

URBAN DESIGN COMMISSION APPLICATION

UDC

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



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 _____

1. Project Information

Address: 1810 S. Park St.

Title: Madison Properties - Facilities Building

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

UDC meeting date requested _____

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

3. Project Type

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

Signage

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

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Ryan Schultz Company OpeningDesign
Street address 316 W. Washington Ave City/State/Zip Madison WI
Telephone 773-425-6456 Email ryan@openingdesign.com

Project contact person James Stopple Company Madison Property Management, Inc.
Street address 1202 Regent St. City/State/Zip Madison, WI 53715
Telephone 608-268-4912 Email jim@madisonproperty.com

Property owner (if not applicant) James Stopple
Street address 1202 Regent St. City/State/Zip Madison, WI 53715
Telephone 608-268-4912 Email jim@madisonproperty.com

5. Required Submittal Materials



Application Form

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

Development plans (Refer to checklist provided below for plan details)

Filing fee

Electronic Submittal*

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

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

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

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser & Jacob Moskowitz on Tue Nov 27, 2018 10am – 11am.(CST)
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Ryan SchultzRelationship to property noneAuthorized signature of Property OwnerDate 8/13/2019

7. Application Filing Fees

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

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

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

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

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

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

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



316 W Washington Ave #675
Madison, WI 53703

A proposal to replace an existing facilities building at 1810 S. Park Street.

Dear Urban Design Commission,

I'm writing on behalf of Madison Property Management, Inc.

They are proposing to replace part of their existing facilities at 1810 S. Park Street with a new metal building to continue to house their current facilities operations—including site storage for a wide variety of operations and an auto repair garage.

The existing building, slated to be demolished, is very much in disrepair and is beyond simple renovation. The brick building, however, along Park Street will remain unaltered.

With Madison Properties' current facilities operation, and the metal recycling and auto repair operations, to name a few, the uses along the existing gravel easement to the north, are very much industrial in nature. Inline with these neighboring industrial uses, design-wise, Madison Properties is proposing a straight-forward utility building to house their ongoing facility operations.

As present, due to the fact that this existing structure is pushed back behind the existing brick building that fronts Park Street, it's presence is not visible along this corridor. As the new building is essentially replacing their existing footprint, its presence, as well, will have no visual impact along Park Street.

Madison Properties would also like to propose an unenclosed area for their trash and recycling bins. Their proposed location, on the far southwest corner of the building, will not be visible from Park St, or any other public corridor.

The condenser units on the roof of the new structure are proposed to not be screened or enclosed, as their location in the middle of the roof and behind the parapet of the existing brick building to the east, makes them not visible from the Park Street corridor.

Project Data:

- Lot size: 73,752 sf/1.69 acres
- Zoning: CC-T Commercial Corridor - Transitional District
- Buildings
 - New Proposed: 12,225sf footprint

- Continued use as a storage facility and repair garage
 - Existing Buildings to remain
 - Building along Park Street: 9,500sf footprint
 - Use: Retail and Business
 - Building along the south property line: 3,480sf footprint
 - Continued use as a storage facility
- Parking
 - Auto
 - Existing: 53 stalls
 - New: 24 stalls
 - Bike
 - New: 9 stalls
- Landscaping
 - Developed area relative to landscape requirements: 31,455sf
 - Existing: 1,090 landscaping points
 - Required: 524 landscaping points
- Usable Open Space: 11,588sf

Owner: Madison Property Management, Inc.
1202 Regent St
Madison, WI 53715
608.251.8777

Architect: OpeningDesign
316 W Washington Ave Madison, WI 53703
Suite 675
ryan@openingdesign.com 773.425.6456

Civil Engineer: Vierbicher 999 Fourier Drive,
Suite 201
Madison, WI 53717
jdoy@vierbicher.com 608.821.3945

Landscape Architect: Richard Slayton
821 West Lakeside Street
Madison, WI 53715

District no. 7 guidelines conformity

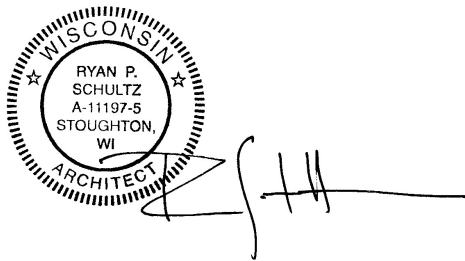
- General aspects (section 14.a): The proposed project helps Madison Properties to remain, maintain and enhance its activities on Park Street for another life cycle, contributing to the long-term economical vitality of the district.
- The proposed project is not only a replacement, but also a much higher-quality upgrade of the current facilities (14.d)
- The current setback of 44.5 feet from the front property line remains unchanged, as the front building is existing and not modified by this project. As the front building is existing, the required 10 feet setback (14.d.1) doesn't apply. Neighboring buildings all have similar or larger setbacks.
- None of the facades visible from Park Street are modified. The modified building proposed by this project, with all its mechanical equipment, is entirely behind and lower than the maintained one, and therefore not visible from Park Street (14.d.2). The existing facade on Park Street maintains its existing pedestrian character (fully accessible to pedestrians, many entrances, etc)
- The existing building is one story toward the south end of the property, but the toward the north, as the grade drops off, the existing building is 2 stories. The new proposed building, however, will be 1 1/2 stories tall. All neighboring buildings are one or two stories high.
- The existing facade on Park Street, being primarily of business and retail use, has about a 20% windows ratio. The proposed building does not have any windows due to it's proposed use as a storage facility and repair garage.

- The existing brick facade along Park Street will remain unchanged. Durable vertical metal paneling is proposed for the new building. (14.d.5)
- No new signage is added by the proposed project (14.d.6).
- Existing parking areas, located on the front setback between Park Street and the front facade, and on the north side of the property all remain unchanged. The proposed new parking along the north property line includes islands every 12 stalls w/ proposed light poles and mowed turf (14.d.7). No trash area, existing or proposed, is visible from public areas along Park Street. All trash is proposed on the far west side behind both new and existing building. No loading or vehicle service activity occurs near these public/customer access areas.
- The mature and extensive landscape buffers along Park Street and the northeast corner of the site account for double the required landscaping points.
- Although there are a few existing light sconces on the building, in general, new cut-off lighting is proposed throughout the site.(14.d.9)
- Being out of the referred areas, items (14.d.10), (14.d.11) and (14.d.12) do not apply to this property.
- Although of limited historical interest, the existing building facing Park Street still has all its original features and has not seen any significant changes after its construction, and is therefore not in need of the provisions of item (14.d.14).

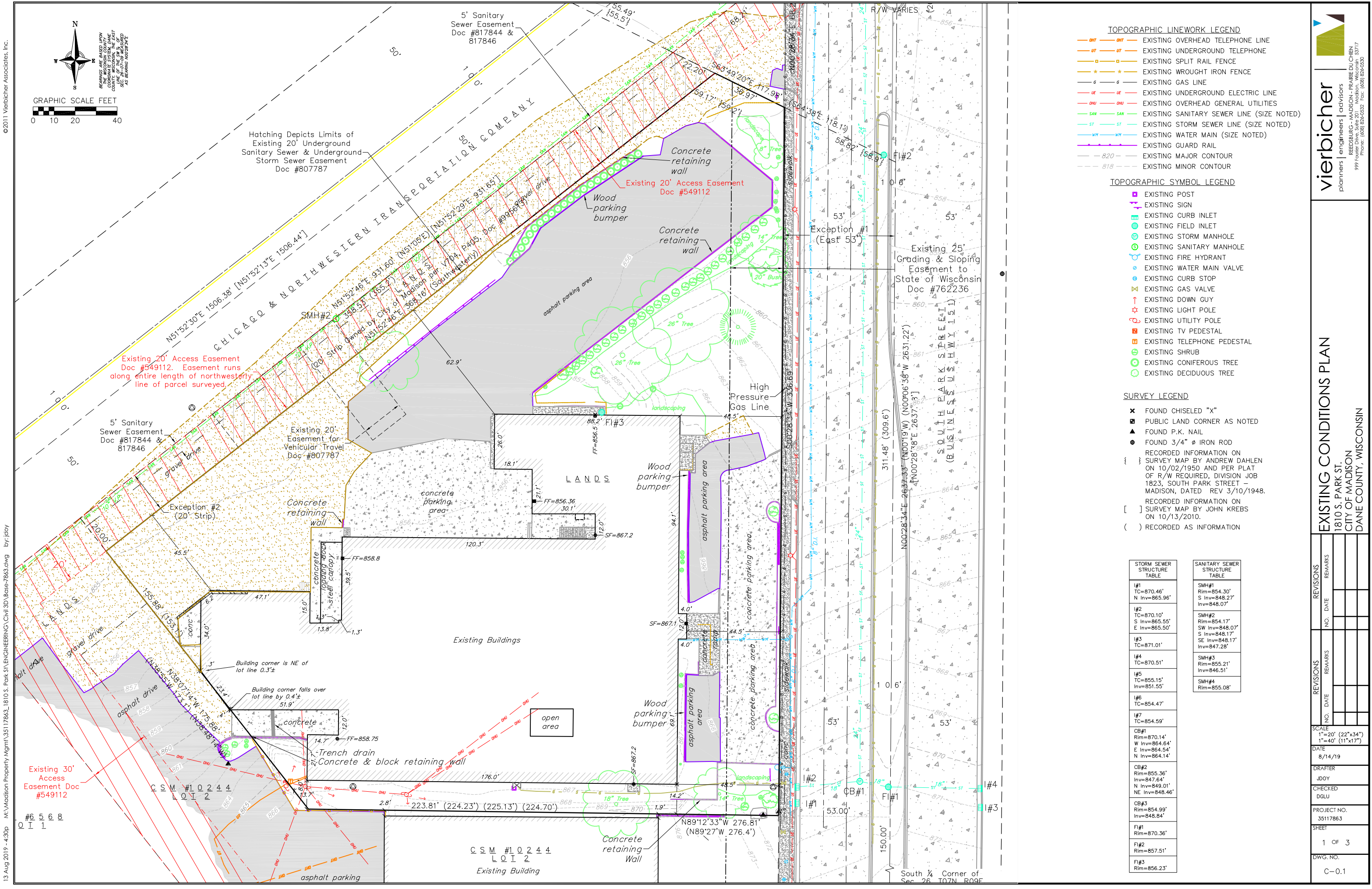
Madison Properties looks forward to replacing their current dilapidated structure with an efficient structure that is inline with their current use and the majority of the neighboring properties in the area—all while improving the general upkeep of the area.

Thank you for your consideration.

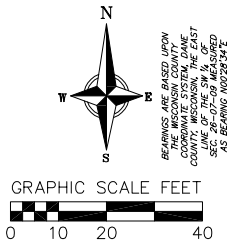
Sincerely,



Ryan Schultz
Architect
OpeningDesign



13 Aug 2019 - 4:30p M:\Madison Property Mgmt\35117863_1810 S. Park St\ENGINEERING\Civil 3D\Base-7863.dwg by: jay



- TOPOGRAPHIC LINEWORK LEGEND**
- OHU — OHU — EXISTING OVERHEAD TELEPHONE LINE
 - UT — UT — EXISTING UNDERGROUND TELEPHONE
 - — — EXISTING SPLIT RAIL FENCE
 - * — * — EXISTING WROUGHT IRON FENCE
 - — — EXISTING GAS LINE
 - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
 - OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
 - — — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - — — EXISTING STORM SEWER LINE (SIZE NOTED)
 - — — EXISTING WATER MAIN (SIZE NOTED)
 - — — EXISTING GUARD RAIL
 - 820 — EXISTING MAJOR CONTOUR
 - 818 — EXISTING MINOR CONTOUR
- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING POST
 - EXISTING SIGN
 - EXISTING CURB INLET
 - EXISTING FIELD INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP
 - EXISTING GAS VALVE
 - EXISTING DOWN GUY
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING TV PEDESTAL
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING SHRUB
 - EXISTING CONIFEROUS TREE
 - EXISTING DECIDUOUS TREE
- SURVEY LEGEND**
- ✕ FOUND CHISELED "X"
 - PUBLIC LAND CORNER AS NOTED
 - ▲ FOUND P.K. NAIL
 - FOUND 3/4" Ø IRON ROD
 - { } RECORDED INFORMATION ON SURVEY MAP BY ANDREW DAHLEN ON 10/02/1950 AND PER PLAT OF R/W REQUIRED, DIVISION JOB 1823, SOUTH PARK STREET — MADISON, DATED REV 3/10/1948.
 - [] RECORDED INFORMATION ON SURVEY MAP BY JOHN KREBS ON 10/13/2010.
 - () RECORDED AS INFORMATION

STORM SEWER STRUCTURE TABLE		SANITARY SEWER STRUCTURE TABLE	
I#1	TC=870.46' N Inv=865.96'	SMH#1	Rim=854.30' S Inv=848.27' Inv=848.07'
I#2	TC=870.10' S Inv=865.55' E Inv=865.50'	SMH#2	Rim=854.17' SW Inv=848.07' S Inv=848.17' SE Inv=848.17' Inv=847.28'
I#3	TC=871.01'	SMH#3	Rim=855.21' Inv=846.51'
I#4	TC=870.51'	SMH#4	Rim=855.08'
I#5	TC=855.15' Inv=851.55'		
I#6	TC=854.47'		
I#7	TC=854.59'		
CB#1	Rim=870.14' W Inv=864.64' E Inv=864.54' N Inv=864.14'		
CB#2	Rim=855.36' Inv=847.64' N Inv=849.01' NE Inv=848.46'		
CB#3	Rim=854.99' Inv=848.84'		
FI#1	Rim=870.36'		
FI#2	Rim=857.51'		
FI#3	Rim=856.23'		

planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 FARM ROAD, SUITE 100, REEDSBURG, WI 53151
Phone: (608) 824-0332 Fax: (608) 824-0330

