URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

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.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

4/11/22
11:59 a.m.
RECEIVED

1. Project Information

Address: 250 E. Olin Avenue, Madison, Wisconsin 53713

Title: Olin Avenue Mixed-Use Development

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

UDC meeting date requested June 1, 2022

- ☐ 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)
- ☐ Signage Exception

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Lance McGrath — Company McGrath Property Group

Street address 730 Williamson Street, Suite 150 — City/State/Zip Madison, Wisconsin 53703

Telephone 608-616-0705 — Email lance.mcgrath@mcgrathpropertygroup.com

Project contact person Same — Company _____

Street address _____ — City/State/Zip _____

Telephone _____ — Email _____

Property owner (if not applicant) Applicant is Contract Owner

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 on Page 4 for plan details)
- ☑ **Filing fee**
- ☑ **Electronic Submittal***
- ☑ **Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized and legible. 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 Kevin Firchow on 10-25-2021.

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.

Name of applicant Lance McGrath Relationship to property Contract Owner

Authorizing signature of property owner [signature] Date 4/11/22

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)
- X Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS UDC

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 that 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 UDC

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 an 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)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

730 WILLIAMSON ST. SUITE 150 • MADISON, WI • 53703 608.616.0705 • WWW.McGRATHPROPERTYGROUP.COM

April 11, 2022 ***** VIA E-MAIL *****

City of Madison
Madison Municipal Building, Suite 017
Attn. Heather Stouder
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

RE: Letter of Intent – Land Use Application
E. Olin Avenue Mixed-Use Development
222 – 232 Olin Avenue, Madison, WI 53713

Dear Ms. Stouder,

The following is submitted for review by City Staff, the Urban Design Commission, the Planning Commission and the Common Council for consideration.

PROJECT TEAM:

Owner: McGrath Property Group, 730 Williamson Street, Suite 150, Madison, WI 53703
Design Architect: Eastman Lee Architects, 3730 N. Lake Shore Dr. 7A, Chicago, IL 60613
Architect of Record: JLA Architects, 800 West Broadway - Suite 200, Monona, WI 53713
Civil/Landscape: Vierbicher, 999 Fourier Drive, Suite 201 Madison, WI 53717

PROJECT OVERVIEW:

McGrath Property Group is proposing a multi-family/commercial mixed-use project, to be located at 250 E. Olin Avenue (currently addressed 222–232 E. Olin Avenue) where the existing Coliseum Bar and Wonder Bar are currently located. The project as proposed would have approximately 192 residences, 225 parking stalls and 13,506 sf of grade level commercial/retail space that would likely be marketed to offices and/or retailers as opposed to restaurant uses.

McGrath Property Group is a long-term investor and develops to build, professionally manage and retain ownership of their projects. As such, an incredible amount of thought/design has been placed into ensuring the project is respectful to its prominent location - which can be considered a gateway site to downtown Madison. The building will be a post-tensioned concrete structure and clad in high-quality materials. This location is ideal for a mixed-use development as proposed, with its proximity to bike/pedestrian paths and bus stops, for

promoting the use of carbon free transportation (biking/walking) as well as encouraging the use of public transit. In addition, we intend on offering numerous electrical car charging stations within the project with the ability to expand over time as we see demand increase. The project complies with the recently adopted ***South Madison Plan*** and compliments the vision of the ***Destination District*** planning process. The project as proposed is twelve stories in height and includes leaving the Wonder Bar building where it currently sits.

Specific building areas and other pertinent information is provided in the attached drawings.

SITE:

The project is located on an approximately 1.5-acre site at 222 E. Olin Avenue and 232 E. Olin Avenue, in the 14th Aldermanic District. It is currently zoned Suburban Employment District (SE) and it will be rezoned to Traditional Employment District (TE). The site resides in Urban Design District No. 1 and is being designed to comply with the requirements of this district.

There are currently two, 2-story structures on site (the Coliseum Bar and the Wonder Bar). The Coliseum Bar will be demolished and the Wonder Bar will remain (although the rear wood sided addition will be removed). The remainder of the site is predominantly asphalt parking lot. Photographs of the existing buildings are included in the submitted plans.

CERTIFIED SURVEY MAP (CSM):

A new Certified Survey Map (CSM) will be prepared and submitted on 5/2/22 to subdivide the property into two Lots. The main lot will contain the new project and the second lot will contain the existing Wonder Bar building. Cross-Lot easements will be created for Vehicular/Pedestrian access, utilities and maintenance purposes. The intent is to maintain ownership of both Lots long term.

WONDER BAR:

The Wonder Bar will remain in its current location, however the wood-clad addition (walk-in freezer) attached to the rear of the building will be removed as part of this project. Additionally, once a Tenant is secured in the future - restoration/remodeling permits will be obtained for site improvements and to update the building as needed for the future Tenant's use.

ARCHITECTURE:

Sited at the convergence of East Olin Avenue and John Nolen Drive, the architectural design is rooted in the unique layered nature of the site, lending prominence to the area as a dynamic gateway to the City of Madison. The massing is comprised of a series of volumes that express the layers of building program within, sliding past one another in response to the site. The massing is scaled in response to the varied context, stepping down in height along the adjacent streets, and providing an outdoor terrace overlooking Lake Monona. The parking garage is concealed within, treated as an integral component of the architectural expression.

A timeless and contemporary quality to the architecture is achieved through careful consideration of proportion, daylight, views, and integrity of materials. A refined material palette

of light-colored brick paired with vertically slatted metal panels creates a rich contrast in both texture and color while complementing the surrounding landscape.

Windows are placed to frame views to the lake, parks, and city beyond, while also located with care to be safe for migrating birds. Windows of varying widths impart a residential scale to the façades while also reflecting the dynamic nature of the site. The vertical arrangement of window openings provides a contrast to the horizontal nature of the building, while also communicating the plan arrangement of apartments within. A subtle shift in the windows creates a tiered arrangement of floors that provides a transitional scale to the façades as the building height increases.

Balconies are precisely located throughout the building, elongated at corner units to lend a dynamic quality and to provide shading. Partially inset balconies are distributed to impart a vertical articulation to façades and help reduce the overall scale. A thoughtful and energetic approach to the design allows the building to become an inspiring backdrop for the residents within, while also acting as a sensitive interface between the city and the environment.

STORMWATER MANAGEMENT:

Nearly all of the existing site is covered by impervious area such as asphalt, rooftops, and sidewalks. Furthermore, there are no existing stormwater management practices; all runoff drains over the surface eventually making its way to City sewer untreated. Our new project will reduce the impervious area on site and incorporate many features that dramatically improve the current runoff patterns. This design is advancing and we expect to incorporate the following:

1. Runoff will be collected in a controlled environment on site and routed thru stormwater Best Management Practices prior to discharging to the City storm sewer.
2. Green roofs may are provided to minimize the quantity of water going to the City storm sewer.
3. A rain garden will collect runoff from the rear of the site and promote infiltration.
4. An underground wet detention tank may be used to collect run off from the main driveway/loading area at the SW corner of the site - this tank reduces peak runoff rate and settles out solids and pollutants.
5. The proposed project will meet or exceed State and City requirements for redevelopment including peak rate reduction, runoff volume reduction, and sediment control.

SUSTAINABLE FEATURES:

Developments such as our proposed project are a very sustainable way to develop a City. The following is a list of some of the benefits:

1. This project creates residential density in an area near job centers that reduces the miles driven on our roads.
2. The project is located adjacent and near multiple Metro bus stops (pending route changes).
3. The Project is located very near to the Capital City Trail and the Wingra Creek ped/bike paths.
4. Private waste/recycling collection is utilized -v- 200 collections from individual homes.
5. One water and sewer connection -v- 200 from individual homes.

6. The mixed use component is "parking-friendly". The Commercial Tenant employees can share parking spaces with the residential Tenants. Reducing the overall need for parking.

DARK SKY FEATURES:

The project will feature the following Dark Sky initiatives:

1. Window coverings will be provided in all units.
2. Community room lighting will have occupancy sensors
3. Exterior lighting will be limited to that required by code and shielded when ever possible
4. No lighting will be provided on Tenant balconies.

SOLAR READY CONSTRUCTION:

We are evaluating solar panels for the project and may also make it "Solar-Ready" by providing the necessary conduits, electrical improvements and structural upgrades needed. We can not commit to implementing this since we may not have enough roof top space for it to work effectively . We will continue to evaluate this as the project advances.

EV CHARGING FACILITIES:

We will be providing multiple EV Charging Stalls and will have many EV ready stalls - more than required by code.

FUTURE BIKE PATH EASEMENT:

We agree to provide a Twenty-Foot wide easement at the North West corner of the property for as shown on the project plans for a future City bike path connector intended to eventually connect thru adjacent properties to the Wingra Creek Ped/Bike Path. A sidewalk connector from the main bike room for our project is provided that connects to the future easement area.

TRANSPORTATION DEMAND MANAGEMENT PLAN (TDMP):

Our Traffic Engineering firm (KL Engineering) completed the TDMP for the project and we scored 40 points (25 minimum required). We are also providing more bike parking than required and a bike maintenance station in the project. We will also explore a bike sharing station as the project progresses.

GREEN CONSTRUCTION FEATURES:

The following green construction features will be implemented:

- Post-Tensioned Concrete construction with metal stud walls - very little wood lumber used.
- Construction Waste Recycling
- Continuous exterior building insulation
- Energy efficient windows
- Low-e glazing
- Daylighting
- Use of fly ash in concrete

- Use of low VOC materials, paints & adhesives
- Use of formaldehyde-free materials
- Energy star rated appliances
- High recycled content of structural steel, steel reinforcing & light gauge framing

BUILDING MECHANICAL SYSTEMS:

- Central HVAC System (Water Source Heat Pumps)
- High Efficient boilers (95%+)
- Variable frequency drive on cooling tower fan motor for efficiency
- Mechanically ventilated spaces (units)
- Water source heat pumps in units
- Provisions for water source heat pumps in commercial areas
- High-efficiency water heaters (94%) & re-circulation system
- Reduced flow plumbing fixtures
- LED lighting throughout project
- Lighting controls
- High-efficiency ceiling fans
- Occupancy sensors
- Programmable thermostats
- Electric car charging stations & EV Ready stalls for future charging stations
- Central exhaust systems for dryers
- Central exhaust systems for bath fans

NEIGHBORHOOD INPUT:

The property does not sit within the limits of a formal neighborhood association, but we have had several neighborhood meetings with both District 13 (Bay Creek Neighborhood near the site) and District 14 where the site resides. We will continue to meet on an as-needed basis as the final details of the project are worked through.

REFUSE & RECYCLING:

Garbage and recycling containers serving the building will be in an enclosed room in the grade level parking area on the west side of the building. A private collection service will be utilized at a frequency appropriate for required volume.

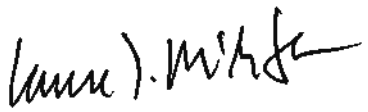
PROJECT SCHEDULE:

February 24, 2022: DAT Meeting
March 9, 2022: Urban Design Commission - Informational Presentation
April 11, 2022: Land Use Application Submittal date
June 1, 2022: Urban Design Commission - Initial and Final Approval
June 13, 2022: Plan Commission
June 21, 2022: Common Council
September 5, 2022: Start Construction
April 1, 2024: Certificate of Occupancy

Please feel free to contact me if additional information is needed.

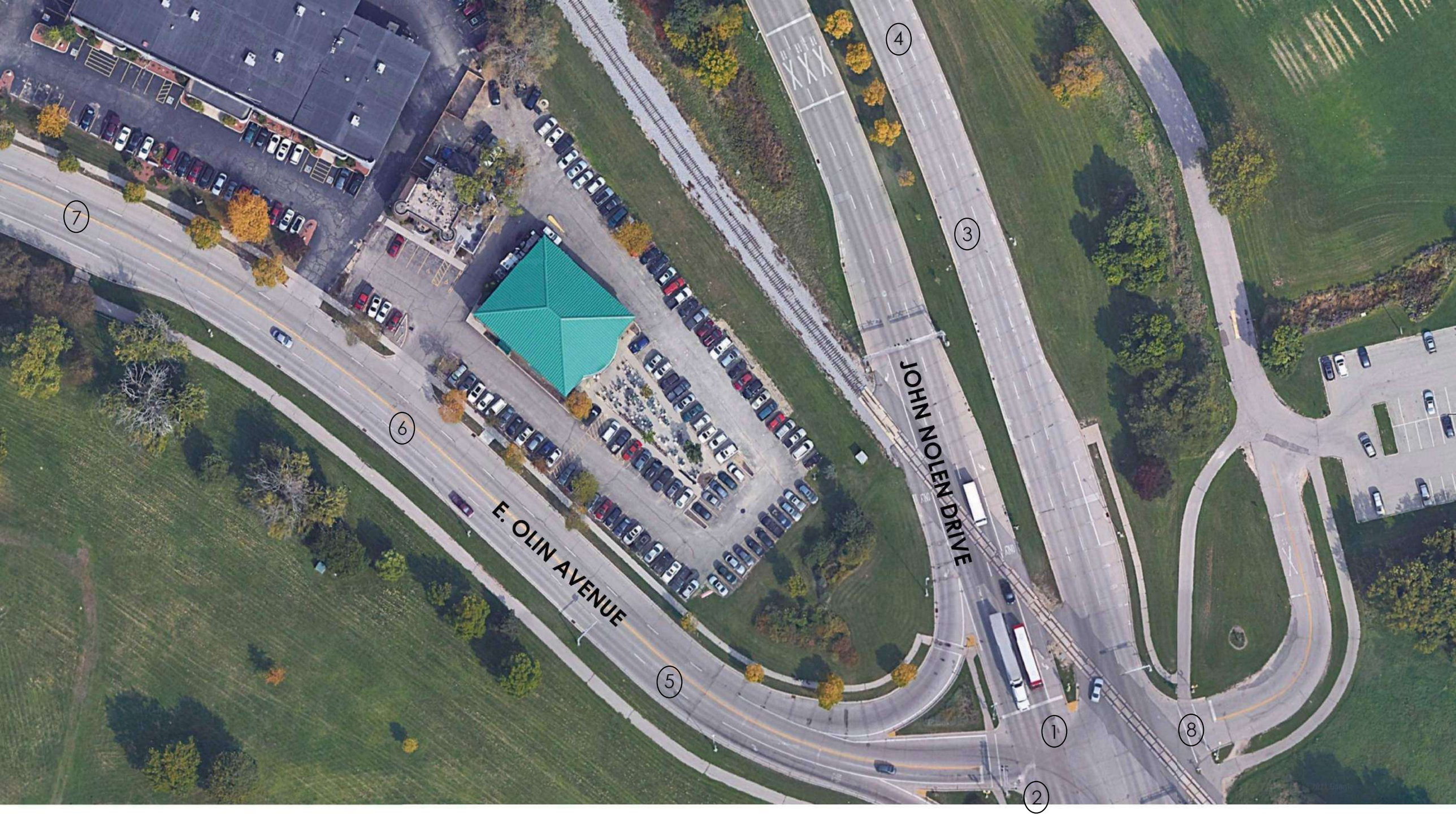
Sincerely,

McGrath Property Group



Lance T. McGrath, P.E.
Owner – McGrath Property Group

Cc: *Colin Punt, City of Madison*
Email Address: cpunt@cityofmadsion.com
Jessica Vaughn, City of Madison
Email Address: jvaughn@cityofmadison.com
Alder Sheri Carter, City of Madison
Email: district14@CityofMadison.com
Alder Tag Evers, City of Madison
Email: district13@cityofmadison.com



JLA ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT

IMMEDIATE SITE CONTEXT

04-11-2022

1: JOHN NOLEN DR - FACING NORTHWEST

2: JOHN NOLEN DR - FACING NORTHWEST

3: JOHN NOLEN DR - FACING SOUTHWEST

4: JOHN NOLEN DR - FACING SOUTHWEST

JLA ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT

04-11-2022

EXISTING SITE PHOTOGRAPHS

5: E OLIN AVE - FACING NORTH

6: E OLIN AVE - FACING NORTHEAST

7: E OLIN AVE - FACING EAST

8: OLIN-TURNVILLE CT - FACING WEST

JLA ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT

EXISTING SITE PHOTOGRAPHS

04-11-2022

OLIN AVENUE MIXED-USE DEVELOPMENT

250 E. OLIN AVENUE, MADISON, WI

McGRATH PROPERTY GROUP

Eastman Lee Architects

JLA ARCHITECTS

LAND USE APPLICATION

APRIL 11, 2022

JLA PROJECT NUMBER: 21-1201

4/11/2022 11:39:26 AM

ABBREVIATIONS

A
A/C air condition
A/E Architect/Engineer
ACT acoustical ceiling tile
ADDL additional
ADDM addendum
AFC above finished counter
AFF above finished floor
AFG above finished grade
AFS above finished slab
ALT alternate
ALUM aluminum
APPD approved
APT apartment
ASC above suspended ceiling

B
BB baseboard
BB bulletin board
BLDG building
BL blinds (window)
BLT borrowed light
BLW below
BPL base plate
BO bottom of
BOS bottom of steel

C
CB catch basin
CB construction bulletin
CF/CI contractor furnished, contractor installed
CF/OI contractor furnished, owner installed
CF/VI contractor furnished, vendor installed
CG corner guard
CH BD chalkboard
CIP cast-in-place
CJ control joint
CJ construction joint
CL centerline
CLG ceiling
CLR clear
CM construction management
CMU concrete masonry unit
CO cleanout
COL column
CONC concrete
CORR corridor
CONT continuous
CPT carpet
CSWK casework
CT ceramic tile
CTB ceramic tile base

D
DEMO demolition
DEPT department
DF drinking fountain
DFS Door and Frame Schedule
DH double hung
DIA diameter
DR door
DR FR door frame
DTL detail
DW dishwasher
DWG drawing

E
E east
EIFS exterior insulation & finish system
EL elevation
ELEC electric, electrical
ELEV elevator
EP epoxy
EPB epoxy base
EPS expanded polystyrene board
EQ equal
EXIST existing
EXP expand, expansion
EXT exterior

F
F female
F filler
FA fire alarm
FAB fabric
FAX facsimile
FC file cabinet
FD floor drain
FEC fire extinguisher cabinet
FHC fire hose cabinet
FG foot grille
FLR floor
FM factory mutual
FM floor mat
FP fire protection
FP fireproof
FPL fire place
FRP fiber reinforced panel
FT feet
FTG footing
FWP fabric wrapped panel

G
GA gage
GALV galvanized
GB grab bar
GC general contractor
GL glass
GLT glass tile

G (continued)
GLU LAM glued laminated wood
GR grade, grading
GRAN granite
GT grout
GWT glazed wall tile
GYP BD gypsum board

H
HB hose bibb
HC hollow core
HCP handicapped
HM hollow metal
HORIZ horizontal
HSKPG housekeeping
HT height
HVAC heating, ventilating & air conditioning
HW hot water
HWF hardwood floor
HWY highway

I
ID inside diameter
INSUL insulation
INT interior

J
JS janitor sink

K

L
LAM laminate
LAV lavatory
LL live load

M
MAX maximum
MC modular carpet tile
MECH mechanical
MFR manufacturer
MIN minimum
MIN minute
MISC miscellaneous
MO masonry opening
MS mop sink
MRB marble base
MRF marble floor
MTL metal

N
N north
N/A not applicable

N (continued)
NIC not in contract
NO number
NOM nominal
NS no scale
NTS not to scale

O
OC on center
OD outside diameter
OF/CI owner furnished, contractor installed
OF/OI owner furnished, owner installed
OF/VI owner furnished, vendor installed
OH DR overhead (coiling) door
OPH opposite hand
OPNG opening

P
PLAM plastic laminate
PLYWD plywood
PREFAB prefabricated
PREFIN prefinished
PSI pounds per square inch
PT paint, painted
PTN partition

Q
QT quarry tile
QTB quarry tile base

R
RB resilient base
RCP reflected ceiling plan
RD roof drain
REBAR reinforcing steel bars
RF resilient flooring
RFS room finish schedule
RO rough opening

S
S south
SAN sanitary
SC sealed concrete
SC solid core
SF square foot
SH shades
SIM similar
SS stainless steel
SST solid surface
ST stain
ST stair
STN stone

S (continued)
STNB stone base
STRUCT structure
SV sheet-vinyl

T
T&M time & materials
TEMP temperature
TER terrazzo
TERB terrazzo base
TFF top of finish floor
TK BD tackboard
TO top of ____
TOB top of beam
TOC top of concrete
TOJ top of joist
TOPO topography
TOS top of slab
TOS top of steel
TV television
TYP typical

U
UNO unless noted otherwise
UON unless otherwise noted

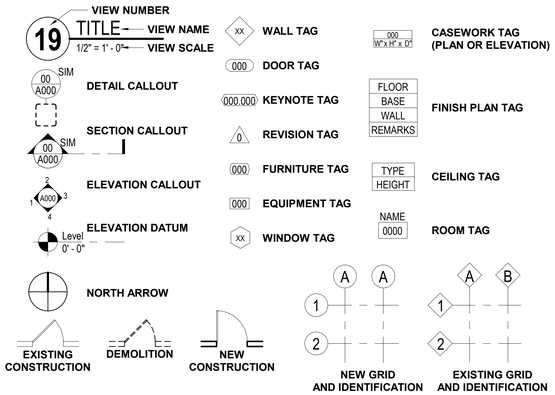
V
VCT vinyl composition tile
VF/CI vendor furnished, contractor installed
VF/OI vendor furnished, owner installed
VF/VI vendor furnished, vendor installed
VNR veneer
VIF verify in field
VWC vinyl wall covering

W
W west
W/ with
W/O without
WC water closet
WC wall covering
WD wood
WDB wood base
WDV wood veneer
WH water heater
WP wall protection
WP workpoint

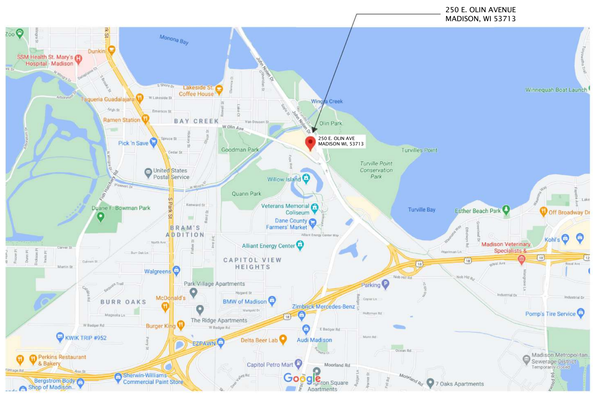
X
XPS extruded polystyrene board (insul)

Y Z

SYMBOL LEGEND



VICINITY MAP



SHEET ORGANIZATION

EACH DRAWING SHEET IS BASED UPON A 30 SQUARE GRID SYSTEM, STARTING WITH '1' IN THE TOP LEFT HAND CORNER AND WORKING LEFT-TO-RIGHT AND TOP-TO-BOTTOM TO '30' IN THE BOTTOM RIGHT HAND CORNER, EXAMPLE BELOW:

1	2	3	4	5	6	TITLEBLOCK
7	8	9	10	11	12	
13	14	15	16	17	18	
19	20	21	22	23	24	
25	26	27	28	29	30	

PROJECT ADDRESS

OLIN AVENUE MIXED-USE DEVELOPMENT
250 E. OLIN AVENUE, MADISON, WI

OWNER INFORMATION

McGrath Property Group
730 Williamson Street, Suite 150
Madison, WI 53703

CONTACT: Lance McGrath
EMAIL: lance.mcgrath@mcgrathpropertygroup.com
MAIN: 608.616.0705

PROJECT TEAM

GENERAL CONTRACTOR

STEVENS CONSTRUCTION CORP
TWO BUTTONWOOD COURT
MADISON, WI 53718
CONTACT: David Schroeder
EMAIL: DSchroeder@stevensconstruction.com
MAIN: 608.222.5100

ARCHITECTURAL

JLA ARCHITECTS & PLANNERS
800 WEST BROADWAY - SUITE 200
MONONA, WISCONSIN 53713
CONTACT: Jennifer Camp
EMAIL: jcamp@jla-ap.com
MAIN: 608.210.1232

CIVIL ENGINEERING

VIERBICHER
999 FOURIER DR. - SUITE 201
MADISON, WI, 53717
CONTACT: Carter Lanser
EMAIL: clan@vierbicher.com
MAIN: 608.821.3946

STRUCTURAL ENGINEERING

PIERCE ENGINEERS, INC.
222 W. WASHINGTON AVE. SUITE 650
MADISON, WI, 53703
CONTACT: Lucas B. Marshall
EMAIL: lmarshall@pierceengineers.com
MAIN: 608.256.7304

DESIGN ARCHITECT

EASTMAN LEE ARCHITECTS PLLC
3730 N. Lake Shore Drive, #7A
Chicago, IL 60613
CONTACT: Tom Lee
EMAIL: tom@eastmanlee.com
MAIN: 847.331.3425

SET ISSUE

LAND USE APPLICATION
APRIL 11, 2022

SHEET INDEX

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT
LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
INDEX SHEET

SHEET NUMBER
G001

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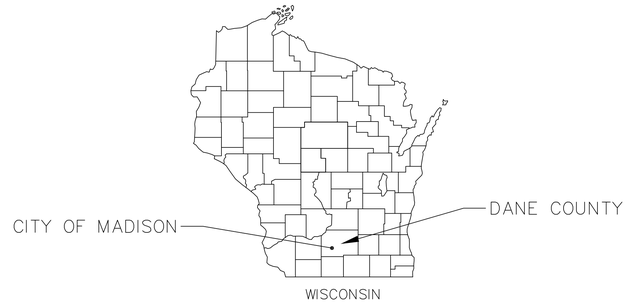
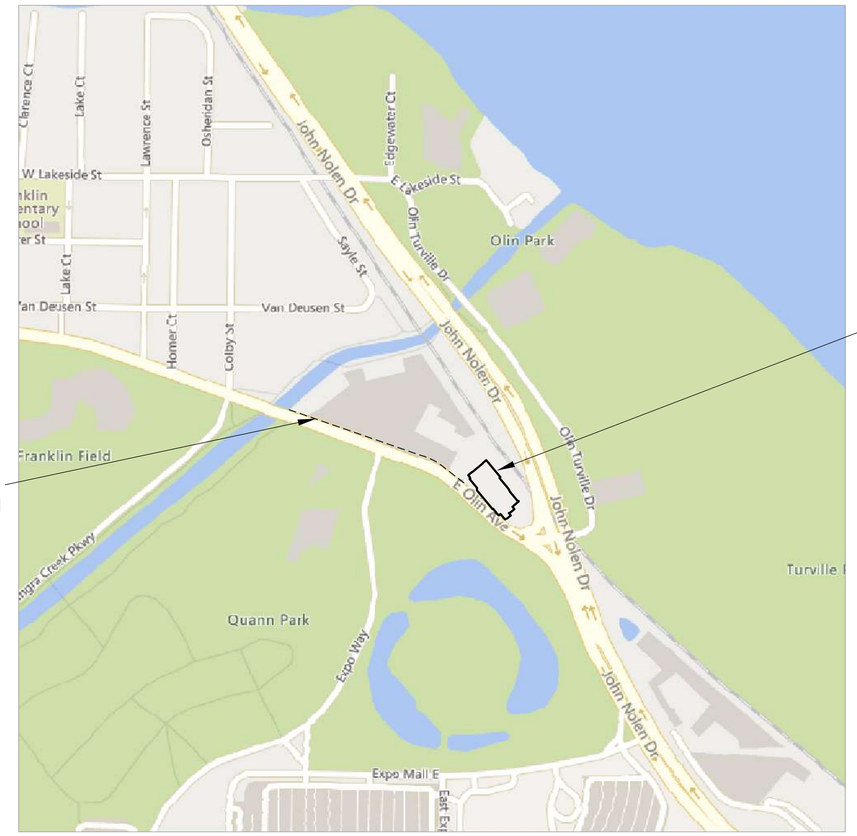
CIVIL/SITE/LANDSCAPE PLANS

250 E. OLIN AVENUE

CITY OF MADISON, WISCONSIN





SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	EXISTING CONDITIONS PLAN
C200	DEMOLITION PLAN
C300	SITE PLAN
C400	GRADING & EROSION CONTROL PLAN
C500	UTILITY PLAN
C600	CONSTRUCTION DETAILS – 1
C601	CONSTRUCTION DETAILS – 2
C602	CONSTRUCTION DETAILS – 3
C603	CONSTRUCTION DETAILS – 4
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN – ROOF AREAS
L200	LANDSCAPE PLAN DETAILS

DIGGERS HOTLINE
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www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

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TITLE SHEET
250 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS
NO. | DATE | REMARKS

REVISIONS
NO. | DATE | REMARKS

DATE 4/8/2022
DRAFTER JGOL
CHECKED CLAN/TSCH
PROJECT NO. 210063

C000

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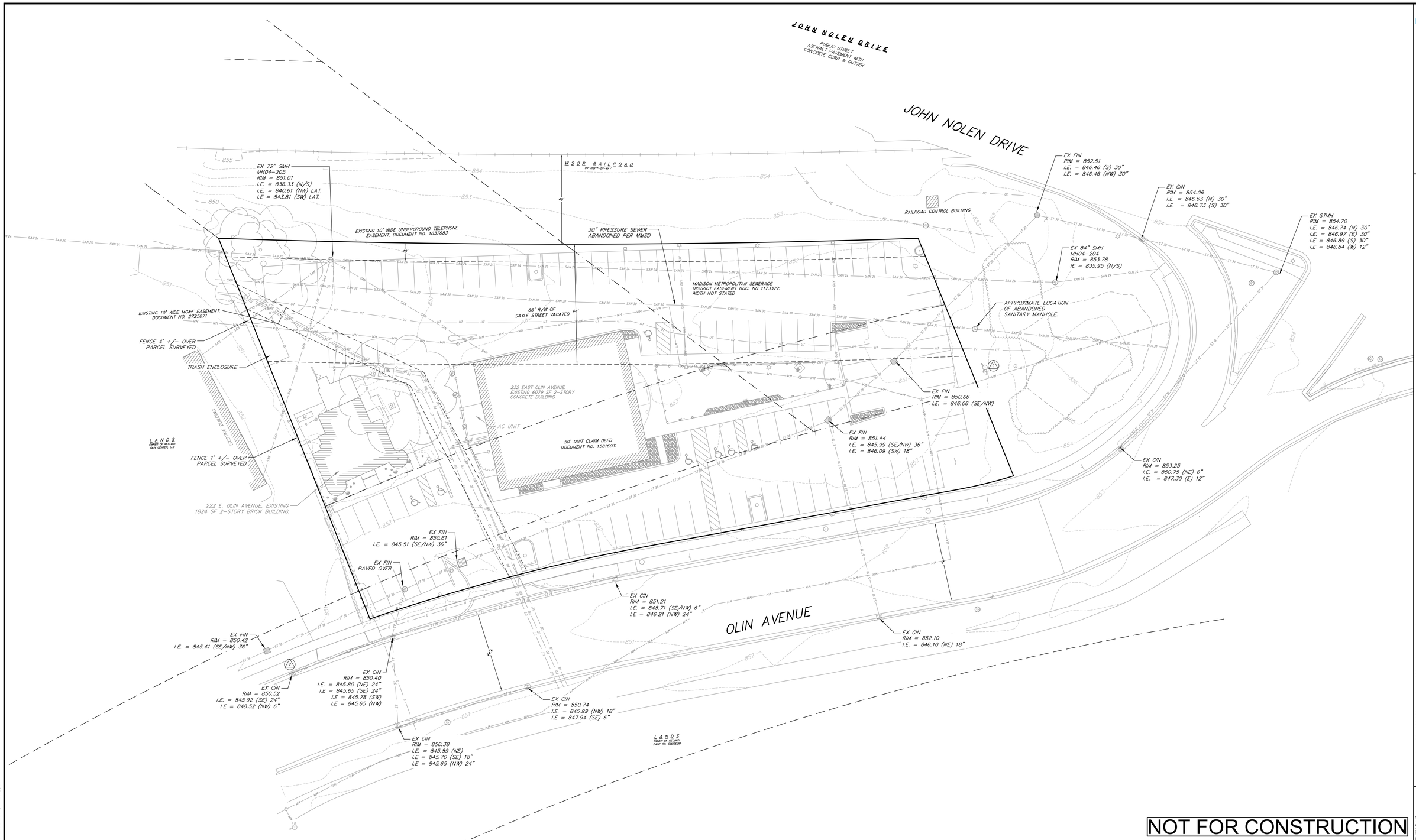

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EXISTING CONDITIONS NOTES:

1. THIS SURVEY WAS PREPARED BASED UPON INFORMATION PROVIDED IN THE TITLE COMMITMENT NO. NCS-823289-MAD, DATED NOVEMBER 11, 2016, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, 10 W. MIFFLIN STREET, SUITE 302, MADISON, WI 53703.
2. THIS SURVEY IS BASED UPON FIELD SURVEY WORK PERFORMED ON DECEMBER 8, 9 & 15, 2016. ANY CHANGES IN SITE CONDITIONS AFTER DECEMBER 15, 2016 ARE NOT REFLECTED BY THIS SURVEY.
3. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING CONDITION, OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES CONTACT THE APPROPRIATE AGENCIES.
4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE.
5. ONLY THE BOUNDARY OF PARCEL A IS INCLUDED WITHIN THE SCOPE OF THIS SURVEY MAP.
6. MONUMENTS LOCATED FROM PLAT OF SURVEY, DOCUMENT NO. 2000-00157, (02-18-00)
7. APPROXIMATE LOCATION SCALED IN USING MAPS AND DESCRIPTIONS PROVIDE BY MMSD. PER MMSD, THIS PRESSURE SEWER IS NO LONGER ACTIVE, HOWEVER THE CAST IRON PIPE REMAINS IN THE GROUND (ALONG WITH PRESCRIPTIVE EASEMENT, WIDTH UNDEFINED). DOCUMENT NO. 546895 TRANSFERRED OWNERSHIP OF SEWERS, PUMPING STATIONS, ETC FROM THE CITY OF MADISON TO MMSD AND THAT THIS PIPE AND RIGHT-OF-WAY STILL EXISTS.

