: 9,262 S.F.
 UNIT MIX:
 3 EFFICIENCIES
 15 ONE BEDROOM
 21 TWO BEDROOM
 5 THREE BEDROOM
 44 TOTAL UNITS



GROSS AREA: 12,847 S.F.
NET AREA: 10,545 S.F.

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PROJECT TITLE
The Avenue
Expansion
Madison
Development
Corp.

Site Address:
1954 E. Washington Ave.

SHEET TITLE
Second &
Third
Floor Plan

SHEET NUMBER

A-1.2

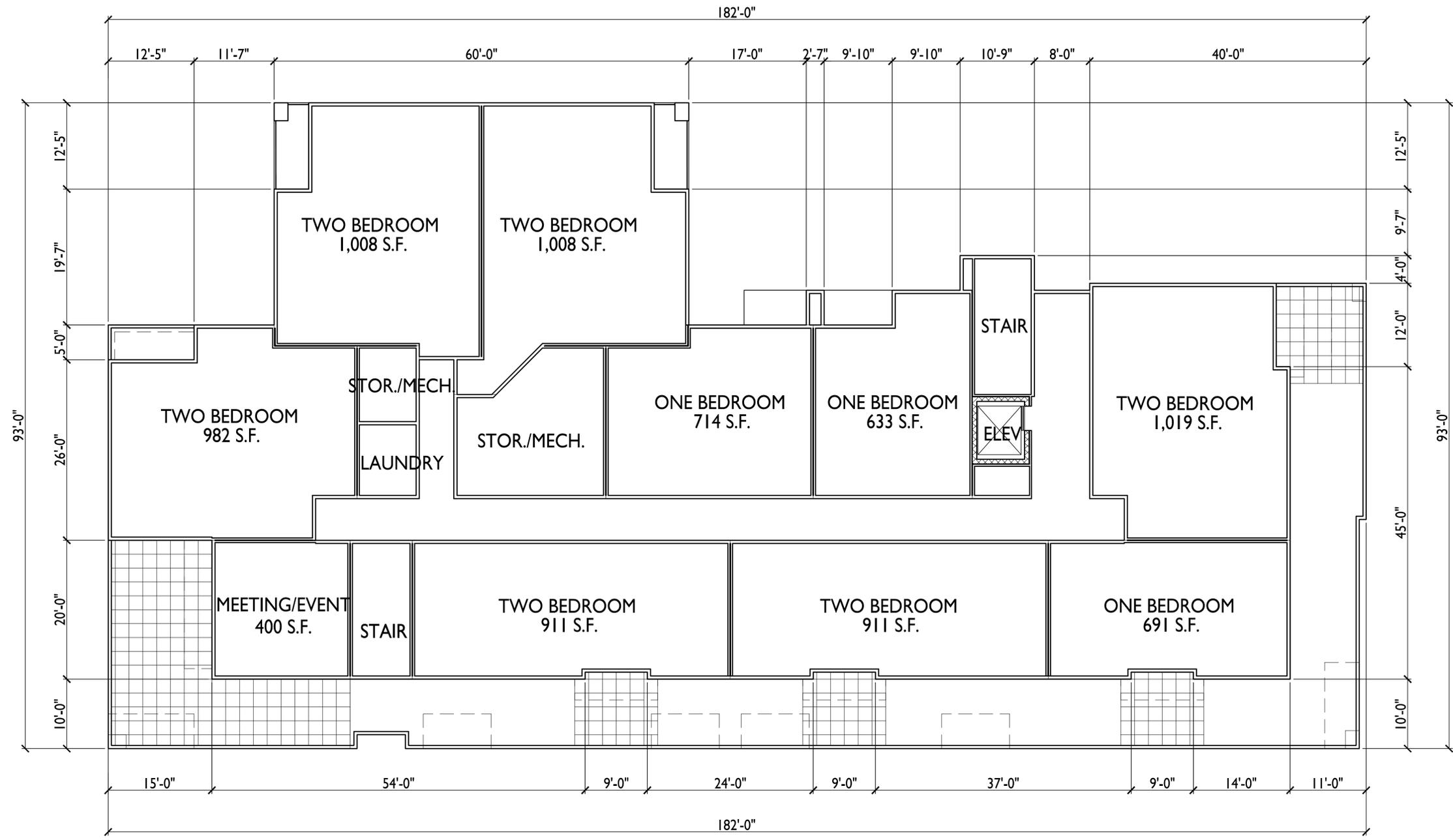
PROJECT NO. 1745

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SECOND & THIRD FLOOR PLAN

A-1.2 SCALE: 1/8"=1'-0"





GROSS AREA: 10,479 S.F.
 NET AREA: 7,877 S.F.

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PROJECT TITLE
 The Avenue
 Expansion
 Madison
 Development
 Corp.