EXISTING CONDITIONS PLAN

1810 S. PARK ST.
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE
1"=20' (22"x34")
1"=40' (11"x17")

DATE
8/14/19

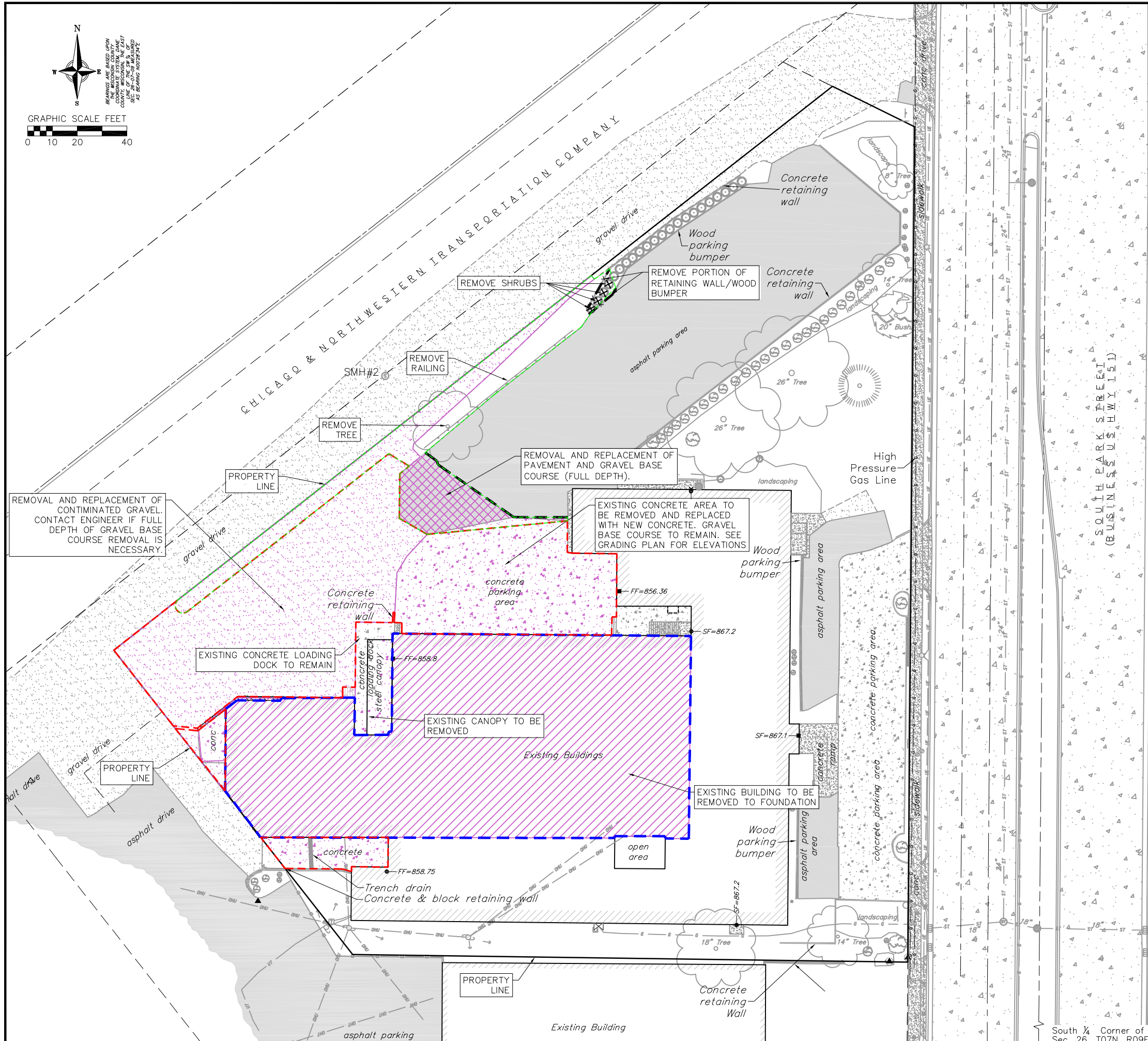
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DGLU

PROJECT NO.
35117863

SHEET
1 OF 3

DWG. NO.
C-0.1



	ASPHALT REMOVAL (FULL DEPTH)
	GRAVEL REMOVAL (PARTIAL DEPTH)
	CONCRETE REMOVAL
	BUILDING REMOVAL
	SHRUB REMOVAL
	SAWCUT
	SOIL DISTURBANCE=3,120 SF
	RESURFACING=10,680 SF
	BUILDING DEMOLITION (FOUNDATION TO REMAIN)=13,210 SF

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. CONTRACTOR SHALL REMOVE AND REPLACE ANY PUBLIC IMPROVEMENTS THAT ARE DAMAGED DURING CONSTRUCTION AT THE CONTRACTOR'S EXPENSE

DIGGERS HOTLINE
Dial **811** or (800) 242-8511
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

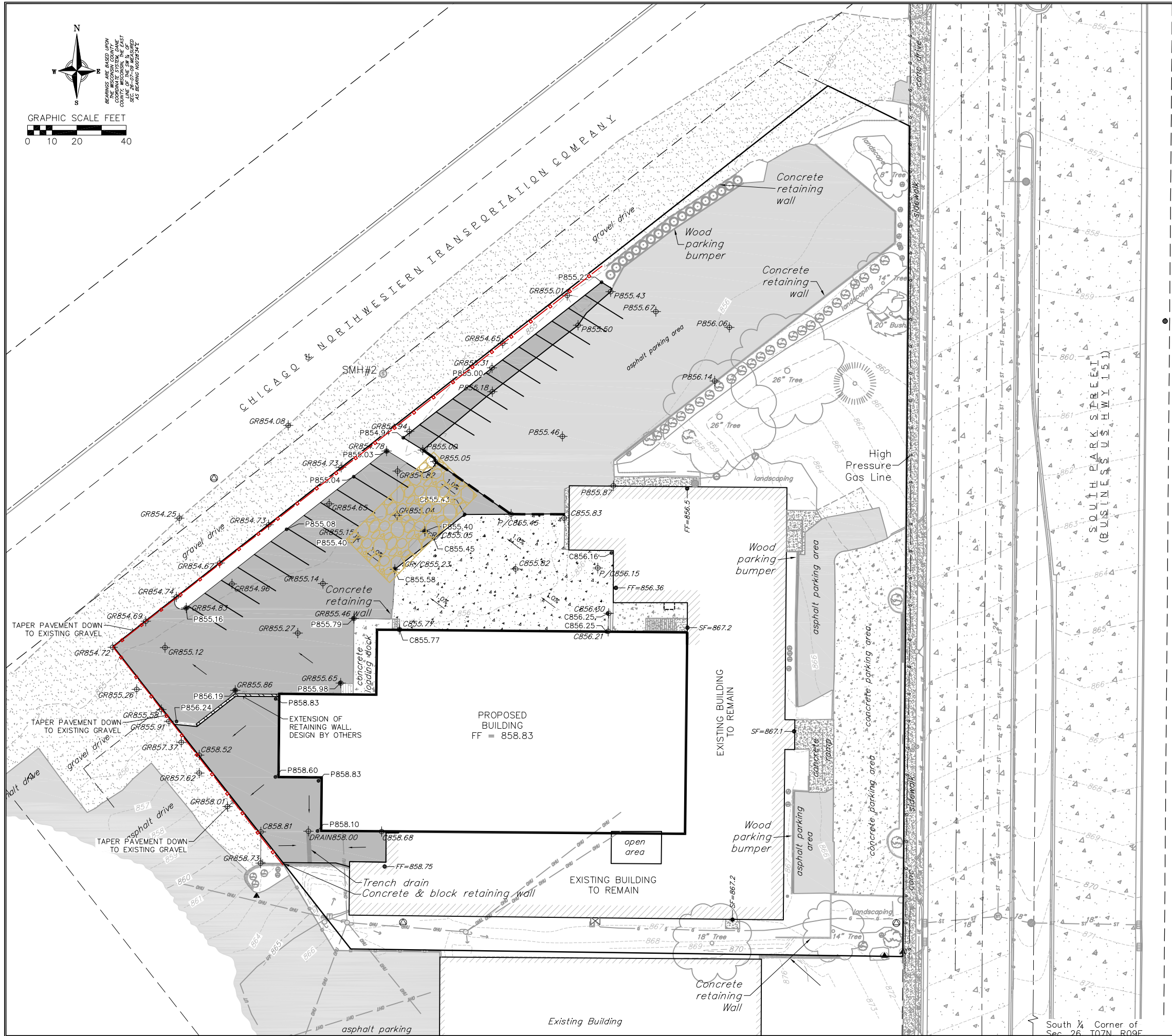
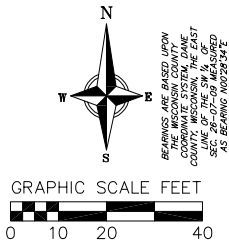
vierbicher | planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHEN
 9999 Fourier Drive, Suite 201 | Madison, Wisconsin 53717
 Phone: (608) 626-0332 Fax: (608) 626-0330

DEMOLITION PLAN
1810 S. PARK ST.
CITY OF MADISON
DANE COUNTY, WISCONSIN

SCALE		REVISIONS		REVISIONS	
1"=20' (22"x34")		NO.	DATE	NO.	DATE
1"=40' (11"x17")					
DATE					
8/14/19					
DRAFTER					
JDJOY					
CHECKED					
DGLU					
PROJECT NO.					
35117863					
SHEET					
2 OF 3					
DWG. NO.					
C-0.2					

13 Aug 2019 - 4:36p MA\Madison Property Mgmt\35117863_1810 S. Park St\ENGINEERING\Civil 3D\Base-7863.dwg by: jdy ©2011 Vierbicher Associates, Inc.



LEGEND

- 2.92% PROPOSED SLOPE ARROWS
+1048.61 EXISTING SPOT ELEVATIONS
1048.61 PROPOSED SPOT ELEVATIONS

ABBREVIATIONS

- P - PAVEMENT
FF - FINISHED FLOOR
C - CONCRETE
GR - GRAVEL

- RETAINING WALL (DESIGN BY OTHERS)
PROPOSED CONCRETE
PROPOSED ASPHALT
EXISTING CONCRETE
EXISTING ASPHALT
SILT FENCE
TRACKING PAD

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING OVERHEAD TELEPHONE LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING SPLIT RAIL FENCE
EXISTING WROUGHT IRON FENCE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD GENERAL UTILITIES
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING WATER MAIN (SIZE NOTED)
EXISTING GUARD RAIL
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR

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planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 FARM ROAD, SUITE 200
Phone: (608) 824-0332 Fax: (608) 824-0330

GRADING AND EROSION CONTROL PLAN
1810 S. PARK ST.
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE
1"=20' (22"x34")
1"=40' (11"x17")

DATE
8/14/19

DRAFTER
JDY

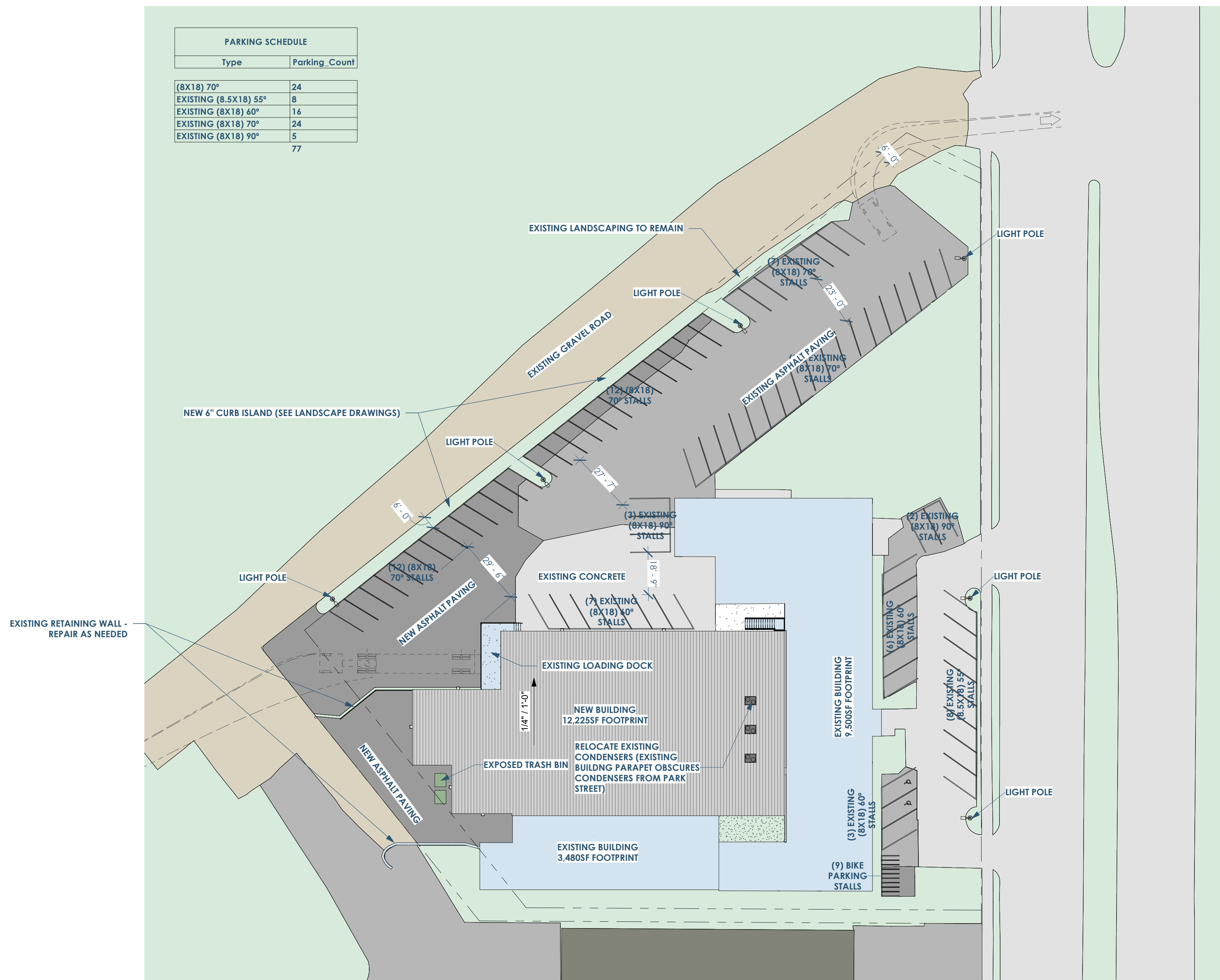
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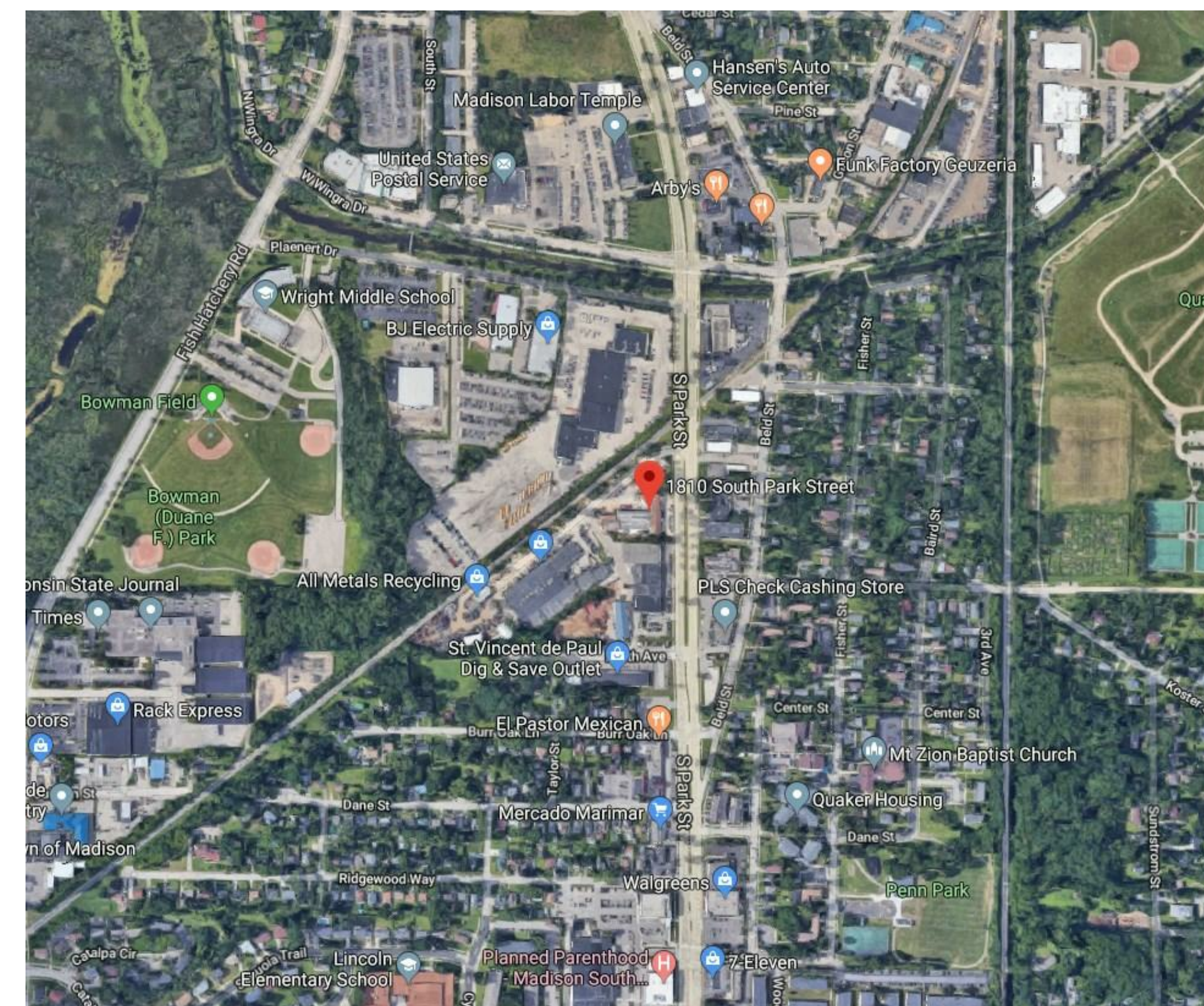
SHEET
3 OF 3

DWG. NO.
C-2.0

PARKING SCHEDULE	
Type	Parking Count
(8X18) 70°	24
EXISTING (8.5X18) 55°	8
EXISTING (8X18) 60°	16
EXISTING (8X18) 70°	24
EXISTING (8X18) 90°	5
	77



① SITE PLAN
1" = 30'-0"



NEW PROPOSED FACILITY BUILDING FOR MADISON PROPERTY MGMT.

FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
SITE PLAN



Owner: Madison Property Management, Inc.
1202 Regent St.
Madison, WI 53715
608.251.8777
madisonproperty.com



Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456
openingdesign.com

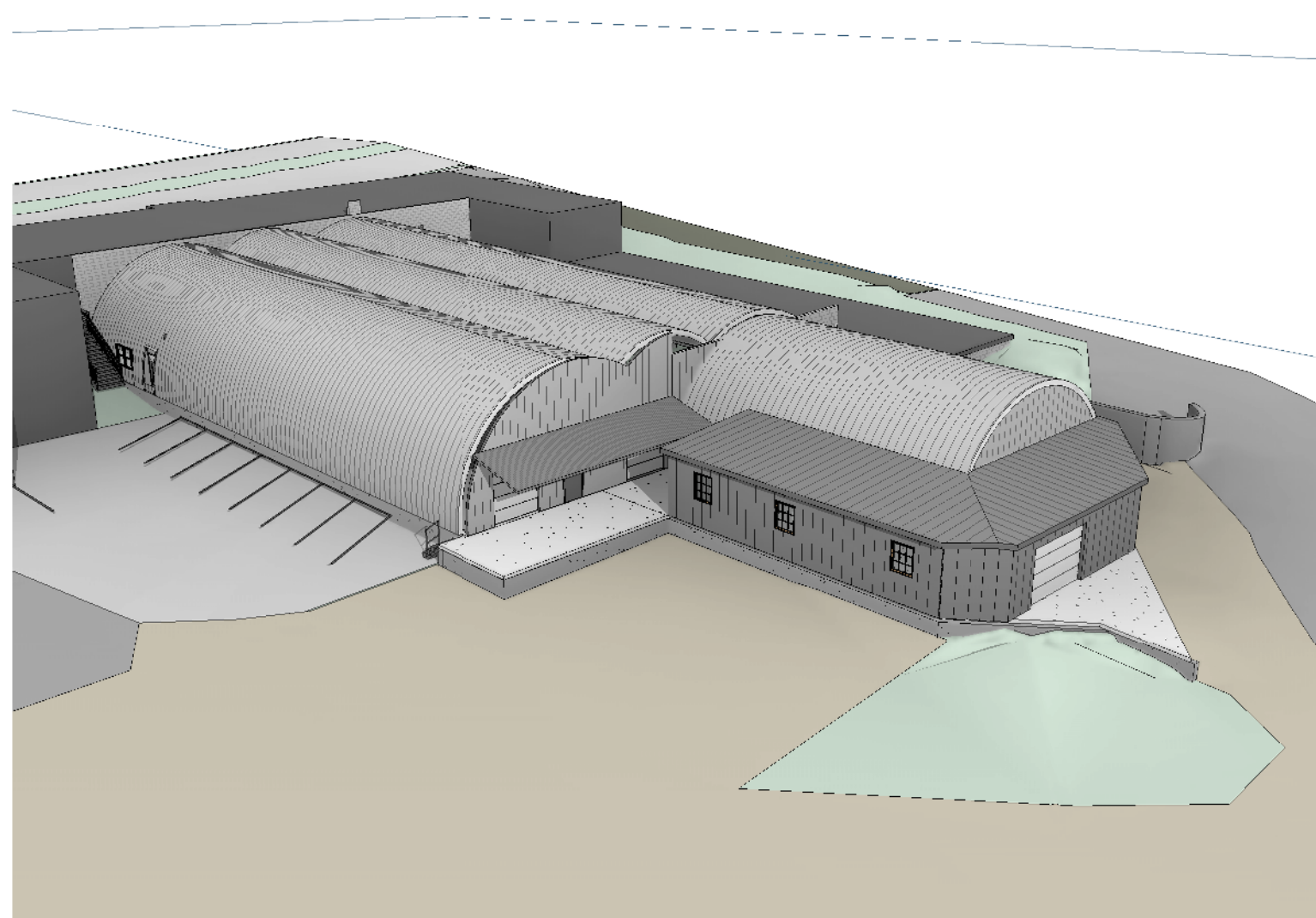


Civil Engineer: Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
jdoy@vierbicher.com | 608.821.3945
vierbicher.com

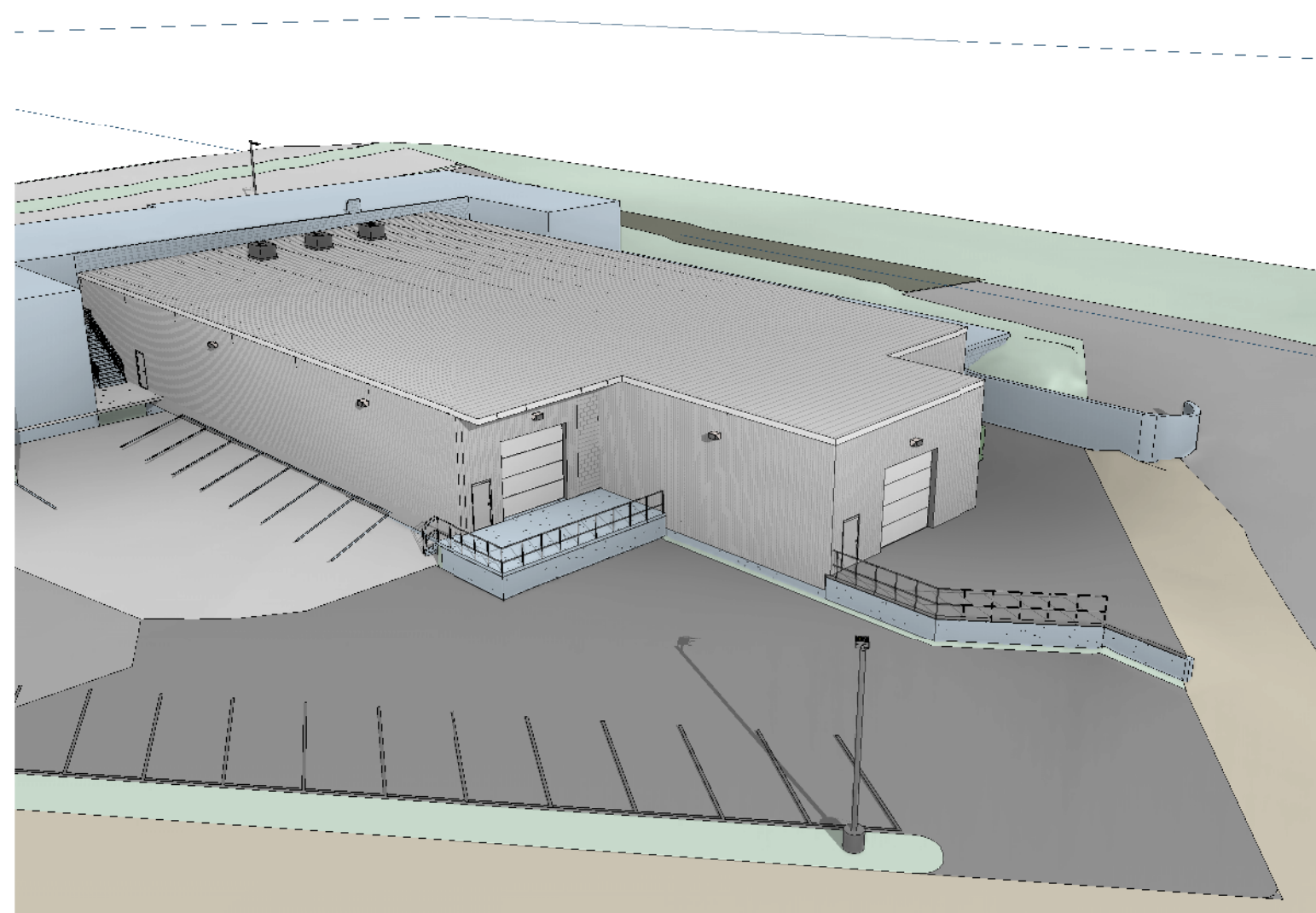
Landscape Architect: Richard Slayton
821 West Lakeside Street
Madison, WI 53715
rslayton@hotmail.com | 608-630-5291

C

C



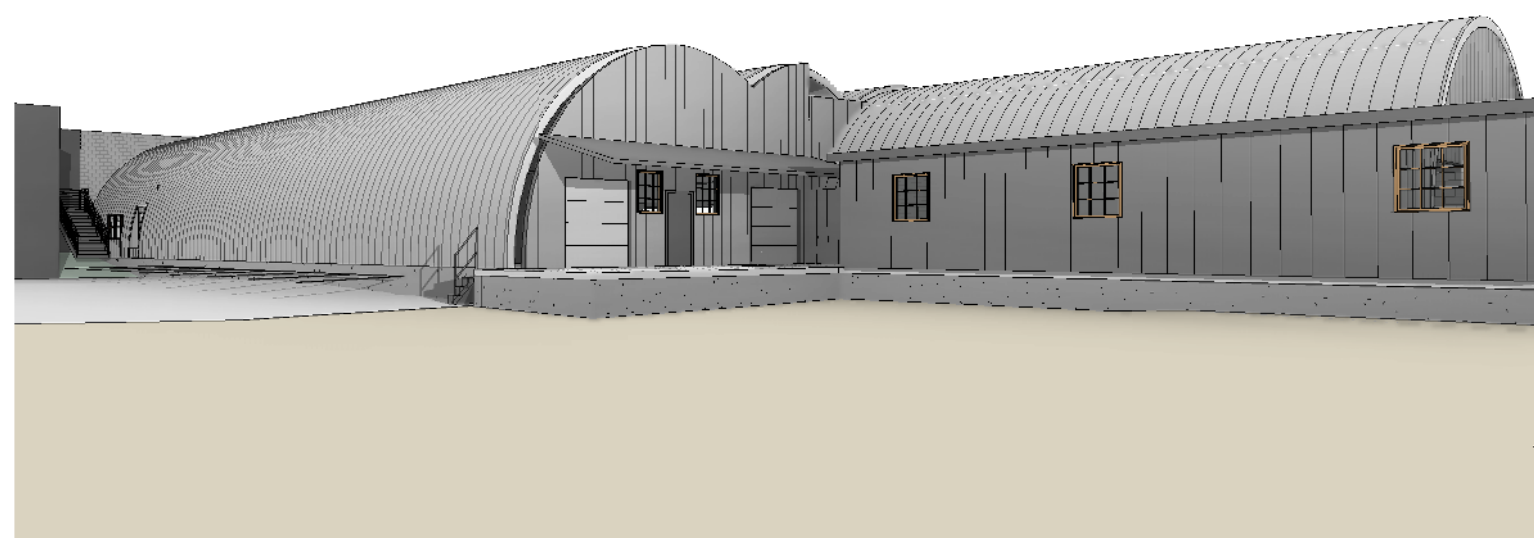
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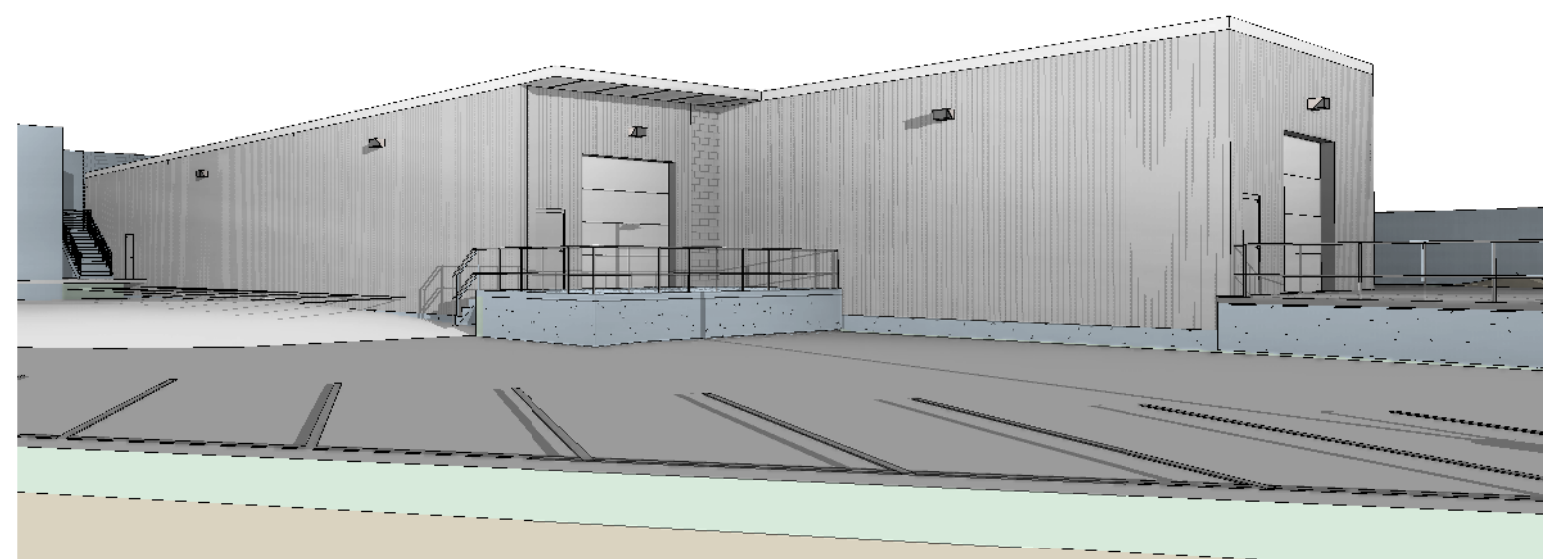
① PERSPECTIVE - AERIAL - LOOOKING SOUTH