TOPOGRAPHIC LINEWORK LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 819 — EXISTING MINOR CONTOURS
- FO — EXISTING FIBER OPTIC LINE
- UT — EXISTING UNDERGROUND TELEPHONE
- * — EXISTING GENERAL FENCE
- EXISTING WOOD FENCE
- G — EXISTING GAS LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- SAN — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- EXISTING EDGE OF TREES
- WM — EXISTING WATER MAIN
- EXISTING RAILROAD TRACKS
- EXISTING GRAVEL OR WASHED STONE

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS METER
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING HANDICAP PARKING
- EXISTING BUSH
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

PROJECT BENCHMARKS:

BENCHMARK 1 – ELEV. = 850.72':
TOP NUT OF FIRE HYDRANT LOCATED ON THE EASTERLY SIDE OF THE PARKING LOT.

BENCHMARK 2 – ELEV. = 850.52':
TOP OF STORM INLET CASTING ON THE NORTHERLY SIDE OF OLIN AVENUE, 52 FEET WESTERLY OF THE WESTERLY PROPERTY CORNER.

GRAPHIC SCALE FEET
0 10 20 40

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EXISTING CONDITIONS PLAN
250 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 4/8/2022
DRAFTER JGOL
CHECKED CLAN/TSCH
PROJECT NO. 210063

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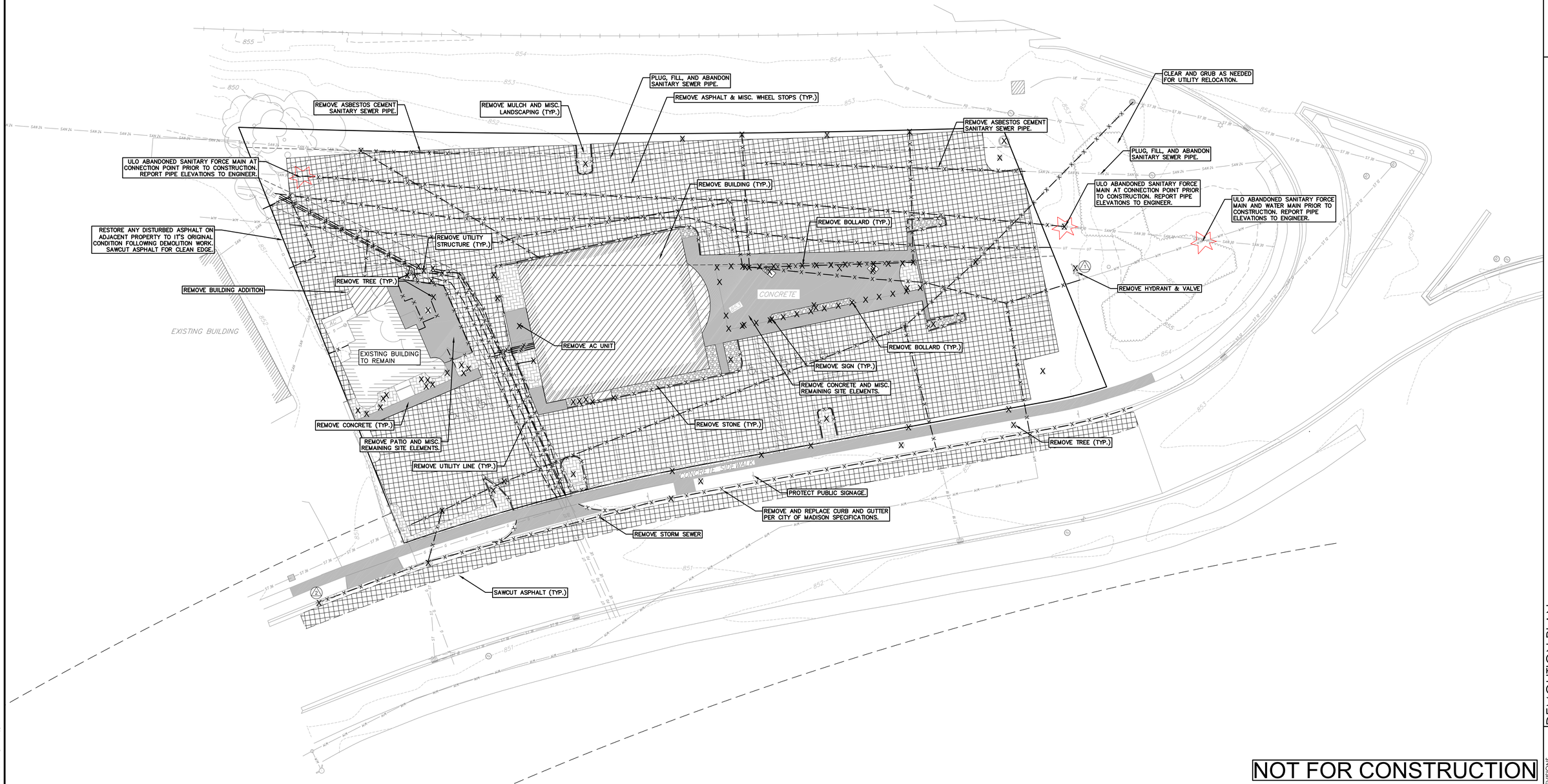

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DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE PUBLIC STREETS, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY PATCHING CRITERIA.

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

GRAPHIC SCALE FEET
0 10 20 40

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DEMOLITION PLAN
250 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

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DATE 4/8/2022
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PROJECT NO. 210063

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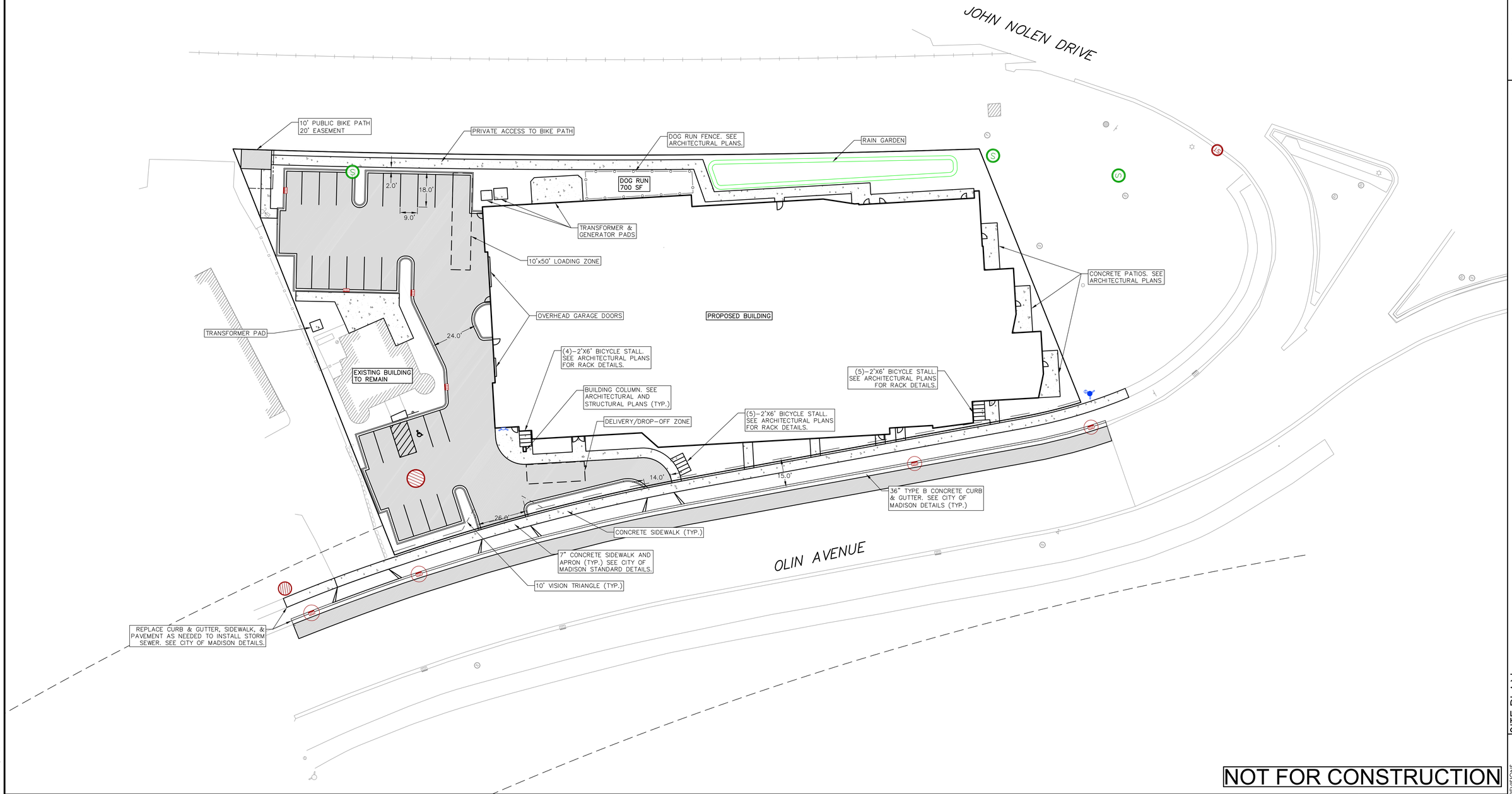

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SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED BASE COURSE UNLESS OTHERWISE NOTED.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE COURSE OF 5" COMPACTED SAND OR CRUSHED STONE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS TO BE RESTORED WITH TOPSOIL AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. SEE ARCHITECTS PLANS FOR THE BUILDING DIMENSIONS. ALL BUILDING DIMENSIONS SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECTS PLANS. ALL DIMENSIONS TO BUILDINGS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED FENCE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

PARKING LOT SITE INFORMATION BLOCK

SITE ADDRESS: 250 E. OLIN AVE
SITE ACREAGE (TOTAL) = 1.47 ACRES

NUMBER OF BUILDING STORIES (ABOVE GRADE):13
BUILDING HEIGHT: 136'
DILHR TYPE OF CONSTRUCTION (NEW STRUCTURES): TYPE 1A
USE OF PROPERTY: MIXED-USE
GROSS SQUARE FT OF BUILDING:284,233 GSF
GROSS SQUARE FT OF COMMERCIAL/OFFICE AREA: 13,506 GSF
NUMBER OF EMPLOYEES: TBD (OFFICE SPACE)
NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: TBD

NUMBER OF BICYCLE STALLS SHOWN: 239 INTERNAL + 14 EXTERNAL = 253

NUMBER OF PARKING STALLS:

PROPOSED SITE	23
PROPOSED COVERED	202
ELECTRIC VEHICLE	2% EV INSTALLED. 10% EV READY.
ACCESSIBLE	7 TOTAL. 1 ON SITE. 6 COVERED.
VAN ACCESSIBLE	1 ON SITE. 1 COVERED.
TOTAL	225

NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

LOT COVERAGE & USABLE OPEN SPACE CALCULATIONS

SITE AREA: 63,775 SF
LOT COVERAGE: 52,923 SF
LOT COVERAGE: 83
LOT COVERAGE MAXIMUM: 85%

NUMBER OF BEDROOMS: 257
REQUIRED USABLE OPEN SPACE = 20 SF/BEDROOM = 5,140 SF
SITE USABLE OPEN SPACE AREA (DOG RUN & REAR OF BUILDING): 3,120 SF
BUILDING USABLE OPEN SPACE AREA (BALCONY & ROOFDECK AREA): 18,716 SF
(SEE ARCHITECTURAL PLANS FOR BALCONY & ROOFDECK LAYOUT)
TOTAL USABLE OPEN SPACE: 21,836 SF

GRAPHIC SCALE FEET
0 10 20 40

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SITE PLAN
250 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

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REVISIONS

NO.	DATE	REMARKS

DATE 4/8/2022
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PROJECT NO. 210063

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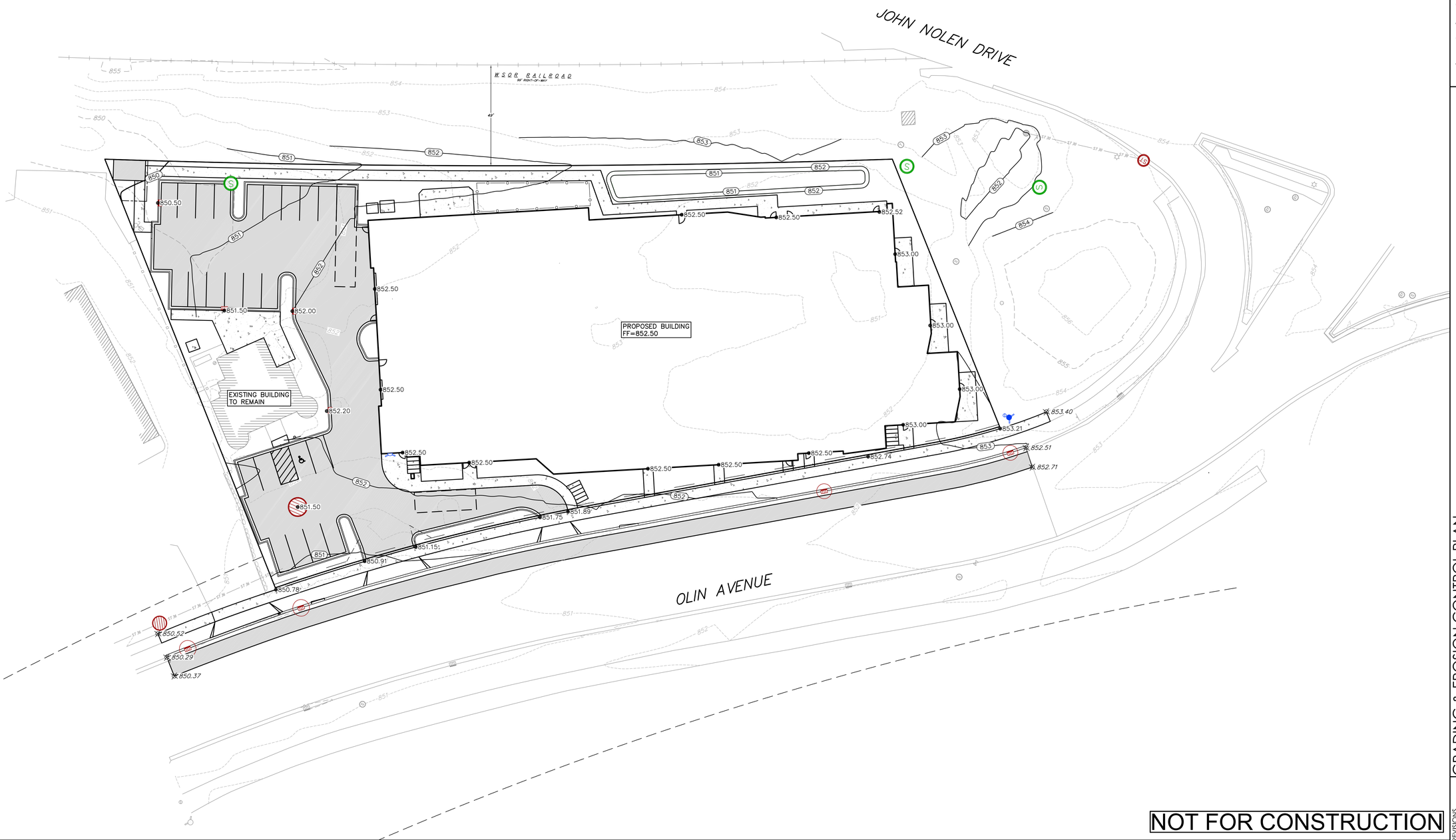

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GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL NOT EXCEED 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- EROSION MAT CLASS I TYPE B
- EROSION MAT CLASS II TYPE A
- TRACKING PAD
- RIP RAP

GRAPHIC SCALE FEET
0 10 20 40

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GRADING & EROSION CONTROL PLAN

250 E. OLIN AVENUE
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DANE COUNTY, WISCONSIN

REVISIONS

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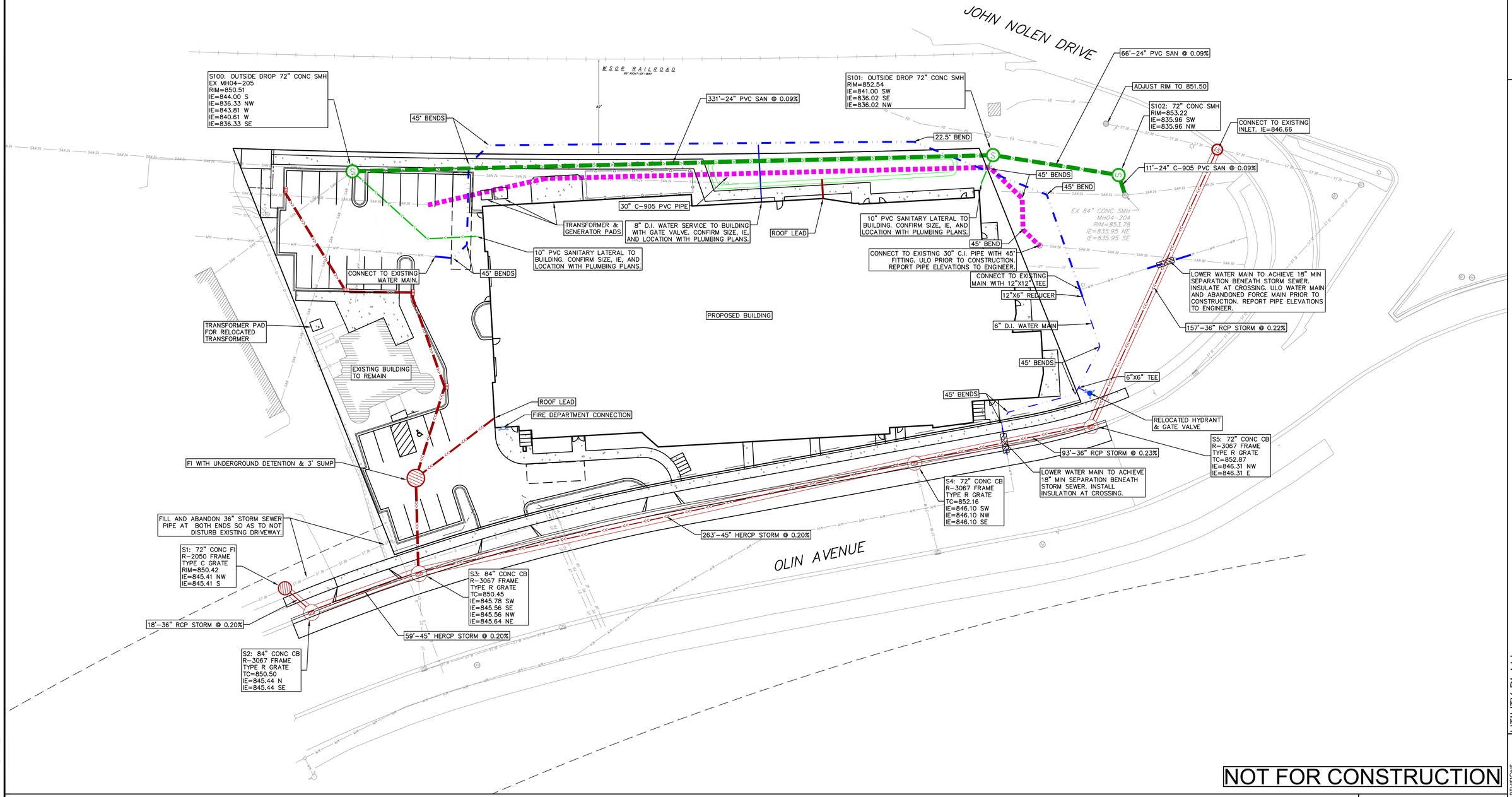

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UTILITY NOTES:

1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
2. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
3. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(C).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(D).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(C).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(H) AND SPS 382.40(8)(K).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(B.).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE LOCAL MUNICIPALITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
21. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
22. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
23. INSTALL 1 SHEET OF 4'X8'X4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
24. CONTRACTOR TO INSTALL BENDS AND CLEANOUTS AS NECESSARY ON WATER AND SEWER LATERALS.

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE
- TELEPHONE SERVICE
- CONDUIT

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

GRAPHIC SCALE FEET
0 10 20 40

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planners | engineers | advisors
Phone: (800) 261-3898

UTILITY PLAN
250 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

REVISIONS	NO.	DATE	REMARKS

DATE 4/8/2022
DRAFTER JGOL
CHECKED CLAN/TSCH
PROJECT NO. 210063

C500

08 Apr 2022 - 3:19p M:\McGrath Property Group\210063_222 Olin Ave\CADD\210063-base.dwg by: jgol

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE **CITY OF MADISON** EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.

2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.

4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR **CITY.** ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

5. 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. 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.

6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.

7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.

8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.

9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).

10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.

11. SEE GRADING AND EROSION CONTROL PLAN FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".

12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. THE FILTERS SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE BOTH 70% RESTORED AND PAVED.

13. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.

14. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.

15. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.

16. EROSION MAT (CLASS I, TYPE B PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.

17. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.

18. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.

19. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.

20. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.

21. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.

22. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.

23. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY AND STATE.

24. THE **CITY,** OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

25. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:
SEE LANDSCAPE PLAN.

FERTILIZING RATES:

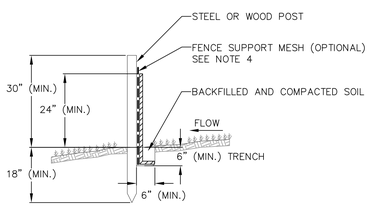
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:
USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL MEASURES
2. CONDUCT DEMOLITION
3. STRIP TOPSOIL (UNWORKED AREAS MAY REMAIN NON-STABILIZED FOR A MAXIMUM OF 14 DAYS)
4. ROUGH GRADE SITE
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION IN NEW INLETS
7. CONSTRUCT BUILDING
8. CONSTRUCT PAVEMENT
9. FINAL GRADE AND PERMANENTLY RESTORE DISTURBED AREAS
10. REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE 70% RESTORED OR PAVED.
11. CONSTRUCT RAIN GARDEN

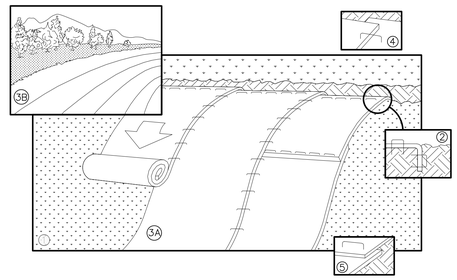


NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

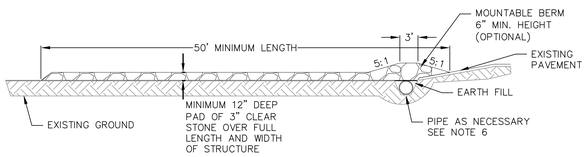
1/1 SILT FENCE
NOT TO SCALE



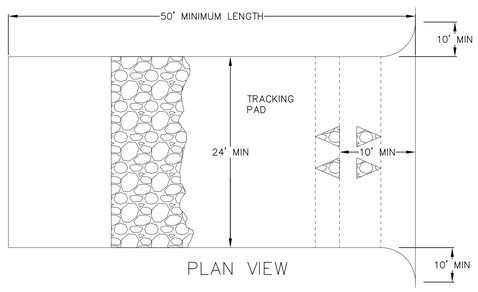
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
   NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1/1 EROSION MAT
NOT TO SCALE



PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.

2. LENGTH – MINIMUM OF 50'.

3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

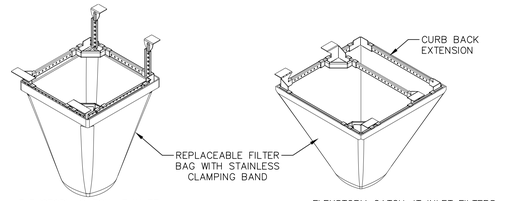
4. ON SITES WITH A HIGH GROUNDWATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.

5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.

6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.

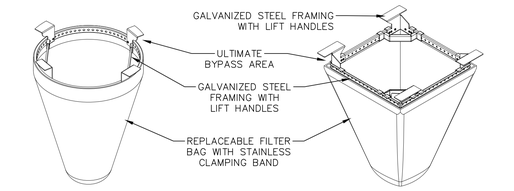
7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1/1 TRACKING PAD
NOT TO SCALE



FLEXSTORM CATCH-IT INLET FILTERS FOR ROLLED CURB

FLEXSTORM CATCH-IT INLET FILTERS FOR CURB BOX (MAGNETIC CURB FLAP)



FLEXSTORM CATCH-IT INLET FILTERS FOR ROUND OPENINGS

FLEXSTORM CATCH-IT INLET FILTERS FOR SQUARE/RECTANGULAR OPENINGS

NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

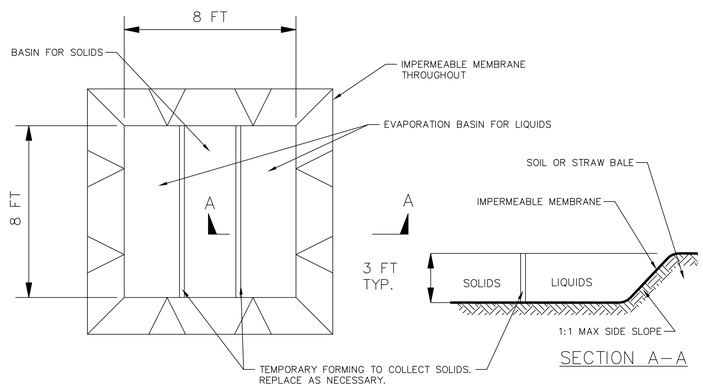
1/1 FRAMED INLET PROTECTION
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.

2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.