Site Address:
 1954 E. Washington Ave.
 SHEET TITLE
 Fourth Floor
 Plan

FOURTH FLOOR PLAN
 SCALE: 1/8"=1'-0"



SHEET NUMBER

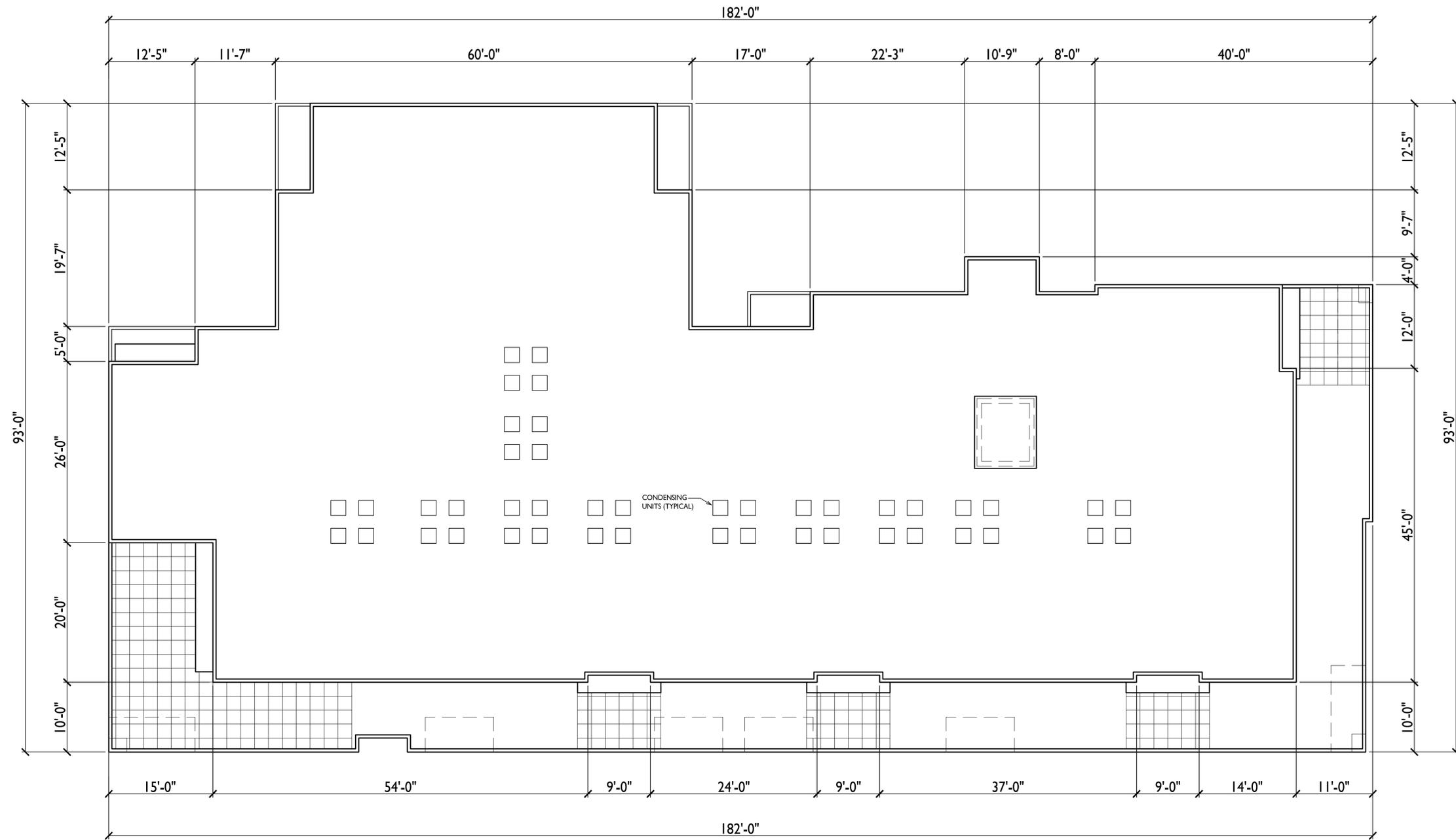
A-1.3

PROJECT NO. 1745
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knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562



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Issued For Land Use & UDC - January 23, 2019