B

B



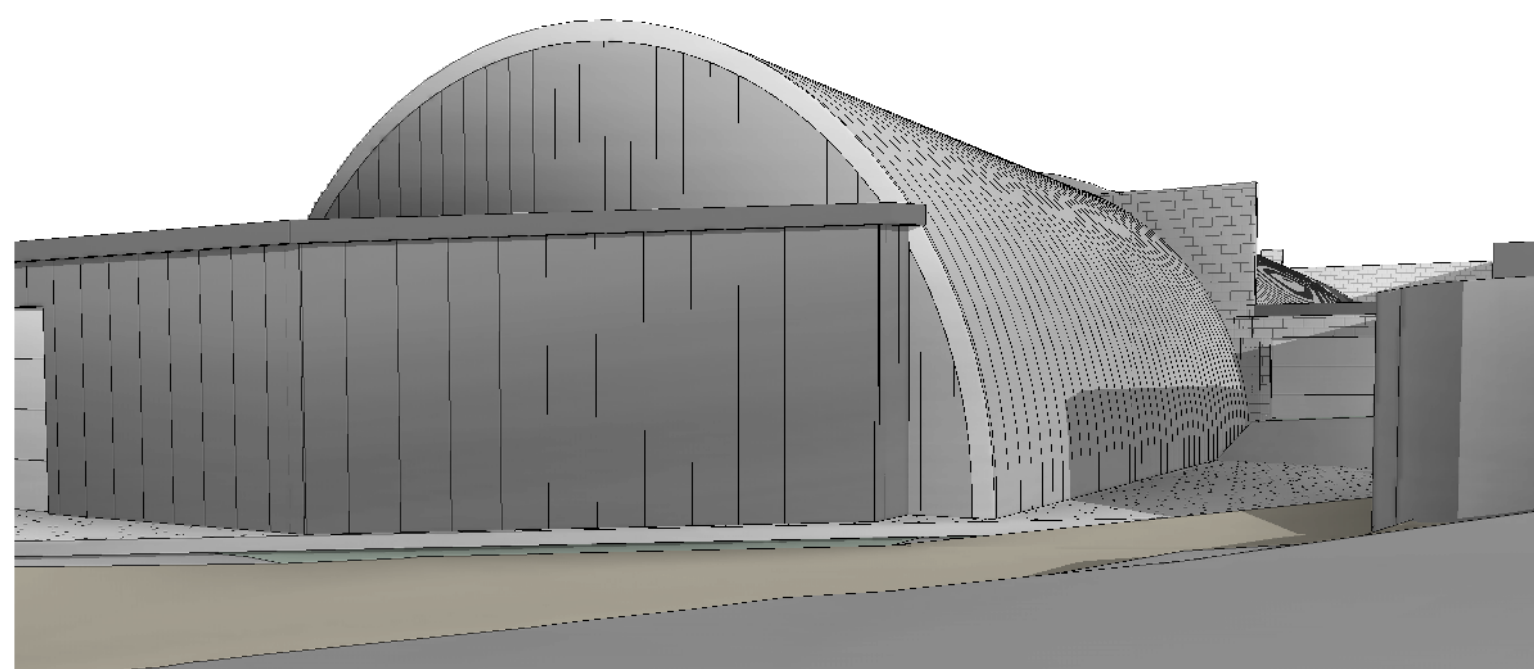
⑤ EXISTING - PERSPECTIVE - NORTHWEST - LOOKING SOUTH



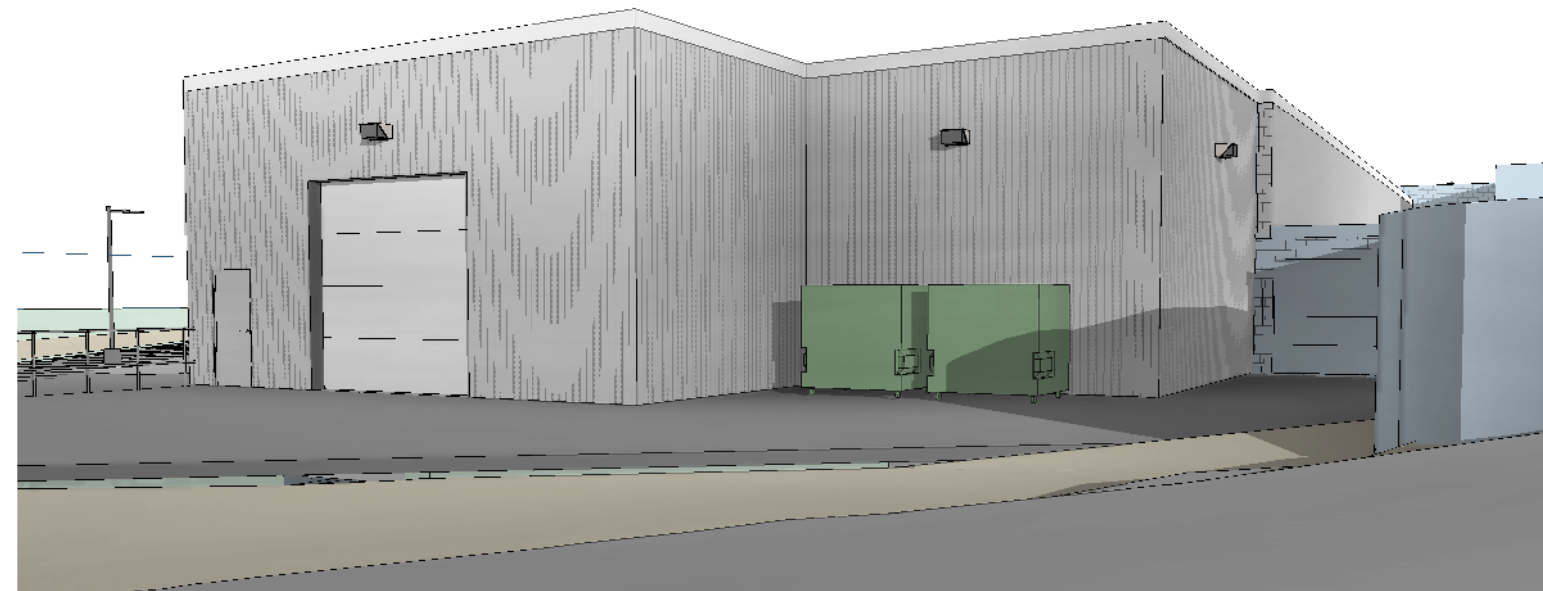
② PERSPECTIVE - NORTHWEST - LOOKING SOUTH

A

A



⑥ EXISTING - PERSPECTIVE - SOUTHWEST - LOOKING EAST



③ PERSPECTIVE - SOUTHWEST - LOOKING EAST



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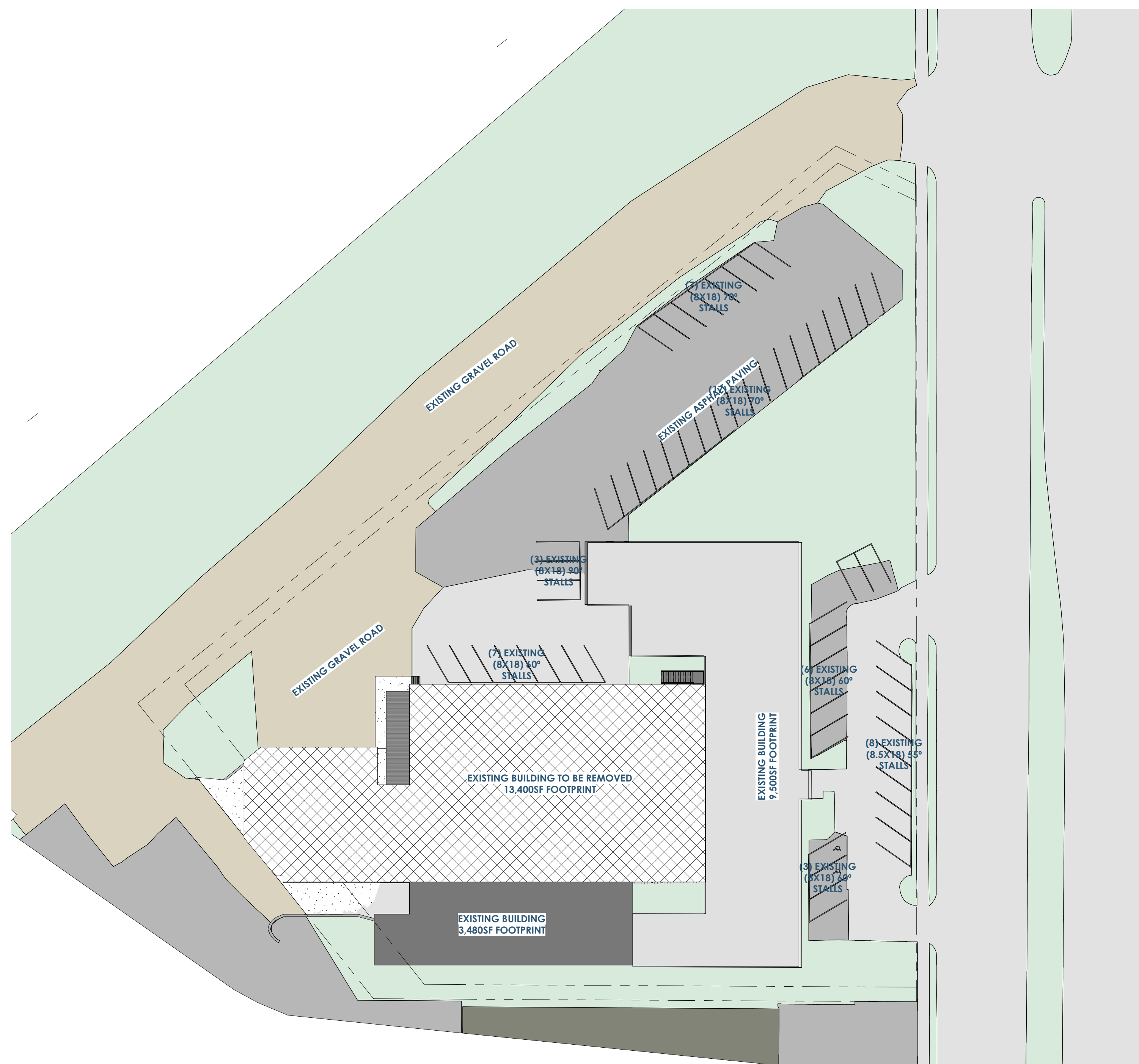


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Landscape Architect: Richard Slayton
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FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
PERSPECTIVES - BEFORE & AFTER

A002



① EXISTING - SITE PLAN
1" = 30'-0"



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FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
EXISTING SITE PLAN

A003



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FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
AERIAL VIEWS FROM GOOGLE EARTH

A004

C



FROM PARK ST - LOOKING SOUTHWEST - EXISTING BUILDING TO REMAIN



FROM PARK ST - LOOKING WEST - EXISTING BUILDING ON THE LEFT TO REMAIN



FROM WEST ALLEY - LOOKING EAST - BUILDING TO BE REPLACED BY PROPOSED STRUCTURE

B



FROM PARK ST - LOOKING SOUTHWEST - DOOMED STRUCTURE BEYOND TO BE REPLACED BY PROPOSED STRUCTURE



FROM NORTH ALLEY - LOOKING SOUTH - BUILDING TO BE REPLACED BY PROPOSED STRUCTURE



FROM ALLEY INTERSECTION - LOOKING SOUTHEAST - BUILDING ON THE RIGHT TO BE REPLACED BY PROPOSED STRUCTURE

C

B

A

A



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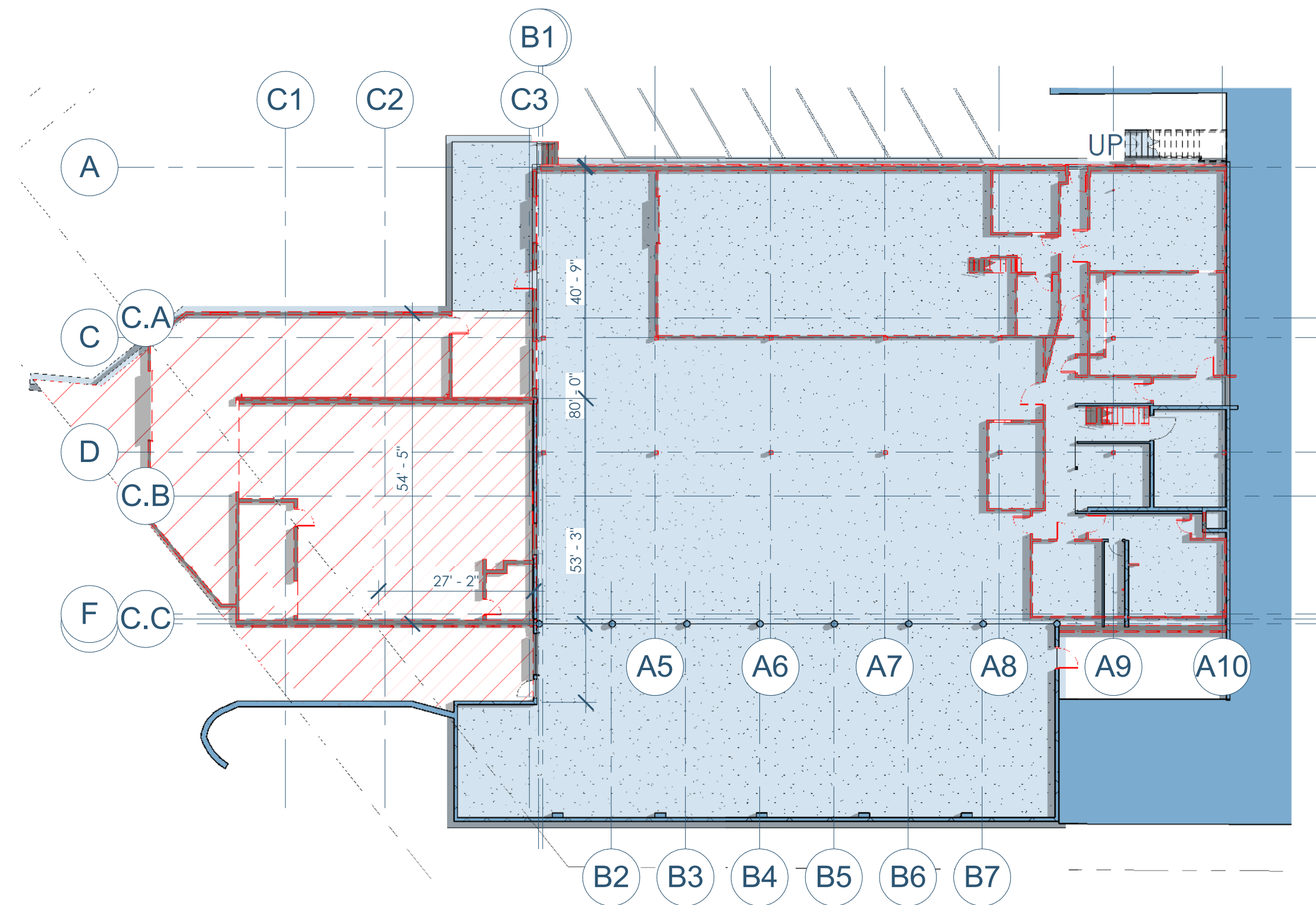