3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



PLAN

SECTION A-A

1/1 TEMPORARY CONCRETE WASHOUT
NOT TO SCALE

NOT FOR CONSTRUCTION

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CONSTRUCTION DETAILS - 1
250 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS		
NO.	DATE	REMARKS

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DATE 4/8/2022
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C600

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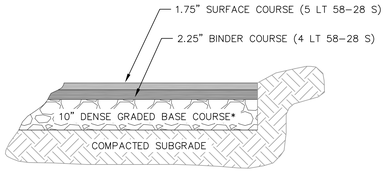
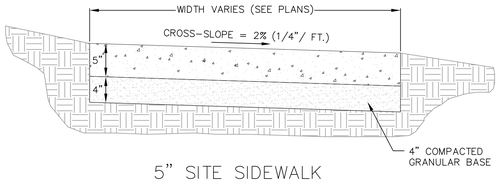


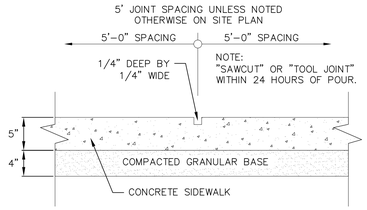
*THE UPPER 4" SHOULD CONSIST OF 1 1/4" DENSE GRADED BASE; THE BOTTOM PART OF THE LAYER CAN CONSIST OF 3" DENSE GRADED BASE

BITUMINOUS PAVEMENT

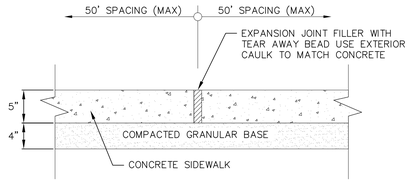
1/1 SITE PAVEMENT
NOT TO SCALE



5" SITE SIDEWALK

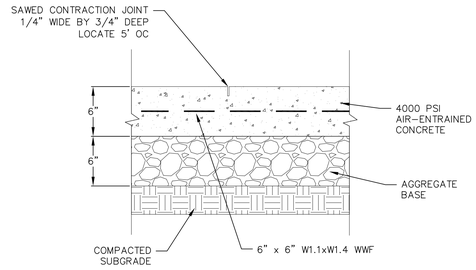


SIDEWALK CONTROL JOINT

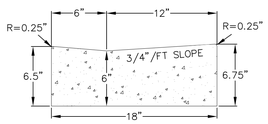


SIDEWALK EXPANSION JOINT

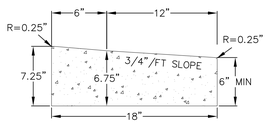
1/1 5" SIDEWALK
NOT TO SCALE



1/1 CONCRETE PAD
NOT TO SCALE



ACCESS RAMP
GUTTER CROSS SECTION



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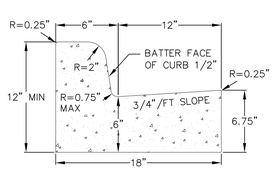
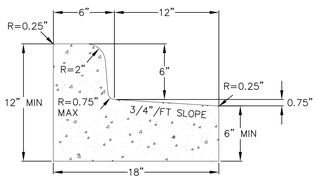
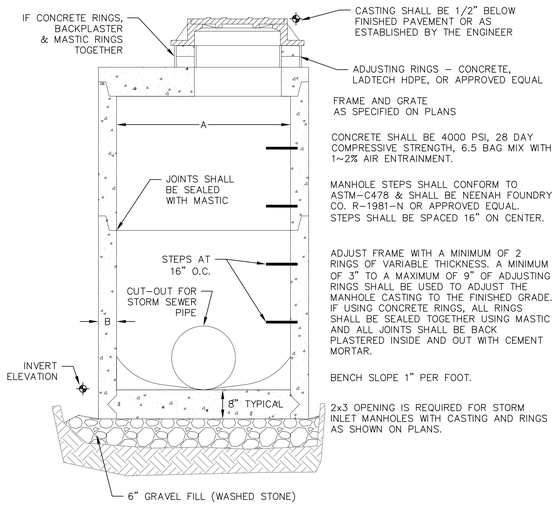


CURB AND GUTTER
CROSS SECTION



CURB AND GUTTER
REJECT SECTION

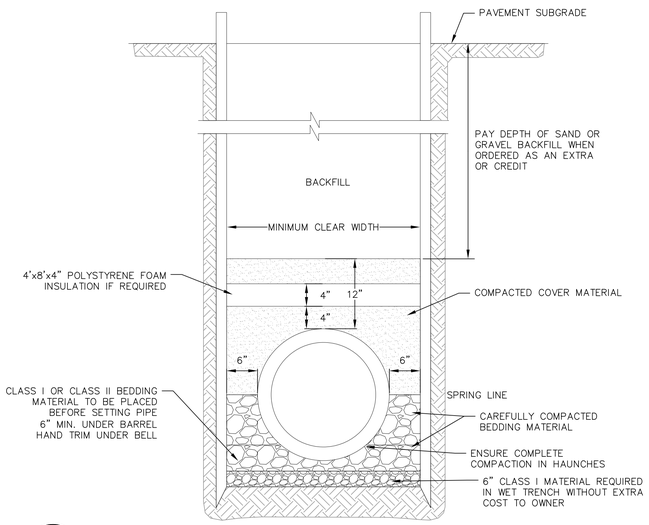
1/1 18" CONCRETE CURB AND GUTTER
NOT TO SCALE



STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

1/1 STORM SEWER MANHOLE
NOT TO SCALE



1/1 CLASS B RIGID PIPE TRENCH SECTION
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CONSTRUCTION DETAILS - 2
250 E. OLIN AVENUE
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DANE COUNTY, WISCONSIN

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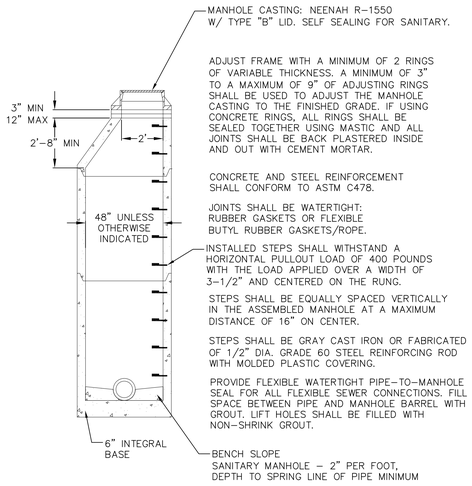
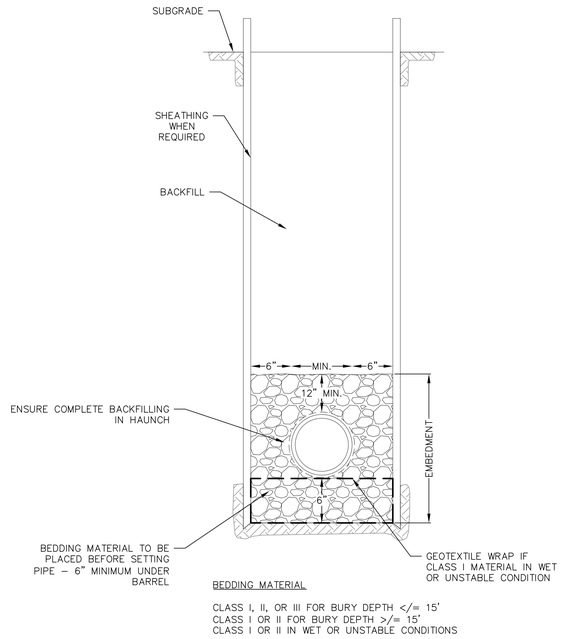
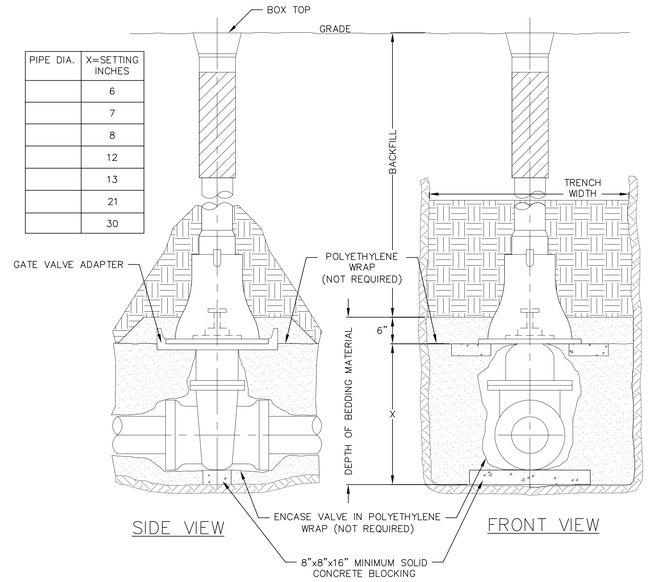


1/1 SANITARY SEWER MANHOLE
NOT TO SCALE

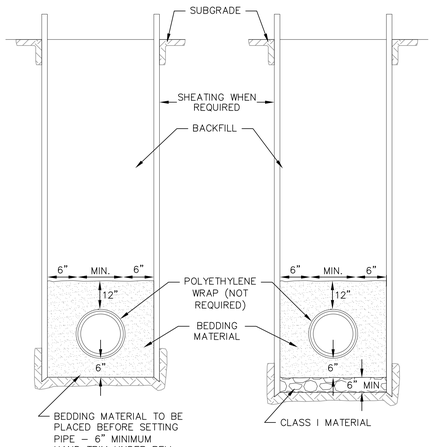


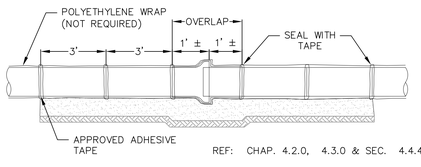
1/1 STANDARD SANITARY TRENCH SECTION
NOT TO SCALE



PIPE DIA.	X=SETTING INCHES
	6
	7
	8
	12
	13
	21
	30

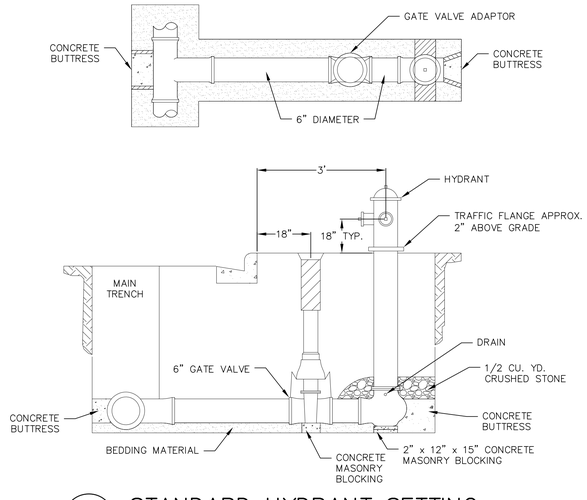
1/1 STANDARD GATE VALVE BOX SETTING
NOT TO SCALE



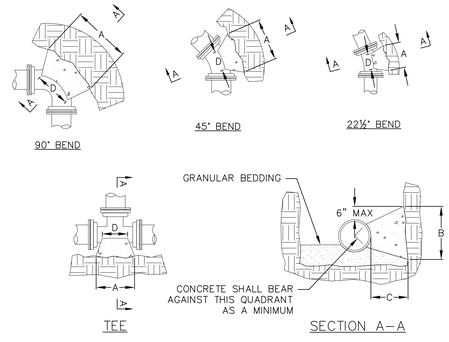


REF: CHAP. 4.2.0, 4.3.0 & SEC. 4.4.4

1/1 STANDARD WATER MAIN TRENCH SECTION
NOT TO SCALE



1/1 STANDARD HYDRANT SETTING
NOT TO SCALE



DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.

DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "Q" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

CONCRETE SHALL BE CLASS "C", SEE SECTION 03301

BUTTRESS DIMENSIONS								
PIPE SIZE*	TEES		22.5° BEND		45° BEND		90° BEND	
	A	B	A	B	A	B	A	B
4	0'-10"	1'-6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
6	1'-6"	1'-8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
8	1'-9"	2'-4"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
10	1'-9"	2'-4"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
12	2'-3"	1'-7"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
16	3'-8"	2'-10"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
20	5'-0"	3'-10"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"
24	5'-4"	4'-8"						

DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 2000 LBS/SQ FT

* = FOR TEE THIS WILL BE THE BRANCH PIPE

1/1 BUTTRESS FOR BENDS
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CONSTRUCTION DETAILS - 3
250 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 4/8/2022
DRAFTER JGOL
CHECKED CLAN/TSCH
PROJECT NO. 210063

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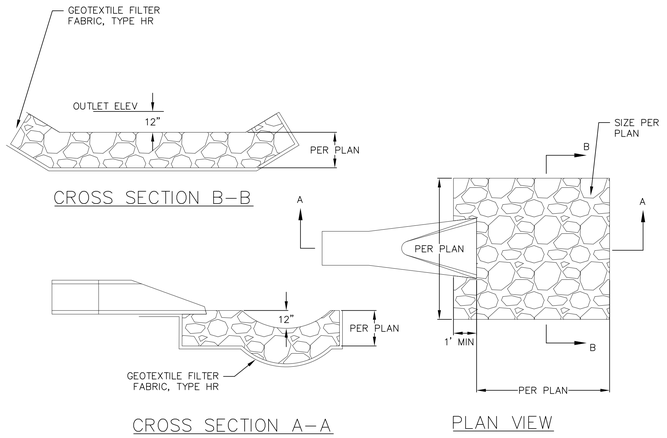
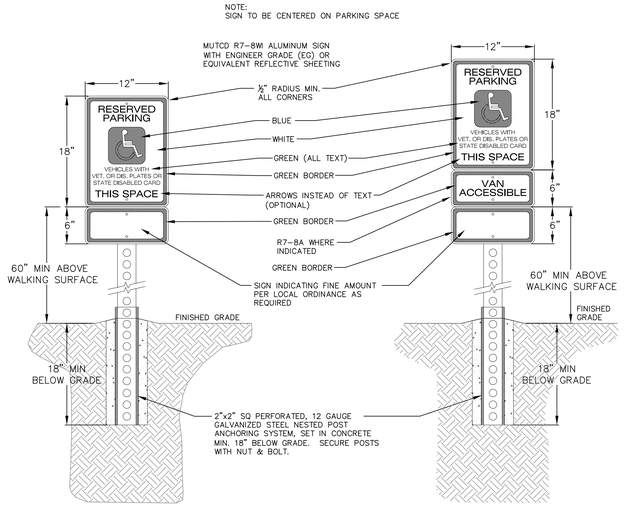


1/1 RIP–RAP OUTLET
NOT TO SCALE



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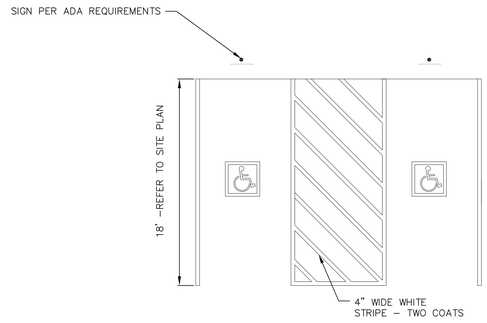

1/1 ADA PARKING DETAIL
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CONSTRUCTION DETAILS - 4
250 E. OLIN AVENUE
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PROJECT NO. 210063

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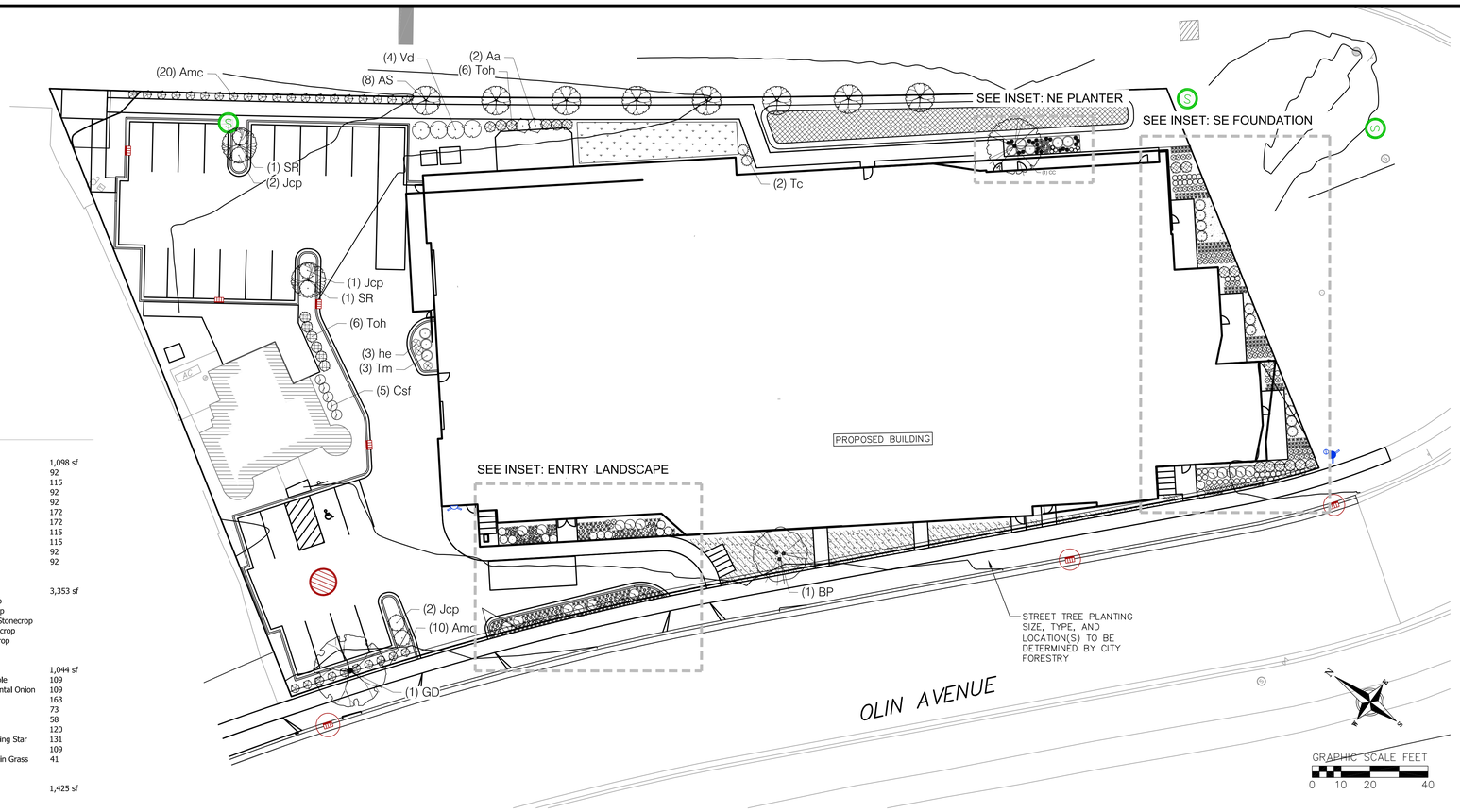


LANDSCAPE PLAN: OVERALL SITE

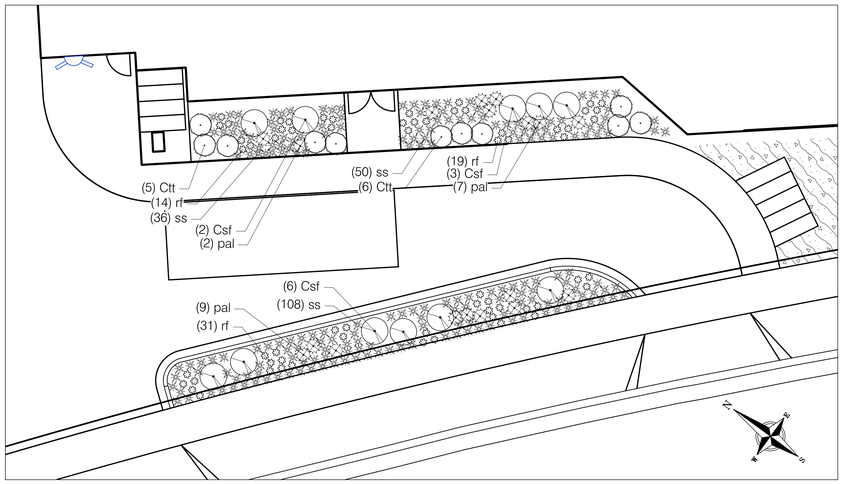
GROUNDCOVER SCHEDULE

	RAIN GARDEN PLANTS	1,098 sf
	Allium cernuum / Nodding Onion	92
	Baptisia alba / White Wild Indigo	115
	Baptisia australis / Blue Wild Indigo	92
	Echinacea purpurea / Coneflower	92
	Elymus hystrix / Bottlebrush Grass	172
	Elymus virginicus / Virginia Wild Rye	172
	Monarda fistulosa / Bergamot	115
	Rudbeckia hirta / Black-eyed Susan	115
	Rudbeckia subtomentosa / Sweet Black-eyed Susan	92
	Rudbeckia triloba / Brown Eyed Susan	92
	SEDUM TRAYS	3,353 sf
	Sedum album 'Coral Carpet' / Coral Carpet Stonecrop	
	Sedum floriferum 'Weihenstephaner Gold' / Stonecrop	
	Sedum reflexum 'Blue Spruce' / Blue Spruce-leaved Stonecrop	
	Sedum spurium 'Green Mantle' / Green Mantle Stonecrop	
	Sedum x 'Immergrunchen' / Immergrunchen Stonecrop	
	BIRCH UNDERSTORY PLANTING MIX	1,044 sf
	Acer saccharum 'Barrett Cole' TM / Apollo Sugar Maple	109
	Allium x 'Summer Beauty' / Summer Beauty Ornamental Onion	109
	Carex grayi / Gray's Sedge	163
	Carex vulpinoidea / Fox Sedge	73
	Echinacea pallida / Pale Purple Coneflower	58
	Iris versicolor / Blue Flag	120
	Liatris spicata 'Kobold Original' / Kobold Original Blazing Star	131
	Liriope spicata / Creeping Lilyturf	109
	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	41
	ARTIFICIAL TURF	1,425 sf
	-	

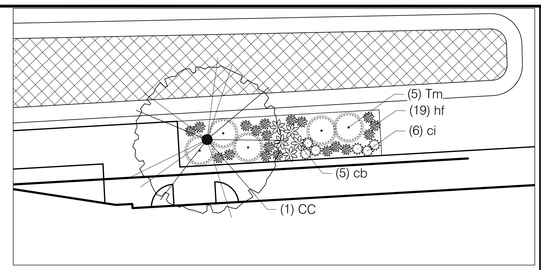
PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
AS	Acer saccharum 'Barrett Cole' TM / Apollo Sugar Maple	B & B	2.5"Cal		8
GD	Gymnocladus dioica 'McKBranched' TM / Decaf Kentucky Coffeetree	B & B	2.5"Cal		1
UNDERSTORY TREES	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**NOTES**	**QTY**
BP	Betula populifolia 'Whitespire' / Whitespire Gray Birch	B & B	7` ht.	Multi-Stem	1
CC	Carpinus caroliniana 'J.N. Strain' TM / J.N. Strain American Hornbeam	B & B	2"Cal		1
CM	Cornus mas 'Golden Glory' / Golden Glory Cornelian Cherry	Cont.	5` ht.	Tree Form	5
SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2"Cal		2
DECIDUOUS SHRUBS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**NOTES**	**QTY**
Aa	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	Cont.	5 Gal.		2
Amc	Aronia melanocarpa 'Morton' / Iroquois Beauty Chokeberry	Cont.	3 Gal.		30
Csf	Cornus stolonifera `Farrow` TM / Arctic Fire Red Twig Dogwood	Cont.	5 Gal.		21
Ctt	Cotoneaster apiculatus 'Tom Thumb' / Tom Thumb Cranberry Cotoneaster	Cont.	3 Gal.		13
Vd	Viburnum dentatum 'Christom' / Blue Muffin Arrowwood Viburnum	Cont.	5 Gal.		4
EVERGREEN SHRUBS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**NOTES**	**QTY**
Jcp	Juniperus horizontalis `Plumosa Compacta` / Creeping Juniper	Cont.	5 Gal.		6
Js	Juniperus sabina `Blue Forest` / Blue Forest Juniper	Cont.	5 Gal.		10
Tm	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	B & B	5 Gal.		8
Tom	Thuja occidentalis `Hetz Midget` / Hetz Midget Arborvitae	Cont.	5 Gal.		7
Toh	Thuja occidentalis `Holmstrup` / Holmstrup Cedar	B & B	5` ht.		23
Tj	Tsuga canadensis 'Jeddeloh' / Jeddeloh Eastern Hemlock	Cont.	3 Gal.		3
Tc	Tsuga canadensis 'MonJers' TM / Golden Duke Eastern Hemlock	Cont.	7 Gal.		2
PERENNIALS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**NOTES**	**QTY**
ca	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	Cont.	1 Gal.		45
cb2	Carex bicknellii / Prairie Sedge	Cont.	4 In		49
ci	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	Cont.	4 In		21
cr2	Carex radiata / Eastern Star Sedge	Cont.	4 In		27
cr	Carex rosea / Rosy Sedge	Cont.	4 In		92
cb	Cimicifuga racemosa 'Brunette' / Snakeroot	Cont.	4 In		43
du	Dryopteris filix-mas 'Undulata Robusta' / Robust Undulated Male Fern	Cont.	4 In		28
he	Hosta x `Earth Angel` / Earth Angel Hosta	Cont.	1 Gal.		3
haa	Hosta x 'Awakening Angel' / Awakening Angel Hosta	Cont.	4 In		22
hb	Hosta x 'Blue Mouse Ears' / Blue Mouse Ears Hosta	Cont.	4 In		8
hf	Hosta x 'Fire Island' / Fire Island Hosta	Cont.	4 In		86
pal	Perovskia atriplicifolia `Little Spire` / Little Spire Russian Sage	Cont.	1 Gal.		76
pr	Pulmonaria x 'Raspberry Splash' / Raspberry Splash Lungwort	Cont.	4 In		71
rf	Rudbeckia fulgida `Goldsturm` / Goldsturm Coneflower	Cont.	1 Gal.		64
ss	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	Cont.	1 Gal.		323
ts2	Tiarella x 'Spring Symphony' / Spring Symphony Foamflower	Cont.	4 In		53

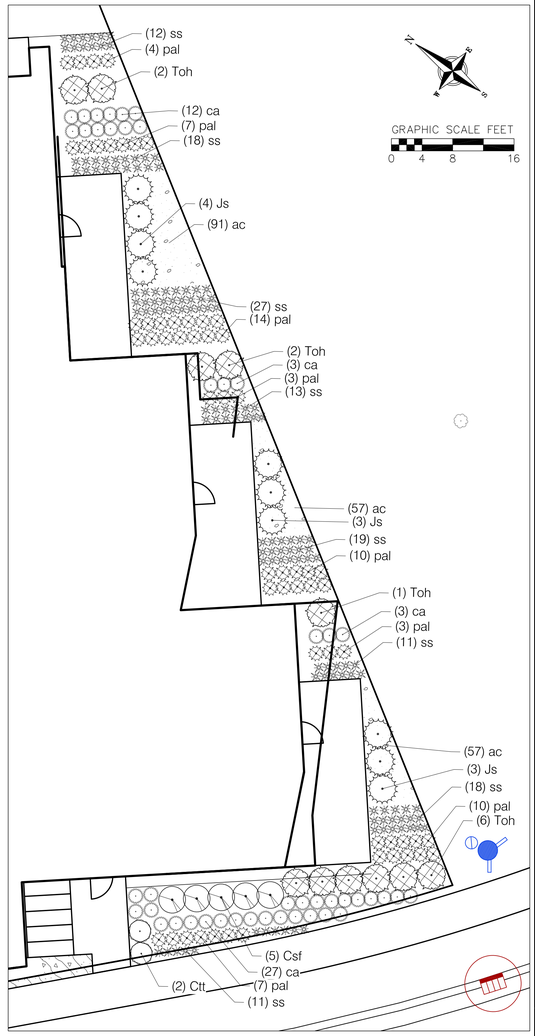
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	SPACING	QTY
	ac	Ajuga reptans 'Chocolate Chip' / Chocolate Chip Carpet Bugle	flat	2" x 2" x 4" plug		12" o.c.	196 sf



INSET: ENTRY LANDSCAPE



INSET: NE PLANTER DETAIL



INSET: SE FOUNDATION LANDSCAPE

PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE $\frac{3}{16}$"X4" OR EQUAL, COLOR BLACK ANODIZED.
3. ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

SEEDING AND PLUG PLANTING NOTES:

1. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDED WITH **'MADISON PARKS' MIX BY 'LACROSSE SEED COMPANY'** OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY $\frac{1}{2}$" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.
2. INSTALL BIORETENTION PLUG PLANTINGS AS 2" X 2" X 4" DEEP PLUGS, 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES IN ODD NUMBERED GROUPS OF 5-9 PLANTS, DISTRIBUTING EACH SPECIES RANDOMLY ACROSS PLANTING AREA FOR NATURAL APPEARANCE.