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

Site Address:
1954 E. Washington Ave.
SHEET TITLE
Roof Plan

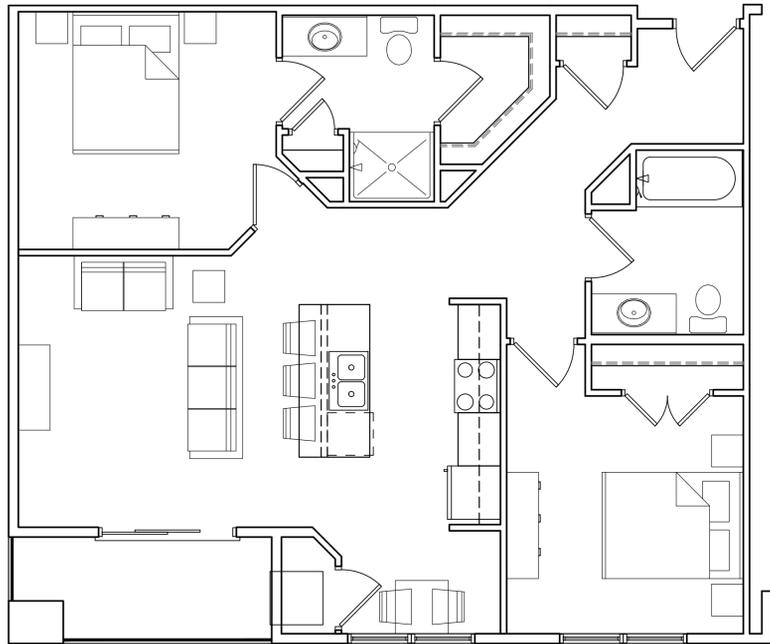
ROOF PLAN
A-1.4 SCALE: 1/8"=1'-0"



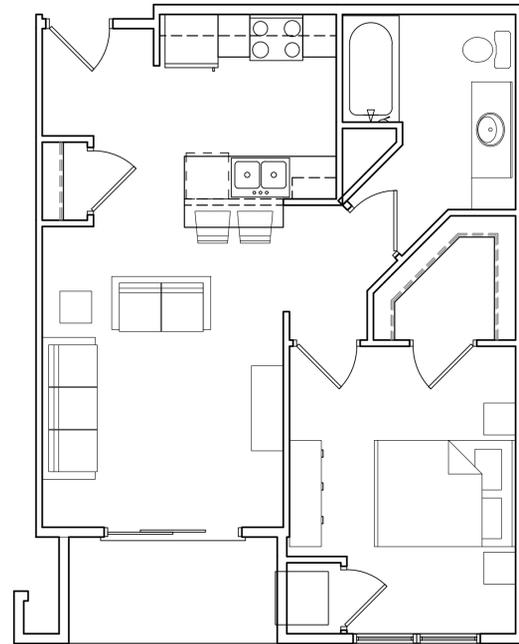
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A-1.4

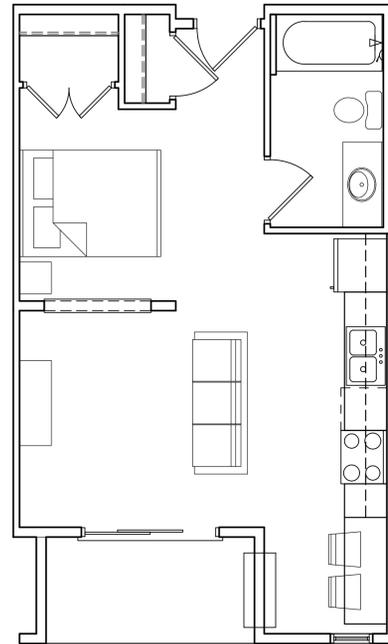
PROJECT NO. **1745**
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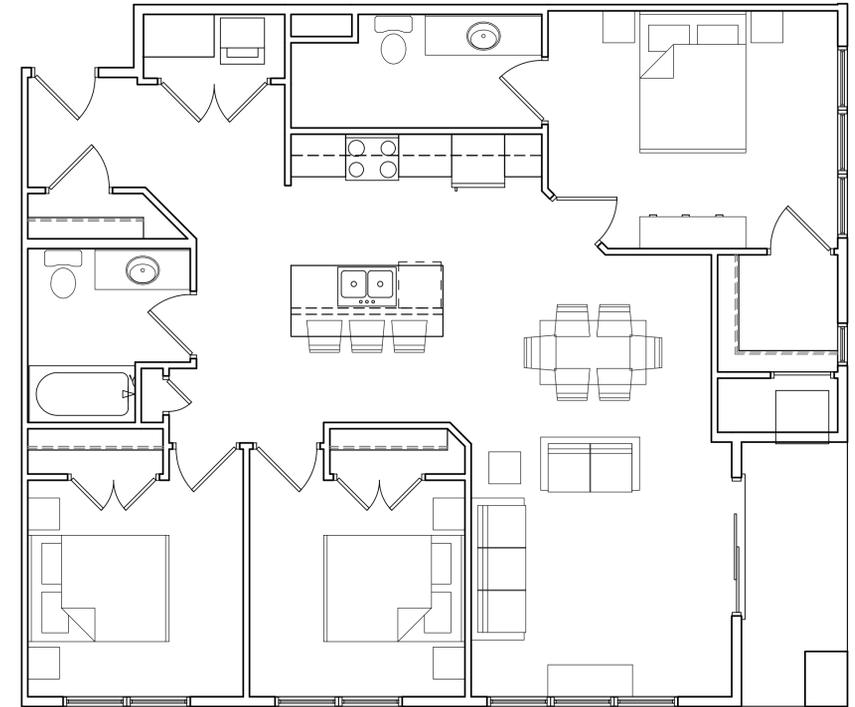
TWO BEDROOM
988 S.F.