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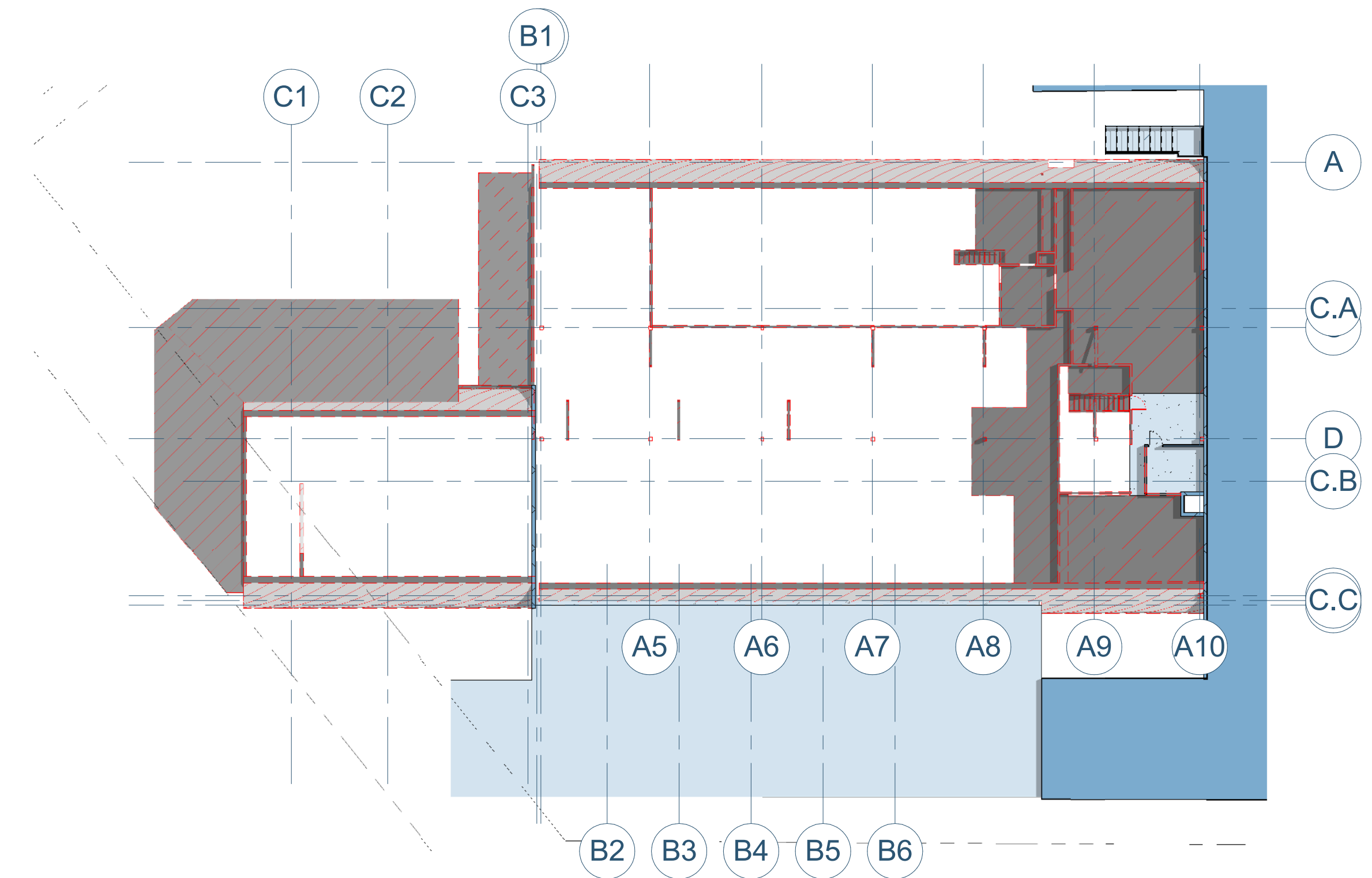
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FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
PHOTOS OF EXISTING STRUCTURES

A005



① DEMO PLAN - 1ST FLOOR
1" = 20'-0"



② DEMO PLAN - MEZZ
1" = 20'-0"



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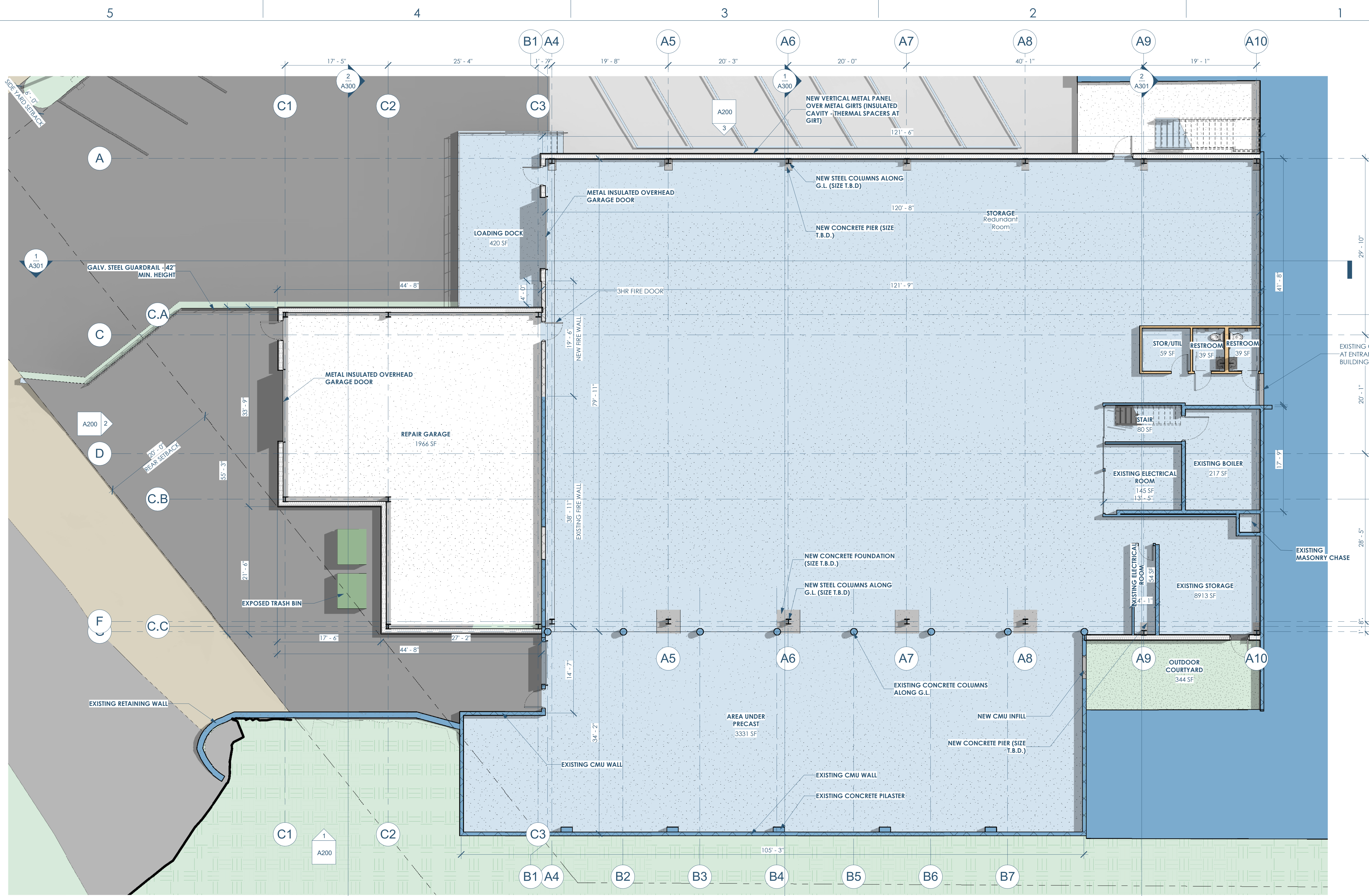


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FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
DEMO PLANS

A051



FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
FLOOR PLAN - 1ST



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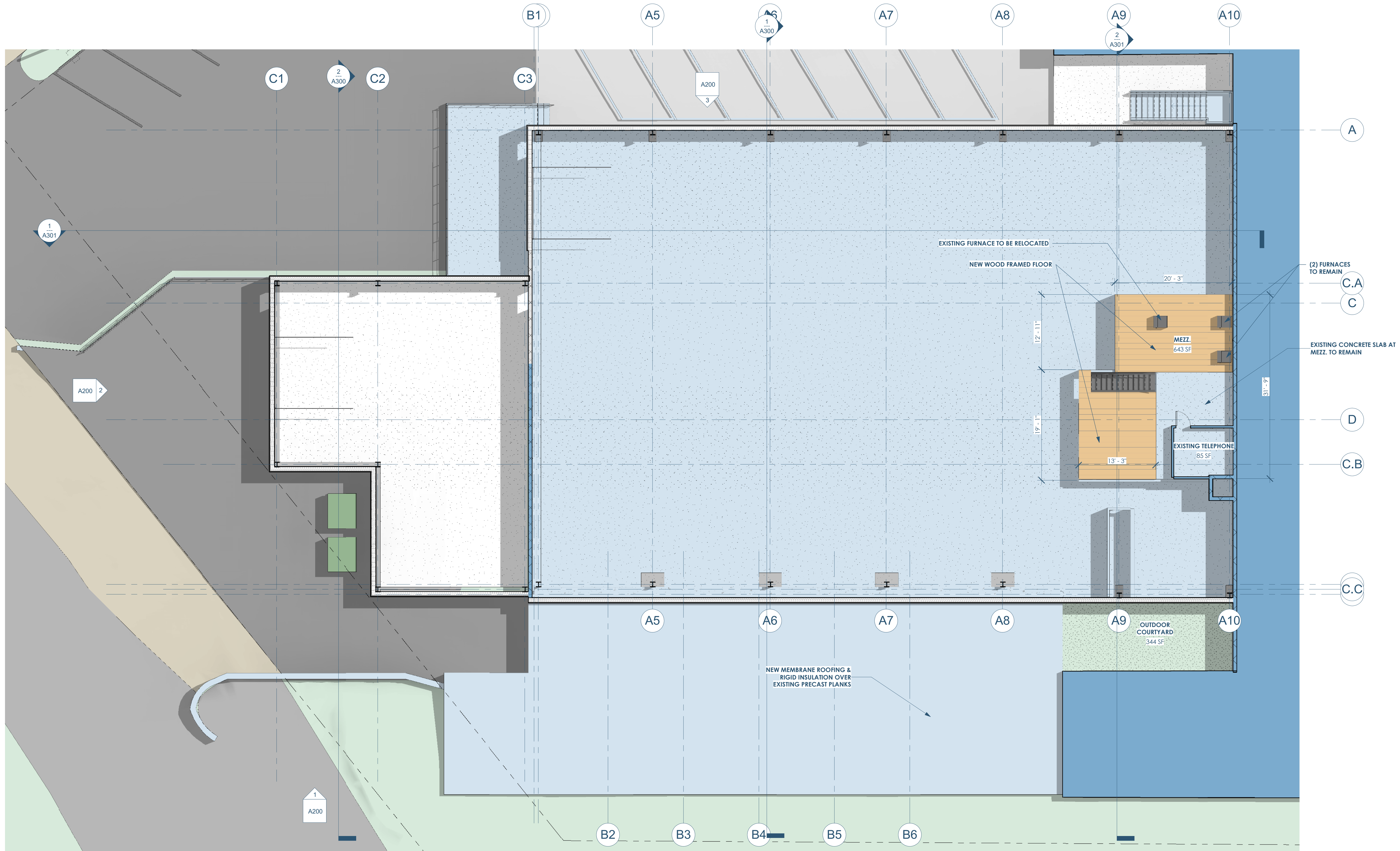
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A101



FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
FLOOR PLAN - MEZZANINE

A102



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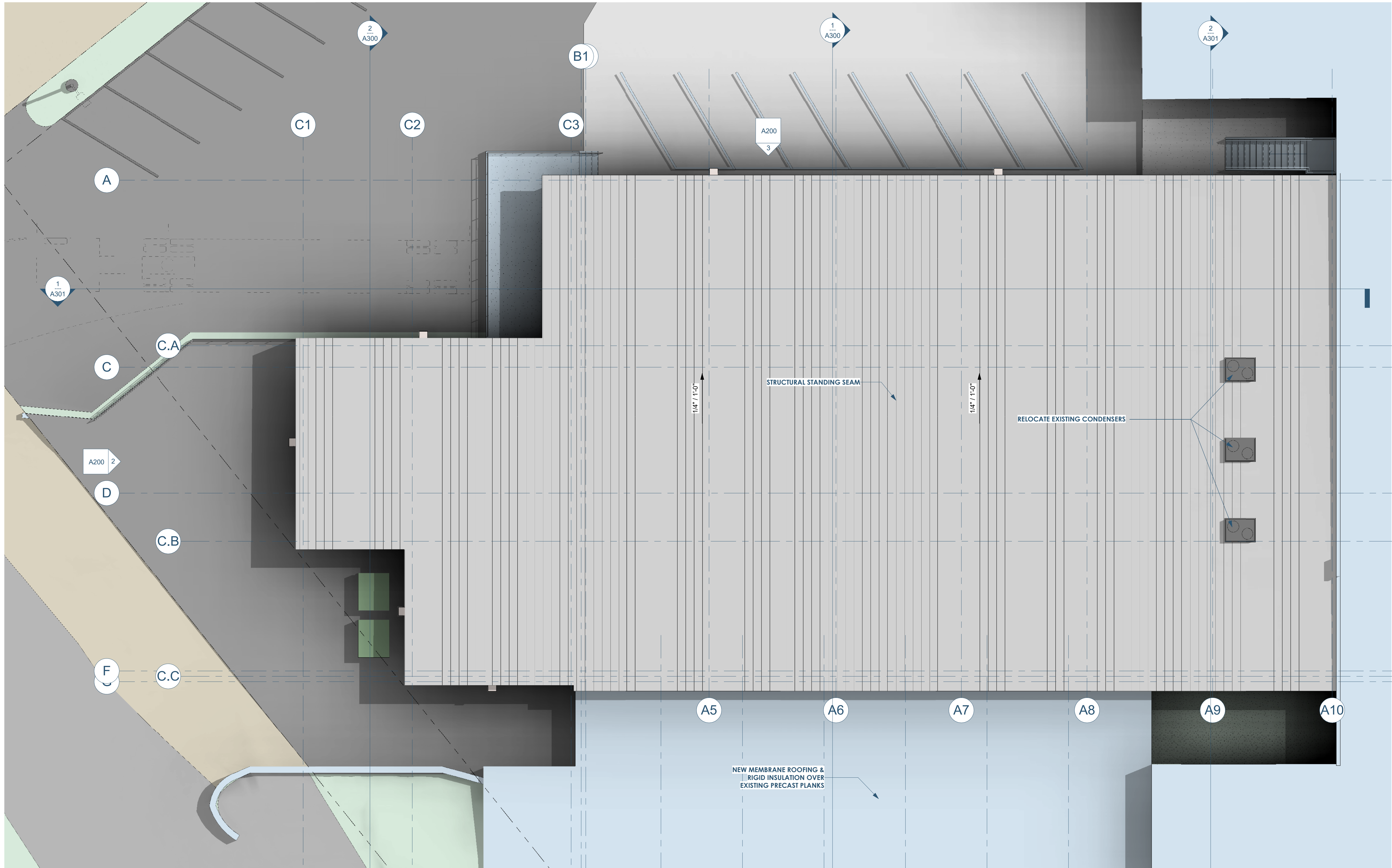
C