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LANDSCAPE PLAN
250-252 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

DATE 4/8/2022
DRAFTER SVIN
CHECKED CLAN/TSCH
PROJECT NO. 210063

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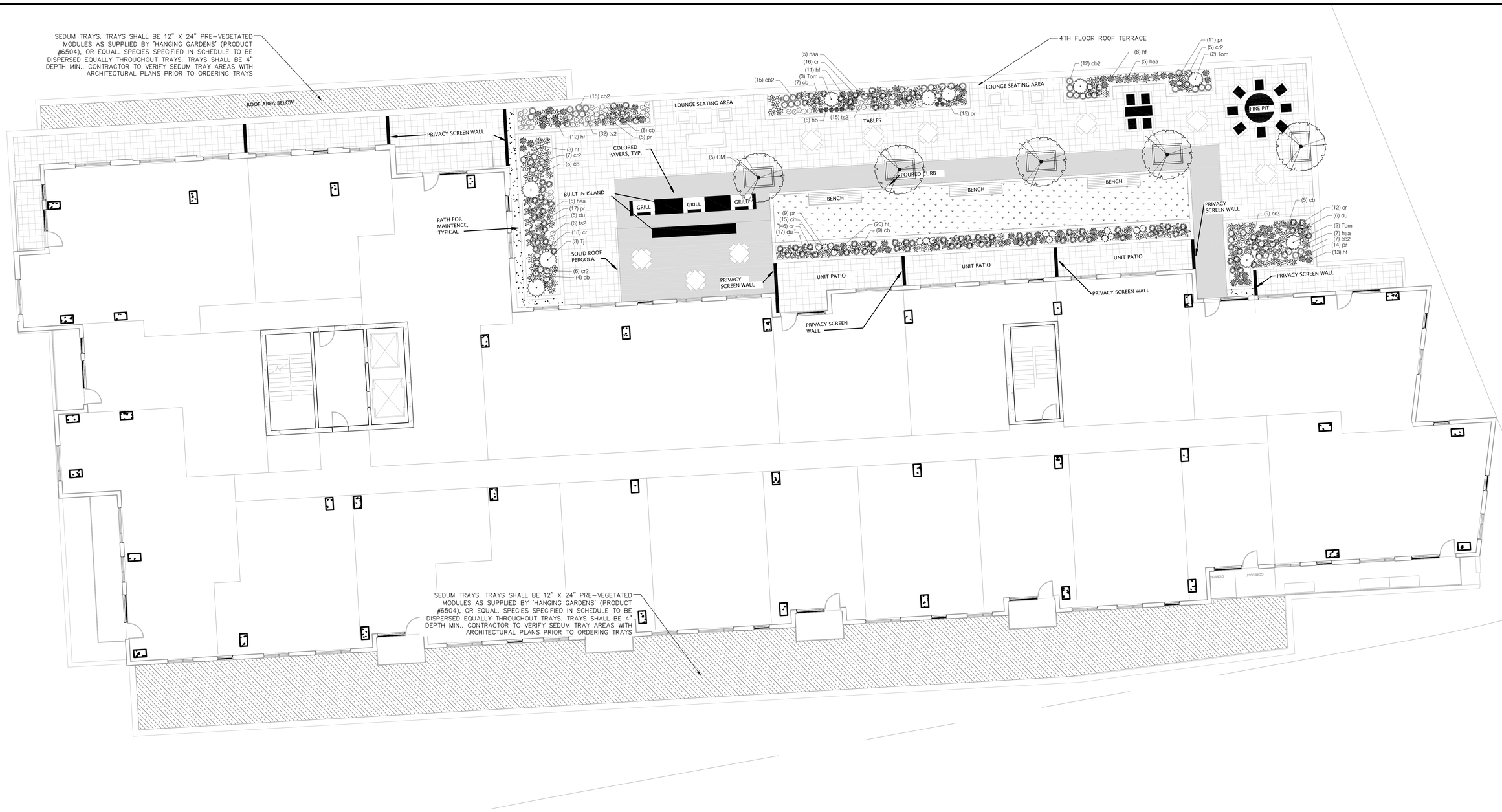

PLANT SCHEDULE ROOF DECK

UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
CM	Cornus mas 'Golden Glory' / Golden Glory Cornelian Cherry	Cont.	5` ht.	Tree Form	5
EVERGREEN SHRUBS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**NOTES**	**QTY**
Tom	Thuja occidentalis `Hetz Midget` / Hetz Midget Arborvitae	Cont.	5 Gal.		7
Tj	Tsuga canadensis 'Jeddeloh' / Jeddeloh Eastern Hemlock	Cont.	3 Gal.		3
PERENNIALS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**NOTES**	**QTY**
cb2	Carex bicknellii / Prairie Sedge	Cont.	4 In		49
ci	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	Cont.	4 In		15
cr2	Carex radiata / Eastern Star Sedge	Cont.	4 In		27
cr	Carex rosea / Rosy Sedge	Cont.	4 In		92
cb	Cimicifuga racemosa 'Brunette' / Snakeroot	Cont.	4 In		38
du	Dryopteris filix-mas 'Undulata Robusta' / Robust Undulated Male Fern	Cont.	4 In		28
haa	Hosta x 'Awakening Angel' / Awakening Angel Hosta	Cont.	4 In		22
hb	Hosta x 'Blue Mouse Ears' / Blue Mouse Ears Hosta	Cont.	4 In		8
hf	Hosta x 'Fire Island' / Fire Island Hosta	Cont.	4 In		67
pr	Pulmonaria x 'Raspberry Splash' / Raspberry Splash Lungwort	Cont.	4 In		71
ts2	Tiarella x 'Spring Symphony' / Spring Symphony Foamflower	Cont.	4 In		53

GROUNDCOVER SCHEDULE ROOF DECK

	SEDUM TRAYS Sedum album 'Coral Carpet' / Coral Carpet Stonecrop Sedum floriferum 'Weihenstephaner Gold' / Stonecrop Sedum reflexum 'Blue Spruce' / Blue Spruce-leaved Stonecrop Sedum spurium 'Green Mantle' / Green Mantle Stonecrop Sedum x 'Immergrunchen' / Immergrunchen Stonecrop	3,353 sf
	ARTIFICIAL TURF -	725 sf

City of Madison Landscape Worksheet										
Address:	250-252 E. Olin Ave.		**Date:**	04.08.2022						
Total Square Footage of Developed Area:		(Site Area)	63,775	-	(Building Footprint at Grade)		33,916	=	29859	sf
Total Landscape Points Required (<5 ac):		29,859	/ 300 =	100	x 5 =	498	**498**			
Lansdcape Points Requried >5 ac:		0	/ 100 =	0	x 1 =	-				
			Credits/ Existing Landscaping		**New/ Proposed Landscaping**					
Plant Type/ Element	**Min. Size at Installation**	**Points**	**Quantity**	**Points Achieved**	**Quantity**	**Points Achieved**				
Overstory deciduous tree	2.5" cal	35		0	9	315				
Tall Evergreen Tree	5-6 feet tall	35		0		0				
Ornamental tree	1.5" cal	15		0	9	135				
Upright evergreen shrub	3-4 feet tall	10		0	22	220				
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3		0	65	195				
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4		0	31	124				
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2		0	511	1022				
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0				
Existing significant specimen tree	Min. Size 2.5" cal. Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch. Max. points per tree: 200		0		0				
Landscape Furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"		0		0				
Sub Totals				0		2011				
			Total Points Provided:		**2011**					

GRAPHIC SCALE FEET
0 4 8 16

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LANDSCAPE PLAN-ROOF AREAS

250-252 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

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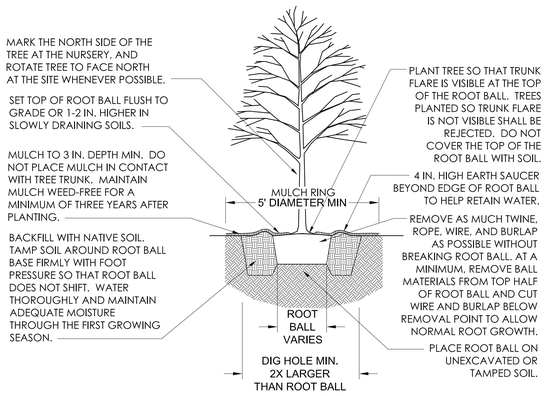
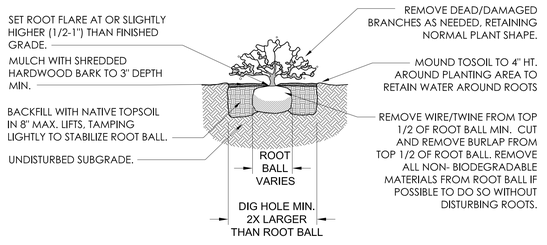
NOTES:
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



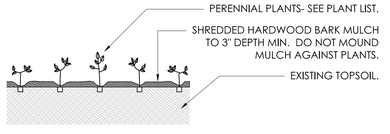
TREE PLANTING DETAIL - B&B TREES
NOT TO SCALE

NOTES:
- KEEP CONTAINER/BURLAP ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS SHALL BE REJECTED.
- APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SURFACE OF SOIL PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



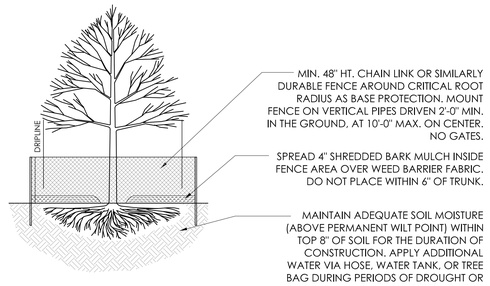
SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
- KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
- APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



PERENNIAL PLANTING DETAIL
NOT TO SCALE

NOTES:
- CRITICAL ROOT RADIUS (IN FEET) = 1' x DBH
  EXAMPLE: 6" DBH TREE = 6' RADIUS
- ONLY HANDWORK ALLOWED WITHIN CRITICAL ROOT RADIUS. NO TRAFFIC OR STORAGE OF MATERIALS ALLOWED. NO EQUIPMENT SHALL BE OPERATED WITHIN THE CRITICAL ROOT RADIUS INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST



TREE PROTECTION FENCE
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LANDSCAPE DETAILS
250-252 E. OLIN AVENUE
CITY OF MADISON
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L200

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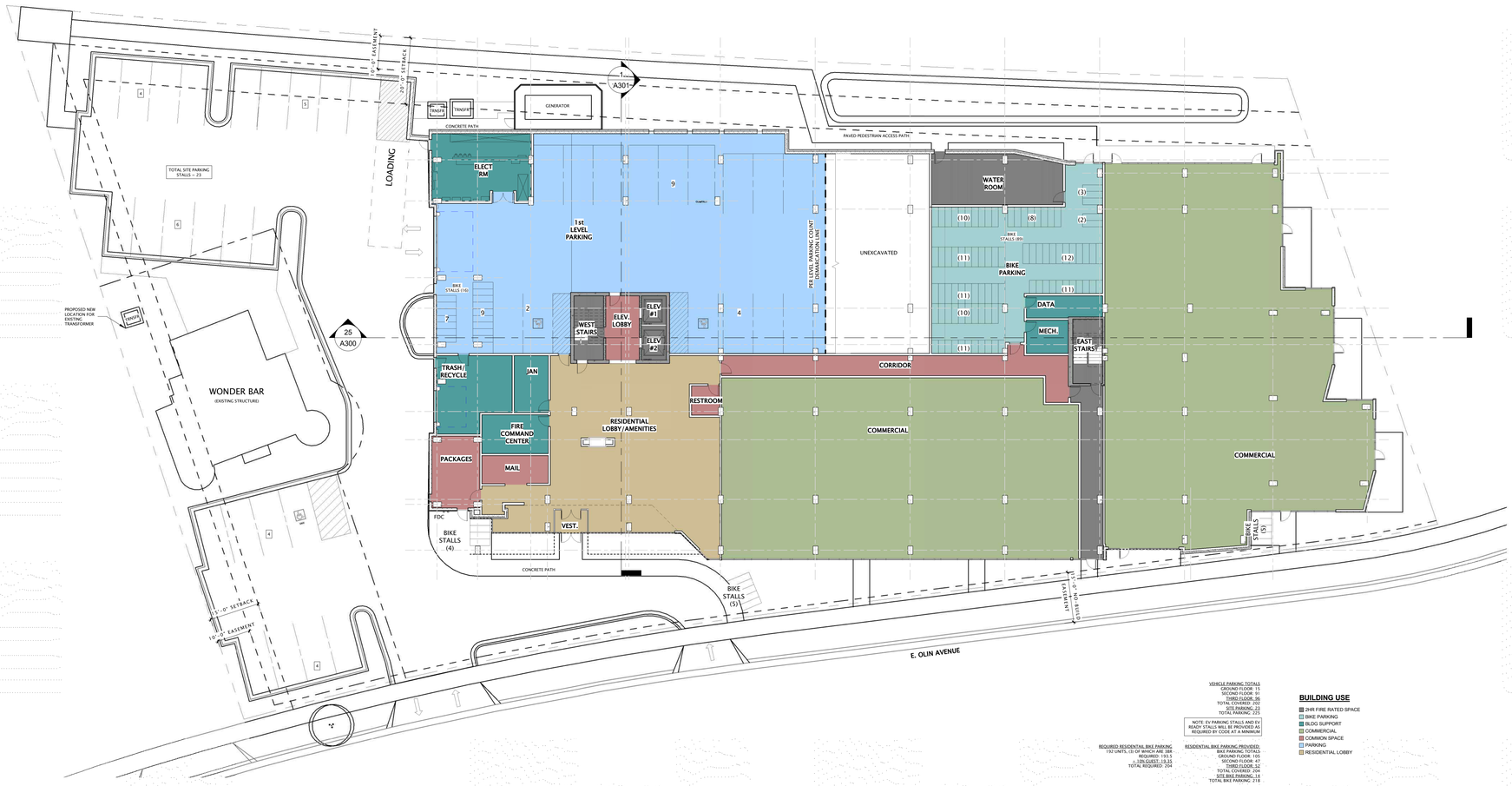


VEHICLE PARKING TOTALS
GROUND FLOOR: 11
SECOND FLOOR: 52
THIRD FLOOR: 56
TOTAL COVERED: 202
SITE PARKING: 23
TOTAL PARKING: 225

NOTE: EV PARKING STALLS AND EV READY STALLS WILL BE PROVIDED AS REQUIRED BY CODE AT A MINIMUM

REQUIRED RESIDENTIAL BIKE PARKING
192 UNITS, (3) OF WHICH ARE 1BR
REQUIRED: 193.5
+ 10% GUEST: 19.35
TOTAL REQUIRED: 204

RESIDENTIAL BIKE PARKING PROVIDED:
BIKE PARKING TOTALS
GROUND FLOOR: 105
SECOND FLOOR: 52
THIRD FLOOR: 47
TOTAL COVERED: 204
SITE BIKE PARKING: 14
TOTAL BIKE PARKING: 218

BUILDING USE
- 2HR FIRE RATED SPACE
- BIKE PARKING
- BLDG SUPPORT
- COMMERCIAL
- COMMON SPACE
- PARKING
- RESIDENTIAL LOBBY

TRUE NORTH
PROJECT NORTH

26 FIRST FLOOR PLAN - OVERALL
1/16" = 1'-0"

4/7/2022 11:05:38 AM

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

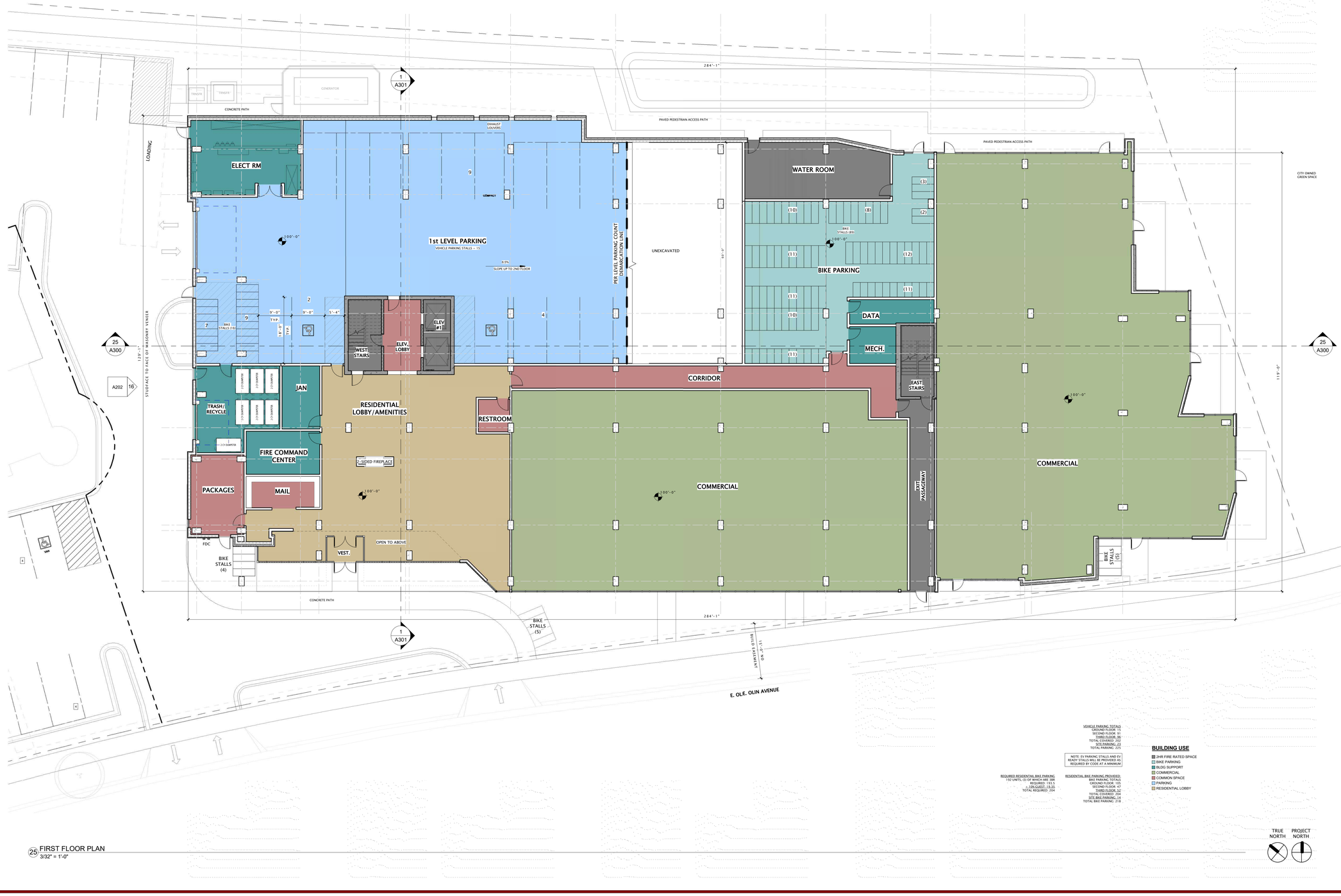
Mark	Description	Date

SHEET TITLE

OVERALL FIRST FLOOR PLAN (INCLUDES SITE LAYOUT)

SHEET NUMBER

A100



25 FIRST FLOOR PLAN
3/32" = 1'-0"

VEHICLE PARKING TOTALS
GROUND FLOOR: 15
SECOND FLOOR: 91
THIRD FLOOR: 86
TOTAL COVERED: 202
SURFACE: 21
TOTAL PARKING: 223

NOTE: EV PARKING STALLS AND EV READY STALLS WILL BE PROVIDED AS REQUIRED BY CODE AT A MINIMUM

REQUIRED RESIDENTIAL BIKE PARKING
192 UNITS, (3) OF WHICH ARE 3BR
REQUIRED: 193.5
+ 10% GUEST: 19.35
TOTAL REQUIRED: 204

RESIDENTIAL BIKE PARKING PROVIDED
BIKE PARKING: 210 (42)
GROUND FLOOR: 105
SECOND FLOOR: 47
THIRD FLOOR: 52
TOTAL COVERED: 204
SURFACE: 14
TOTAL BIKE PARKING: 218

BUILDING USE
- 2HR FIRE RATED SPACE
- BIKE PARKING
- BLDG SUPPORT
- COMMERCIAL
- COMMON SPACE
- PARKING
- RESIDENTIAL LOBBY

TRUE NORTH
PROJECT NORTH

4/11/2022 11:39:00 AM

JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
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JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

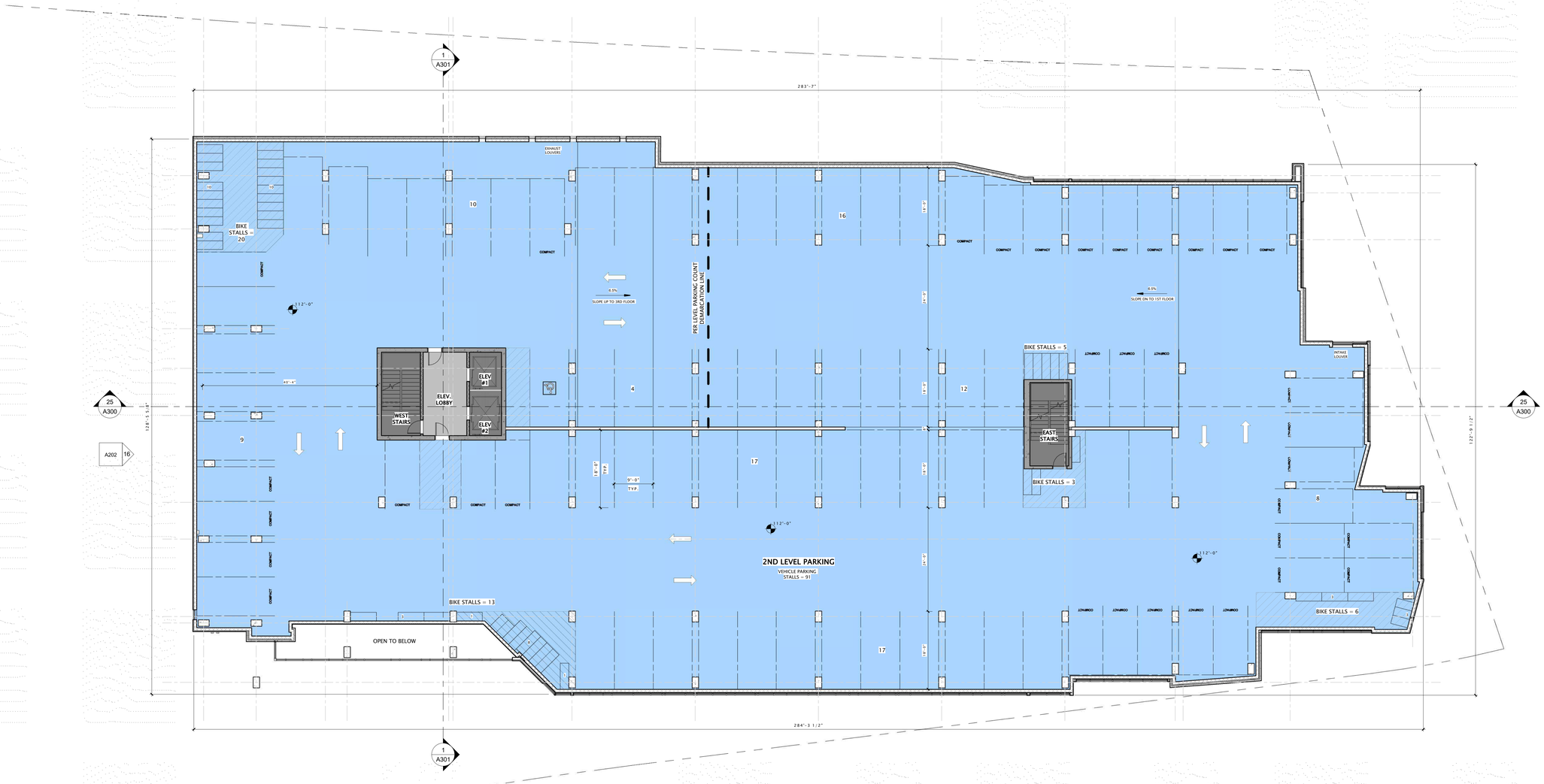
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101



BUILDING USE

- 1HR FIRE RATED SPACE
- 2HR FIRE RATED SPACE
- PARKING

TRUE NORTH | PROJECT NORTH

25 SECOND FLOOR PLAN
3/32" = 1'-0"

4/11/2022 11:39:09 AM

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

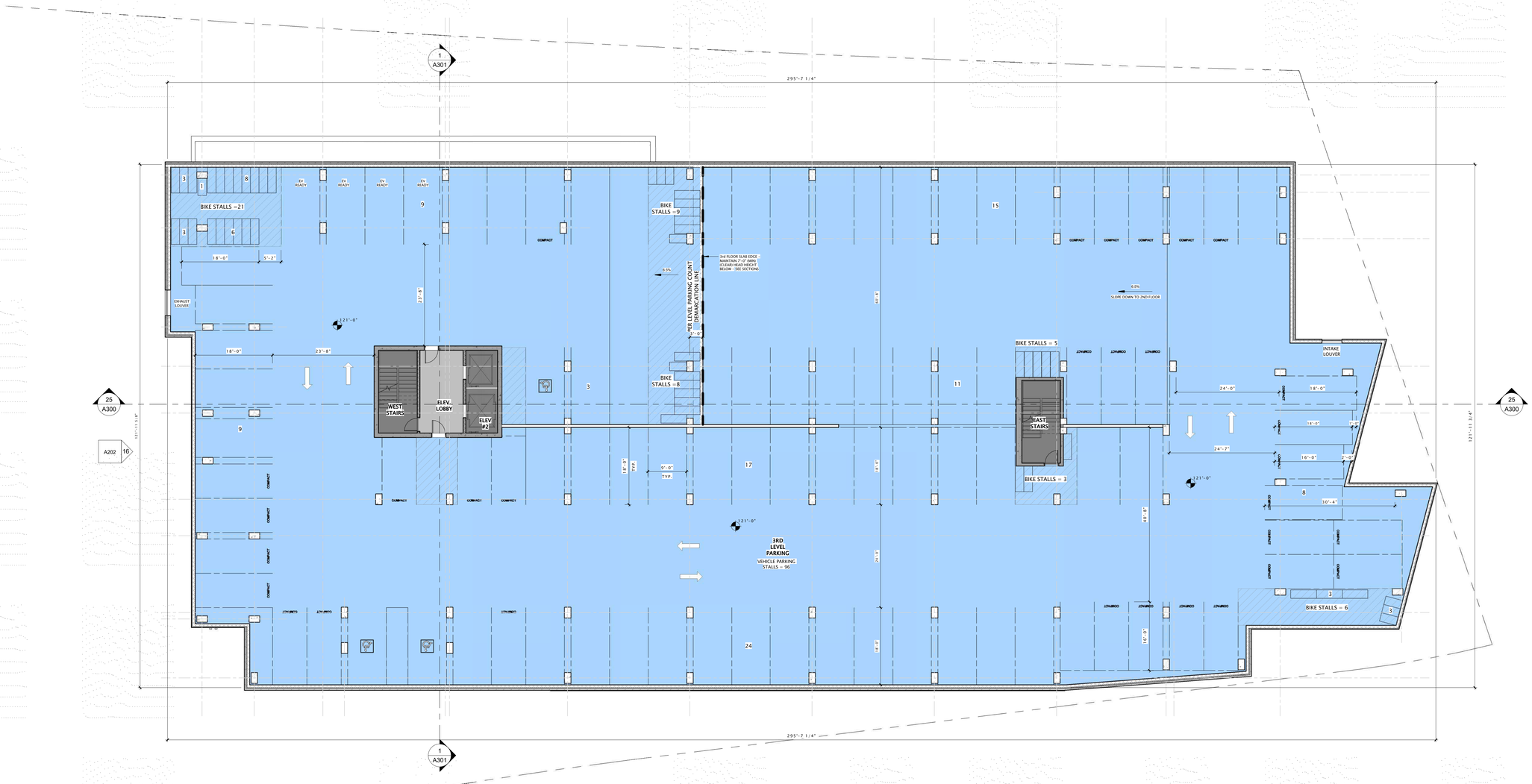
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102



BUILDING USE

- 1HR FIRE RATED SPACE
- 2HR FIRE RATED SPACE
- PARKING

TRUE NORTH PROJECT NORTH

25 THIRD FLOOR PLAN
3/32" = 1'-0"

4/11/2022 11:59:06 AM

JLA
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MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

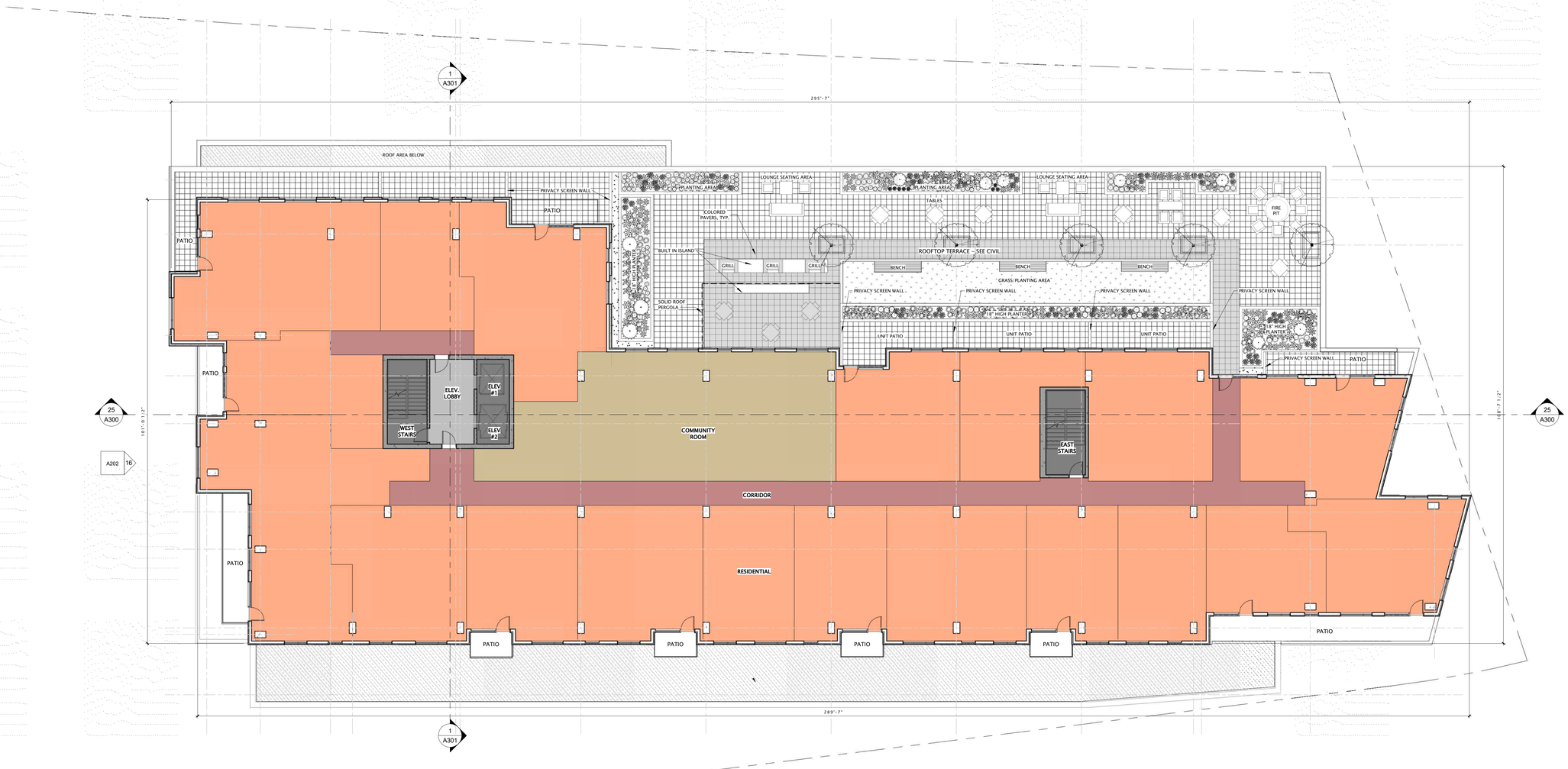
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103



BUILDING USE

- 1HR FIRE RATED SPACE
- 2HR FIRE RATED SPACE
- COMMON SPACE
- RESIDENTIAL
- RESIDENTIAL AMENITIES

25 FOURTH FLOOR PLAN
3/32" = 1'-0"

TRUE NORTH / PROJECT NORTH

4/11/2022 11:59:10 AM

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

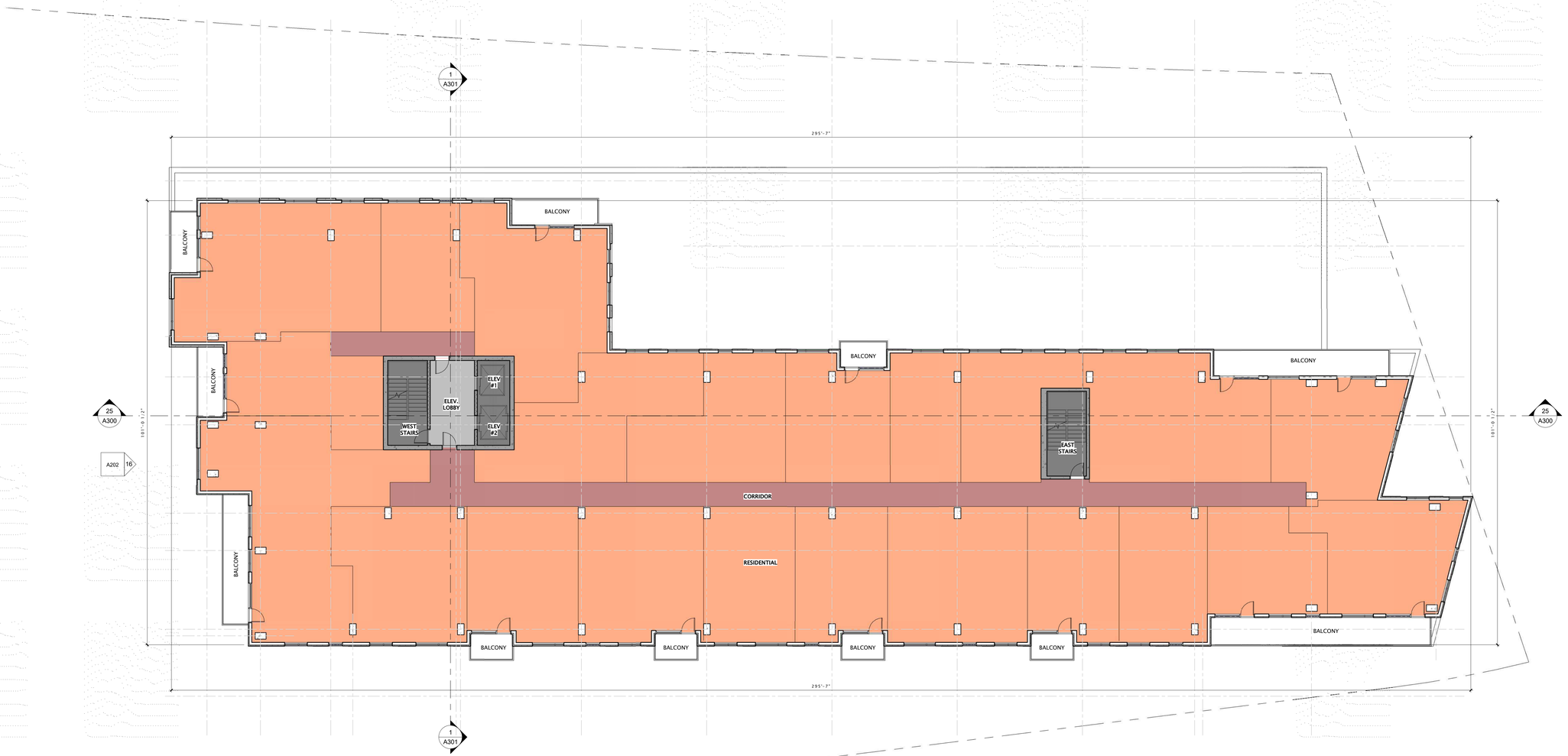
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104