ONE BEDROOM
633 S.F.



EFFICENCY
483 S.F.



THREE BEDROOM
1,210 S.F.

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

Site Address:
1954 E. Washington Ave.

SHEET TITLE
Typical Unit Plans

TYPICAL UNIT PLANS
A-1.5 SCALE: 1/4"=1'-0"

SHEET NUMBER

A-1.5

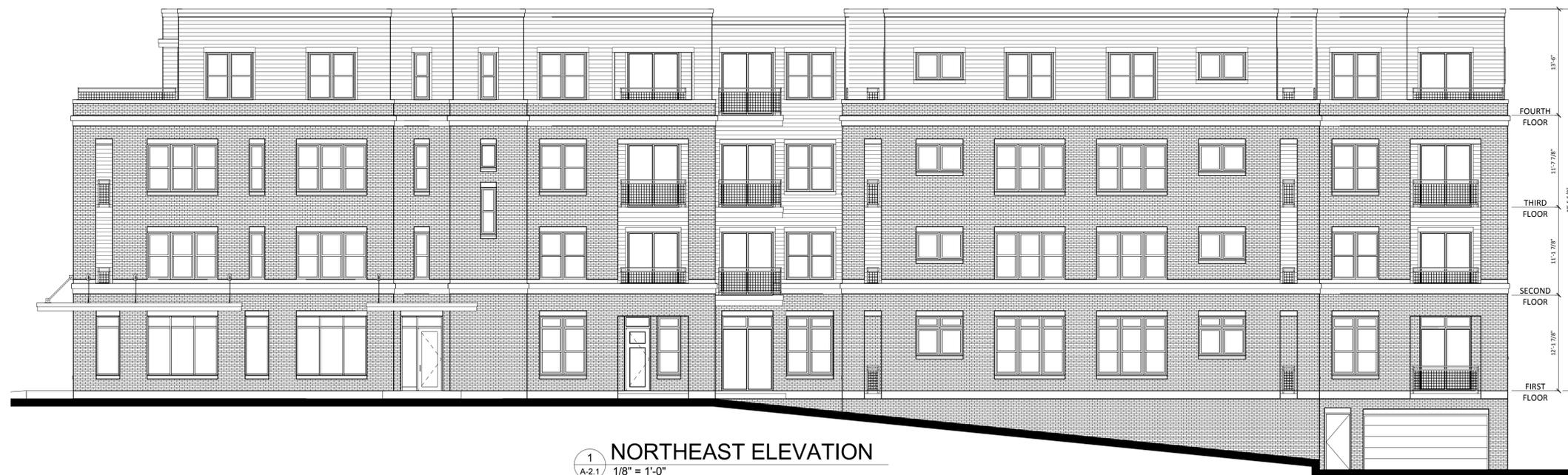
PROJECT NO. **1745**

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EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
COMPOSITE SIDING	JAMES HARDIE	MONTEREY TAUPE
COMPOSITE TRIM	JAMES HARDIE	NAVAJO BEIGE
BRICK VENEER	ACME	FRENCH VANILLA LIGHT
VINYL WINDOWS	N/A	TAN
ALUM. STOREFRONT	N/A	DARK BRONZE
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH COMPOSITE TRIM
RAILINGS	SUPERIOR	DARK BRONZE
METAL WRAPPED CANOPY	N/A	DARK BRONZE



2
A-2.1
SOUTHEAST ELEVATION - ALONG E. WASH
1/8" = 1'-0"



1
A-2.1
NORTHEAST ELEVATION
1/8" = 1'-0"

ISSUED

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

Site Address:
1954 E. Washington
Ave.

SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

A-2.1

PROJECT NUMBER 1745

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EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
COMPOSITE SIDING	JAMES HARDIE	MONTEREY TAUPE
COMPOSITE TRIM	JAMES HARDIE	NAVAJO BEIGE
BRICK VENEER	ACME	FRENCH VANILLA LIGHT
VINYL WINDOWS	N/A	TAN
ALUM. STOREFRONT	N/A	DARK BRONZE
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH COMPOSITE TRIM
RAILINGS	SUPERIOR	DARK BRONZE
METAL WRAPPED CANOPY	N/A	DARK BRONZE



1 NORTHWEST ELEVATION
A-2.2 1/8" = 1'-0"



2 SOUTHWEST ELEVATION
A-2.2 1/8" = 1'-0"

ISSUED
01/22/19

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

Site Address:
1954 E. Washington
Ave.

SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

A-2.2

PROJECT NUMBER **1745**

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EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
COMPOSITE SIDING	JAMES HARDIE	MONTEREY TAUPE
COMPOSITE TRIM	JAMES HARDIE	NAVAJO BEIGE
BRICK VENEER	ACME	FRENCH VANILLA LIGHT
VINYL WINDOWS	N/A	TAN
ALUM. STOREFRONT	N/A	DARK BRONZE
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH COMPOSITE TRIM
RAILINGS	SUPERIOR	DARK BRONZE
METAL WRAPPED CANOPY	N/A	DARK BRONZE



TYPICAL MATERIALS

- COMPOSITE SIDING & TRIM
- SOLDIER COURSE
- CAST STONE SILLS & BANDS
- VINYL WINDOWS
- BRICK VENEER
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- METAL WRAPPED CANOPY
- ALUM. STOREFRONT

1
A-2.3
SOUTHEAST ELEVATION - ALONG E. WASH - RENDERED
1/8" = 1'-0"



2
A-2.3
NORTHEAST ELEVATION - RENDERED
1/8" = 1'-0"

ISSUED

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

Site Address:
1954 E. Washington
Ave.

SHEET TITLE
**Exterior
Elevations -
Rendered**

SHEET NUMBER

A-2.3

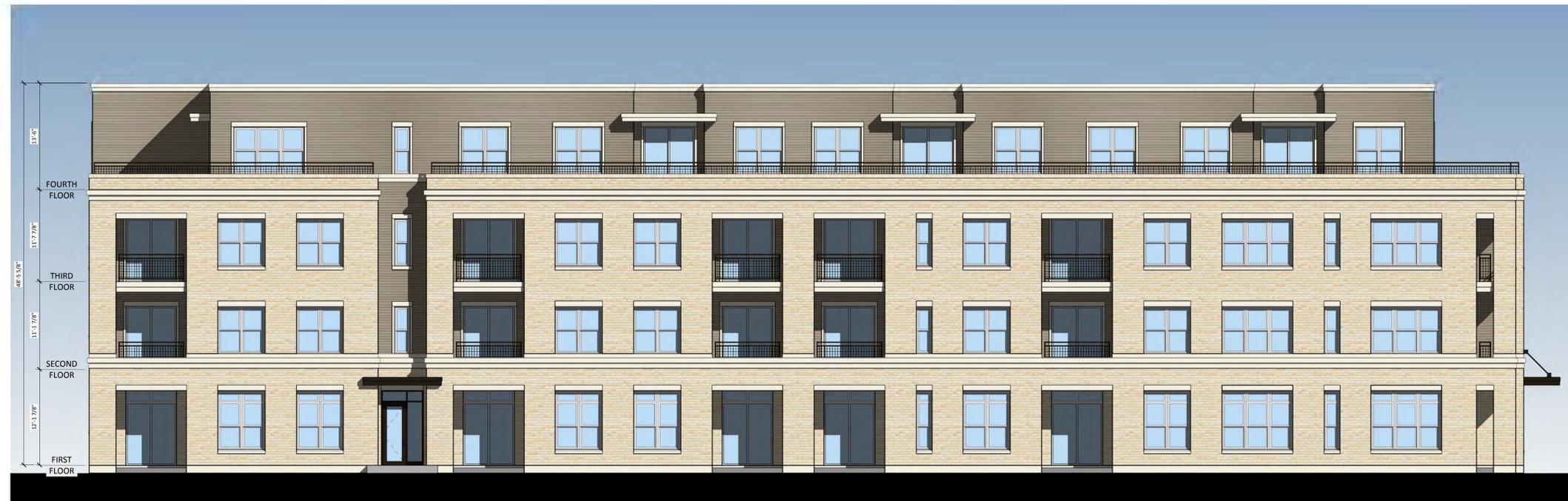
EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
COMPOSITE SIDING	JAMES HARDIE	MONTEREY TAUPE
COMPOSITE TRIM	JAMES HARDIE	NAVAJO BEIGE
BRICK VENEER	ACME	FRENCH VANILLA LIGHT
VINYL WINDOWS	N/A	TAN
ALUM. STOREFRONT	N/A	DARK BRONZE
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH COMPOSITE TRIM
RAILINGS	SUPERIOR	DARK BRONZE
METAL WRAPPED CANOPY	N/A	DARK BRONZE



TYPICAL MATERIALS

- COMPOSITE SIDING & TRIM
- SOLDIER COURSE
- CAST STONE SILLS & BANDS
- VINYL WINDOWS
- BRICK VENEER
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS

1 NORTHWEST ELEVATION - RENDERED
A-2.4 1/8" = 1'-0"



2 SOUTHWEST ELEVATION - RENDERED
A-2.4 1/8" = 1'-0"

ISSUED

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

Site Address:
1954 E. Washington
Ave.

SHEET TITLE
**Exterior
Elevations -
Rendered**

SHEET NUMBER

A-2.4

PROJECT NUMBER **1745**

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The Avenue Expansion Madison Development Corp.

Site Address:
1954 E. Washington Ave.

Street View





The Avenue Expansion Madison Development Corp.

Site Address:
1954 E. Washington Ave.

Close Street View





The Avenue Expansion Madison Development Corp.