B

B

A

A



FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
ROOF PLAN

A103



Owner: Madison Property Management, Inc.
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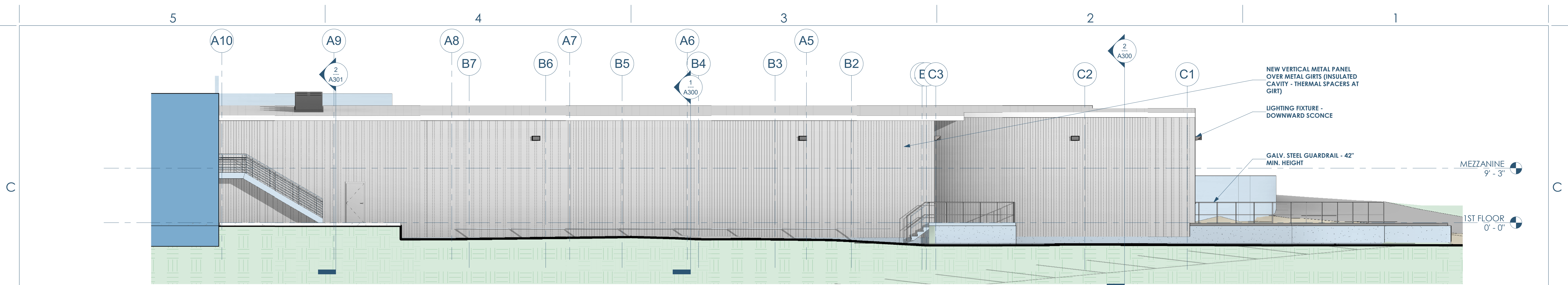
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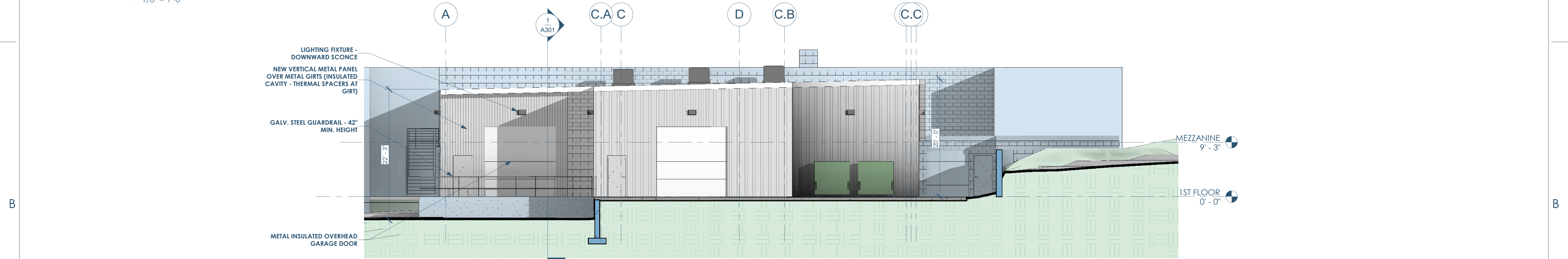
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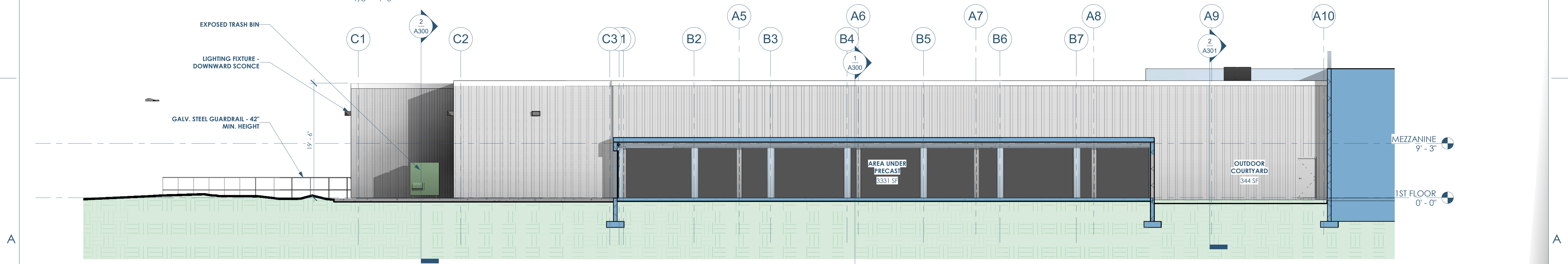
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③ BUILDING ELEVATION - NORTH
1/8" = 1'-0"



② BUILDING ELEVATION - WEST
1/8" = 1'-0"



① BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



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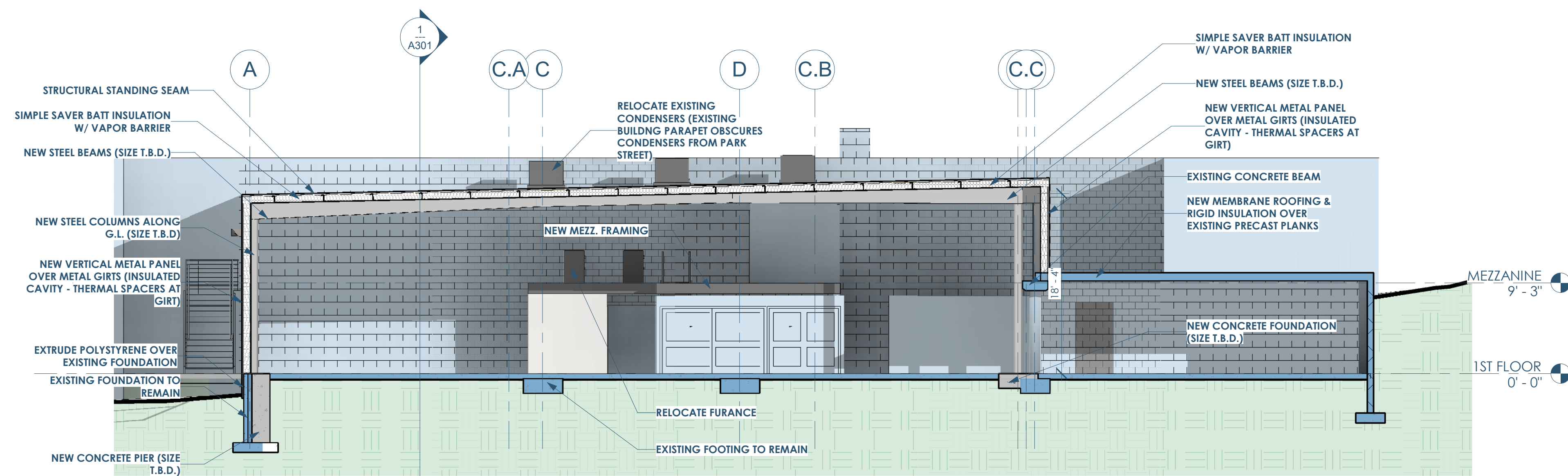
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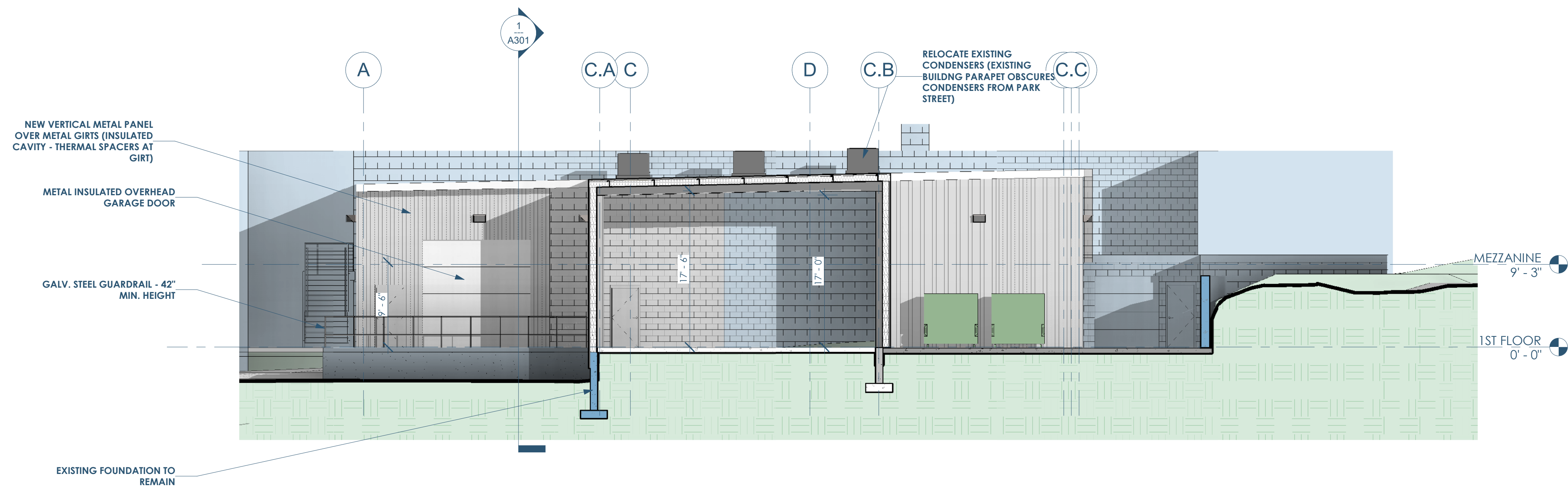
FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
BUILDING ELEVATIONS



A200



① BUILDING SECTION - NORTH/SOUTH - LOOKING EAST
1/8" = 1'-0"



② BUILDING SECTION - NORTH/SOUTH - LOOKING EAST - @REPAIR GARAGE
1/8" = 1'-0"



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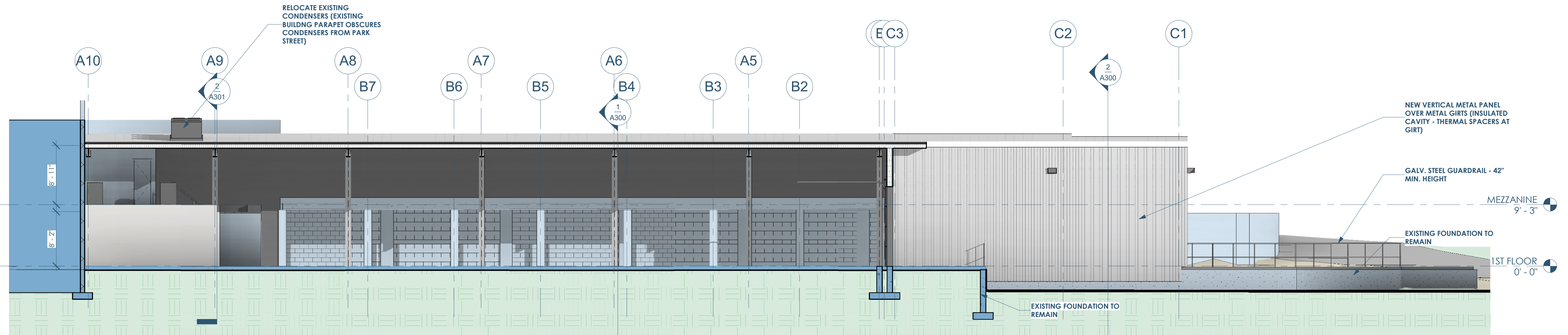


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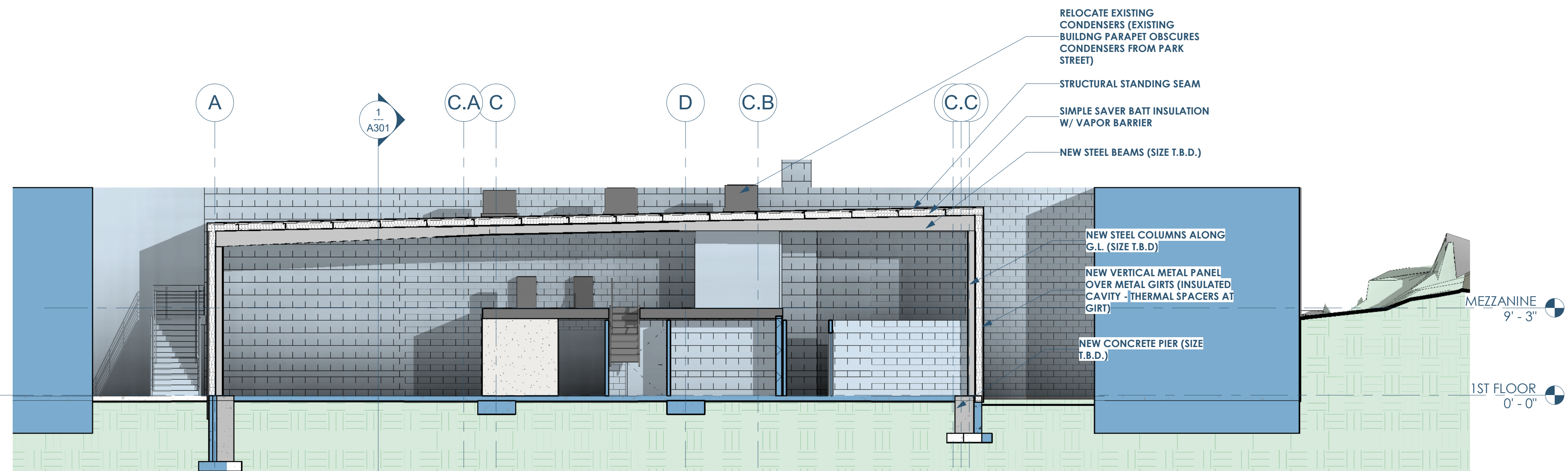
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FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
BUILDING SECTIONS

A300



① BUILDING SECTION - EAST/WEST - LOOKING SOUTH
1/8" = 1'-0"



② BUILDING SECTION - NORTH/SOUTH - LOOKING EAST AT MEZZANINE
1/8" = 1'-0"



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FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
BUILDING SECTION

A301

CITY OF MADISON LANDSCAPE WORKSHEET

Total Area of Site: 73,753 sf (1.69 acres)
Total Developed Area: 33,270 sf
Required Landscape Points: 555
Provided Landscape Points: 1,090