BUILDING USE

- 1HR FIRE RATED SPACE
- 2HR FIRE RATED SPACE
- COMMON SPACE
- RESIDENTIAL

25 FIFTH FLOOR PLAN
3/32" = 1'-0"

TRUE NORTH
PROJECT NORTH

4/11/2022 | 1:59:12 AM

JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

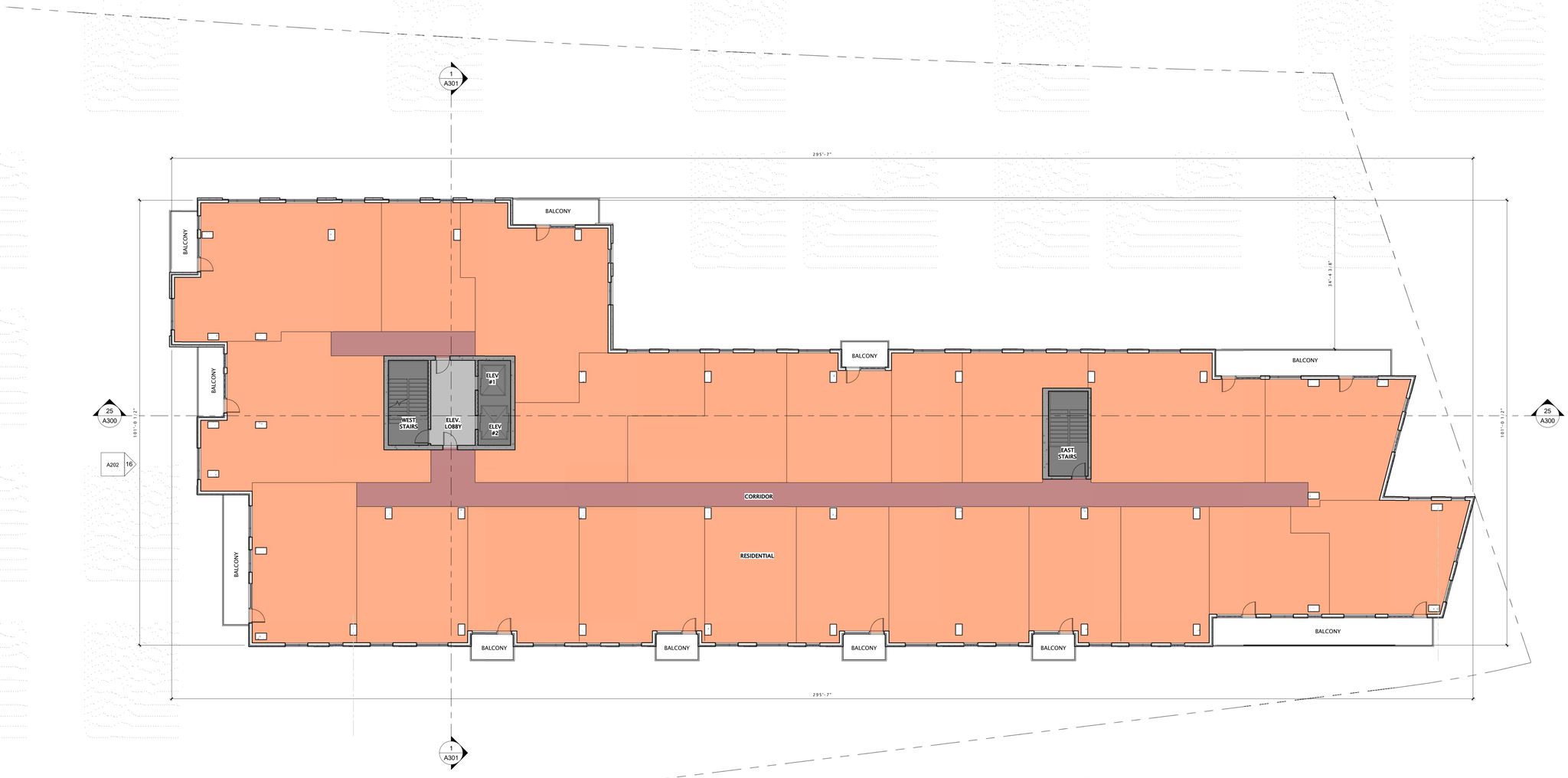
Mark	Description	Date

SHEET TITLE

FIFTH - ELEVENTH FLOOR PLAN

SHEET NUMBER

A105



BUILDING USE

- 1HR FIRE RATED SPACE
- 2HR FIRE RATED SPACE
- COMMON SPACE
- RESIDENTIAL

25 TWELFTH FLOOR PLAN
3/32" = 1'-0"

TRUE NORTH PROJECT NORTH

4/11/2022 11:39:16 AM

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

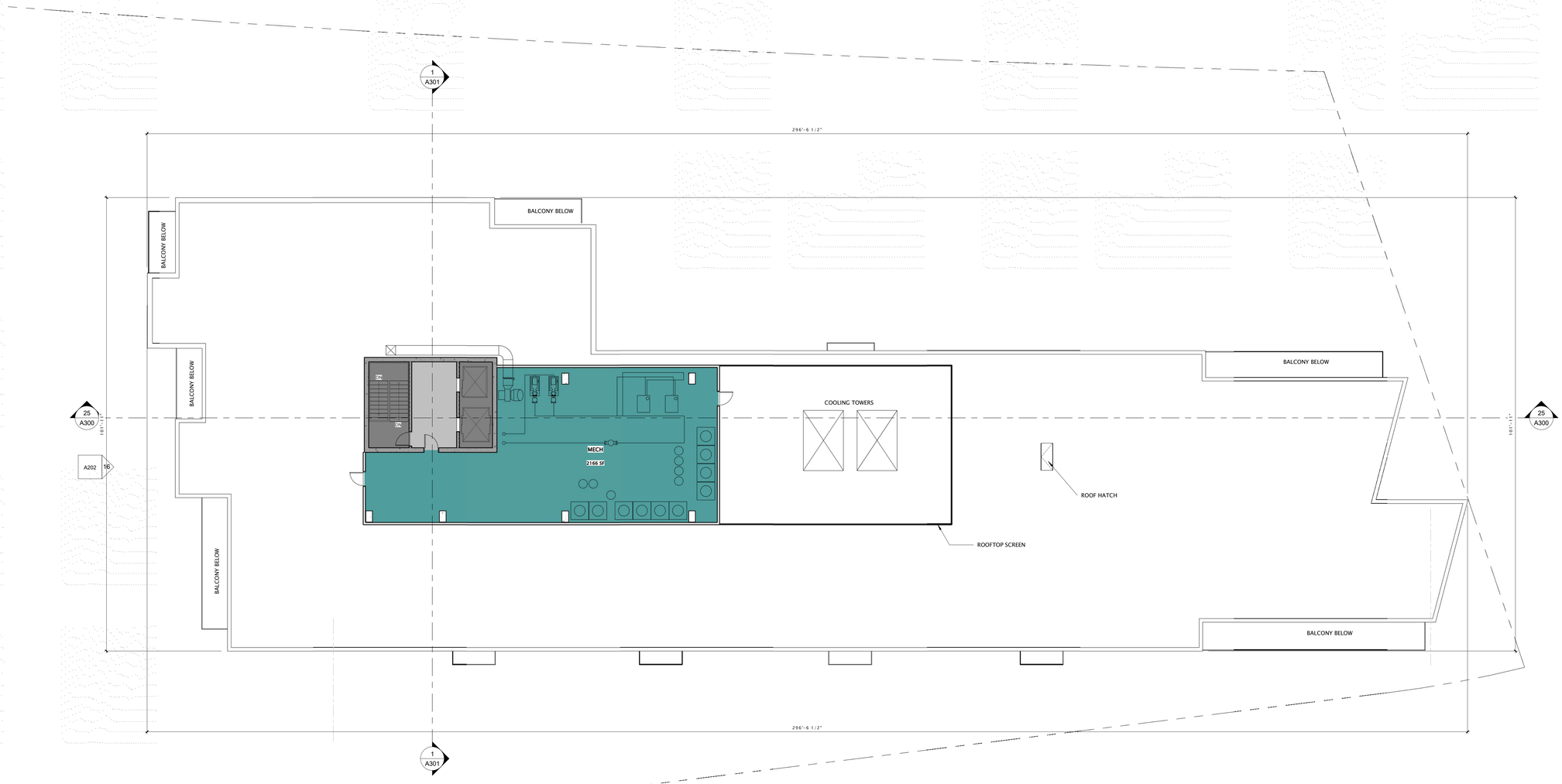
Mark	Description	Date

SHEET TITLE

TWELFTH FLOOR PLAN

SHEET NUMBER

A112



BUILDING USE

- 1HR FIRE RATED SPACE
- 2HR FIRE RATED SPACE
- BLDG SUPPORT

25 ROOF/ MECHANICAL PENTHOUSE PLAN
3/32" = 1'-0"

TRUE NORTH PROJECT NORTH

4/11/2022 11:39:18 AM

JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

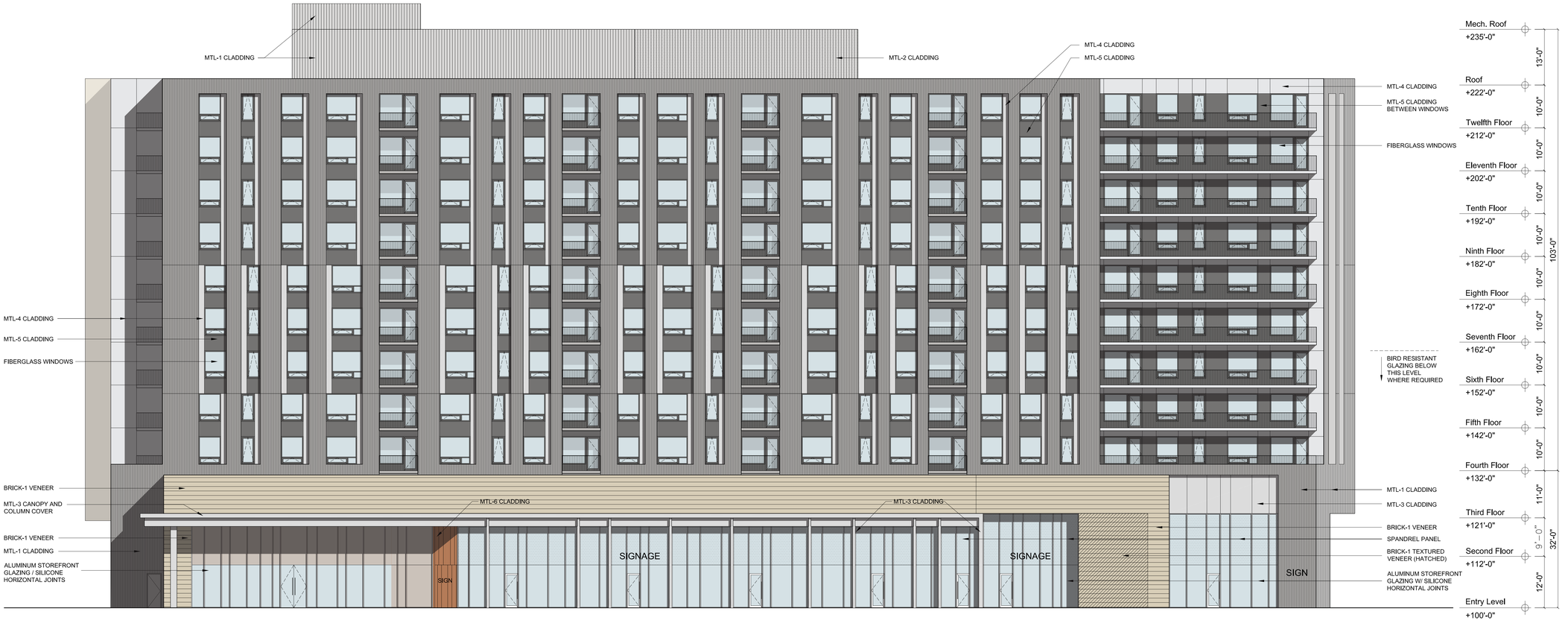
MECH PENTHOUSE AND ROOF PLAN

SHEET NUMBER

A113

EXTERIOR MATERIALS LEGEND

TAG	DESCRIPTION	MANUFACTURER	TYPE / STYLE	COLOR / APPEARANCE
MTL-1	VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-2	PERFORATED VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-3	ALUMINUM COMPOSITE MATERIAL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-4	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-5	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	DARK GREY
MTL-6	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	COPPER ANODIZED
BRICK-1	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
BRICK-2	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
WINDOWS	FIBERGLASS WINDOWS	TBD	TBD	GRAY
STOREFRONT	ALUMINUM STOREFRONT	TBD	TBD	CLEAR ANODIZED ALUMINUM
GUARDRAILS	GUARDRAILS	TBD	TBD	CLEAR ANODIZED ALUMINUM



Southwest Elevation

scale: 3/32" = 1'-0"

JLA ARCHITECTS

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

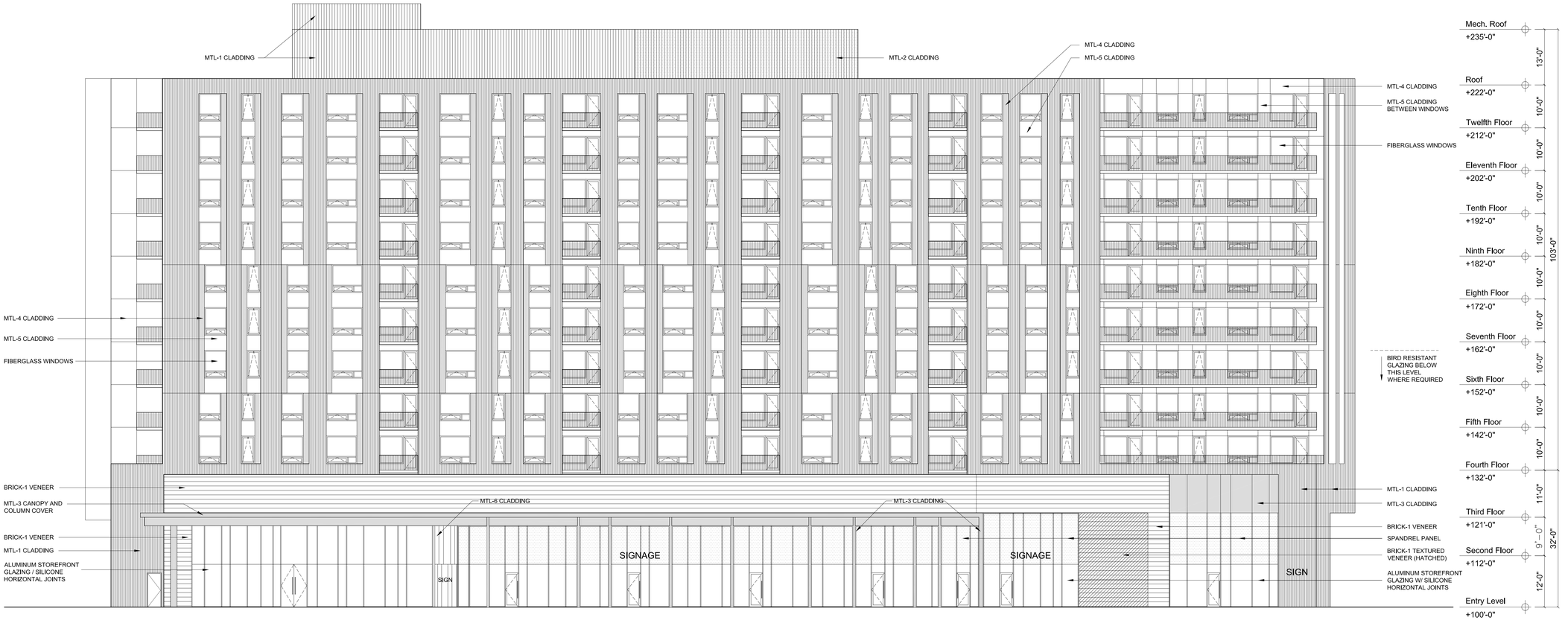
SHEET NUMBER

A200

4/8/2022 6:58:54 PM

EXTERIOR MATERIALS LEGEND

TAG	DESCRIPTION	MANUFACTURER	TYPE / STYLE	COLOR / APPEARANCE
MTL-1	VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-2	PERFORATED VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-3	ALUMINUM COMPOSITE MATERIAL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-4	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-5	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	DARK GREY
MTL-6	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	COPPER ANODIZED
BRICK-1	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
BRICK-2	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
WINDOWS	FIBERGLASS WINDOWS	TBD	TBD	GRAY
STOREFRONT	ALUMINUM STOREFRONT	TBD	TBD	CLEAR ANODIZED ALUMINUM
GUARDRAILS	GUARDRAILS	TBD	TBD	CLEAR ANODIZED ALUMINUM



Southwest Elevation

scale: 3/32" = 1'-0"

4/8/2022 4:53:58 PM

JLA ARCHITECTS

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

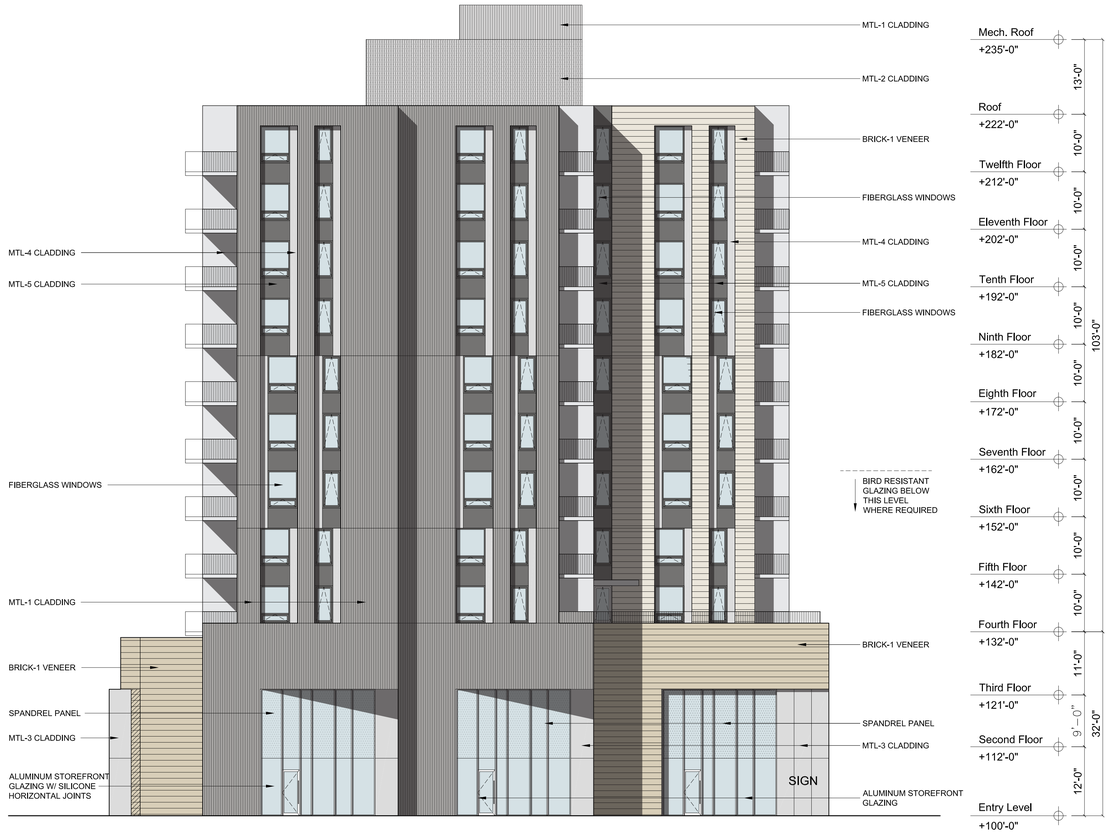
EXTERIOR ELEVATIONS B/W

SHEET NUMBER

A200BW

EXTERIOR MATERIALS LEGEND

TAG	DESCRIPTION	MANUFACTURER	TYPE / STYLE	COLOR / APPEARANCE
MTL-1	VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-2	PERFORATED VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-3	ALUMINUM COMPOSITE MATERIAL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-4	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-5	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	DARK GREY
MTL-6	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	COPPER ANODIZED
BRICK-1	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
BRICK-2	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
WINDOWS	FIBERGLASS WINDOWS	TBD	TBD	GRAY
STOREFRONT	ALUMINUM STOREFRONT	TBD	TBD	CLEAR ANODIZED ALUMINUM
GUARDRAILS	GUARDRAILS	TBD	TBD	CLEAR ANODIZED ALUMINUM



Southeast Elevation

scale: 3/32" = 1'-0"

JLA ARCHITECTS

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

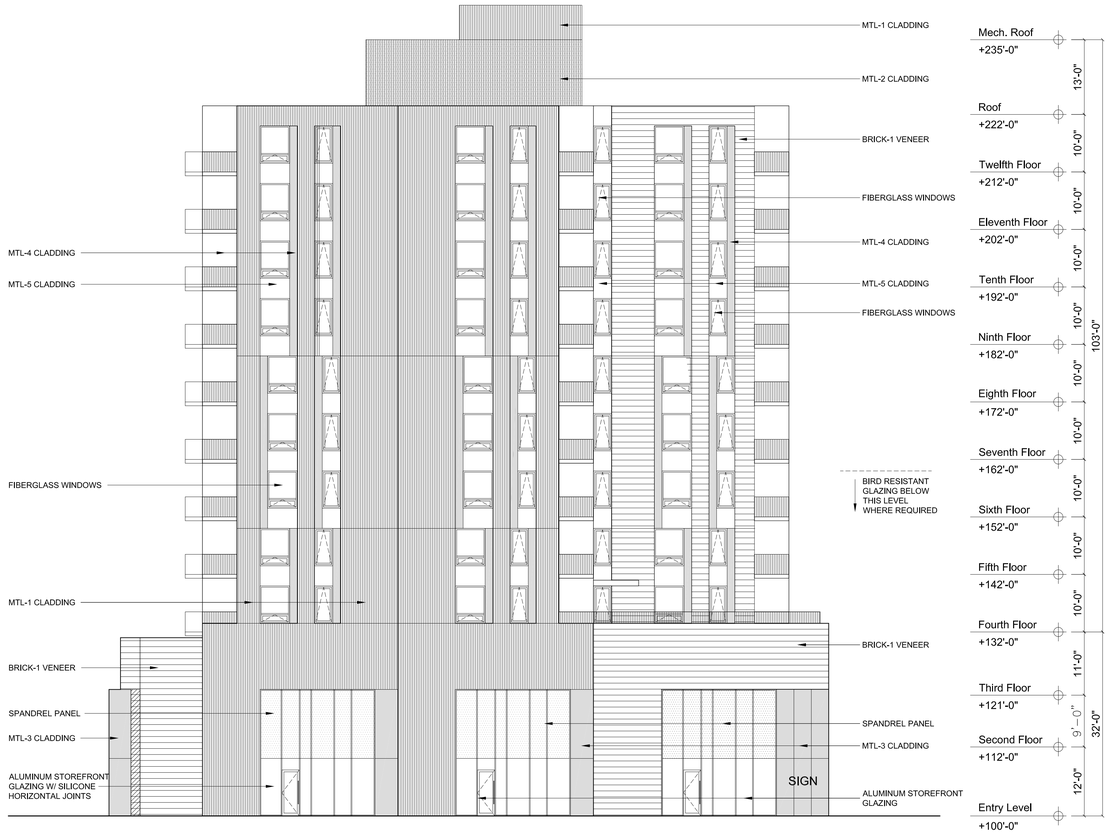
SHEET NUMBER

A201

4/8/2022 6:55:59 PM

EXTERIOR MATERIALS LEGEND

TAG	DESCRIPTION	MANUFACTURER	TYPE / STYLE	COLOR / APPEARANCE
MTL-1	VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-2	PERFORATED VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-3	ALUMINUM COMPOSITE MATERIAL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-4	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-5	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	DARK GREY
MTL-6	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	COPPER ANODIZED
BRICK-1	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
BRICK-2	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
WINDOWS	FIBERGLASS WINDOWS	TBD	TBD	GRAY
STOREFRONT	ALUMINUM STOREFRONT	TBD	TBD	CLEAR ANODIZED ALUMINUM
GUARDRAILS	GUARDRAILS	TBD	TBD	CLEAR ANODIZED ALUMINUM



Southeast Elevation

scale: 3/32" = 1'-0"

4/8/2022 6:51:00 PM

JLA ARCHITECTS

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

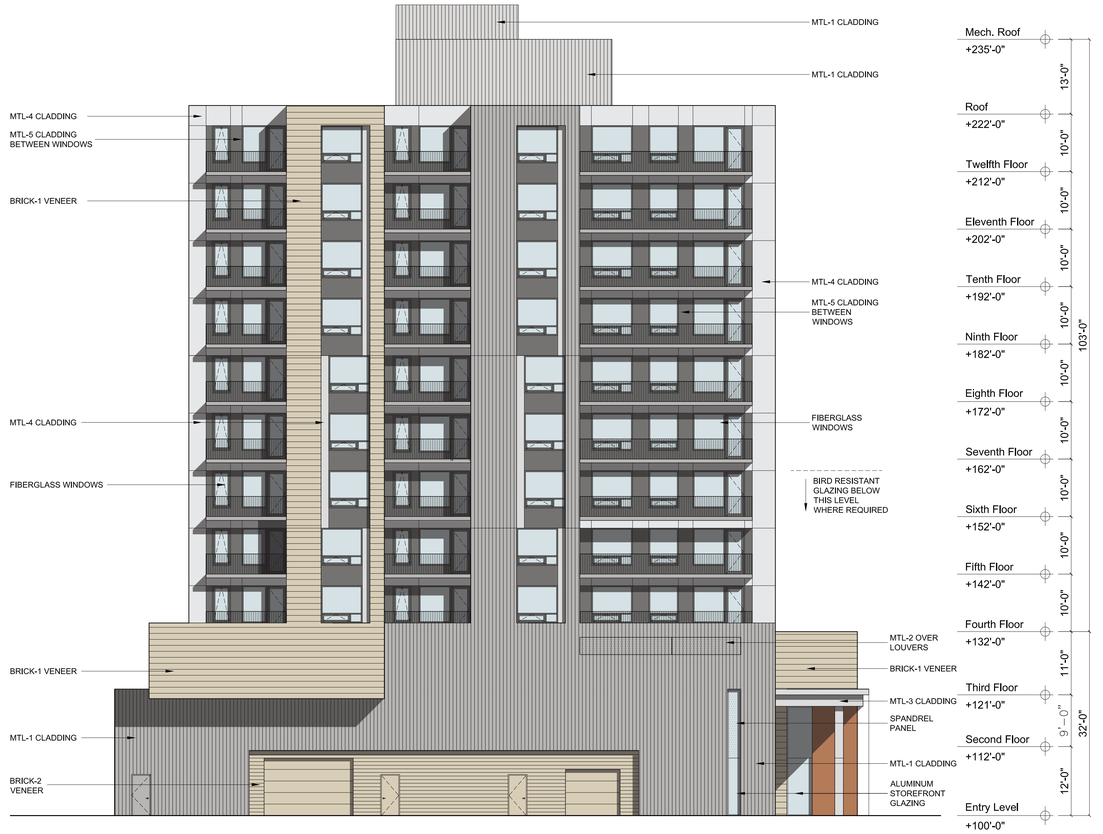
EXTERIOR ELEVATIONS BW

SHEET NUMBER

A201BW

EXTERIOR MATERIALS LEGEND

TAG	DESCRIPTION	MANUFACTURER	TYPE / STYLE	COLOR / APPEARANCE
MTL-1	VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-2	PERFORATED VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-3	ALUMINUM COMPOSITE MATERIAL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-4	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-5	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	DARK GREY
MTL-6	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	COPPER ANODIZED
BRICK-1	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
BRICK-2	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
WINDOWS	FIBERGLASS WINDOWS	TBD	TBD	GRAY
STOREFRONT	ALUMINUM STOREFRONT	TBD	TBD	CLEAR ANODIZED ALUMINUM
GUARDRAILS	GUARDRAILS	TBD	TBD	CLEAR ANODIZED ALUMINUM



Northwest Elevation

scale: 3/32" = 1'-0"