Site Address:
1954 E. Washington Ave.

Front Street View





The Avenue Expansion Madison Development Corp.

Site Address:
1954 E. Washington Ave.

Close Sidewalk View





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.

A+ Capable Luminaire

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

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

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

- 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

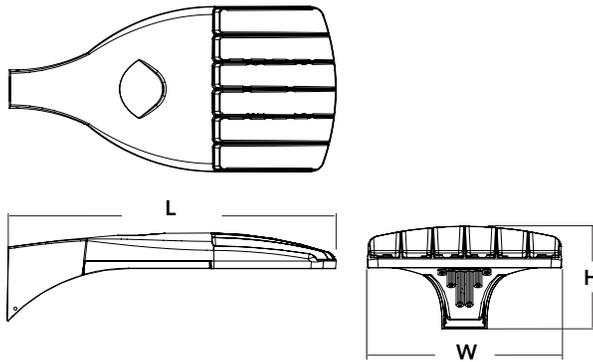
EPA: 0.95 ft²
(.09 m²)

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 P1 P4 P7 P2 P5 P3 P6 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ²	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS 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 ³ RCCO Right corner cutoff ³	MVOLT ^{4,5} 120 ⁶ 208 ^{5,6} 240 ^{5,6} 277 ⁶ 347 ^{5,6,7} 480 ^{5,6,7}	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

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹⁰ PER NEMA twist-lock receptacle only (control ordered separate) ¹¹ PER5 Five-wire receptacle only (control ordered separate) ^{11,12} PER7 Seven-wire receptacle only (control ordered separate) ^{11,12} DMG 0-10V dimming extend out back of housing for external control (control ordered separate) PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{5,13,14} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{5,13,14} PIRHN Network, Bi-Level motion/ambient sensor ¹⁵ PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,13,14}	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	Shipped installed HS House-side shield ²⁰ SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ L90 Left rotated optics ¹ R90 Right rotated optics ¹ DDL Diffused drop lens ²⁰ Shipped separately BS Bird spikes ²¹ EGS External glare shield ²¹
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Ordering Information

Accessories

Ordered and shipped separately.

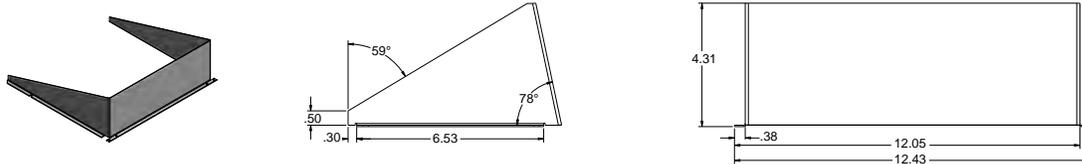
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK U	Shorting cap ²²
DSX0HS 20C U	House-side shield for 20 LED unit ²⁰
DSX0HS 30C U	House-side shield for 30 LED unit ²⁰
DSX0HS 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

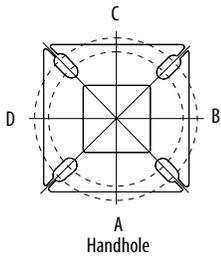
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO, P4, P7 or P13.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 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 distribution. 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

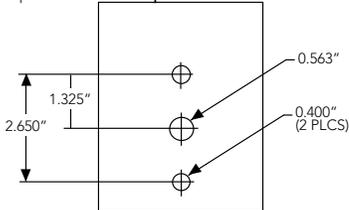
Pole drilling nomenclature: # of heads at degree from handhole (default side A)

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



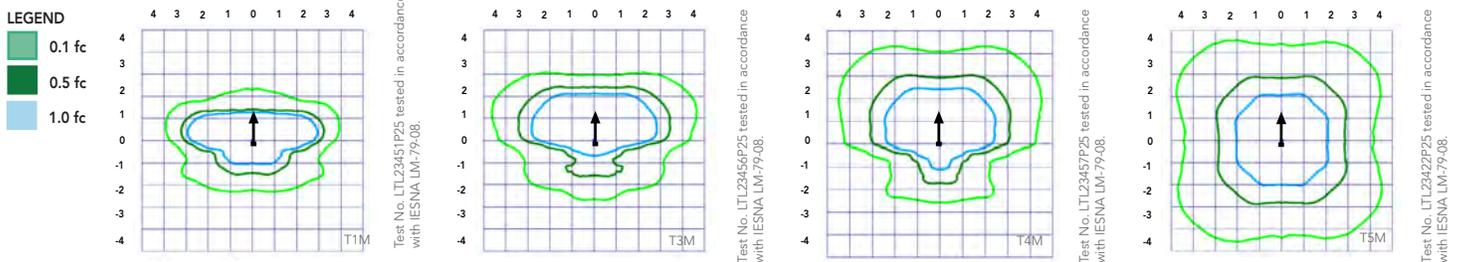
Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

*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').



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
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver
Future-proof* with Motion	⊘	⚠	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

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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	1	0	1	70
								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

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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

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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											
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142											
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141											
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141											
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139											
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116											
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83											
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83											
				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											
T5VS	8,812	3	0					0	122	9,493	3	0	0	132	9,613	3	0	0	134											
T5S	8,738	3	0					1	121	9,413	3	0	1	131	9,532	3	0	1	132											
T5M	8,736	3	0					2	121	9,411	3	0	2	131	9,530	3	0	2	132											
T5W	8,657	4	0					2	120	9,326	4	0	2	130	9,444	4	0	2	131											
BLC	7,187	3	0					3	100	7,742	3	0	3	108	7,840	3	0	3	109											
LCCO	5,133	1	0					2	71	5,529	1	0	2	77	5,599	1	0	2	78											
RCCO	5,126	3	0					3	71	5,522	3	0	3	77	5,592	3	0	3	78											
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											
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131											
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130											
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130											
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128											
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107											
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76											
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76											
				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											
T5VS	14,804	4	0					1	116	15,948	4	0	1	125	16,150	4	0	1	126											
T5S	14,679	3	0					1	115	15,814	3	0	1	124	16,014	3	0	1	125											
T5M	14,676	4	0					2	115	15,810	4	0	2	124	16,010	4	0	2	125											
T5W	14,544	4	0					3	114	15,668	4	0	3	122	15,866	4	0	3	124											
BLC	7919	3	0					3	62	8531	3	0	3	67	8639	3	0	3	67											
LCCO	5145	1	0					2	40	5543	1	0	2	43	5613	1	0	2	44											
									5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44							

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.



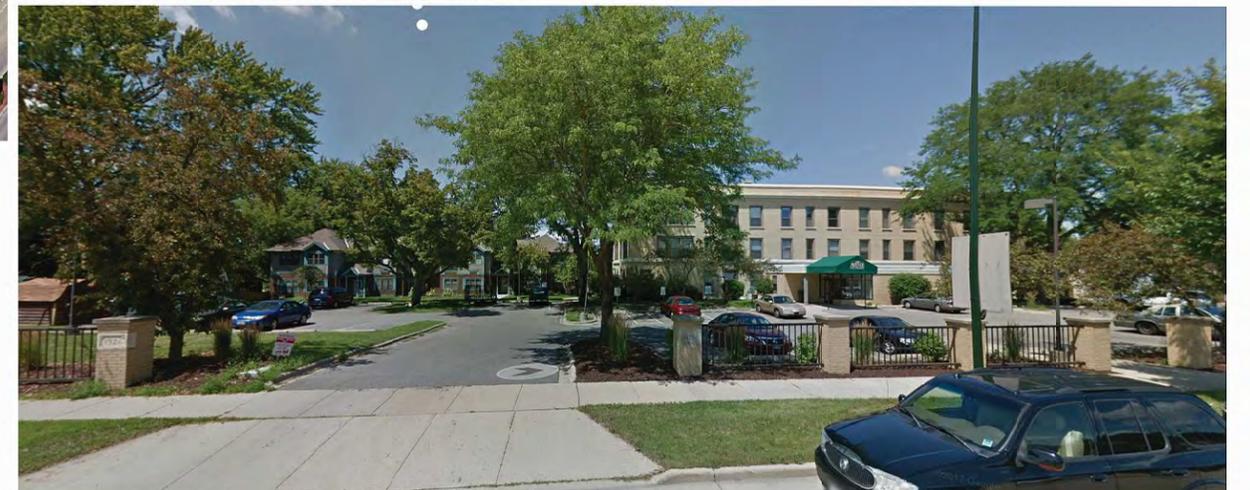
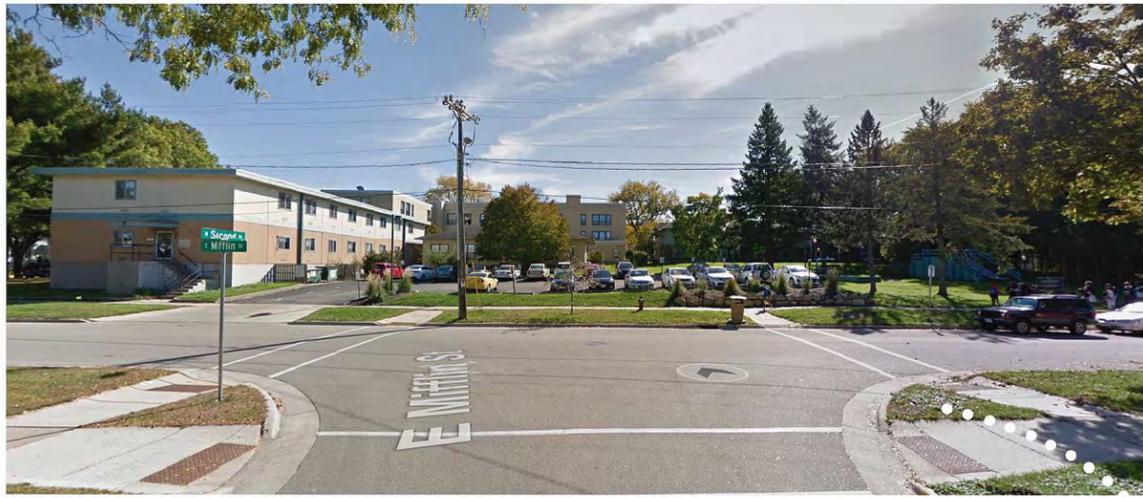


The Avenue Expansion Madison Development Corp.

Site Address:
1954 E. Washington Ave.

Proposed and Existing





The Avenue
Photos
1954 E. Washington Avenue

















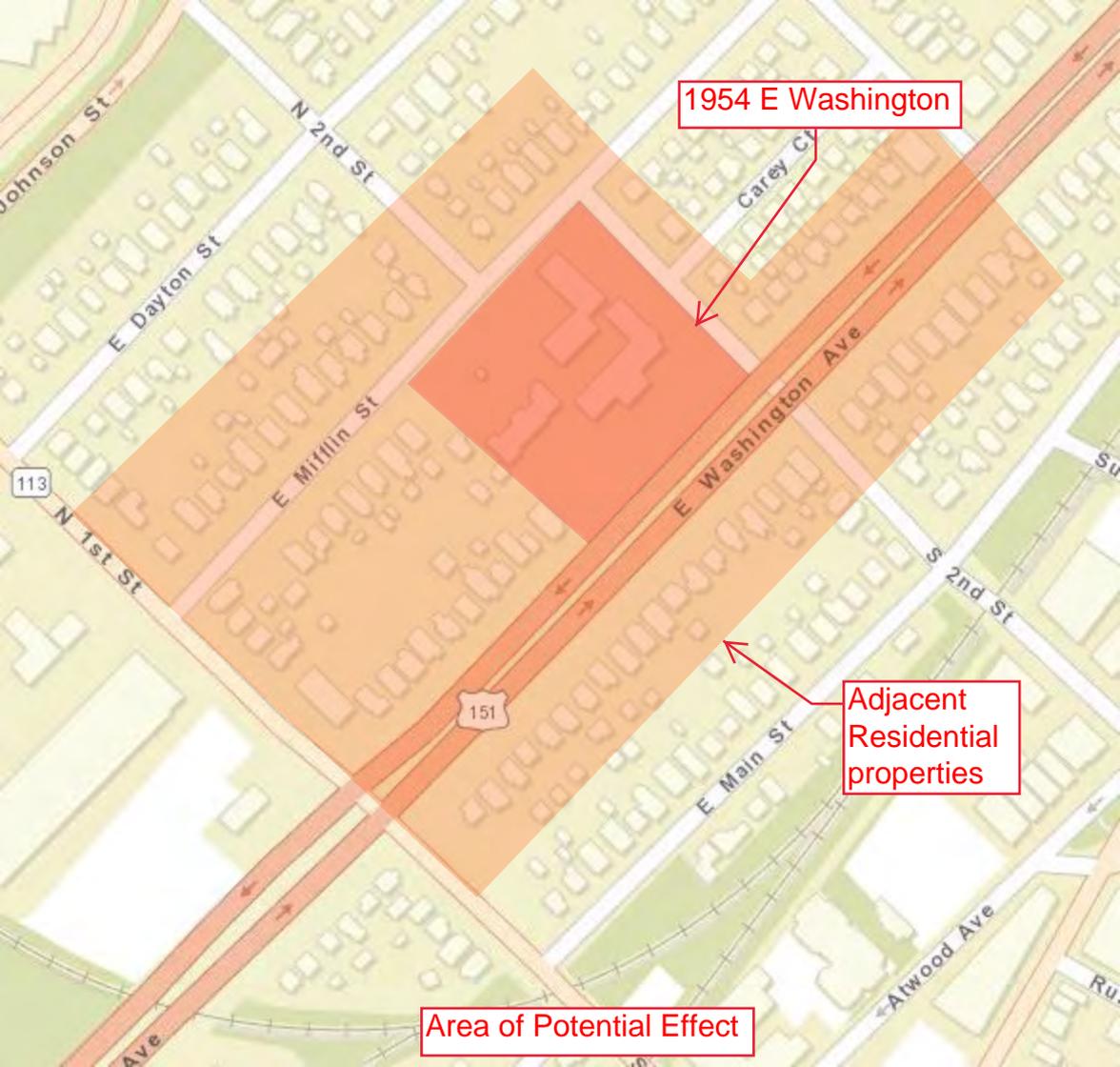


OPTIONS
VAN
ONLY

OPTIONS
PARKING
ONLY
MON - FR
6 AM - 8 PM







1954 E Washington

Adjacent Residential properties

Area of Potential Effect