Tabulation of Points and Credits

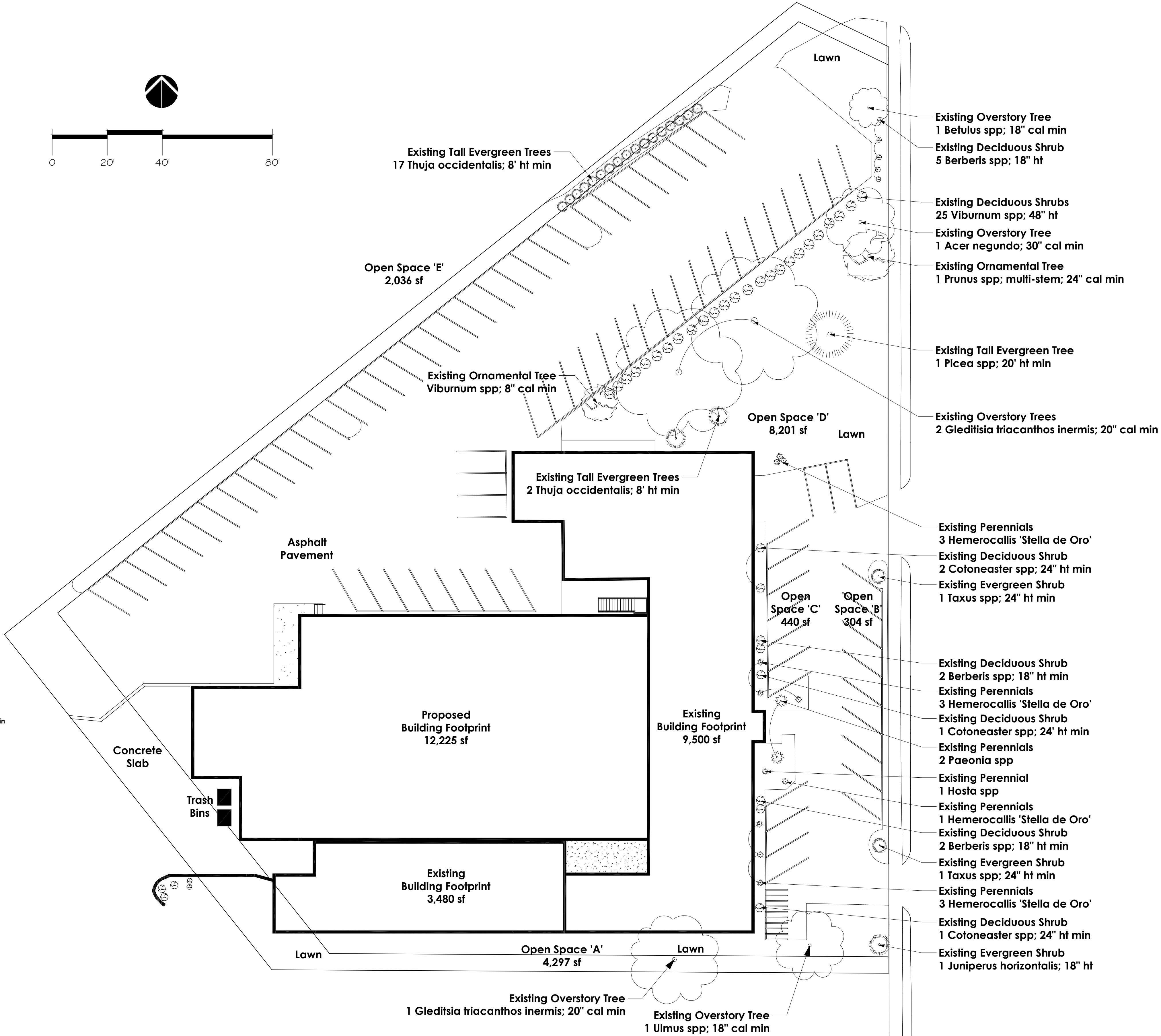
Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35	6	210		
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35	20	700		
Ornamental tree	1 1/2 inch caliper	15	2	30		
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	38	114		
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4	3	12		
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2	12	24		
Sub Totals				1,090		

Total Number of Points Provided 1,090

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

EXISTING PLANT LIST

Botanical Name	Common Name	Quantity	Size
Overstory Deciduous Tree			
Acer negundo	Boxelder	1	30" cal min
Betulus spp.	Birch species	1	18" cal min
Gleditsia triacanthos inermis	Honeylocust	3	20" cal min
Ulmus spp.	Elm species	1	18" cal min
Ornamental Tree			
Prunus spp.	Cherry species	1	24" cal min
Viburnum spp.	Viburnum species	1	8" cal min
Evergreen Tree			
Thuja occidentalis	Arborvitae	19	8' ht min
Picea spp.	Spruce species	1	20' ht min
Deciduous Shrub			
Berberis spp.	Barberry species	9	18" ht min
Cotoneaster spp.	Cotoneaster species	4	24" ht min
Viburnum spp.	Viburnum species	25	48" ht
Evergreen Shrub			
Juniperus horizontalis	Spreading Juniper	1	18" ht
Taxus spp.	Yew species	2	24" ht min
Perennials			
Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	10	
Hosta spp.	Hosta species	1	
Paeonia spp.	Peony species	2	



FACILITY BUILDING FOR MADISON PROPERTY MGMT.
1810 SOUTH PARK STREET
EXISTING LANDSCAPE PLAN

L-100

DESCRIPTION

The Streetworks Wal-Pak Series of wall luminaires provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP66 Rated. UL and cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Housing

Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP66 ingress protection rated. Not recommended for car wash applications.

Electrical

LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to

withstand a 6kV surge test and is Class 2 rated for 120-277V with an operating temperature of -40° to 55°C. Wal-Pak LED systems maintain greater than 93% of the initial light output after 72,000 hours of operation.

Optical

Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, and full cutoff IESNA compliant configurations. Patented, solid state LED luminaires are thermally optimized with three lumen packages.

Door Assembly

Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance. Door assembly is hinged at the bottom for easy removal and installation.

Finish

Finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, bronze, black, dark platinum and graphite metallic. Consult your lighting representative at Eaton for a complete selection of standard colors.

Efficiency Standards Notice
Select luminaires are manufactured to USA and California efficiency regulations.



WKP WAL-PAK

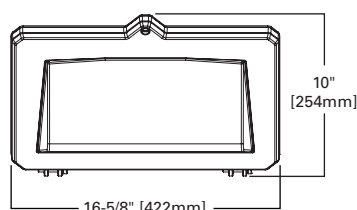
27, 32 and 46W

LED

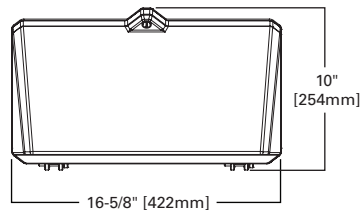
WALL MOUNT LUMINAIRE

DIMENSIONS

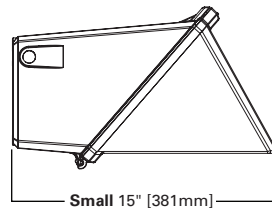
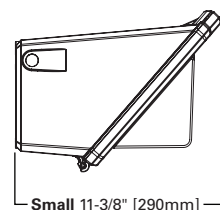
BOROSILICATE GLASS DOOR



FULL CUTOFF DOOR



The relevant specification used in the illumination plan is highlighted on this page



CERTIFICATION DATA

UL and cUL Wet Location Listed
IP66 Rated
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
Title 20 Compliant
LM79 / LM80 Compliant

ENERGY DATA

120-277V 50/60Hz

SHIPPING DATA

Approximate Net Weight:
32-42 lbs. (15-19 kgs.)

POWER AND LUMENS

Catalog Number	Lumens	Power Consumption (Watts)	B.U.G. Rating	Correlated Color Temperature CCT (Kelvin)	Color Rendering Index (CRI)
Borosilicate Glass Door (GL)					
WKP3BLEDEDGL-7040	3,270	27W	B1-U3-G1	4000K	73
WKP4BLEDEDGL-7040	4,160	32W	B1-U3-G2	4000K	73
WKP6BLEDEDGL-7040	5,828	46W	B1-U4-G4	4000K	73
WKP3BLEDEDGL	3,333	27W	B1-U3-G1	5000K	72
WKP4BLEDEDGL	4,199	32W	B1-U3-G3	5000K	73
WKP6BLEDEDGL	5,883	46W	B1-U4-G4	5000K	73
Full Cutoff Door (FC)					
WKP3BLEDEDFC-7040	1,884	27W	B1-U0-G1	4000K	72
WKP4BLEDEDFC-7040	2,239	32W	B1-U0-G1	4000K	73
WKP6BLEDEDFC-7040	3,137	47W	B1-U0-G1	4000K	73
WKP3BLEDEDFC	1,912	27W	B1-U0-G1	5000K	72
WKP4BLEDEDFC	2,279	32W	B1-U0-G1	5000K	73
WKP6BLEDEDFC	3,192	46W	B1-U0-G1	5000K	73

CURRENT DRAW

Light Engine	3B	4B	6B
Nominal Power (Watts)	27W	32W	46W
Input Current @ 120V (A)	0.24	0.28	0.40
Input Current @ 208V (A)	0.14	0.16	0.23
Input Current @ 240V (A)	0.13	0.15	0.20
Input Current @ 277V (A)	0.11	0.13	0.18
Input Current @ 347V (A)	0.09	0.11	0.15
Input Current @ 480V (A)	0.10	0.12	0.14

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)*	Theoretical L70 (Hours)
25°C	> 93%	> 340,000
40°C	> 92%	> 316,000

* Per TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.07
15°C	1.04
25°C	1.00
40°C	0.94

ORDERING INFORMATION

Sample Number: WKP3BLEDEUGL

Product Family	Lamp Wattage ¹	Lamp Type	Driver Type	Voltage ²	Door/Lens Type	Color
WKP=Wal-Pak	LED 3B=(3 Package), 27W 4B=(4 Package), 32W 6B=(6 Package), 46W	LED=Solid State Light Emitting Diodes	E=Electronic (Universal 120-277V)	9=347V ³ 8=480V ³ U=Universal (120-277V)	GL=Borosilicate Glass Door FC=Full Cutoff Door	AP=Grey BZ=Bronze BK=Black WH=White
Options (Add as Suffix)				Accessories (Order Separately)		
7040=70 CRI / 4000K CCT 5=Non NEMA Photocontrol (Must Specify Voltage) B=Two-Position Terminal Block				WG/WPGL=Wire Guard Borosilicate Glass Lens Door WG/WPFC=Wire Guard Full Cutoff Door TR/WP=Tamper-resistant Screw and Bit VS/WPGL=Polycarbonate Vandal Shield for Borosilicate Glass Lens Door		

NOTES:

- LED packages based on 70 CRI / 5000K package at 25°C ambient.
- 105°C Rated wire required for thru-branch wiring. Thru-branch wiring is rated for 40°C. Higher wattage thru-branch wiring is rated for use in 25°C ambient operating environments.
- Not available with thru-branch wiring. LED will be supported with integral step down transformer.

The relevant specification used in the illumination plan is highlighted on this page

DESCRIPTION

The Navion™ area, site and roadway LED luminaire combines world class optical performance, energy efficiency, and outstanding versatility to meet the requirements of any area, site or roadway lighting application. Patented AccuLED Optic™ technology delivers unparalleled uniformity. Heavy-duty construction and easy installation features make the Navion luminaire the right choice for site lighting applications and municipal streets. UL/cUL listed for wet locations, optional IP66 enclosure rating available.

SPECIFICATION FEATURES

Construction

Heavy-duty, cast aluminum housing and door with extruded aluminum heat sink. Tool-less entry, hinged removable power tray door for easy maintenance. 3G vibration rated.

Optics

Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. For the ultimate level of spill light control, an optional house side shield accessory is available and can be field or factory installed. The house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.

Electrical

LED drivers are mounted to the removable die-cast aluminum door for optimal heat sinking and ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV common and differential-mode surge protection standard. 0-10V dimming driver standard. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA option available. Greater than 90% lumen maintenance expected at 60,000 hours. Light squares are IP66 enclosure rated. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

Four-bolt/two-bracket slipfitter with cast-in pipe stop and built-in incremental 2.5° leveling steps are standard. Fixed-in-place bird guard seals around 1-1/4" or 2" mounting arms.

Finish

Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is anodized aluminum. Consult your lighting representative at Eaton for a complete selection of standard colors.

Warranty

Five-year warranty.



NAV NAVION

1-6 Light Squares
LED

AREA / SITE / ROADWAY
LUMINAIRE



CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
IP66 Light Squares
3G Vibration Rated
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60 Hz,
347V 60 Hz, 480V 60 Hz
-40°C Minimum Temperature
+40°C Ambient Temperature Rating

EPA

Effective Projected Area (Sq. Ft.):

(Fixture only)

- 1 Square 0.8
- 2 Square's 1.0
- 3 Square's 1.2
- 4 Square's 1.2
- 5 Square's 1.4
- 6 Square's 1.4

(Fixture with AI arm)

- 1 Square 1.2
- 2 Square's 1.3
- 3 Square's 1.5
- 4 Square's 1.5
- 5 Square's 1.7
- 6 Square's 1.7

SHIPPING DATA

Approximate Net Weight:

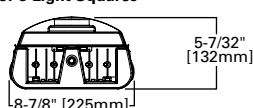
- 1 Square 17 lbs. (7.7 kgs.)
- 2 Square's 22 lbs. (10.0 kgs.)
- 3 Square's 26 lbs. (11.8 kgs.)
- 4 Square's 31 lbs. (14.1 kgs.)
- 5 Square's 34 lbs. (15.4 kgs.)
- 6 Square's 36 lbs. (16.3 kgs.)