JLA ARCHITECTS

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

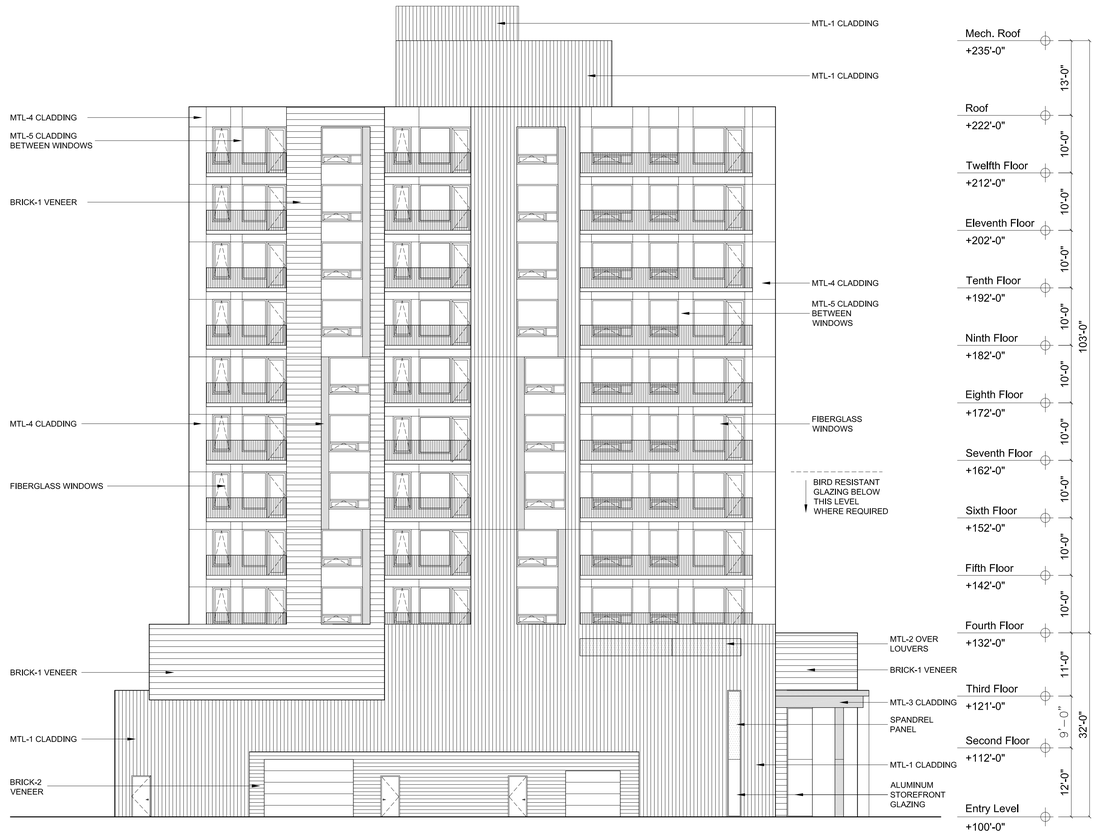
SHEET NUMBER

A202

4/8/2022 6:51:08 PM

EXTERIOR MATERIALS LEGEND

TAG	DESCRIPTION	MANUFACTURER	TYPE / STYLE	COLOR / APPEARANCE
MTL-1	VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-2	PERFORATED VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-3	ALUMINUM COMPOSITE MATERIAL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-4	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-5	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	DARK GREY
MTL-6	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	COPPER ANODIZED
BRICK-1	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
BRICK-2	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
WINDOWS	FIBERGLASS WINDOWS	TBD	TBD	GRAY
STOREFRONT	ALUMINUM STOREFRONT	TBD	TBD	CLEAR ANODIZED ALUMINUM
GUARDRAILS	GUARDRAILS	TBD	TBD	CLEAR ANODIZED ALUMINUM



Northwest Elevation

scale: 3/32" = 1'-0"

JLA ARCHITECTS

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS B/W

SHEET NUMBER

A202BW

4/8/2022 4:51:09 PM

EXTERIOR MATERIALS LEGEND

TAG	DESCRIPTION	MANUFACTURER	TYPE / STYLE	COLOR / APPEARANCE
MTL-1	VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-2	PERFORATED VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-3	ALUMINUM COMPOSITE MATERIAL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-4	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-5	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	DARK GREY
MTL-6	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	COPPER ANODIZED
BRICK-1	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
BRICK-2	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
WINDOWS	FIBERGLASS WINDOWS	TBD	TBD	GRAY
STOREFRONT	ALUMINUM STOREFRONT	TBD	TBD	CLEAR ANODIZED ALUMINUM
GUARDRAILS	GUARDRAILS	TBD	TBD	CLEAR ANODIZED ALUMINUM

Northeast Elevation

scale: 3/32" = 1'-0"

JLA ARCHITECTS

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A203

4/8/2022 6:51:31 PM

EXTERIOR MATERIALS LEGEND

TAG	DESCRIPTION	MANUFACTURER	TYPE / STYLE	COLOR / APPEARANCE
MTL-1	VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-2	PERFORATED VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS	TBD	PREFINISHED ALUMINUM	WEATHERED ZINC
MTL-3	ALUMINUM COMPOSITE MATERIAL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-4	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	METALLIC SILVER
MTL-5	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	DARK GREY
MTL-6	FLAT METAL PANEL	TBD	PREFINISHED ALUMINUM	COPPER ANODIZED
BRICK-1	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
BRICK-2	BRICK VENEER	TBD	TBD	BUFF COLORED BLEND
WINDOWS	FIBERGLASS WINDOWS	TBD	TBD	GRAY
STOREFRONT	ALUMINUM STOREFRONT	TBD	TBD	CLEAR ANODIZED ALUMINUM
GUARDRAILS	GUARDRAILS	TBD	TBD	CLEAR ANODIZED ALUMINUM

Northeast Elevation

scale: 3/32" = 1'-0"

4/8/2022 6:51:12 PM

JLA ARCHITECTS

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

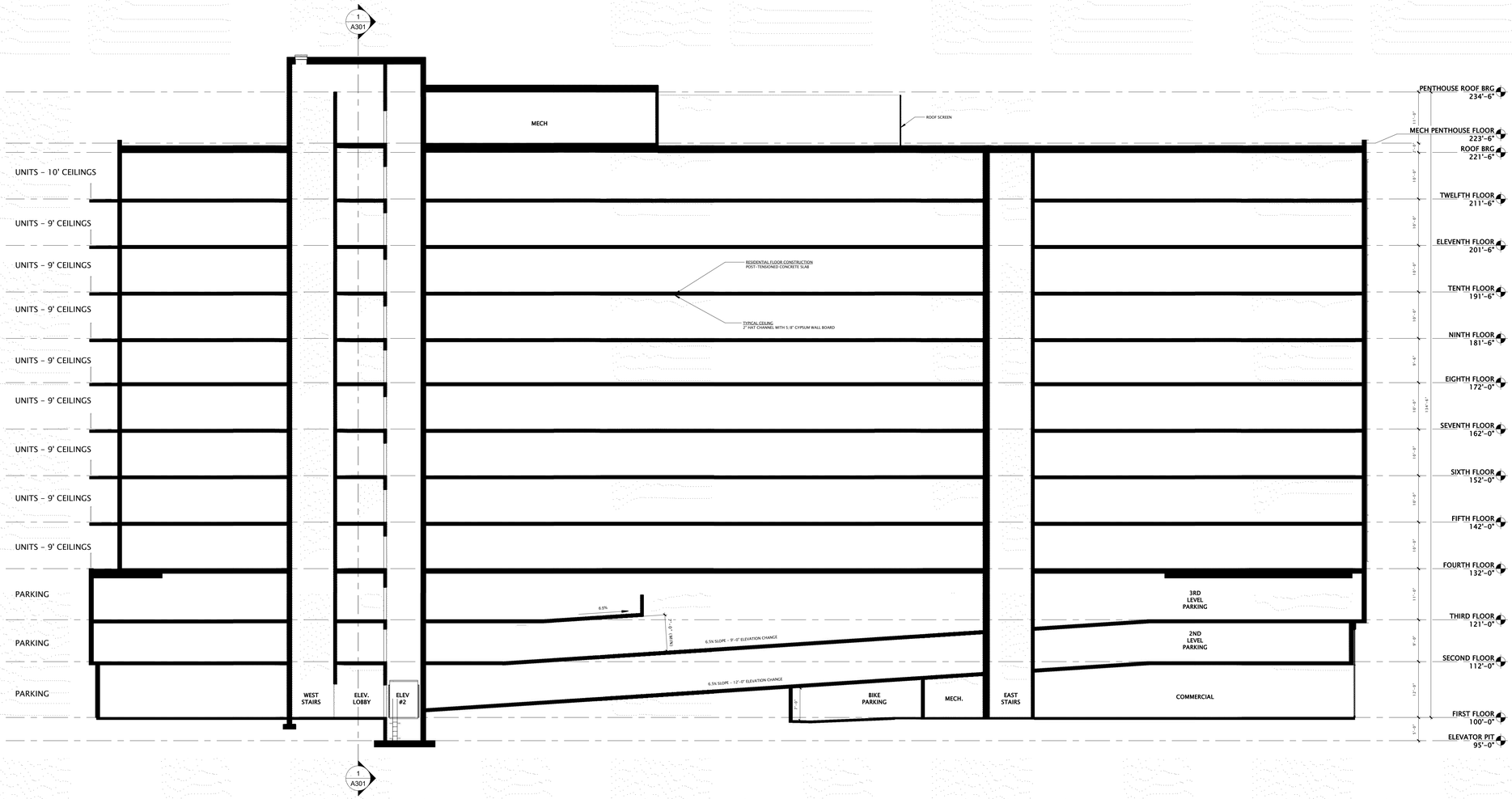
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS B/W

SHEET NUMBER

A203BW



25 SCHEMATIC BUILDING SECTION
3/32" = 1'-0"

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JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A300

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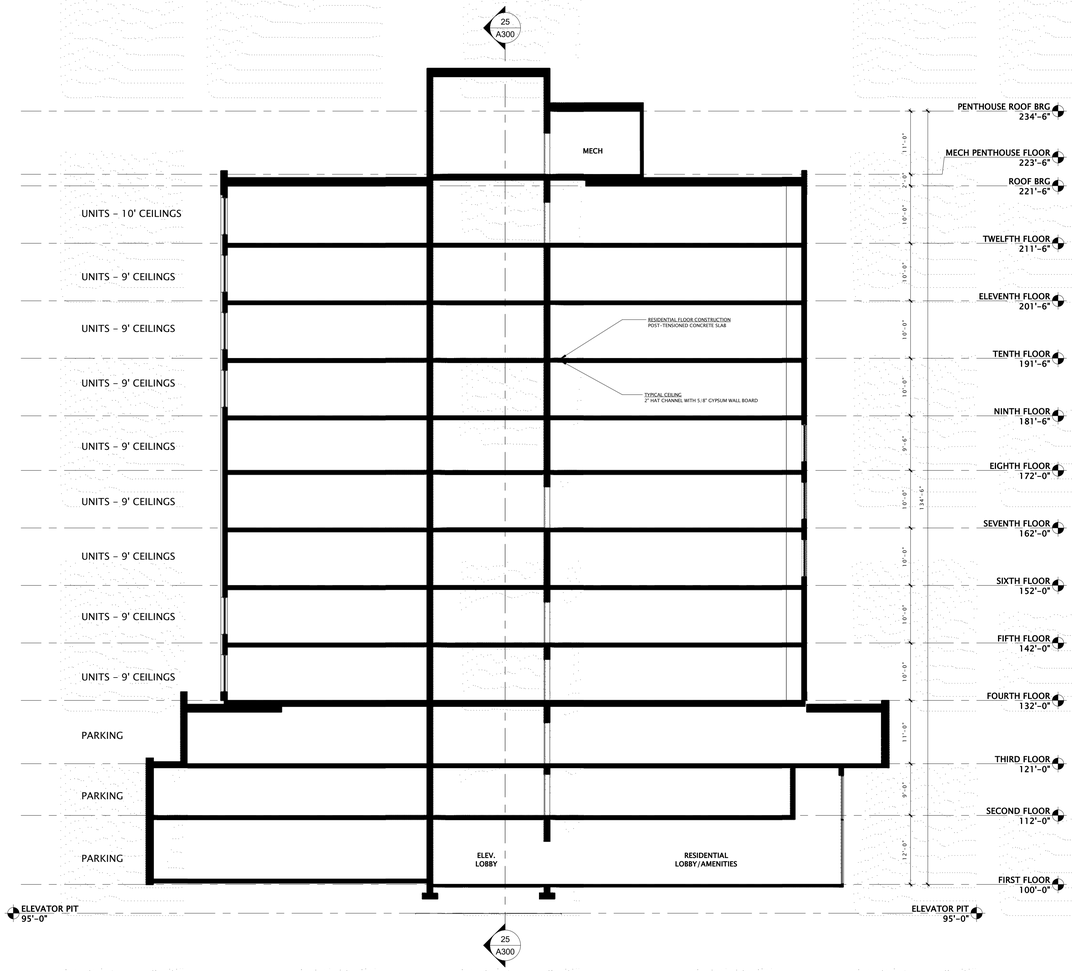

1 BUILDING SECTION 2
3/32" = 1'-0"

4/11/2022 11:59:21 AM

JLA
ARCHITECTS
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JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A301

View from John Nolen Drive looking north

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JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

PERSPECTIVE

SHEET NUMBER

A900

4/8/2022 7:17:43 PM

View from John Nolen Drive looking south

JLA
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JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

PERSPECTIVE

SHEET NUMBER

A901

4/8/2022 7:17:44 PM

View from East Olin Avenue looking south

JLA
ARCHITECTS
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JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

PERSPECTIVE

SHEET NUMBER

A902

4/8/2022 7:17:44 PM

View of main entrance

JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

PERSPECTIVE

SHEET NUMBER

A903

4/8/2022 7:17:44 PM

View from East Olin Avenue looking north

JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

PERSPECTIVE

SHEET NUMBER

A904

4/8/2022 2:17:44 PM

View from John Nolen Drive looking north

JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

PERSPECTIVE

SHEET NUMBER

A905

4/8/2022 7:17:45 PM

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	250 Olin Ave
Contact Name & Phone #:	Carter Lanser (Vierbicher) 608-831-3946

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☒ Yes	☐ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions: Will discuss with fire department			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☐ Yes	☒ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☒ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☐ Yes	☒ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☐ Yes	☒ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

JOHN NOLEN DRIVE

250' HOSE LAY FROM FIRE LANE

PROPOSED BUILDING

BUILDING HEIGHT: 136'

EXISTING BUILDING TO REMAIN

FIRE DEPARTMENT CONNECTION

FIRE HYDRANT

PROPOSED 20' FIRE LANE

500' HOSE LAY FROM HYDRANT

500' HOSE LAY FROM HYDRANT

PROPOSED 26' FIRE LANE

OLIN AVENUE

EXISTING FIRE HYDRANT

NOT FOR CONSTRUCTION

LEGEND

= 500' HOSE LAY FROM HYDRANT

= 250' HOSE LAY FROM FIRE LANE

= 20' OR 26' FIRE ACCESS LANE

NO PARKING FIRE LANE

FIRE LANE NO PARKING SIGN (12"X18") LOCATIONS TO BE DETERMINED BY CITY/FIRE DEPARTMENT

GRAPHIC SCALE FEET

0 10 20 40

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FIRE ACCESS PLAN

250 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS

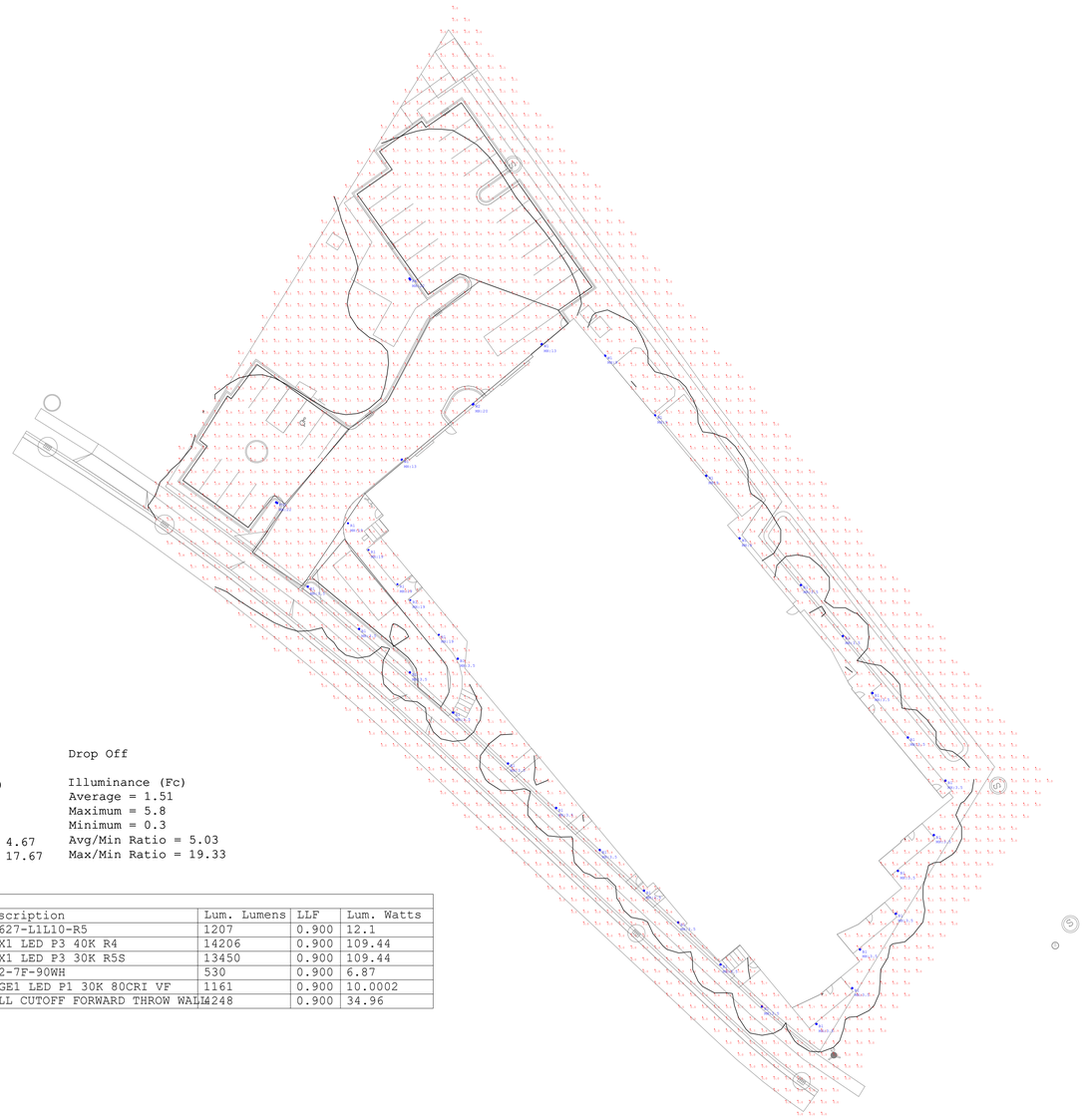
NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

DATE 4/8/2022
DRAFTER JGOL
CHECKED CLAN/TSCH
PROJECT NO. 210063

C700



Drive & Loading

Illuminance (Fc)
Average = 2.11
Maximum = 5.1
Minimum = 0.7
Avg/Min Ratio = 3.01
Max/Min Ratio = 7.29

ParkingSouth

Illuminance (Fc)
Average = 1.61
Maximum = 3.1
Minimum = 0.5
Avg/Min Ratio = 3.22
Max/Min Ratio = 6.20

Parking North

Illuminance (Fc)
Average = 1.40
Maximum = 5.3
Minimum = 0.3
Avg/Min Ratio = 4.67
Max/Min Ratio = 17.67

Drop Off

Illuminance (Fc)
Average = 1.51
Maximum = 5.8
Minimum = 0.3
Avg/Min Ratio = 5.03
Max/Min Ratio = 19.33

Luminaire Schedule

Symbol	Qty	Tag	Label	Description	Lum. Lumens	LLF	Lum. Watts
⊙	23	B1	LQ627-L1L10-R5	LQ627-L1L10-R5	1207	0.900	12.1
▯	1	P4	RSX1_LED_P3_40K_R4	RSX1 LED P3 40K R4	14206	0.900	109.44
▯	1	P5S	RSX1_LED_P3_30K_R5S	RSX1 LED P3 30K R5S	13450	0.900	109.44
▪	5	R1	RA2x-7F-90WH - 3000K	RA2-7F-90WH	530	0.900	6.87
▯	6	W1	WDGE1_LED_P1_30K_80CRI_VF	WDGE1 LED P1 30K 80CRI VF	1161	0.900	10.0002
▯	1	W2	WDGE2_LED_P4_30K_80CRI_VF	FULL CUTOFF FORWARD THROW WALL	4248	0.900	34.96

ENTERPRISE
Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : IM

DATE : 4 / 12 / 2022

SCALE : 1" = 30'-0"

OLIN AVE MIXED USE

MADISON, WI

SITE LIGHTING PLAN

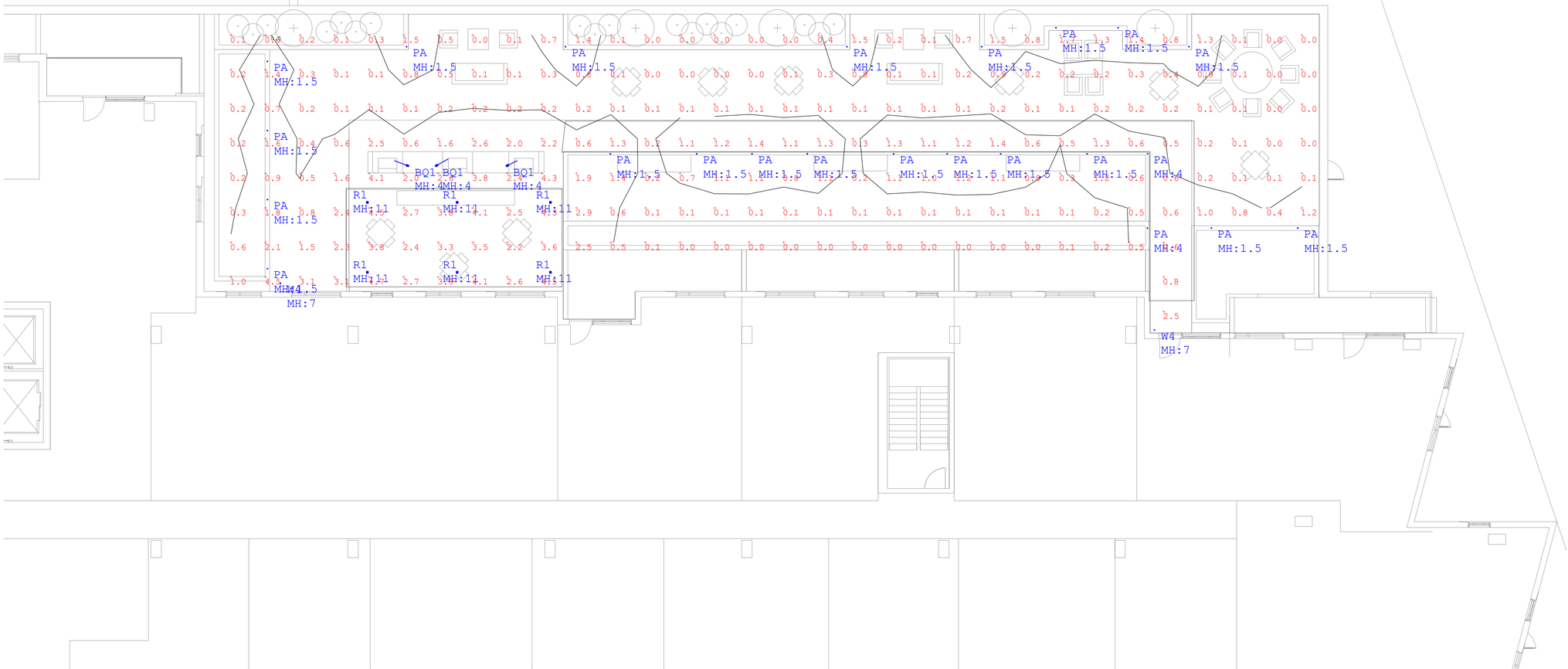
Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	Lum. Lumens	LLF	Lum. Watts
⊡	3	BQ1	LED-MR16-ARROW-12_0_1	DECK MOUNT BBQ LIGHT	158	0.900	3.8
⊡	6	R1	RA2x-7F-90WH - 3000K	RA2-7F-90WH	530	0.900	6.87
⊙	2	W4	EW33104-BK - Stato	Downlight Wall Sconce	420	0.900	8.4
⊙	23	PA	LED OMNI-3_0	2 INCH PATH LIGHT	165	0.900	2.62

Pergola

Illuminance (Fc)
Average = 3.51
Maximum = 4.7
Minimum = 2.2
Avg/Min Ratio = 1.60
Max/Min Ratio = 2.14

Path

Illuminance (Fc)
Average = 0.89
Maximum = 1.4
Minimum = 0.2
Avg/Min Ratio = 4.45
Max/Min Ratio = 7.00



ENTERPRISE Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : IM

DATE : 4 / 12 / 2022

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

OLIN AVE MIXED USE

MADISON, WI

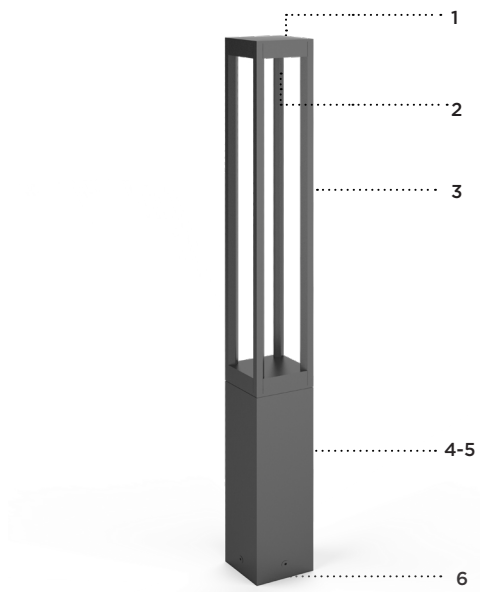
4TH FLOOR ROOF LIGHTING PLAN

LUMINIS®

LQ627 SERIES
Lumiquad - LED
6" BOLLARD

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:								
	FIXTURE	SUFFIX	VOLTAGE	FINISH	OPTION	OPTION	OPTION	OPTION



1- Heavy cast aluminum top cover.
2- Optical system assembly.
3- 4x extruded aluminum struts.
4- Cast aluminum driver housing.
5- 6" (152mm) x 6" (152mm) extruded aluminum square body.
6- Cast aluminum mounting base.

LQ627

MATERIALS
Lumiquad bollard is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.

ELECTRICAL
DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperatures of -40ºC/-40ºF to 55ºC/131ºF, output over voltage protection, output over current protection, output short circuit protection with auto-recovery.

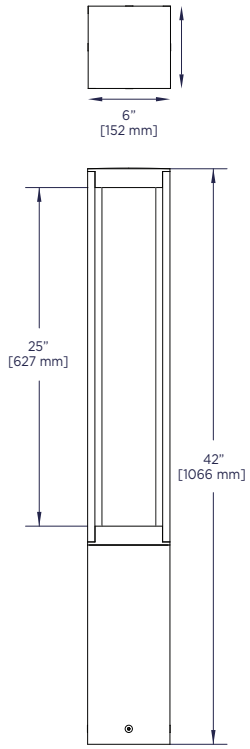
LED 3000K/3500K/4000K CCT with 80 CRI.
Optional true amber LED for turtle sensitive areas. Wavelengths: 585nm to 597nm.

LIFE
60,000hrs $L_{70}B_{50}$ (based on IESNA TM-21 Test Method and LM-80 data).
Up to 70,000hrs $L_{70}B_{50}$ (calculated projection from LM-80 data).

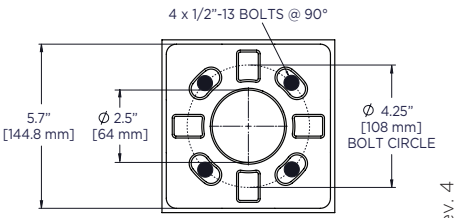
FINISH
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION
Tested to UL1598 and CSA 22.2 #250. cULus listed wet location. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC. Lumen depreciation in accordance with IESNA LM80 standards. Rated IP65.

MOUNTING
Mounts with a set of 4 x 1/2"-13 x 18" lg. galvanized anchor bolts.



LQ627



Jan. 2021 Rev. 4

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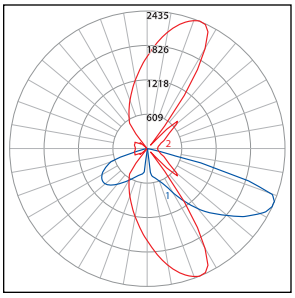
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

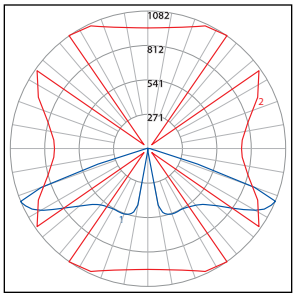
LUMINIS.COM

TYPICAL PHOTOMETRY SUMMARY



Descriptive Information

LQ627-L1L30-R2
Total Lms: 3251 Lumens
Total Input Watts: 31,1 W
Efficacy: 104,6 Lumens/Watt
BUG: B1-U0-G1
CCT/CRI: 4000K/80
Maximum Candela: 2407 @ 55°H/42.5°V



Descriptive Information

LQ627-L1L30-R5
Total Lms: 3146 Lumens
Total Input Watts: 35,8 W
Efficacy: 87,9 Lumens/Watt
BUG: B2-U0-G0
CCT/CRI: 4000K/80
Maximum Candela: 1063 @ 55°H/47.5°V

Please visit our web site www.luminis.com for complete I.E.S. formatted download data.

LUMINAIRE SELECTION

MODEL#

☐ **LQ627**

LED LIGHT SELECTION (4000K/80CRI)

	SUFFIX	DELIVERED LUMENS	INPUT WATTS
Type II	☐ L1L10-R2	1203	10
	☐ L1L20-R2	2081	19
	☐ L1L30-R2	3251	32
Type V	☐ L1L10-R5	1204	13
	☐ L1L20-R5	2134	23
	☐ L1L30-R5	3146	36

AMBER LED LIGHT SELECTION - TURTLE FRIENDLY
IDA - Dark Sky Approved

	SUFFIX	DELIVERED LUMENS	INPUT WATTS
Type II	☐ L1L2K2A-R2	420	12
Type V	☐ L1L2K2A-R5	406	12

VOLTAGE [1]

☐ 120V
☐ 277V

Optional
☐ 347V
☐ 480V

FINISH

STANDARD COLORS*

☐ **WHT** Snow white
☐ **BKT** Jet black
☐ **BZT** Bronze
☐ **MST** Matte silver
☐ **GRT** Titanium gray
☐ **DGT** Gun metal
☐ **CHT** Champagne
☐ **SGT** Steel gray
☐ **BGT** English cream

OPTIONAL COLORS

☐ **CS** Custom color
☐ **RAL** RAL# color

*Refer to color chart

OPTIONS

ELECTRICAL

☐ **FS** Fuse
☐ **SP** Surge protector 10KV
☐ **PH** Photocell
☐ **REML2-50** Remote mount battery backup (7W / 90 min.). Remote mount to 50FT. 12" square enclosure with access cover. [2]

FAUX WOOD COLORS [6]

☐ **ADG** American douglas
☐ **BRC** Birch
☐ **CHN** Chestnut
☐ **CRY** Cherry
☐ **KNP** Knotty pine
☐ **MPL** Maple
☐ **OFL** Oak
☐ **RSW** Rosewood
☐ **TEK** Teak
☐ **WLN** Walnut

ACCESSORIES

☐ **BLC1** Blockout shield (one side) [3]
☐ **BLC2** Blockout shield (two sides, installed at 90°) [4]
☐ **BLC3** Blockout shield (three sides) [4]
☐ **LVR** Glare control louvers provided with a 90° lens [5]

LIGHT

Alternate CCT °K LED (LCF: Lumen conversion factor)

☐ **K27** 2700K CCT 80 CRI (LCF: 0.91)
☐ **K3** 3000K CCT 80 CRI (LCF: 0.94)
☐ **K35** 3500K CCT 80 CRI (LCF: 0.98)
☐ **K4** 4000K CCT 80 CRI (LCF: 1.00)

NOTE: Other CCT & higher CRI available, please consult factory.

NOTES
1- If no voltage is specified, luminaires are factory prewired by default for 120V. For other voltages, please specify with catalog number, or consult factory.
2- REML2-50 not compatible with PH (photocell).
3- BLC1 installed on back side when distribution Type II is selected.
4- BLC2 and BLC3 not available with distribution type II.
5- LVR cannot be combined with Blockout shield option.
6- Faux wood finish not applied to the fixture head or accessories.

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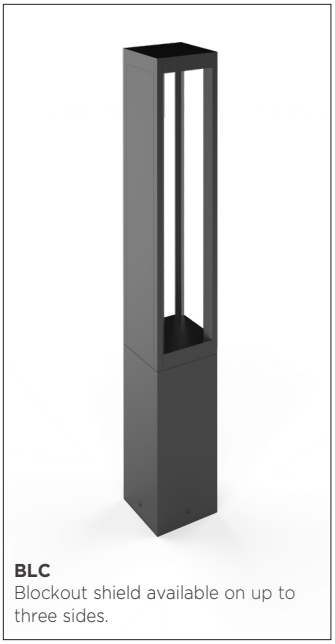
OPTIONS

ACCESSORIES



BLC
Blockout shield available on up to three sides.

LVR
Glare control louvers.

COMMERCIAL BARBECUE LIGHT
BQ-CD02 COMMERCIAL SERIES

TYPE

SPECIFICATIONS

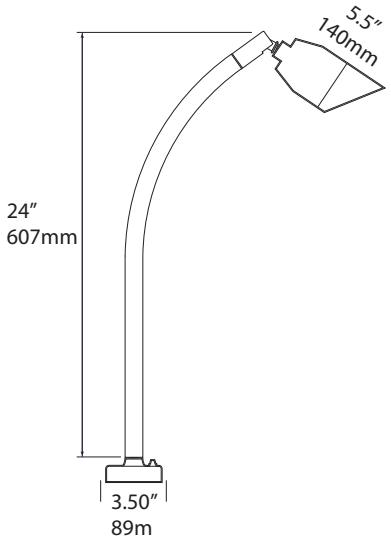
CONSTRUCTION: 316 stainless steel housing
ARM: 24" tall 316 stainless steel ridged stem and 335Ø x 90Ø rotating swivel
MOUNT: 316 stainless steel deck mount canopy
FINISH: Stainless Steel – Brushed
LENS: High impact clear tempered flat glass
O-RING: High temperature red silicone, 70 durometer
SWITCH: On/Off push button with weatherproof rubber boot cover

12v ELECTRICAL SPECIFICATIONS:
LED SUPPLIED: 7w MR16 GU5.3 Super Saver (L-48)
40,000 hours average rating
SOCKET: High temperature ceramic GU5.3 bi-pin,
250°C silicone insolated lead wires
WIRING: Black 10 foot 18/2 zip cord from base of fixture (12v only)
For 25 foot 16/2 wire add-25F to catalog number

120v ELECTRICAL SPECIFICATIONS:
LED SUPPLIED: 7w ARROW PAR16 (L-134)
40,000 hours average rating
SOCKET: High temperature ceramic Base (E26/27) medium base,
250°C silicone insolated lead wires
WIRING: Standard Three Wire 16" lead wires from base of fixture

ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
12v			
BQCD02L48SS	Commercial Deck Mount BQ Light	7w MR16 LED SS	7.0 lbs.
120v			
BQCD02L134SS	Commercial Deck Mount BQ Light	7w PAR16 LED SS	7.0 lbs.



IP66 CE ETL US Intertek

JOB INFORMATION

Type: Date:

Job Name:

Cat. No.:

Lamp(s):

Specifier:

Contractor:

Notes:

FOCUS INDUSTRIES INC.
25301 COMMERCENTRE DRIVE
LAKE FOREST, CA 92630
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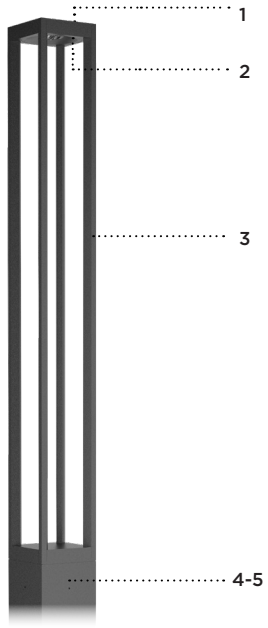
(949) 830-1350 • FAX (949) 830-3390

LUMINIS®

LQ641 SERIES
Lumiquad - LED
6" COLUMN

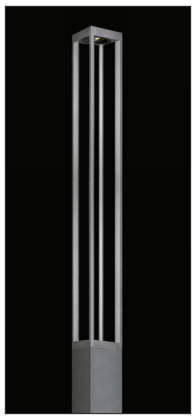
TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:								
	FIXTURE	SUFFIX	VOLTAGE	FINISH	OPTION	OPTION	OPTION	OPTION



1- Cast aluminum top cover.
2- Optical system assembly.
3- 4x extruded aluminum struts.
4- Cast aluminum driver housing.
5- 6" (152mm) x 6" (152mm) extruded aluminum square body.

LQ641



MATERIALS
Lumiquad column is made of 6061-T6 extruded aluminum alloy. All other parts are made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.

ELECTRICAL
DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperatures of -40ºC/-40ºF to 55ºC/131ºF, output over voltage protection, output over current protection, output short circuit protection with auto-recovery.

LED 3000K/3500K/4000K CCT with 80 CRI.

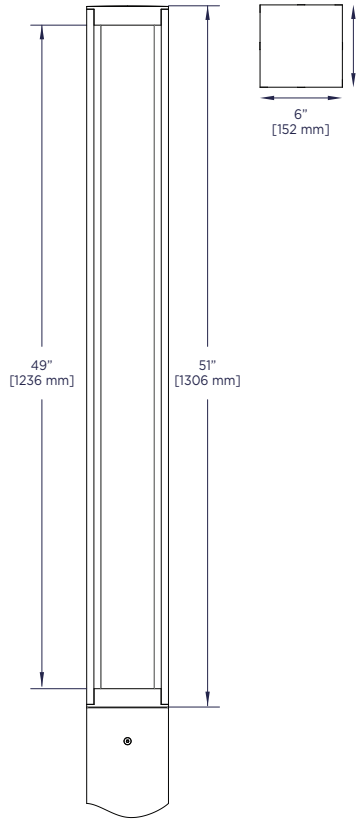
Optional true amber LED for turtle sensitive areas.
Wavelengths: 585nm to 597nm.

LIFE
60,000hrs $L_{70}B_{50}$ (based on IESNA TM-21 Test Method and LM-80 data).
Up to 70,000hrs $L_{70}B_{50}$ (calculated projection from LM-80 data).

FINISH
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION
Tested to UL1598 and CSA 22.2 #250. cULus listed wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC. Lumen depreciation in accordance with IESNA LM80 standards. Rated IP65.

MOUNTING
Lumiquad column is designed for ease of access and installation.
For overall heights of 96" (8FT) to 168" (14FT): The cast aluminum base plate is secured with a set of (4) 1/2"-13 x 18" lg. galvanized anchor bolts.
For overall heights above 168" (14FT): The cast aluminum base plate is secured with a set of (4) 3/4"-10 x 18" lg. galvanized anchor bolts.
Accessibility is done through a flush mount 2" x 4" (100mm x 178mm) hand hole cover plate.



LQ641

Jan. 2021 Rev. 5

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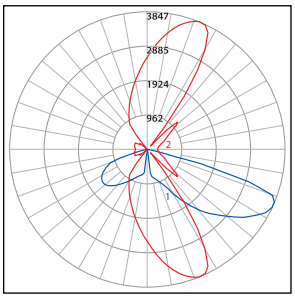
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

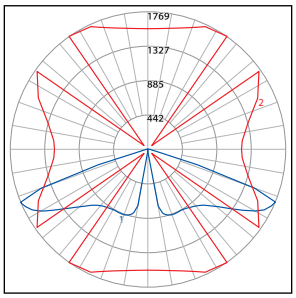
LUMINIS.COM

TYPICAL PHOTOMETRY SUMMARY



Descriptive Information

LQ641-L1L50-R2
Total Lms: 5137 Lumens
Total Input Watts: 55,3 W
Efficacy: 92,9 Lumens/Watt
BUG: B2-U0-G2
CCT/CRI: 4000K/80
Maximum Candela: 3803 @ 55°H/42.5°V



Descriptive Information

LQ641-L1L50-R5
Total Lms: 5144 Lumens
Total Input Watts: 69,1 W
Efficacy: 74,4 Lumens/Watt
BUG: B3-U0-G1
CCT/CRI: 4000K/80
Maximum Candela: 1738 @ 55°H/47.5°V

Please visit our web site www.luminis.com for complete I.E.S. formatted download data.

LUMINAIRE SELECTION

MODEL#

☐ **LQ641**

LED LIGHT SELECTION (4000K/80CRI)

	SUFFIX	DELIVERED LUMENS	INPUT WATTS
Type II	☐ L1L15-R2	1626	14
	☐ L1L25-R2	2666	25
	☐ L1L50-R2	5137	56
Type V	☐ L1L15-R5	1614	17
	☐ L1L25-R5	2627	29
	☐ L1L50-R5	5144	69

AMBER LED LIGHT SELECTION - TURTLE FRIENDLY
IDA - Dark Sky Approved

	SUFFIX	DELIVERED LUMENS	INPUT WATTS
Type II	☐ L1L2K2A-R2	420	12
Type V	☐ L1L2K2A-R5	406	12

OAH COLUMN SELECTION

POLE FOR	LQ641
☐ LQP669	120”
☐ LQP693	144”
☐ LQP6117	168”
☐ LQP6141	192”
☐ LQP6165 [9]	216”

VOLTAGE [1]

☐ 120V
☐ 277V

Optional
☐ 347V
☐ 480V

FINISH

STANDARD COLORS*

☐ **WHT** Snow white
☐ **BKT** Jet black
☐ **BZT** Bronze
☐ **MST** Matte silver
☐ **GRT** Titanium gray
☐ **DGT** Gun metal
☐ **CHT** Champagne
☐ **SGT** Steel gray
☐ **BGT** English cream

OPTIONAL COLORS

☐ **CS** Custom color
☐ **RAL** RAL# color

*Refer to color chart

OPTIONS

ELECTRICAL

☐ **FS** Fuse
☐ **SP** Surge protector 10KV
☐ **PH** Photocell

ACCESSORIES

☐ **GFI** Ground fault circuit interruption flush receptacle [2]
☐ **CGF** Ground fault circuit interruption with clear in-use cover [2]
☐ **BLC1** Blockout shield (one side) [3]
☐ **BLC2** Blockout shield (two sides, installed at 90°) [4]
☐ **BLC3** Blockout shield (three sides) [4]
☐ **LVR** Glare control louvers provided with a 90° lens [5]
☐ **MSD** Motion sensor device (high/low 25%)
255° coverage
Installed at 180° from hand hole
120/277VAC, 50/60Hz (or 230VAC, 50Hz)

LIGHT

Alternate CCT ºK LED (LCF: Lumen conversion factor)

☐ **K27** 2700K CCT 80 CRI (LCF: 0.91)
☐ **K3** 3000K CCT 80 CRI (LCF: 0.94)
☐ **K35** 3500K CCT 80 CRI (LCF: 0.98)
☐ **K4** 4000K CCT 80 CRI (LCF: 1.00)

NOTE: Other CCT & higher CRI available, please consult factory.

CONTROL

☐ **NLTAIR2** nLight AIR Control gen2, Pole mounted black sensor. [6, 7, 8]

FAUX WOOD COLORS [10]

☐ **ADG** American douglas
☐ **BRC** Birch
☐ **CHN** Chestnut
☐ **CRY** Cherry
☐ **KNP** Knotty pine
☐ **MPL** Maple
☐ **OFL** Oak
☐ **RSW** Rosewood
☐ **TEK** Teak
☐ **WLN** Walnut

NOTES
1- If no voltage is specified, luminaires are factory prewired by default for 120V. For other voltages, please specify with catalog number, or consult factory.
2- GFI and CGF options are installed 30” above grade unless otherwise specified. CGF cover protrudes by 3.62” (92mm). 120V required for GFI or CGF.
3- BLC1 installed on back side when distribution Type II is selected.
4- BLC2 and BLC3 not available with distribution type II.
5- LVR cannot be combined with Blockout shield option.
6- Not compatible with PH, MSD.
7- Compatible with Amber Led.
8- White sensor available upon request.
9- Not available in Canada.
10- Faux wood finish not applied to the fixture head, base cover, hand-hole or accessories.

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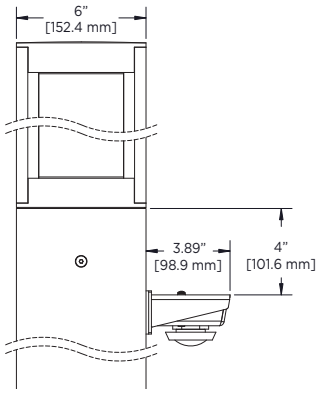
OPTIONS

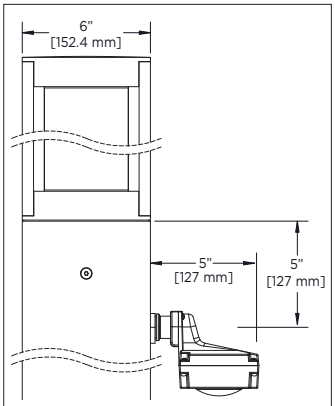
ACCESSORIES

BLC
Blockout shield available on up to three sides.

LVR
Glare control louvers.



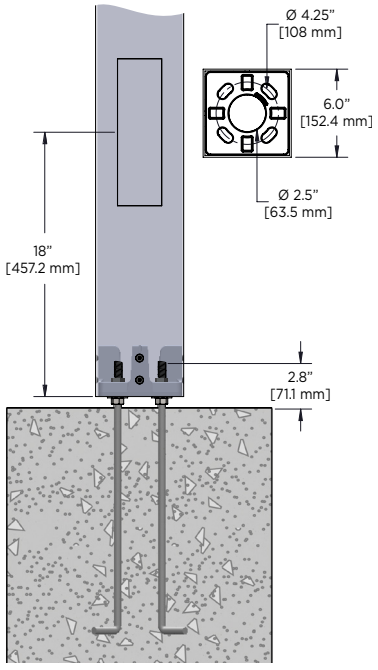
MSD
Motion sensor device (high/low 25%).
255° coverage.
Installed at 180° from hand hole.
120/277VAC, 50/60Hz
(or 230VAC, 50Hz).



NLTAIR2
nLight AIR 2.0 motion sensor module mounted on pole.
270° coverage.
Installed at 180° from hand hole.

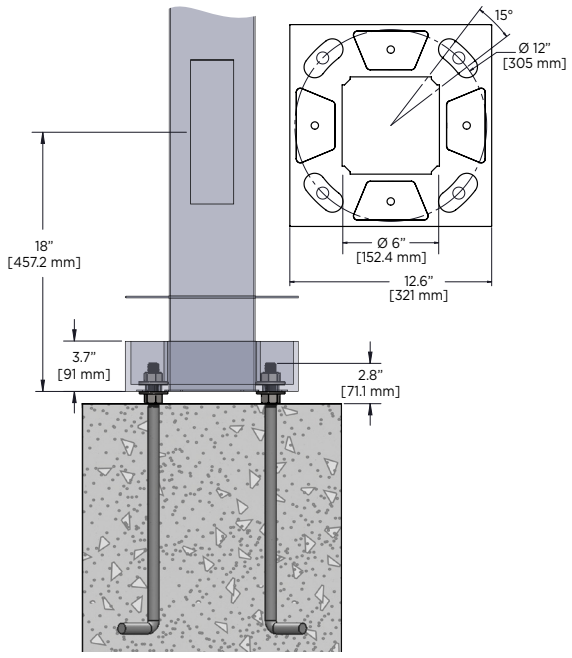
MOUNTING INFORMATION

OVERALL HEIGHTS FROM 96" (8FT) TO 168" (14FT)



COLUMN IS SECURED WITH A SET OF (4) 1/2"-13 X 18" LG GALVANIZED ANCHOR BOLTS

OVERALL HEIGHTS ABOVE 168" (14FT)



FOR HEIGHTS ABOVE 168" (14FT) THROUGH 240" (20 FT), COLUMN IS SECURED WITH A SET OF (4) 3/4"-10 X 18" LG GALVANIZED ANCHOR BOLTS

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RSX1 LED
Area Luminaire

Catalog Number

Notes

Type

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

Specifications

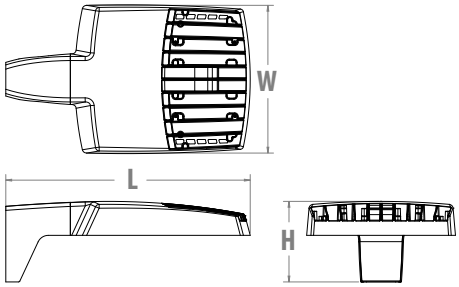
EPA (ft²@0°): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm

Weight (SPA mount): 22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) [2] HVOLT (347V-480V) [3] XVOLT (277V-480V) [4] **(use specific voltage for options as noted)** 120 [3] 277 [5] 208 [3] 347 [5] 240 [3] 480 [5]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6] WBA Wall bracket [1] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [6] AARP Adjustable tilt arm round pole mounting [6] AAWB Adjustable tilt arm with wall bracket [6] AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed

HS	House-side shield [7]
PE	Photocontrol, button style [8,9]
PEX	Photocontrol external threaded, adjustable [9,10]
PER7	Seven-wire twist-lock receptacle only (no controls) [9,11,12,13]
CE34	Conduit entry 3/4" NPT (Qty 2)
SF	Single fuse (120, 277, 347) [5]
DF	Double fuse (208, 240, 480) [5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [9,13]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9,13]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2	nLight AIR generation 2 [13,14,15]
PIRHN	Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [13,15,16]
BAA	Buy America(n) Act Compliant

***Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.**

Shipped Separately (requires some field assembly)

EGS	External glare shield [7]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [17]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

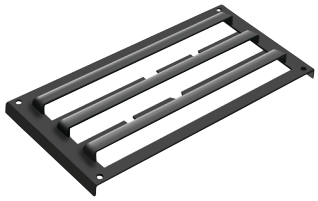
Ordering Information

Accessories
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares hield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [18]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [18]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [18]
DSHORT SBK U	Shorting cap [18]

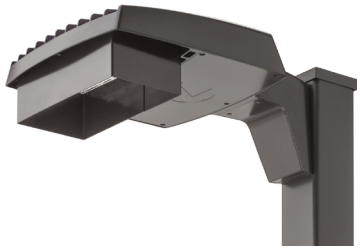
NOTES
1. Any Type 5 distribution, is not available with WBA.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE or PEX.
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. It may be ordered as an accessory.
8. Requires MVOLT or 347V.
9. Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, PIRHN).
10. Requires 120V, 208V, 240V or 277V.
11. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
12. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
13. Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN.
14. Must be ordered with PIRHN.
15. Requires MVOLT or HVOLT.
16. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
17. Must be ordered with fixture for factory pre-drilling.
18. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield

External Glare Shield

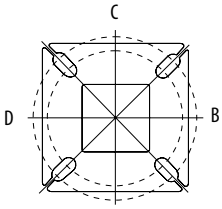


External 360 Full Visor

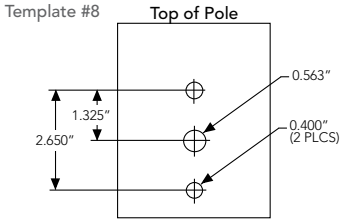
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

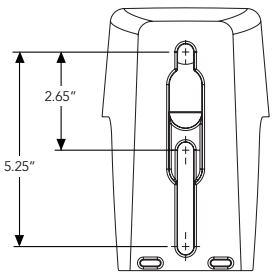
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

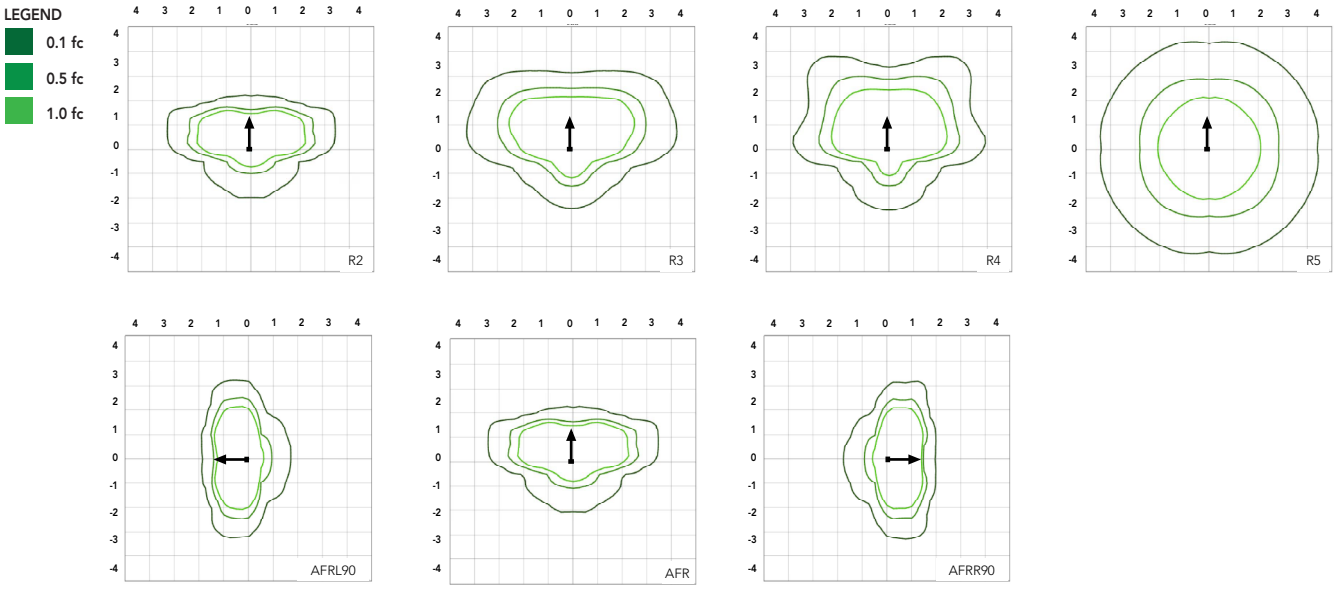
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 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 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Performance Data

Lumen Output

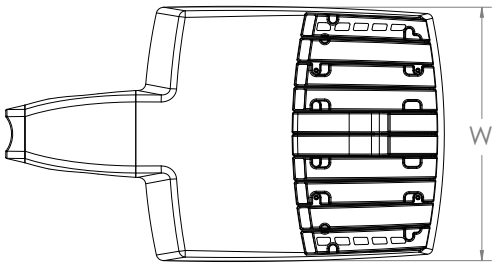
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

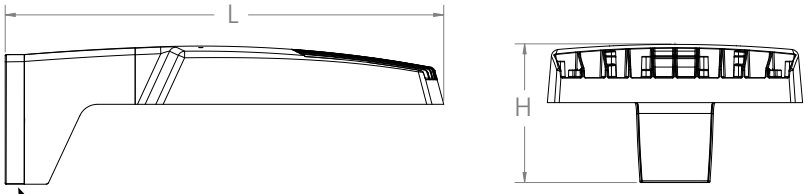
Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)

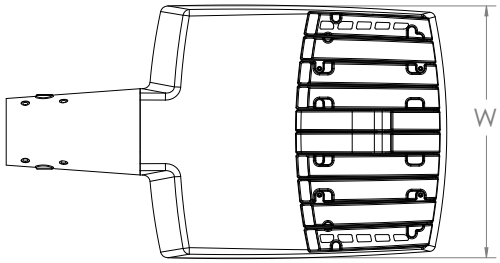


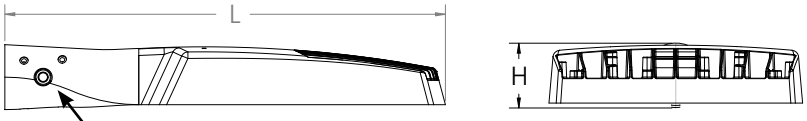


Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

RSX1 with Mast Arm Adapter (MA)

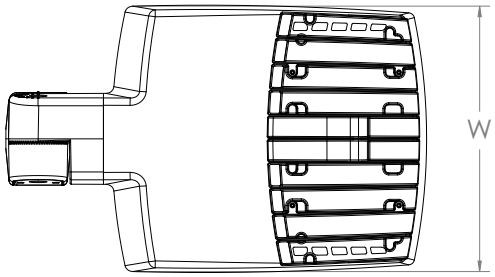


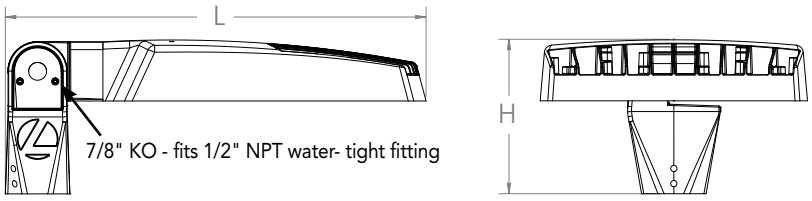


7/16" locking thru bolt/nut provided

Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX1 with Adjustable Slipfitter (IS)

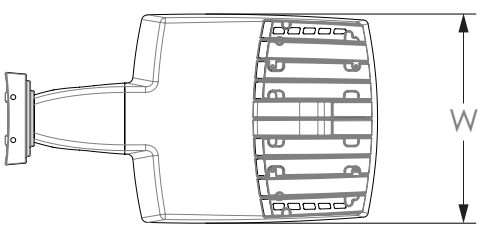


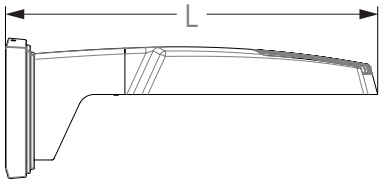


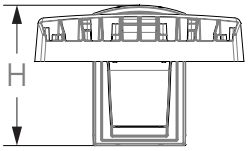
Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

Dimensions

RSX1 with Wall Bracket (WBA)

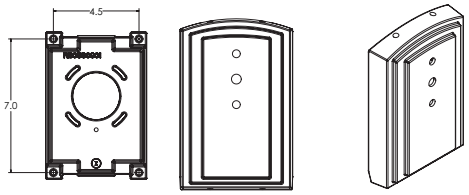




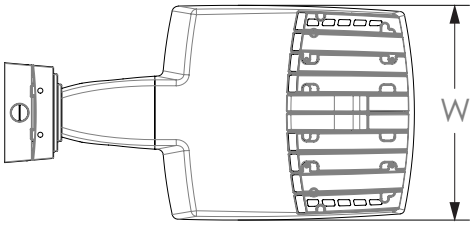


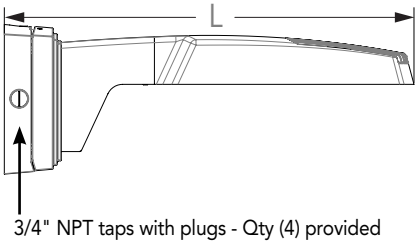
Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

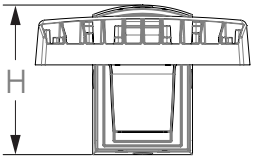


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



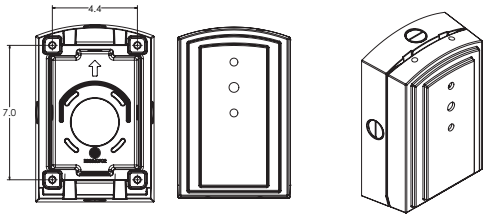


3/4" NPT taps with plugs - Qty (4) provided



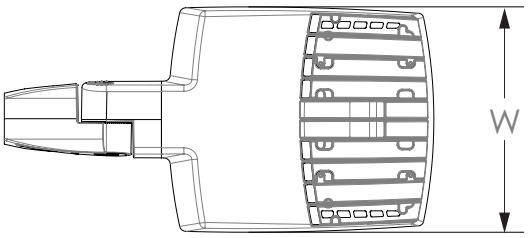
Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

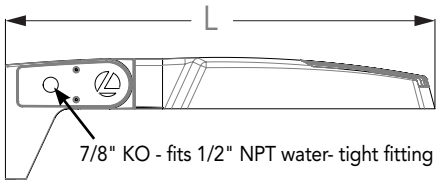
Surface Conduit Box (SCB) Mounting Detail

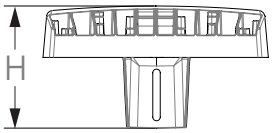


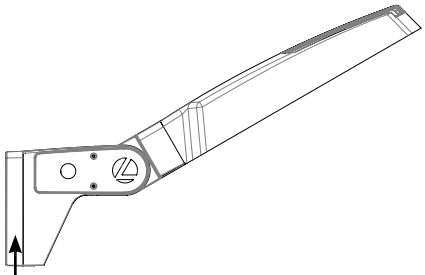
Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)









Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

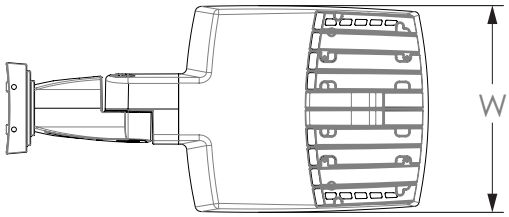
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

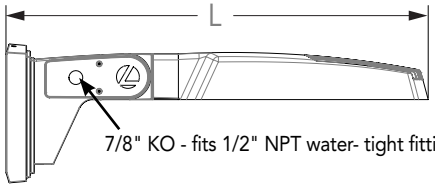
Notes

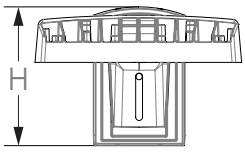
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

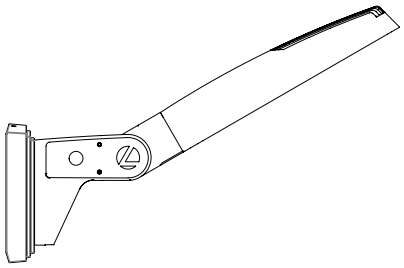
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



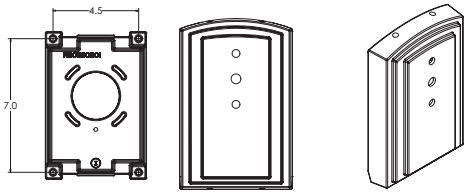






Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



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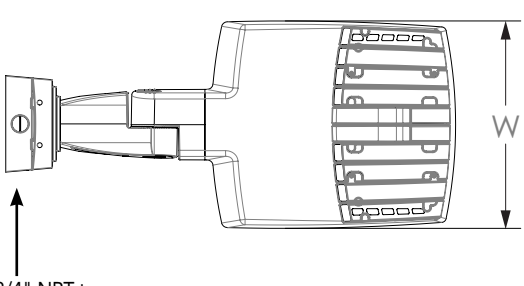
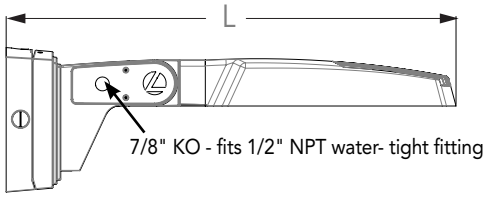
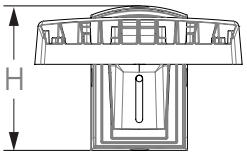
Dimensions

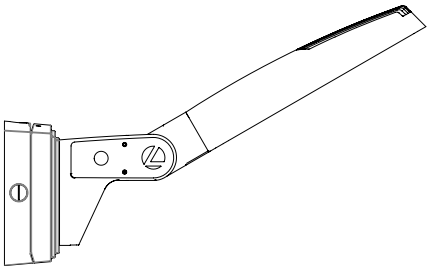
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



3/4" NPT taps
with plugs - Qty (4)
provided

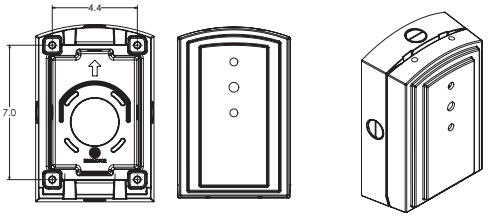




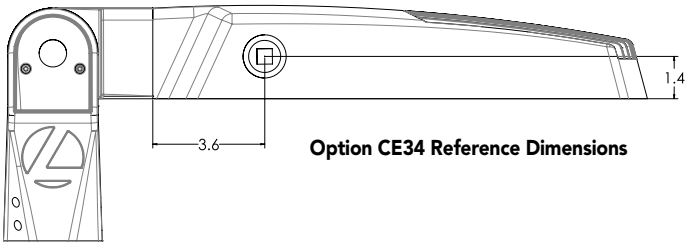


Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

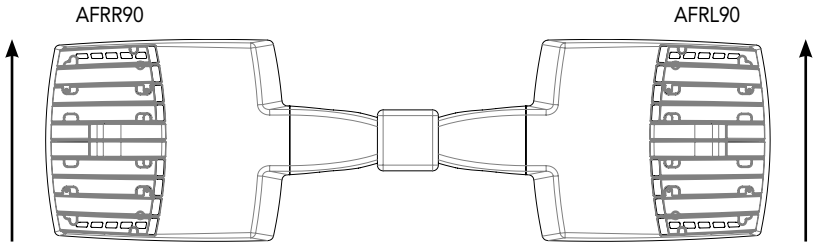


Additional Reference Drawings



Option CE34 Reference Dimensions

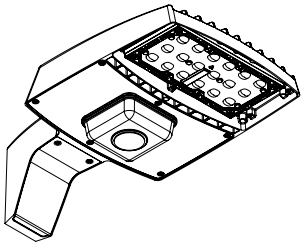
Automotive Front Row - Rotated Optics (AFRL90/R90)

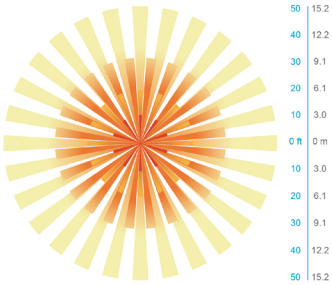


(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

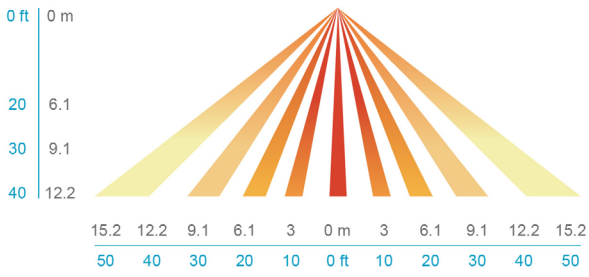
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

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 superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. 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. U.S. Patent No. D882, 146S

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

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

FOCUS INDUSTRIES

landscape • entertainment • architectural • hospitality • *illumination*

PL-17-S1 SERIES
PATH LIGHTS

25301 COMMERCENTRE DRIVE • LAKE FOREST, CA 92630 • 949.830.1350 • 888.882.1350 • FAX 949.830.3390

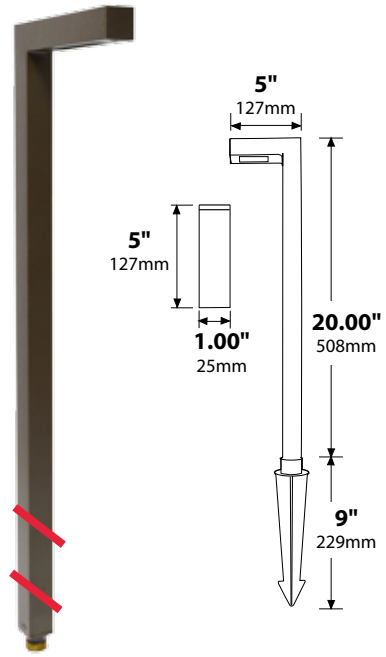
PATH LIGHTS
PL-17-S1 SERIES

TYPE

SPECIFICATIONS

CONSTRUCTION: 1.00" Extruded aluminum or brass L shape design
LENS: High impact sandblasted flat glass
LAMP SUPPLIED: 50,000 hour 3w OMNI-3 Super Saver LED (-LEDSS)
LAMP OPTIONS: 50,000 hour 3w OMNI-3 LED (-LED3) or 40,000 hour 2w LED strip (-LEDS)
SOCKET: Single contact bayonet, brass nickel plated lamp socket screw shell (Ba15s)
WIRING: Black 3 foot 18/2 zip cord from base of fixture (12v only)
For 25 foot 16/2 fixture lead wire add -25F to catalog number
MOUNTING: FA-03 black 9" ABS stake, tapped 1/2" NPS
FINISH: Aluminum-Black texture polyester powder coat. Optional finishes available.

Note: Not for use with halogen/xenon lamps. Use LED only.

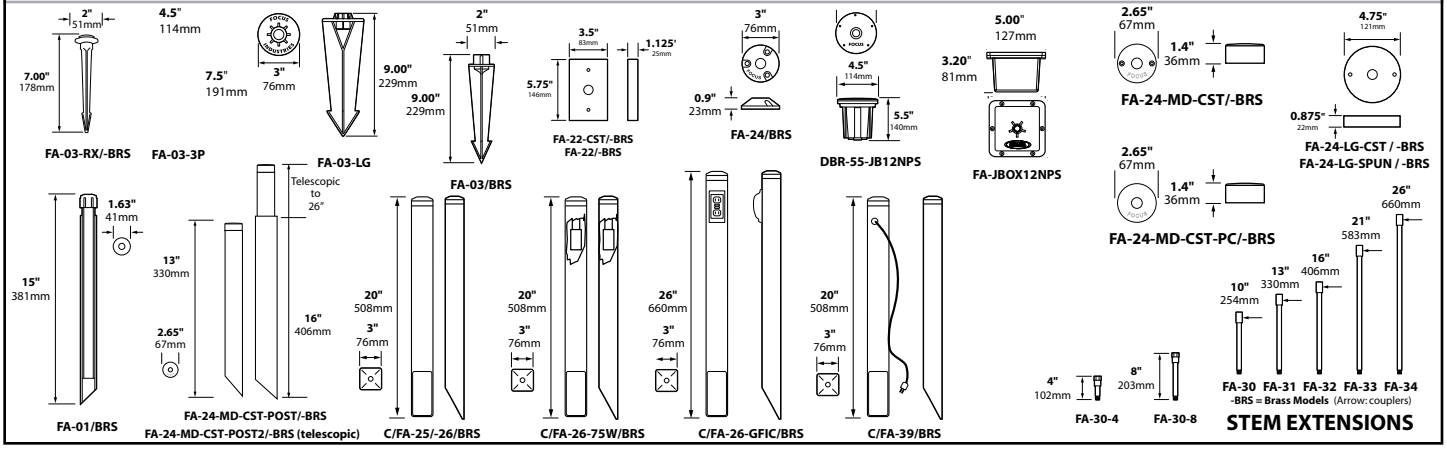


IP54

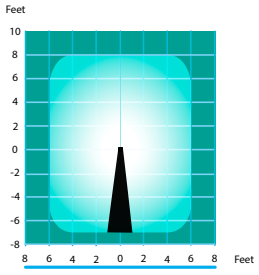
ORDERING INFORMATION

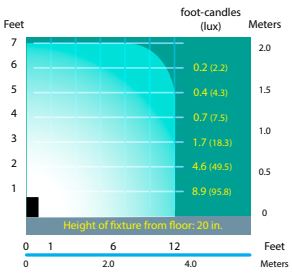
CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
PL-17-S1-LED3SSBLT	1" Extruded Aluminum Path Light	3w OMNI-3 SS LED	2.0 lbs.
PL-17-S1-LED3BLT	1" Extruded Aluminum Path Light	3w OMNI-3 LED	2.0 lbs.
PL-17-S1-LEDSBLT	1" Extruded Aluminum Path Light	2w LED Strip	2.0 lbs.
PL-17-S1-LED3SSBRS	1" Extruded Brass Path Light	3w OMNI-3 SS LED	2.0 lbs.
PL-17-S1-LED3BRS	1" Extruded Brass Path Light	3w OMNI-3 LED	2.0 lbs.
PL-17-S1-LEDSBRS	1" Extruded Brass Path Light	2w LED Strip	2.0 lbs.

MOUNTING ACCESSORIES

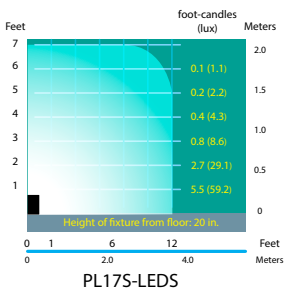


LIGHT DISTRIBUTIONS AND PHOTOMETRICS





PL17S-LED3SS
Half Spread Photometrics



PL17S-LEDS
Half Spread Photometrics

JOB INFORMATION

Type: Date:

Job Name:

Cat. No.:

Lamp(s):

Specifier:

Contractor:

Notes:

FOCUS INDUSTRIES INC.
25301 COMMERCENTRE DRIVE
LAKE FOREST, CA 92630
www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder		Acid Rust	Acid Verde	Black Acid Treatment
-BLT	*-ATV*	*-BRT*	*-CAM*	*-WTX*	*-HTX*	*-RST*	*-WIR*	*-WBR*	*-STU*	*-RBV*	*-CPR*		*-BAR/CAR*	*-BAV/CAV*	*-BAT*

BRASS & COPPER ONLY

Liteline

RA2S-7F

LUNA™ LED

2" LUNA™ LED Square Fixed Color Selectable Recessed Fixture

Recess Lighting

Job Information		
Project Name		Type
Location		
Quantity		Date
Contact/Phone		
Notes		

Features

Body
Durable airtight aluminum body with anodized blue heat sink to provide maximum airflow for the LED light source.

LED Characteristics
This general application light fixture features a 7 watt LED module that maintains uniform intensity producing up to 560 lumens; with a typical CRI of 90. On-fixture color selectable switch allows switching between 2700 K, 3000 K, 3500 K, 4000 K and 5000 K colour temperatures.

Dimming
100%-10% dimming capability. This fixture is compatible with industry standard forward-phase / reverse-phase dimmers (contact factory for list of compatible dimmers).

Beam Spread
The fixture lens provides 40° beam spread.

Mounting
Includes two spring loaded clips to attached to any ceiling material.

LED Driver
Extruded aluminum hardwire box with 170mA dimmable class II electronic LED driver with 100-135V AC input. Includes an 18" FT6 rated cable with DC 2.1 connector between driver and fixture approved for use in plenums and suspended ceilings.

Quick Connect push-in terminals
Three "Quick connect" push-in terminals for fast and easy wiring.

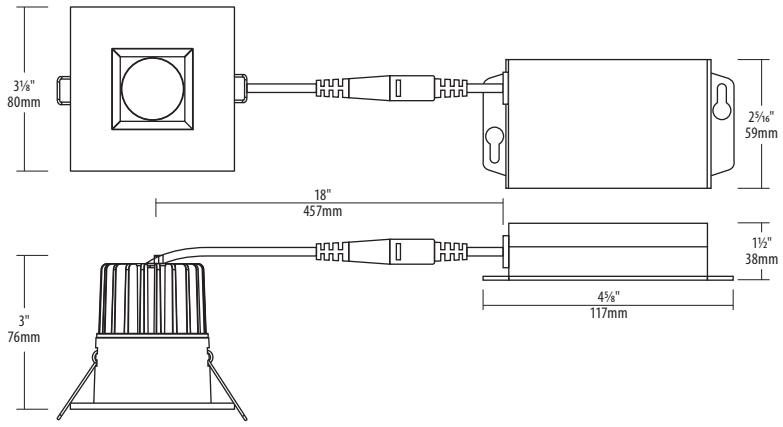
Operating Temperature
-20°C~40°C (-4°F~104°F)

Environment
- Suitable for wet locations.
- Approved for direct contact with insulation.
- Airtight

SPECIFICATION	
Application	Ceiling Recess Mount
Approved Location	Wet / Insulated Ceilings
Beam Angle	40°
CCT (color selectable)	2700 K / 3000 K / 3500 K / 4000 K / 5000 K
Certification	cETLus
Class II	Yes
Colour	BK / BN / WH
CRI	90
Dimming	Yes
Dimming Tech	Forward/reverse-phase
Energy Star	Yes
Hole Cut	2½" 2½" (64mm × 64mm)
Input	100-135V AC, 60Hz
Lumens	Up to 560
Lumens per Watt	Up to 79
Power Factor	0.9
Projected Life	70% @ 36,000 hrs
Warranty	Lifetime
Wattage	7W

Description

The RA2S-7F is a 7 watt 2" square fixed recessed light fixture for retrofit application. It is a high-performance, easy to install downlight solution that offers good light output, energy-efficiency and streamlined design. Suitable for wet locations.



Intertek · ENERGY STAR · LIFETIME WARRANTY GARANTIE À VIE · JA8 TITLE 24 · WET LOCATION ENDROITS MOUILLÉS · IC RATED · AIR TIGHT

Notes: Accessories are sold separately. For additional options please consult your Liteline representative.
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

Ordering Guide

RA2S-7F - 90 [Trim Finish]

Trim Finish
- **BK :** Black
- **BN :** Brushed Nickel
- **WH :** White

Liteline Corporation

Telephone
416.996.1856
1.866.730.7704

Fax
905.709.5255
1.888.738.9736

LITELINE.COM

Accessories

SLM-60-FC
60" Flexible connector, for use with SlimLED fixtures.

P-2510
2½" Round pre-mounting plate with driver attachment clip, for 2" LUNA LED fixtures.

P-NCMK-1
New construction mounting kit. Includes hanger bars, brackets and screws.

VBE-1
Vapour barrier extender. For use in new construction applications.

VBE-2
Vapour barrier extender. For use in remodel applications.

VBE-3
Vapour barrier extender. For use in remodel applications.

VBE-4
Vapour barrier extender. For use in remodel applications.

VBE-5
Vapour barrier extender. For use in new construction applications.

WDGE1 LED
Architectural Wall Sconce

Buy American

Catalog Number

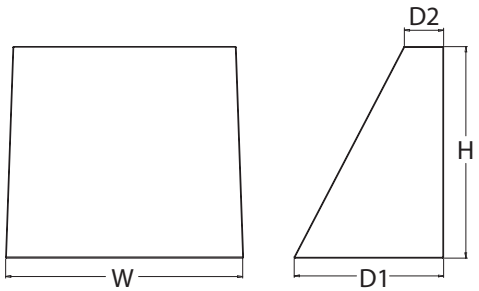
Notes

Type

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

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[5] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.

Options

E4WH[3]	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
PE[4]	Photocell, Button Type
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.

Finish

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

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

1. 50K not available in 90CRI.
2. 347V not available with E4WH, DS or PE.
3. E4WH not available with PE or DS.
4. PE not available with DS.
5. Not qualified for DLC. Not available with E4WH.

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.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

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	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

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	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

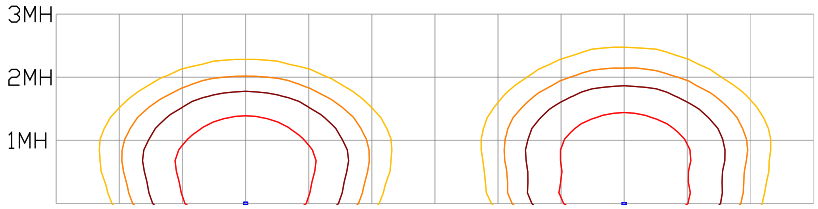
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

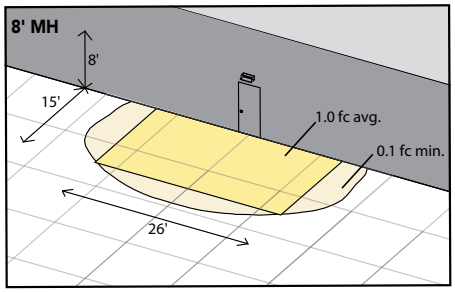
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

Grid = 10ft x 10ft

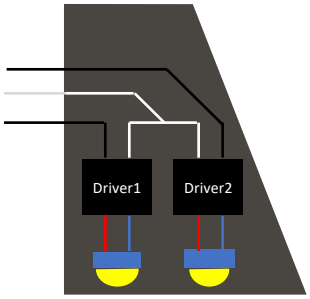


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Mounting, Options & Accessories

E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted 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 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED 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 consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

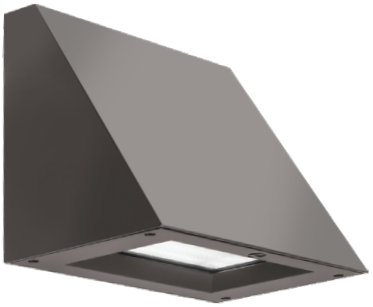
INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. 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 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

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

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



WDGE2 LED

Architectural Wall Sconce

Buy American

Catalog Number

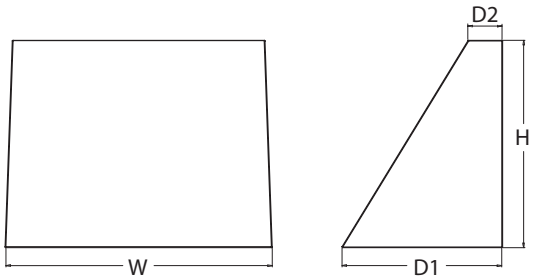
Notes

Type

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

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1[1]	P1SW	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P2[1]	P2SW	30K 3000K	90CRI	VW Visual comfort wide	347[3]	SRM Surface mounting bracket
	P3[1]	P3SW	35K 3500K			480[3]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[7]
	P4[1]	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K 4000K				**Shipped separately**
	P5[1]		50K[2] 5000K				AWS 3/8inch Architectural wall spacer
							PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE[4]	Photocell, Button Type
DS[5]	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMG[6]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.

Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)

NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

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

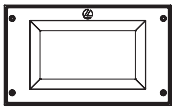
Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

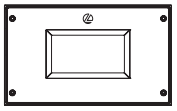
NOTES

1 P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
2 50K not available in 90CRI
3 347V and 480V not available with E4WH, E10WH, E20WC or DS.
4 PE not available in 480V or with sensors/controls
5 DS option not available with E4WH, E10WH, E20WC or sensors/controls.
6 DMG option not available with sensors/controls
7 Not qualified for DLC. Not available with emergency battery backup or sensors/controls



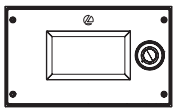
Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5



Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW



Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

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.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

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	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

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).

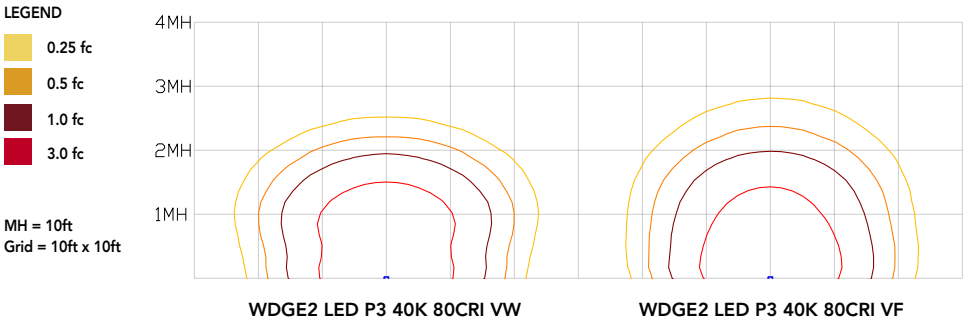
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



WDGE2 LED P3 40K 80CRI VW

WDGE2 LED P3 40K 80CRI VF

Emergency Egress Options

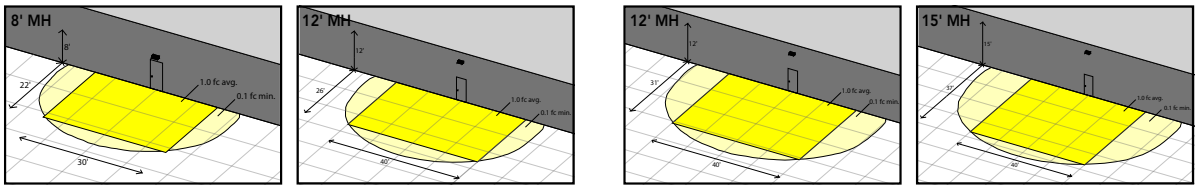
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.

Grid = 10ft x 10ft



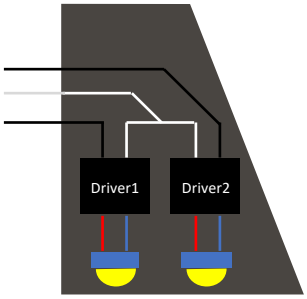
WDGE2 LED xx 40K 80CRI VF MVOLT E10WH

WDGE2 LED xx 40K 80CRI VF MVOLT E20WC

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Control / Sensor Options

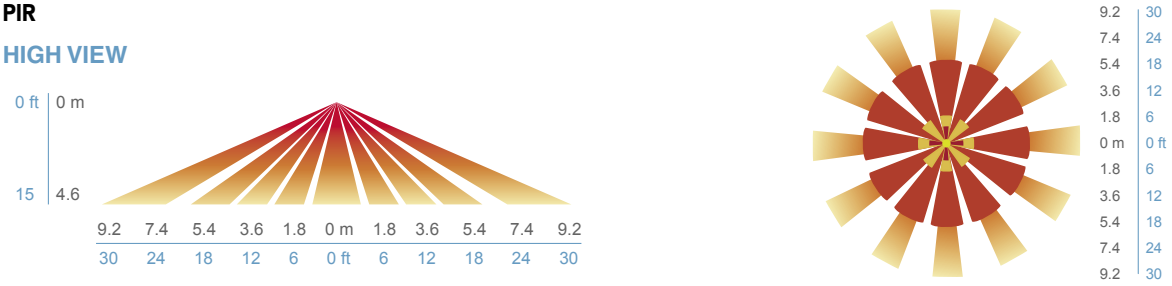
Motion/Ambient Sensor (PIR_, PIRH_)

Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

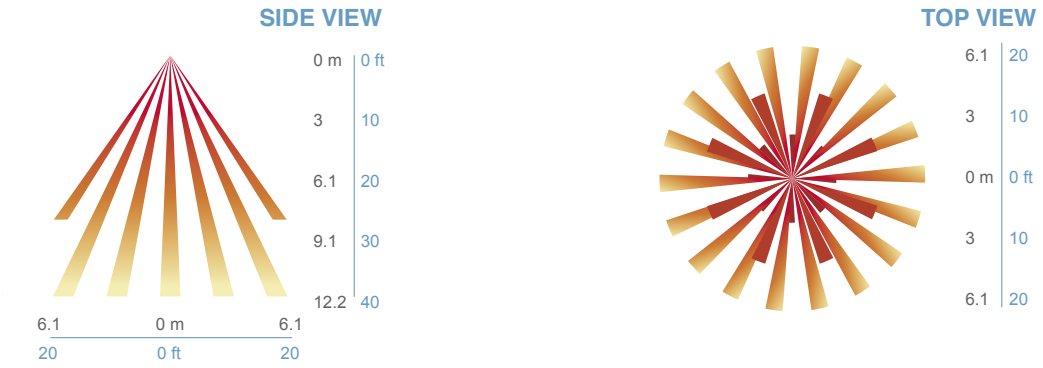
Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

PIR



PIRH



Option	Dim Level	High Level (when triggered	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

Mounting, Options & Accessories

NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor

D = 7"

H = 11"

W = 11.5"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted 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 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED 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 consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. 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 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

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

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

STATO
EW33104

WALL

PROJECT

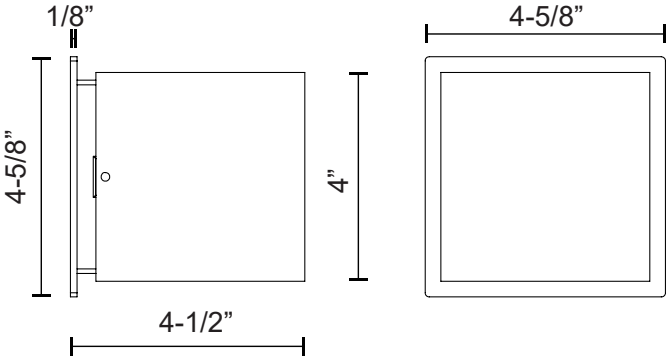
DESCRIPTION

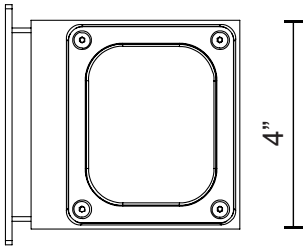
Architectural exterior wall sconce, die-cast cubic aluminum body with clear tempered glass cover and multi-faceted aluminum reflector maximizes light output. Optional beam angle plates can be installed to re-shape beam pattern.

EW33104-BK
Black

EW33104-WH
White

EW33104-GH
Graphite





SPECIFICATION DETAILS

* For custom options, consult factory for details.

Fixture Dimensions	W4" x H4" E4-1/2"
Light Source	LED with DC Driver
Wattage	8W
Total Lumens	840lm
Delivered Lumens	BK-420lm
Voltage	120-277V
Color Temperature	3000K
CRI (Ra)	>80
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	Non-Dimming
Diffuser Details	Clear Glass + Parabolic Aluminum Reflector
Location	Wet, IP65
Warranty	5 Years
Canopy Dimensions	W4-5/8" x H4-5/8" x E1/8"

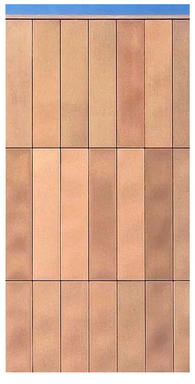
KUZCO

19054 28TH AVENUE
SURREY - BC V3Z 6M3
CANADA

WWW.KUZCOLIGHTING.COM

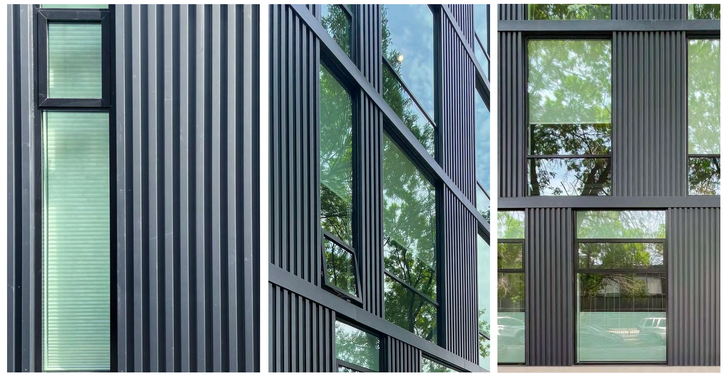
COMMENT

Intertek



MTL-6
Copper Anodized Examples

BRICK-1
Arriscraft Linear Brick in Opal Examples



MTL-1/2
Morin Matrix 1.0 Example (for profile only)

JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE MAY 20, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR MATERIAL BOARD

SHEET NUMBER

A906

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JLA
ARCHITECTS
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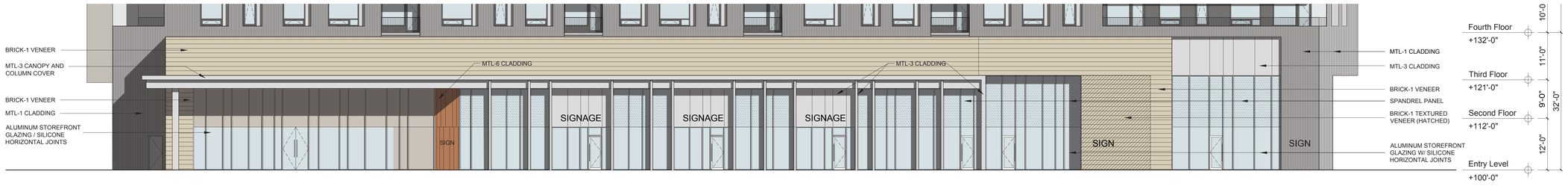
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

McGRATH PROPERTY GROUP

Eastman Lee Architects
DESIGN ARCHITECT



Southwest Elevation

scale: 3/32" = 1'-0"

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

DATE OF ISSUANCE MAY 20, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING SIGNAGE

SHEET NUMBER

A907

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