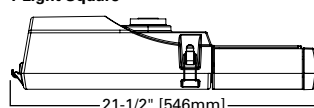
TD500021EN
June 3, 2019 11:25 AM

DIMENSIONS

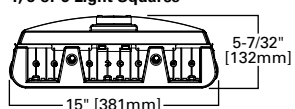
1, 2 or 3 Light Squares



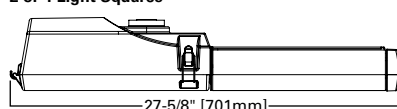
1 Light Square



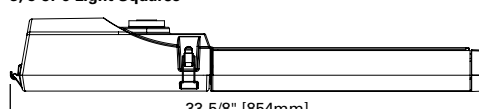
4, 5 or 6 Light Squares



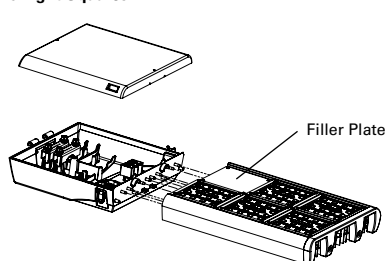
2 or 4 Light Squares



3, 5 or 6 Light Squares

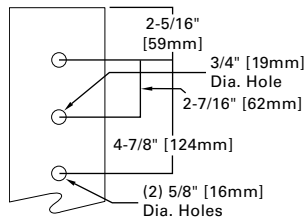


5 Light Squares



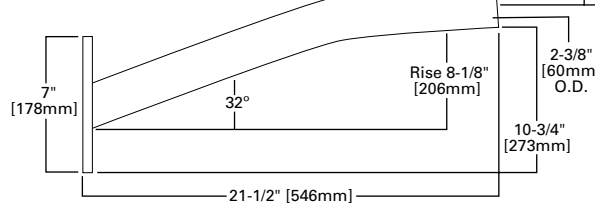
ARM DRILLING

TYPE "M"



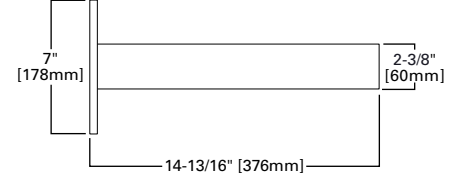
OPTIONAL ARM

Upsweep Arm

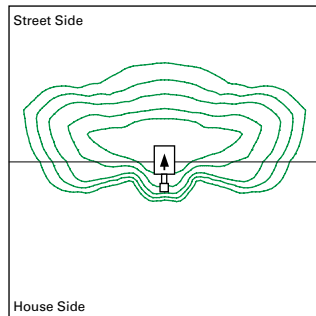


OPTIONAL ARM

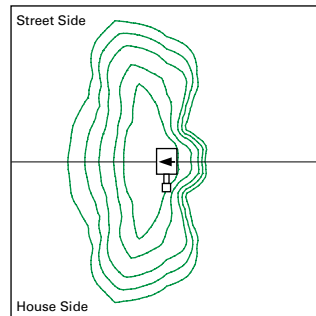
15" Straight Arm



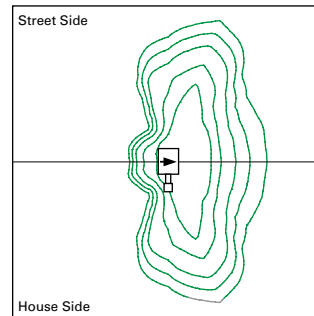
OPTIC ORIENTATION



Standard



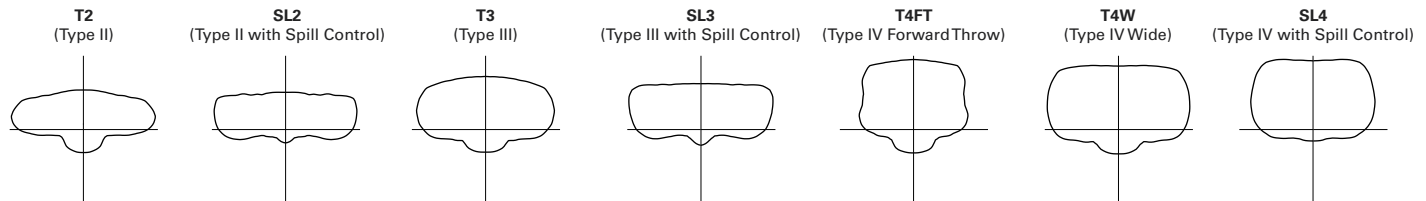
Optics Rotated Left @ 90° (L90)



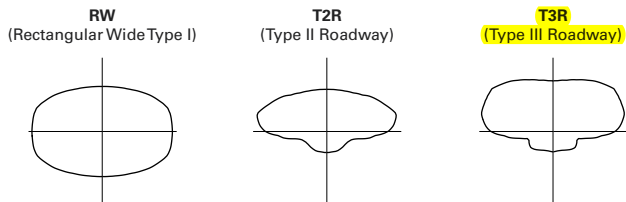
Optics Rotated Right @ 90° (R90)

OPTICAL DISTRIBUTIONS

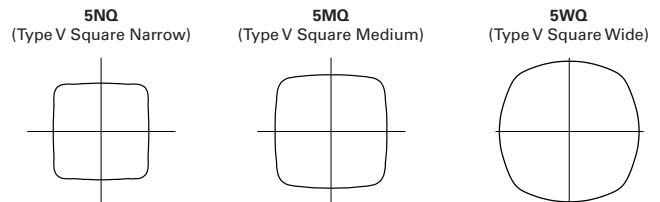
Asymmetric Area Distributions



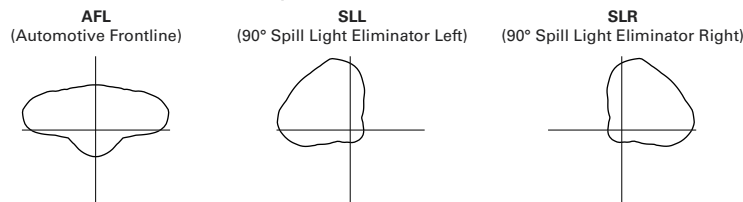
Asymmetric Roadway Distributions



Symmetric Distributions



Specialized Distributions



The relevant specification used in the illumination plan is highlighted on this page

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6
Nominal Power (Watts)		59	113	166	225	279	333
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75
Optics							
T2	4000K/5000K Lumens	6,117	12,196	18,138	24,429	30,109	36,068
	3000K Lumens	5,783	11,530	17,148	23,096	28,466	34,101
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	6,549	13,058	19,418	26,153	32,233	38,615
	3000K Lumens	6,192	12,346	18,359	24,726	30,476	36,509
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	6,251	12,465	18,535	24,964	30,768	36,859
	3000K Lumens	5,910	11,785	17,524	23,602	29,090	34,849
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3R	4000K/5000K Lumens	6,357	12,673	18,847	25,385	31,287	37,480
	3000K Lumens	6,010	11,982	17,819	24,000	29,581	35,436
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5
T4FT	4000K/5000K Lumens	6,298	12,559	18,676	25,154	31,003	37,140
	3000K Lumens	5,955	11,874	17,657	23,782	29,312	35,115
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5
T4W	4000K/5000K Lumens	6,177	12,312	18,311	24,662	30,397	36,413
	3000K Lumens	5,840	11,640	17,312	23,317	28,740	34,428
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL2	4000K/5000K Lumens	6,126	12,215	18,166	24,467	30,156	36,126
	3000K Lumens	5,792	11,549	17,174	23,132	28,511	34,156
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL3	4000K/5000K Lumens	6,242	12,444	18,505	24,924	30,719	36,801
	3000K Lumens	5,901	11,765	17,496	23,565	29,044	34,794
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL4	4000K/5000K Lumens	5,962	11,887	17,678	23,808	29,344	35,154
	3000K Lumens	5,637	11,238	16,713	22,510	27,744	33,237
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,424	12,809	19,048	25,656	31,621	37,881
	3000K Lumens	6,074	12,110	18,009	24,257	29,897	35,815
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3
5MQ	4000K/5000K Lumens	6,655	13,270	19,734	26,578	32,758	39,242
	3000K Lumens	6,292	12,546	18,657	25,129	30,972	37,102
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4
5WQ	4000K/5000K Lumens	6,502	12,963	19,278	25,965	32,002	38,336
	3000K Lumens	6,147	12,256	18,227	24,548	30,257	36,246
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	5,520	11,005	16,366	22,043	27,168	32,545
	3000K Lumens	5,219	10,405	15,473	20,840	25,686	30,771
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5
RW	4000K/5000K Lumens	6,386	12,733	18,935	25,503	31,432	37,654
	3000K Lumens	6,038	12,038	17,902	24,112	29,719	35,600
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	6,403	12,766	18,986	25,572	31,517	37,756
	3000K Lumens	6,053	12,070	17,950	24,177	29,798	35,697
	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

LUMEN MULTIPLIER

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

LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

The relevant specification used in the illumination plan is highlighted on this page

CONTROL OPTIONS

0-10V (D)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (RER and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

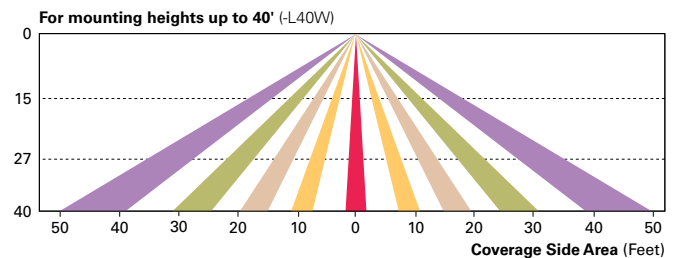
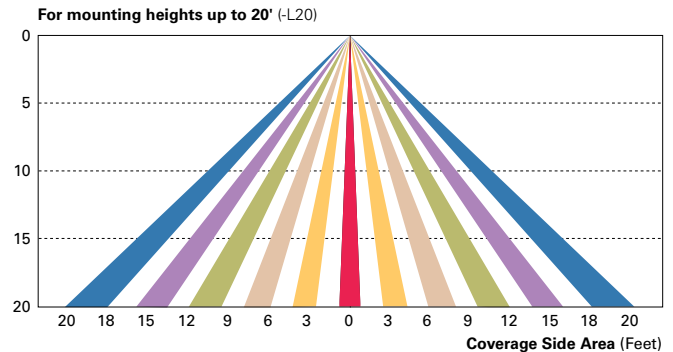
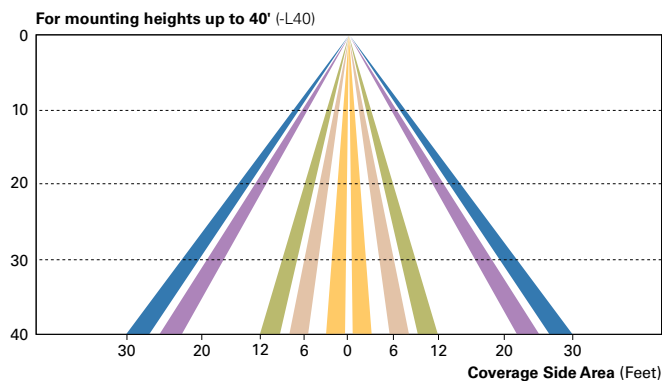
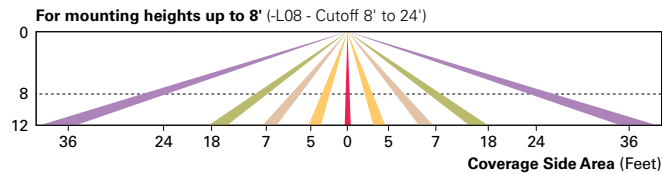
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

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

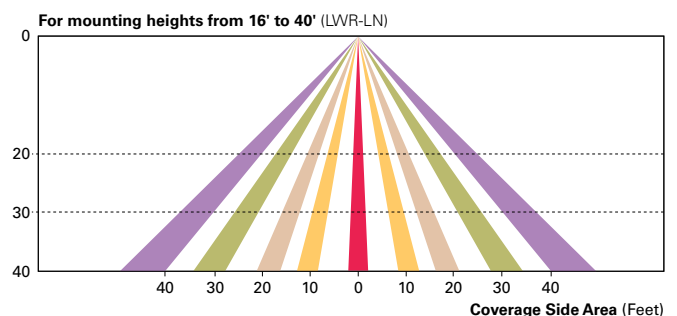
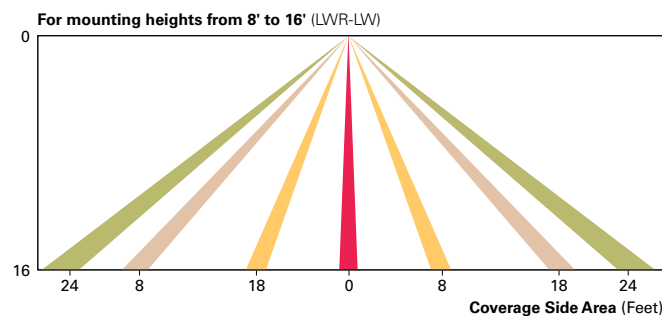
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



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

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Eaton brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

ORDERING INFORMATION


Sample Number: NAV-AF-01-D-UNV-T3-10K-AI-AP

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Driver	Voltage	Distribution	Surge Protection
NAV=Navion	AF	01=1 02=2 03=3 04=4 05=5 06=6	D=Dimming	UNV=Universal (120-277V) 347=347V ⁴ 480=480V ⁵	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Front Line	10K=Cooper 10kV Surge Module (Standard) X=Driver Surge Protection Only ⁶
Options (Add as Suffix)						Color
2L=Two Circuits ⁷ 8030=80 CRI / 3000K ⁸ 7030=70 CRI / 3000K ⁸ 7060=70 CRI / 6000K ⁸ 7050=70 CRI / 5000K ⁸ 600=Drive Current Factory Set to 600mA ⁹ 800=Drive Current Factory Set to 800mA ⁹ 1200=Drive Current Factory Set to 1200mA ⁹ PER=NEMA Twistlock Photocontrol Receptacle PER7=7-PIN NEMA Twistlock Photocontrol Receptacle ¹⁰ IP66=IP66 Rated HA=50°C High Ambient ¹¹ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right CE=CE Marking ¹²			MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ¹³ MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ¹³ MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ¹³ MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ¹⁴ MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ¹⁴ MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ¹⁴ K=Level Indicator AI=Arm Included ¹⁵ A15=Arm Included (15" Straight Arm) ¹⁶ LCF=Light Square Trim Plate Painted to Match Housing HSS=Factory Installed House Side Shield ¹⁷ LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{18, (A)} LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{18, (A)} AHD145=After Hours Dim, 5 Hours ¹⁹ AHD245=After Hours Dim, 6 Hours ¹⁹ AHD255=After Hours Dim, 7 Hours ¹⁹ AHD355=After Hours Dim, 8 Hours ¹⁹			AP=Grey (Standard) BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Accessories (Order Separately)						
OA1223=10kV Surge Module Replacement OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016= NEMA Photocontrol - Multi-Tap OA/RA1027= NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon			MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX=3@120° Tenon Adaptor for 3-1/2" O.D. Tenon MA1013-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon		MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon FSIR-100=Wireless Configuration Tool for Motion Sensor ²⁰ LS/HSS=Field Installed House Side Shield ²¹ A15=15" Straight Arm ²² WOLC-7P-10A=WaveLinux Outdoor Control Module (7-pin) ^{23, (C)}	

NOTES:

- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- Standard 1A drive current. Standard 4000K CCT and minimum 70 CRI.
- Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Consult factory for driver surge protection values.
- Low-level output varies by number of light squares specified. Consult factory. 2L is not available with MS/X, MS/DIM, DIMRF-LW or DIMRF-LN in combination with 347V or 480V. 2L is available in 4 and 6 light square configurations. No terminal block with 2L options.
- Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Navion luminaire product page on the website. Extended lead times apply.
- 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Navion luminaire product page on the website.
- Only available with dimming driver. Not available with MS, MS/DIM or DIMRF options.
- Not available with 1200mA.
- CE is not available with the 1200mA, DIMRF, MS, MS/X, MS/DIM, PER or PER7 options. Available in 120-277V only.
- Sensor mounted externally. Must specify dimming driver. Consult factory for more information.
- Sensor mounted externally. Available in 4, 5 or 6 light square configurations. Replace "X" with number of squares in low output mode. For ON/OFF operation, replace "X" with "0". Maximum two squares in low output mode.
- 22" upswing arm. Round pole adapter and mounting hardware included, "M" drill pattern.
- Round pole adapter and mounting hardware included, "M" drill pattern.
- Only for use with SL2, SL3, SL4 and AFL distributions. The light square trim plate is painted black when the HSS option is selected.
- LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information. Not available with PER, PER7, or 2L options.
- Requires the use of PER or PER7 photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
- This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- One required for each light square.
- Replace XX with paint color.
- Requires 7-pin NEMA twistlock photocontrol receptacle.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology* 	D=Dome Camera, Standard H=Dome Camera, Hi-Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility.