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 # _____

RECEIVED
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11:30 a.m.

1. Project Information

Address: 502 & 510 West Washington Ave (500 Block)

Title: Keller Real Estate Group Mixed Use Project

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

UDC meeting date requested July 15, 2020

- ☑ 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 David Keller — Company Keller Real Estate Group
Street address 448 W Washington Ave — City/State/Zip Madison, WI 53703
Telephone (608) 227-6543 — Email david@kellerrealestategroup.com

Project contact person Doug Hursh — Company Potter Lawson, Inc.
Street address 749 University Row, Suite 300 — City/State/Zip Madison, WI 53705
Telephone (608) 274-2741 — Email dough@potterlawson.com

Property owner (if not applicant) CJK, Inc
Street address 448 W Washington Ave — City/State/Zip Madison, WI 53703
Telephone (608) 227-6543 — Email david@kellerrealestategroup.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 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 Janine Glaeser on May 14, 2020.

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 David Keller Relationship to property Owner

Authorizing signature of property owner David C. Keller Date 05/19/2020

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

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

Potter Lawson
Success by Design

Letter of Intent
502 & 510 West Washington Ave – Mixed Use Redevelopment

May 20, 2020

To: Plan Commission & Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd
Suite 017
Madison, Wisconsin 53703
Via email only: pcapplications@cityofmadison.com udcapplications@cityofmadison.com,

From: David Keller, Keller Development, LLC
Doug Hursh, Potter Lawson Inc.

Re: PD and Demolition Permit Application for 502 & 510 West Washington Ave
Proposed Mixed Use Redevelopment Project

The following is submitted together with the plans, Land Use Application and Zoning Text, for the rezoning of the site from DR-2 to Planned Development. The PD zoning designation was determined so the project can follow the recently adopted Mifflandia Neighborhood Plan.

Project Team:

Developer:	Keller Development LLC
Owner:	CJK, Inc
Architect:	Potter Lawson, Inc.
Civil Engineer:	Wyser Engineering
Landscape Architect:	Ken Saiki Design

Project Data:

Current Zoning District: DR2 – Downtown Residential 2
Re-zoning from DR2 to Planned Development to correspond with Mifflandia Neighborhood Plan and to allow potential for mixed-use
Demolition Permit Required
Aldermanic District 4, Michael Verveer
Building Area: approximately 155,000 SF
Parking Area: approximately 45,300 SF

Units:	103
Parking:	98 enclosed parking stalls
Height:	6 stories
Bike Stalls:	113

Project Overview and Design Narrative:

Located on the prominent city corner of West Washington Avenue and North Bassett Street, this project is one of the first to go forward after the adoption of the Mifflandia Neighborhood Plan. The project provides additional density in the downtown district with 103 apartments along with the potential for ground floor retail or food service. The project will require the demolition of 6 existing houses along West Washington Avenue and 3 along North Bassett Street.

The intent of the design is to create a great urban building that responds to its context, creates a pedestrian friendly and inviting streetscape and provides a great place to live. The proposed design of the 6-story building includes a 4-story brick lower volume and a lightweight cement board siding upper volume that is stepped back. The size of the lot led to an "H" shaped floor plan that creates two open courtyard roof terraces. The "H" shaped building creates two separate masses along West Washington Avenue, modulating the scale of the building along the Avenue. Along Bassett Street the lower portion of the building is modulated by partially recessed balconies which provide privacy along the city street. The shared common areas are located on the second floor providing direct access to the southeast facing roof terrace adding to the life of the street below.

The corner of the building is designed to allow for a potential small retail/commercial space or could provide a larger common lobby with a coffee bar or sandwich counter. The storefront has more glass and transparency to connect with pedestrians adding to the life of the street, the design of the storefront façade expresses that there is an inviting public place within. Along the street corner an 18" raised terrace provides outdoor gathering and dining space further activating the street. Three walkup units are located along West Washington Avenue that are also raised 18" with outdoor private terraces. All vehicular parking is located internally on the first floor and one level below grade.

Compatibility with the Mifflandia Plan

The following are highlights from the Mifflandia Neighborhood Plan that illustrate how the project has followed the plan guidelines.

Building Uses – "*encourage mixed use along West Washington Avenue"*

The residential mixed-use building will have retail/commercial opportunities on the ground floor to enliven the pedestrian experience.

Building Height *– "Along West Washington Avenue maximum building heights will be 6 stories with the top 2 floors being stepped back"*

The project complies with the height and step back requirements.

Setbacks *– Buildings shall be setback 20 feet on West Washington, and 10 feet on all north-south streets. Porches, stoops and entry features are allowed, and encouraged to encroach into the setback area, as allowed by the zoning code."*

The project follows the setback recommendations.

Step-backs – "Upper levels above 4 stories shall be stepped back 30 feet from the building face on W Washington Ave and 10 feet fronting north south streets."

The massing of the building follows these guidelines.

Historic Preservation

No "*Potential Historic Resource"* as identified by the plan is part of this demolition permit request. Structures proposed to be demolished:

504 West Washington Avenue
506 West Washington Avenue
508/510 West Washington Avenue
512 West Washington Avenue
514 West Washington Avenue
516 West Washington Avenue
8 North Bassett Street
10 North Bassett Street
14 North Bassett Street

Transit - "Support Bus Rapid Transit within or adjacent to the planning area. Increase rider amenities at bus stops."

The project increases density of housing adjacent to bus stop, and provides potential ground floor public retail/dining amenity next to bus stop.

Housing - "Support housing redevelopment that consists of a wide mix of housing types, sizes, and costs that increase the amount of housing close to amenities."

The project has small studios, one, two- and three-bedroom units, creating a variety of sizes and costs. The project provides 103 units that are within walking distance of amenities.

Public Realm – "Emphasize the importance of the public realm, including the design and character of the public-to-private transition from the street to the building face."

The project has retail space on the ground floor as well as walkup apartment units adding to the character of the pedestrian experience. Raised 18", the building provides elevated terraces and stoops that create inviting and comfortable sitting areas. Special care is taken with the landscaping to create a double tree canopy. Large street trees are saved and smaller pedestrian sized trees occupy the space between the sidewalk and building helping to further define the transition between public and private spaces.

Materials – "Durable long-lasting low maintenance materials, Primary building materials limited to three different materials, Material changes shall not be made within the same plane without a programmatic change or minimum notable relief"

The base of the building is primarily a white brick. A change of brick tone and a herringbone pattern is used to accentuate the window spandrels imparting a traditional vertical expression to the facade. The recessed central volume, and the top two floors that are stepped back are clad in a lighter weight siding material in a medium to dark gray color. Window frames and balcony railings and other metal elements are black.

Building Entrances – "ground floor units shall have their own street entrance (sliding doors prohibited). Building entrances should be designed as focal points of the front façade, and should utilize overhangs, porches, stoops or other elements to add a pedestrian rhythm to the street façade."

The building has 3 walk up units with overhangs and stoops. The building entrances are emphasized with canopies, and the retail area is highlighted with large clear glass store fronts, a corner entry and a canopy.

Building Articulation – "…divide buildings into vertical intervals and incorporate articulation, design and massing to respond to the historic 33 feet wide lot rhythm through the utilization of program elements such as storefronts, cafes, porches or balconies, arcades, awnings, window bays, and other methods."

The building is modulated in its basic "H" configuration, creating two larger massing elements with a recessed area along West Washington Ave. Balconies are stacked and recessed to create additional vertical modulation along both streets. The tall windows and vertical brick piers create a vertical rhythm within the facades. Walkup units with covered entries, building storefront and a second-floor brick and metal arcade provide additional vertical modulation.

Porches and Balconies – "…all buildings with residential units shall have front porches/entry stoops…Recessed balconies should be opted for where possible because they provide better privacy"

Entry stoops with overhangs are provided at ground floor units. Balconies within the lower brick volume are fully recessed to provide privacy along the lower 4 floors and along the city streets. Upper floors and recessed units have cantilevered balconies to provide better light and views to the interior living spaces.

Sustainability – "Include sustainable building design elements to promote energy efficiency; e.g. net zero buildings, electric vehicle charging stations, and solar ready buildings.

The building provides increased density in an urban setting with existing infrastructure and replaces inefficient older housing stock. All parking stalls are located within the structure including one basement level. Vegetative roof cover located on the 5th floor roof terraces. CO and NO2 gas detection in enclosed garage for intelligent exhaust air and make-up air control. Energy Recovery for building pressurization and outside air. 92% + efficient central domestic hot water system. LED lighting throughout, including occupancy sensor in public spaces and parking garage. Building will plan for EV charging stations with electrical service equipment capable of expansion in the future. The team is studying the potential for roof solar PV panels, and solar hot water.

Neighborhood Presentations

The project was presented at two neighborhood Zoom meetings: Miffland Neighborhood Association meeting on May 6th, and at the Bassett Neighborhood Association meeting on May 11th. An open neighborhood meeting is anticipated to be scheduled in June, and CNI will be setting up a Building Steering Committee.

Proposed Schedule

Urban Design Informational meeting	April 29, 2020
Miffland Neighborhood Meeting	May 6, 2020
Bassett Neighborhood Meeting	May 11, 2020
Land Use Submittal	May 20, 2020
Urban Design Commission	July 15, 2020
Plan Commission	July 27, 2020
Common Council	August 4, 2020
Construction Start	November, 2020
Construction completion	April 2022

Thank you for your consideration, we look forward to discussing the project with you, please contact me if you have any questions regarding this submittal.

Sincerely,

Douglas R. Hursh, AIA, LEED AP
Director of Design

Attachments:	Attachment A:	PD Zoning Text
	Attachment B:	Site Legal Description
	Attachment C:	Storm Water and Erosion Control Memorandum

500 West Washington Redevelopment

Keller Real Estate Group
502 West Washington Avenue
Madison, WI

2019.25.00

LAND USE SUBMITTAL - 05/20/2020

Drawing Index (Automatic Index)

C = Issued for Construction
B = Issued for Bidding
R = Issued for Reference Only

Potter Lawson
Success by Design

Architect:
Potter Lawson
749 University Row Suite 300
Madison, WI 53705
608-274-2741

PRELIMINARY
NOT FOR CONSTRUCTION

500 West Washington
Redevelopment
Keller Real Estate Group

502 West Washington Avenue
Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

COVER DRAWING

CD01

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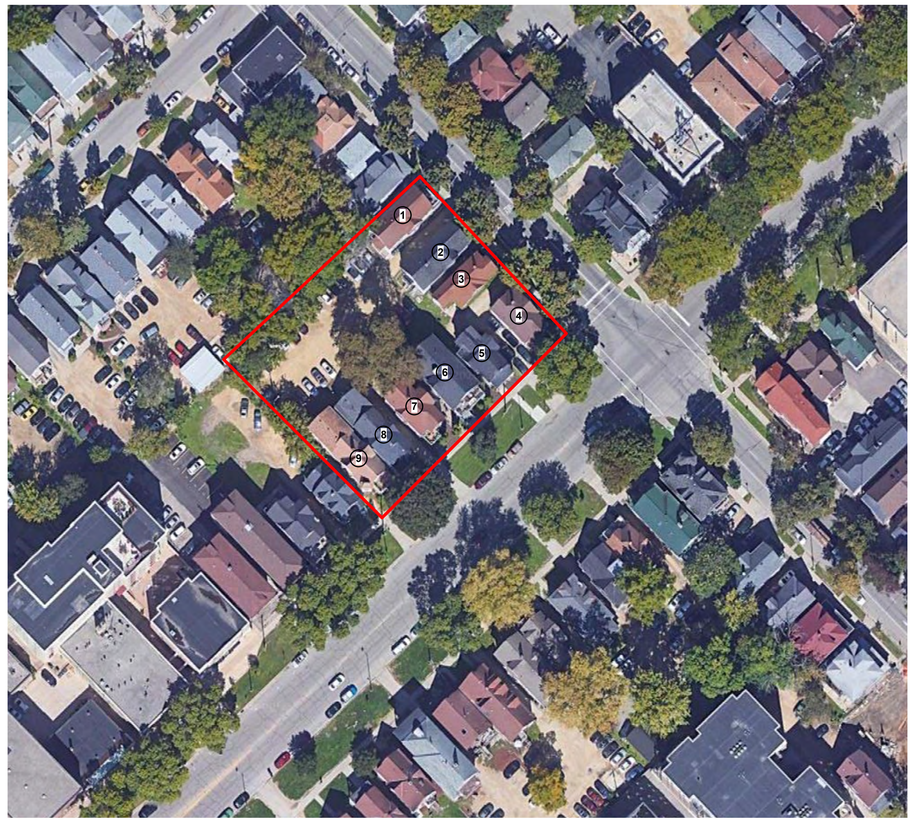
EXISTING SITES INCLUDED IN REDEVELOPMENT

1. 8 NORTH BASSETT STREET
2. 10 NORTH BASSETT STREET
3. 14 NORTH BASSETT STREET
4. 504 WEST WASHINGTON AVENUE
5. 506 WEST WASHINGTON AVENUE
6. 508 &510 WEST WASHINGTON AVENUE
7. 512 WEST WASHINGTON AVENUE
8. 514 WEST WASHINGTON AVENUE
9. 516 WEST WASHINGTON AVENUE

DEMOLITION OF EXISTING CONDITIONS



SITE LOCATION - 500 BLOCK OF WEST WASHINGTON AVENUE

WEST WASHINGTON AVENUE EXISTING CONDITIONS

NORTH BASSETT STREET EXISTING CONDITIONS

Potter Lawson
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PRELIMINARY
NOT FOR CONSTRUCTION

500 West Washington
Redevelopment
Keller Real Estate Group

502 West Washington Avenue
Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

SITE LOCATION EXISTING CONDITIONS

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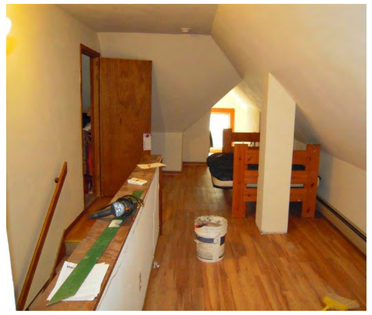
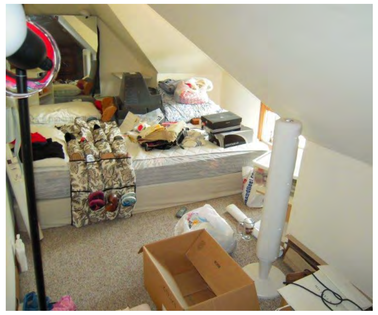
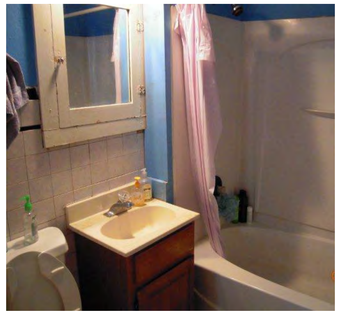




8 N. BASSETT ST.








10 N. BASSETT ST.

Potter Lawson
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PRELIMINARY
NOT FOR CONSTRUCTION

500 West Washington Development
Keller Real Estate Group

502 West Washington Avenue
Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

EXISTING CONDITIONS

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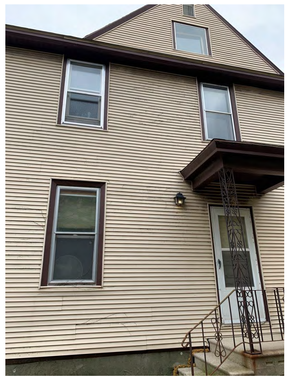
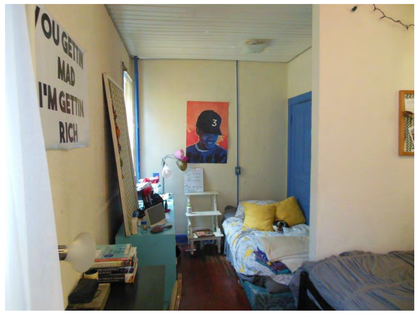
14 N. BASSETT ST.









504 W. WASHINGTON AVE.

Potter Lawson
Success by Design

PRELIMINARY
NOT FOR CONSTRUCTION

500 West Washington
Development
Keller Real Estate Group

502 West Washington Avenue
Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

EXISTING CONDITIONS

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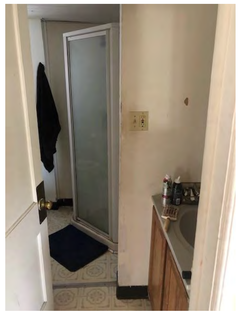
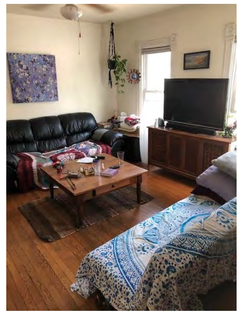
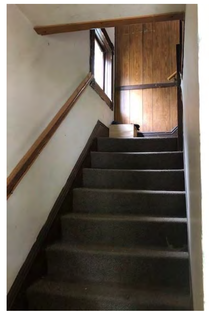


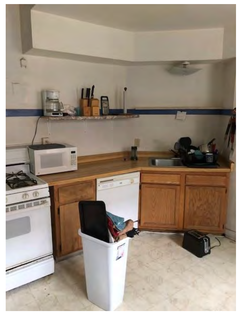
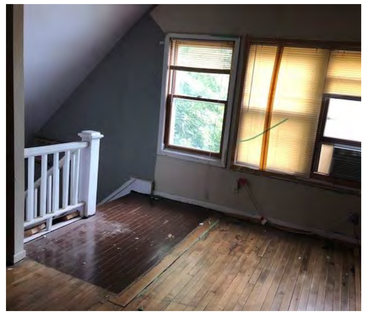




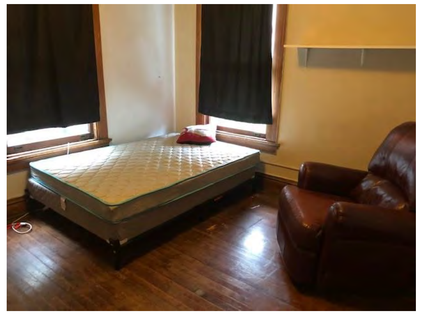
506 W. WASHINGTON AVE.









508-510 W. WASHINGTON AVE.

Potter Lawson
Success by Design

PRELIMINARY
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500 West Washington Development
Keller Real Estate Group

502 West Washington Avenue
Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

EXISTING CONDITIONS

G103

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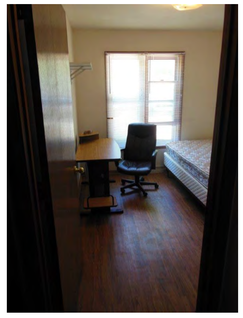
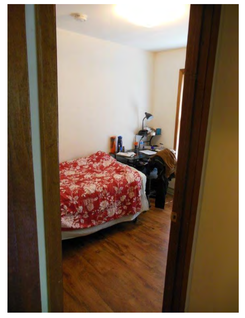
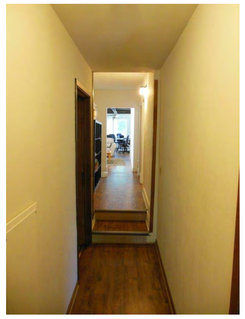
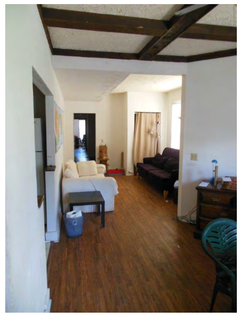
512 W. WASHINGTON AVE.





514 W. WASHINGTON AVE.

Potter Lawson
Success by Design

PRELIMINARY
NOT FOR CONSTRUCTION

500 West Washington Development
Keller Real Estate Group

502 West Washington Avenue
Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

EXISTING CONDITIONS

G104

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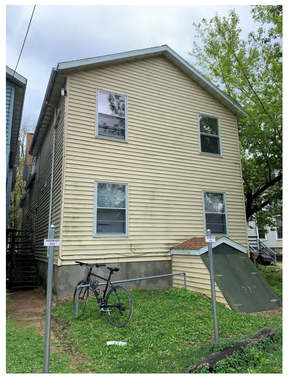






516 W. WASHINGTON AVE.

Potter Lawson
Success by Design

PRELIMINARY
NOT FOR CONSTRUCTION

500 West Washington Development
Keller Real Estate Group

502 West Washington Avenue
Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

EXISTING CONDITIONS

G105

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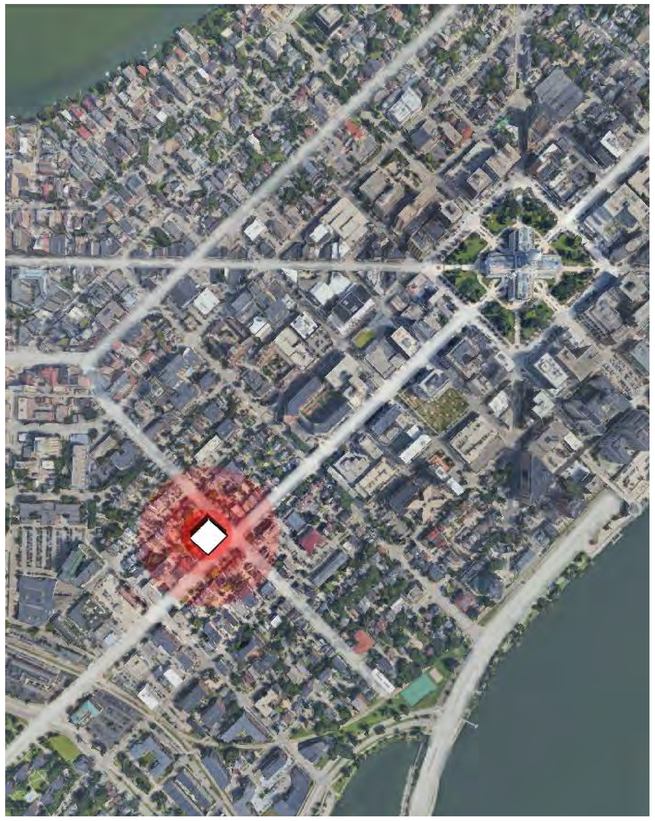
CORNER OF WEST WASHINGTON AVE & BEDFORD ST

4TH WARD LOFTS - CORNER OF BEDFORD & MAIN ST



SITE LOCATION

WEST WASHINGTON PLACE DEVELOPMENT
600 BLOCK WEST WASHINGTON AVE

PARK PLACE APARTMENTS - DAYTON ST & BASSETT ST

WASHINGTON PLAZA
400 BLOCK WEST WASHINGTON AVE

448 WEST WASHINGTON AVE

THE DEPOT - WEST WASHINGTON & BEDFORD

Potter Lawson
Success by Design

PRELIMINARY
NOT FOR CONSTRUCTION

500 West Washington
Redevelopment
Keller Real Estate Group

502 West Washington Avenue
Madison, WI

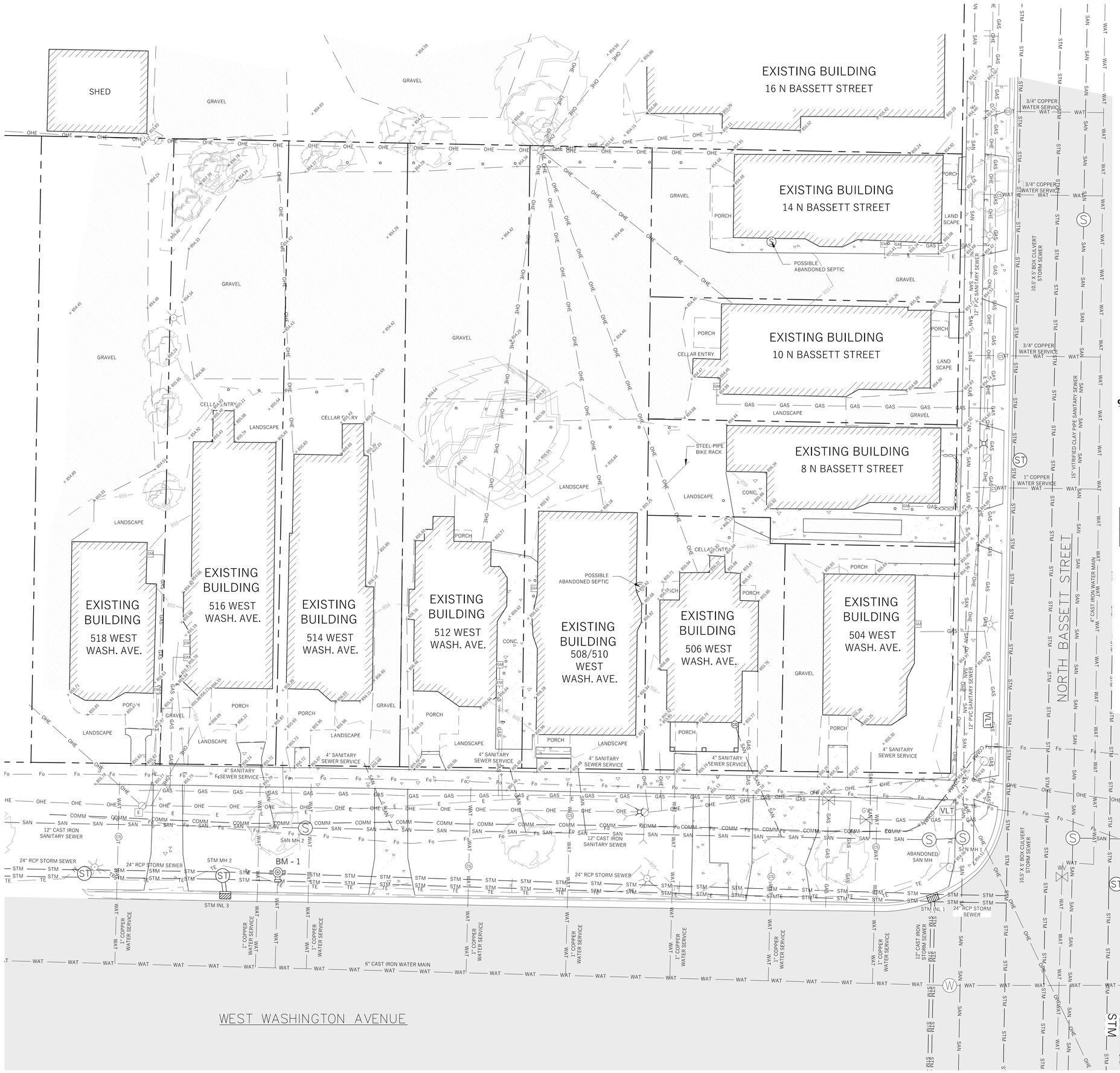
2019.25.00

DATE	ISSUANCE/REVISIONS

NEIGHBORHOOD CONTEXT

G106

5/20/2020 9:17:39 AM



LEGEND

- SIGN
- BOLLARD/METAL POST
- SANITARY MANHOLE
- SEWER CLEANOUT
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- WATER VALVE MANHOLE
- CURB STOP
- INLETS
- STORM MANHOLE
- UTILITY POLE
- LIGHT POLE
- ELECTRICAL METER
- ELECTRICAL TRANSFORMER
- ELECTRICAL/COMMUNICATION VAULT
- COMMUNICATION PEDESTAL
- COMMUNICATION MANHOLE
- DECIDUOUS TREE
- PROPERTY LINE (APPROXIMATED)
- BUILDING FOOTPRINT
- BUILDING PORCH/STEPS
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- CURB AND GUTTER
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- NATURAL GAS LINE
- TRAFFIC ENGINEERING UTILITY
- ELECTRIC LINE
- COMMUNICATION LINE
- FIBER OPTIC LINE
- OVERHEAD ELECTRIC LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL PAVEMENT
- RETAINING WALL
- 855 CONTOUR MAJOR
- 856 CONTOUR MINOR

NORTH
0' 5' 10' 15'
1" = 10' on 30"x42"
NTS on 11"x17"

GENERAL NOTES

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON MARCH 20 & 23, 2020.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH.
4. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
6. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
7. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS, AS TO WHICH ELEMENT ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

BENCHMARK TABLE

BM - #	ELEVATION	DESCRIPTION
BM - 1	858.85	TOP NUT OF HYDRANT (H-5) LOCATED AT 514-516 WEST WASHINGTON AVENUE
BM - 2	857.39	TOP NUT OF HYDRANT (H-2647) LOCATED IN NE QUADRANT OF WEST WASHINGTON AVENUE - NORTH BASSETT STREET INTERSECTION

SANITARY SEWER STRUCTURE TABLE

STRUCT.- #	RIM ELEV.	INV DIR.	ELEV.	PIPE SIZE	PIPE MATERIAL
SAN-1	854.56	N	847.04	12"	PVC
		W	847.56	12"	CAST IRON
		S	847.16	12"	VCP
SAN-2	855.63	E	847.98	12"	CAST IRON
		W	848.07	12"	CAST IRON

STORM SEWER STRUCTURE TABLE

STRUCT.- #	RIM ELEV.	INV DIR.	ELEV.	PIPE SIZE	PIPE MATERIAL
STM INL 1	854.32 (EDGE PAVE.)	E	849.32	24"	RCP
		W	849.32	24"	RCP
		S	850.67	12"	CAST IRON
STM MH 2	855.29	E	848.59	24"	RCP
		W	848.59	24"	RCP
		S	852.37	12"	RCP
STM INL 3	854.97 (EDGE PAVE.)	N	852.47	12"	RCP

WYSER ENGINEERING

PREPARED FOR:
KELLER REAL ESTATE GROUP
16 N BASSETT STREET
MADISON, WI 53703

PREPARED BY:
WYSER ENGINEERING
7601 ANDERSON ROAD, SUITE C
MOUNT HOREB, WI 53572
www.wyserengineering.com

SURVEYED BY: MAL/ZMR
DRAWN BY: AJW
APPROVED BY: WPW

500 WEST WASHINGTON AVENUE
MADISON, WI 53703

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OR SECTION 23, TOWN 7 NORTH, RANGE 9 EAST

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: BOUNDARY, TOPOGRAPHIC & UTILITY MAP

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
Wyser Number	20-0688
Set Type	TOPO/UTILITY MAP
Date Issued	03/27/2020
Sheet Number	V001

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

NORTH

0' 5' 10' 15'

1"=10' ON 30"X42"
NTS ON 11"X17"

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY

GENERAL NOTES

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3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
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6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

SITE INFORMATION BLOCK:

SITE ADDRESS: 500 WEST WASHINGTON AVENUE
SITE ACREAGE: 35,438 SQ.FT. (0.81 AC)
USE OF PROPERTY: COMMERCIAL/RESIDENTIAL MIXED USE
ZONING: DOWNTOWN RESIDENTIAL 2 (DR-2)

SETBACKS:
FRONT YARD (WEST WASHINGTON): 20-FEET
SIDE YARD (NORTH BASSET): 10-FEET
REAR YARD (NORTHWEST): 10-FEET
SIDE YARD (SOUTHWEST): 5-FEET

TOTAL NUMBER OF EXTERIOR BIKE STALLS: 10

EXISTING IMPERVIOUS SURFACE AREA: 25,580 SQ.FT.
ROOFTOP: 11,182 SQ.FT.
DECK: 701 SQ.FT.
GRAVEL: 11,999 SQ.FT.
PAVED: 1,698 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 29,913 SQ.FT.
ROOFTOP: 26,607 SQ.FT.
PAVED: 765 SQ.FT.
SIDEWALK / PATIO: 2,541 SQ.FT.

DISTURBANCE LIMITS: 35,438 SQ. FT.
IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 29,913 SQ.FT.
PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 84.4%

3.67-FOOT WIDE VENT INTO SETBACK

6.5-FOOT WIDE WALKWAY INTO TRASH AND RECYCLING.

ENTRY INTO UNDERGROUND PARKING AREA.

20-FOOT WIDE DRIVEWAY ENTRY TO UNDERGROUND PARKING.

COMMERCIAL ENTRY PER CITY OF MADISON STANDARD DETAILS.

STOP SIGN

8-FOOT WIDE SIDEWALK INTO BUILDING.

PROPOSED BUILDING
26,600 SF

GARAGE ENTRY

PRIVATE FRONT ENTRIES

COMMERCIAL FRONT ENTRIES

RAMP

BUILDING ON LOT LINE

4' WIDE RIGHT-OF-WAY GRANT BENEFITTING MADISON GAS AND ELECTRIC COMPANY PER DOCUMENT NO. 2180435

STOP SIGN

6" CURB HEAD ALONG DRIVEWAY

10 BIKE PARKING STALLS

RAISED PATIO AREA

BM - 1

BM - 2

WARNING: EXISTING TREE TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. COORDINATE WITH THE CITY FORESTER.

18-FOOT WIDE DRIVE ENTRY TO UNDERGROUND PARKING, CURVED TO AVOID EXISTING TERRACE TREE AND FIRE HYDRANT.

8-FOOT LONG COMMERCIAL ENTRY PER CITY OF MADISON STANDARD DETAILS.

WARNING: EXISTING TREE TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. COORDINATE WITH THE CITY FORESTER.

BUS PAD TO REMAIN. ALL OTHER EXISTING DRIVEWAY CONNECTIONS WITHIN THE RIGHT-OF-WAY TO BE REMOVED. SEE DEMOLITION PLAN.

WARNING: EXISTING TREE TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. COORDINATE WITH THE CITY FORESTER.

NORTH BASSET STREET

WEST WASHINGTON AVENUE

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

Potter Lawson
Success by Design

WYSER ENGINEERING

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

500 West Washington
Development
Keller Real Estate Group

502 West Washington Avenue
Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS	⚠
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL	

SITE PLAN

C100

5/5/2020 9:54:54 AM

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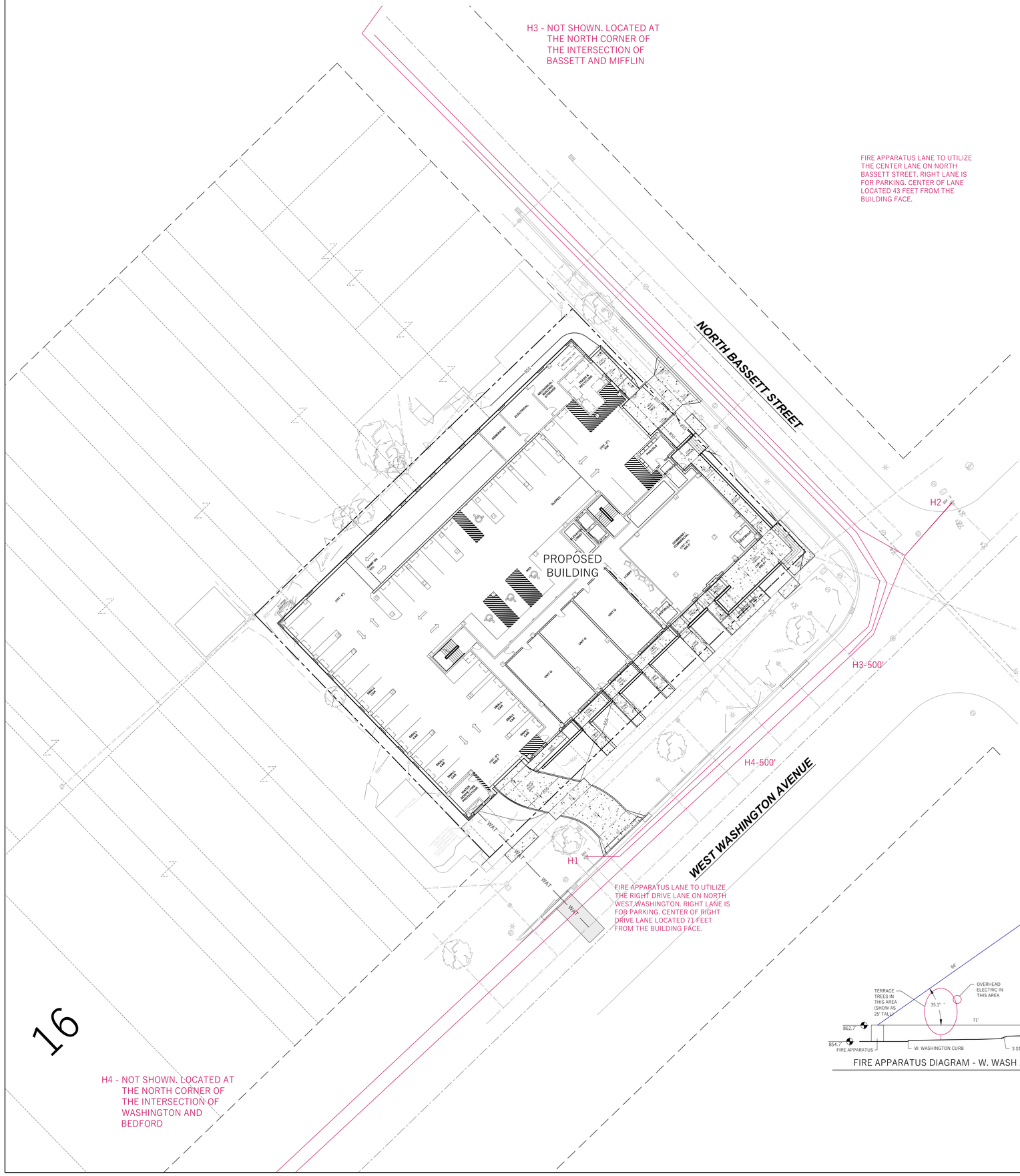
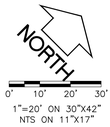




City of Madison Fire Department

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

Project Address: 500 W. WASHINGTON AVE.

Contact Name & Phone #: DOUG HURSH - 608.274.2741

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	[X] Yes	[ ] No	[ ] N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	[ ] Yes	[ ] No	[X] N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	[X] Yes	[ ] No	[ ] N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	[X] Yes	[ ] No	[ ] N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	[X] Yes	[ ] No	[ ] N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	[X] Yes	[ ] No	[ ] N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	[X] Yes	[ ] No	[ ] N/A
d) Is the grade of the fire lane not more than a slope of 8%?	[X] Yes	[ ] No	[ ] N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	[ ] Yes	[ ] No	[X] N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	[ ] Yes	[ ] No	[X] N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	[ ] Yes	[X] No	[ ] N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	[ ] Yes	[ ] No	[X] N/A
a) Is the gate a minimum of 20-feet clear opening?	[ ] Yes	[ ] No	[X] N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	[ ] Yes	[ ] No	[X] N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	[ ] Yes	[X] No	[ ] N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	[ ] Yes	[ ] No	[X] 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	[X] No	[ ] N/A
6. Is any part of the building greater than 30-feet above the grade plane?	[X] Yes	[ ] No	[ ] N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? REFER TO GRAPHIC (BETWEEN 43' AND 71')	[X] Yes	[ ] No	[ ] N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	[ ] Yes	[X] No	[ ] N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	[X] 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)	[X] Yes	[ ] No	[ ] N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	[X] Yes	[ ] No	[ ] N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	[ ] Yes	[X] No	[ ] N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	[X] 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?	[X] Yes	[ ] No	[ ] N/A
b) Is there at least 40' between a hydrant and the building?	[X] 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?	[X] 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	[X] 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?	[X] Yes	[ ] No	[ ] N/A

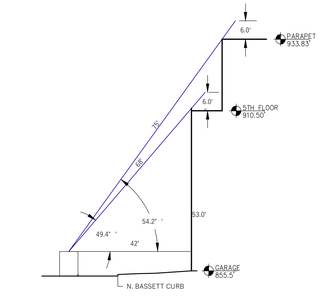
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

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.

Revised 1/21/2016

FIRE APPARATUS DIAGRAM - W. WASH AVE.



FIRE APPARATUS DIAGRAM - N. BASSETT ST.

Potter Lawson
Success by Design

WYSER ENGINEERING

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

500 West Washington Development
Keller Real Estate Group

502 West Washington Avenue
Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

SITE FIRE APPARATUS PLAN

C101

File: W:\2020\200688_PU - 500 W. Washington\dwg\20-0688_Civil Design.dwg Layout: Fire Plan (2) User: Admin Plotted: May 19, 2020 - 1:17pm

5/5/2020 9:54:54 AM

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NORTH

0' 5' 10' 15'

1"=10' ON 30"X42"
NTS ON 11"X17"

LEGEND (PROPOSED)

- SUBJECT PARCEL PROPERTY LINE
- NEW BUILDING (FOR REFERENCE)
- SAWCUT LIMITS
- FULL SECTION ASPHALT REMOVAL AREA
- CONCRETE REMOVAL AREA
- CURB AND GUTTER REMOVAL
- UTILITY REMOVAL
- TREE REMOVAL

PROPOSED BUILDING
FOR REFERENCE

ALL SURFICIAL AND SUBSURFACE FEATURES; PAVEMENT, UTILITIES, TREES, BUILDINGS, EXT, ON THE SITE TO BE REMOVED

REMOVE BUILDING IN ITS ENTIRETY AND ALL ASSOCIATED UTILITIES TO ALL APPLICABLE PERMITS AND CODES.

AGREEMENT FOR PARKING EASEMENTS PER DOCUMENT NO. 429209

NOTE: NOT ALL GRAVELED PARKING AREA INCLUDED IN DOCUMENT

RIGHT-OF-WAY PER DOCUMENT NO. 429209

8' WIDE COMMON DRIVEWAY PER DOCUMENT NO. 665109

7.5' WIDE COMMON DRIVEWAY PER DOCUMENT NO. 788257 & 788258

7' WIDE JOINT DRIVEWAY EASEMENT PER DOCUMENT NO. 421272

4' WIDE RIGHT-OF-WAY GRANT BENEFITING MADISON GAS AND ELECTRIC COMPANY PER DOCUMENT NO. 2180435

BUILDING ON LOT LINE

BM - 1

BM - 2

COORDINATE WITH MG&E TO LOWER OVERHEAD ELECTRIC TO UNDERGROUND FROM THIS POLE THROUGH THE DEVELOPMENT. THIS INCLUDES REMOVING EXISTING POLES IN FRONT OF THE DEVELOPMENT.

ROADWAY REPLACEMENT PER CITY OF MADISON PATCHING CRITERIA FOR A PAVEMENT RATING OF 5 AND CURB RATING OF 7.

CURB STOP LOCATION NOT FIELD LOCATED.

WARNING: EXISTING TREE TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. COORDINATE WITH THE CITY FORESTER.

PLUG AND ABANDON SANITARY SERVICE AT PROPERTY LINE. TYPICAL TO ALL EXISTING SERVICES. 6 KNOWN SERVICES ON WEST WASHINGTON AND 3 KNOWN SERVICES ON NORTH BASSET.

PLUG AND ABANDON WATER SERVICE AT CURB STOP. TYPICAL TO ALL EXISTING SERVICES. 7 KNOWN SERVICES (6 ACTIVE) ON WEST WASHINGTON AND 3 KNOWN SERVICES ON NORTH BASSET.

WEST WASHINGTON AVENUE

NORTH BASSET STREET

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MARCH 23, 2020. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
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6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS, ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 2.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 2.4. NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
4. CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENCROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
7. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
9. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
13. RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
14. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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Success by Design

WYSER ENGINEERING

Notes:

PRELIMINARY
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Keller Real Estate Group

502 West Washington Avenue
Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

DEMOLITION PLAN

C102

File: W:\2020\200688_PLI - 500 W. Washington\dwg\20-0688_Civil Design_Demo.dwg Layout: Demo Plan User: Admin Plotted: May 19, 2020 - 1:21pm

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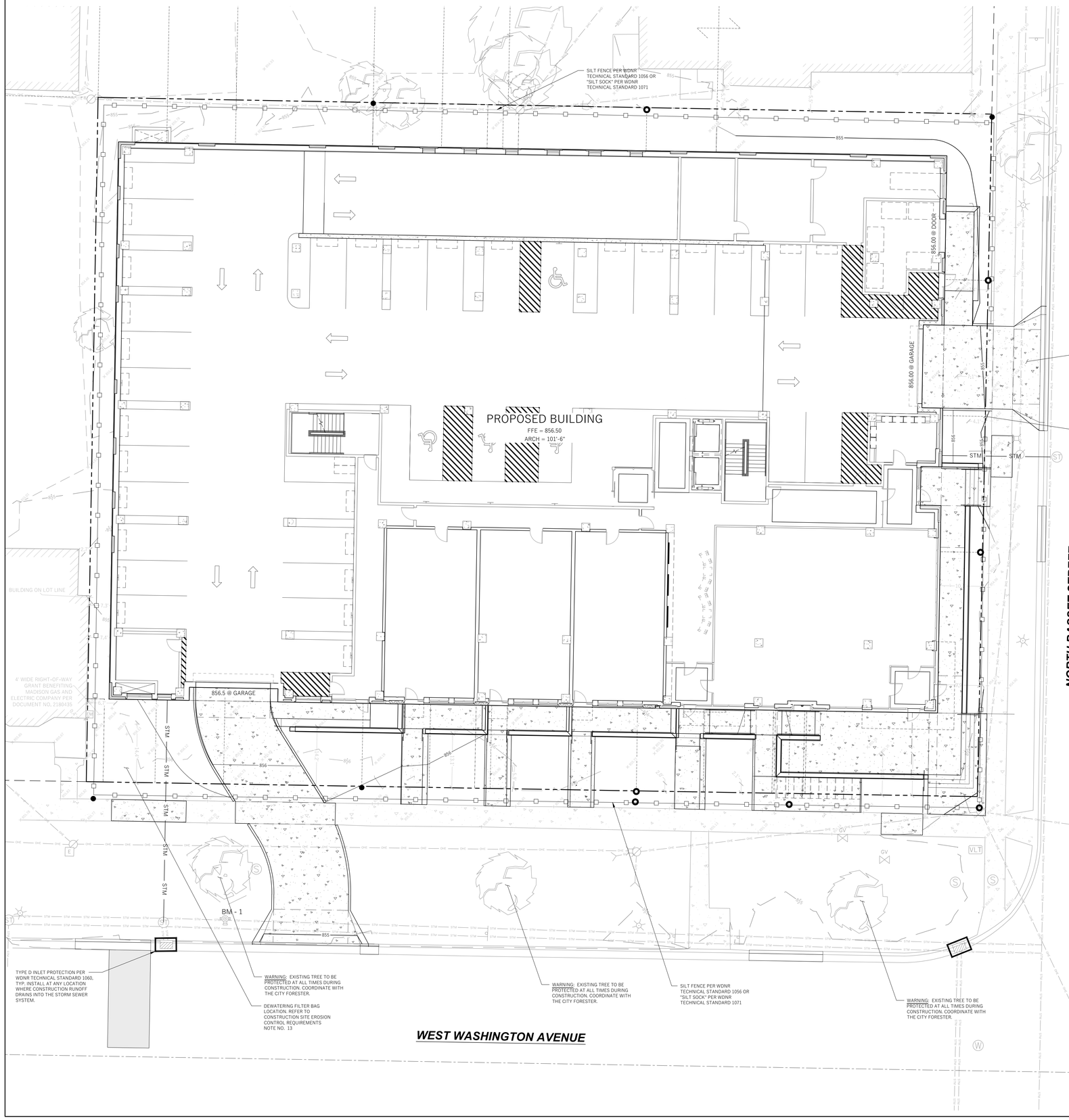
THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.



NORTH

0' 5' 10' 15'

1"=10' ON 30"X42"
NTS ON 11"X17"

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 855 PROPOSED MAJOR CONTOUR
- 854 PROPOSED MINOR CONTOUR
- STM PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MARCH 23, 2020. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / CITY OF MADISON / WDNR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TO HAVE A PRECONSTRUCTION MEETING A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
14. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/
29. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: https://www3.epa.gov/npdes/pubs/concretewashout.pdf. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
6. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
   a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
   b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.

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WYSER ENGINEERING

Notes:

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500 West Washington Development
Keller Real Estate Group

502 West Washington Avenue
Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS
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GRADING & EROSION CONTROL PLAN

C200

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NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

NORTH

0' 5' 10' 15'
1"=10' ON 30"X42"
NTS ON 11"X17"

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 855 PROPOSED MAJOR CONTOUR
- 854 PROPOSED MINOR CONTOUR
- STM PROPOSED STORM SEWER
- 855.25 EP SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% DRAINAGE ARROW

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2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
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PROPOSED BUILDING
FFE = 856.50
ARCH = 101'-6"

856.00 @ GARAGE

856.5 @ GARAGE

BUILDING ON LOT LINE

4' WIDE RIGHT-OF-WAY GRANT BENEFITING MADISON GAS AND ELECTRIC COMPANY PER DOCUMENT NO. 2180435

BM - 1

BM - 2

3 EQUAL STEPS.
TOP STEP = 856.26
BOTTOM STEP = 854.97

3 EQUAL STEPS.
TOP STEP = 856.27
BOTTOM STEP = 855.06

ONE STEP
TOP STEP = 856.39
BOTTOM STEP = 855.81

ONE STEP
TOP STEP = 856.39
BOTTOM STEP = 855.81

ONE STEP
TOP STEP = 856.39
BOTTOM STEP = 855.81

WARNING: EXISTING TREE TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. COORDINATE WITH THE CITY FORESTER.

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NORTH BASSET STREET

WEST WASHINGTON AVENUE

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WYSER ENGINEERING

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2019.25.00

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DETAIL GRADING PLAN

C201

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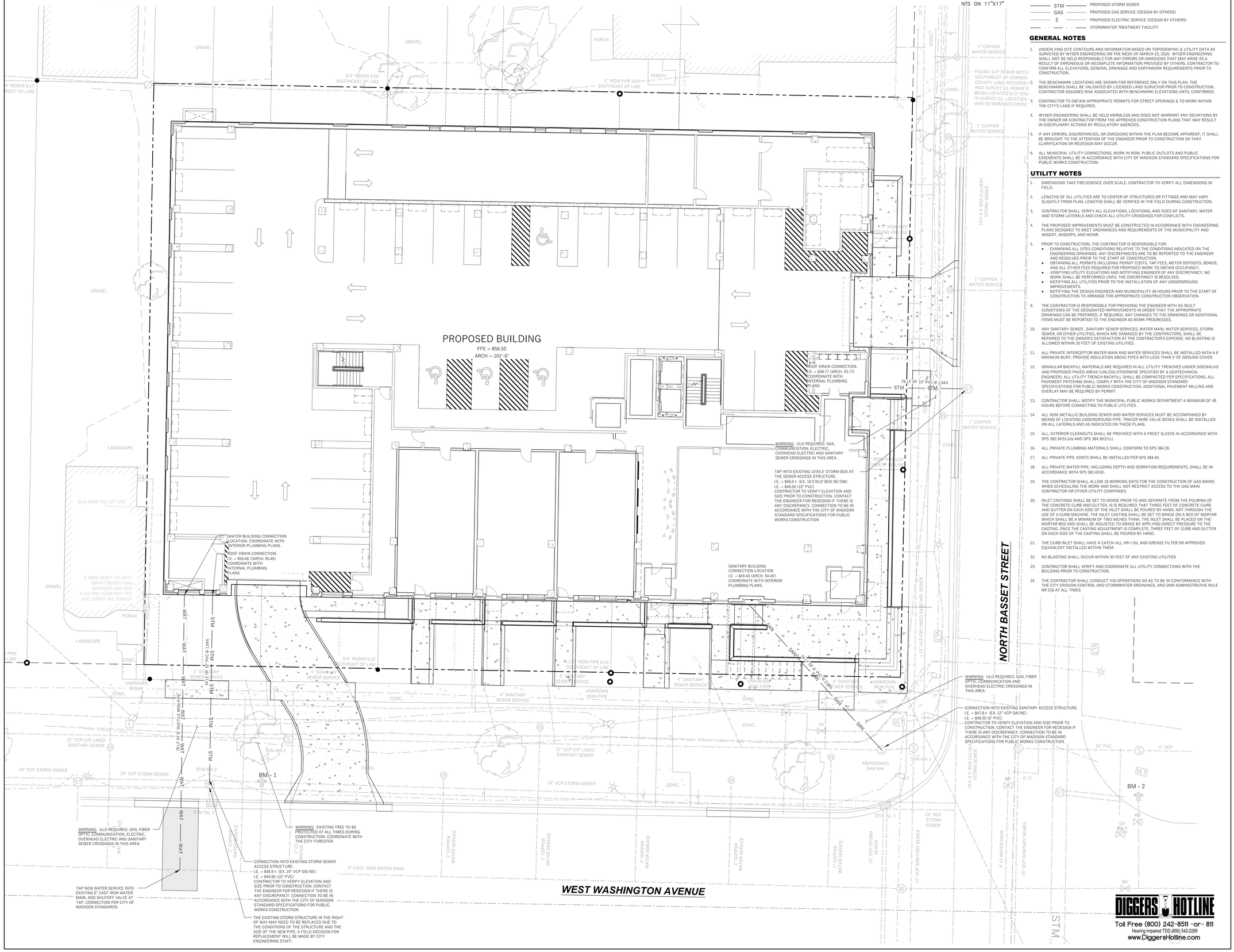

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WAT — PROPOSED WATER MAIN
- SAN — PROPOSED SANITARY SEWER
- STM — PROPOSED STORM SEWER
- GAS — PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E — PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- STORMWATER TREATMENT FACILITY

GENERAL NOTES

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UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDSPS, AND WDNR;
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
10. ANY SANITARY SEWER , SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6' MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
15. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)b AND SPS 384.30(2)(c).
16. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
17. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
18. ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
19. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
20. INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IS IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THINK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
21. THE CURB INLET SHALL HAVE A CATCH-ALL HR-I OIL AND GREASE FILTER OR APPROVED EQUIVALENT INSTALLED WITHIN THEM.
22. NO BLASTING SHALL OCCUR WITHIN 30 FEET OF ANY EXISTING UTILITIES
23. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
24. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

Potter Lawson

Success by Design

WYSER ENGINEERING

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

500 West Washington Development
Keller Real Estate Group

502 West Washington Avenue
Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

UTILITY PLAN

C300

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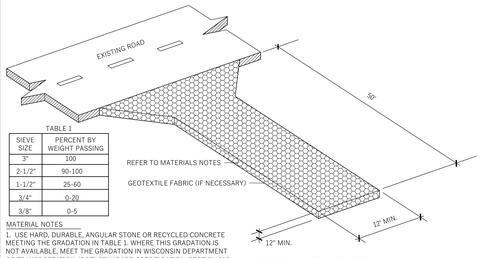


TABLE 1

SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

MATERIAL NOTES

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1, WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATION, SECTION 312 SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIRT, DEBRIS, STEEL, VEGETABLE MATTER, AND OTHER DELETERIOUS MATERIAL. PLACE THE AGGREGATE IN A LAYER AT LEAST 12 INCHES THICK.

2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.

2. INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXITING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.

3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.

4. DIVERT SURFACE FLOWS AWAY FROM TRACKING PADS OR CONVEY FLOW UNDER AND/OR AROUND USING CULVERTS AND SWALES. DIRECT RUNOFF FROM TRACKING PADS TO SEDIMENT CONTROL PRACTICES.

5. DO NOT COMPACT AGGREGATE PRIOR TO USE. COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.

6. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.

2. MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.

3. A MINIMUM 30-FEET WIDE BY 50-FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.

4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

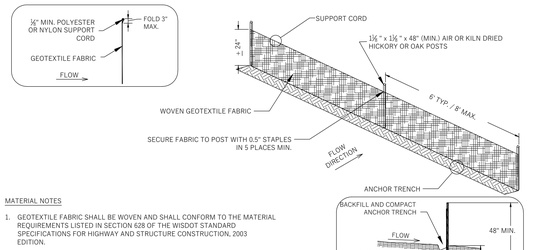
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.

6. REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.

7. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

8. REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

CONSTRUCTION ENTRANCE (STONE TRACKING PAD)



MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.

2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.

3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.

4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.

5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

INSPECTION & MAINTENANCE NOTES

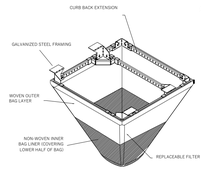
1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.

2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN ½ OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.

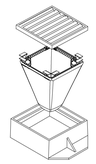
3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

SILT FENCE

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



(HB) HYBRID FILTER BAG SPECIFICATIONS:



CATCH-IT INLET FILTER (Temporary Inlet Protection)

Nreenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft³)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCB2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3618HB
R-2501	Round (RD)	~26	~24	2.3	0.8	5.2	62MRD26HB
R-1772-D560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB

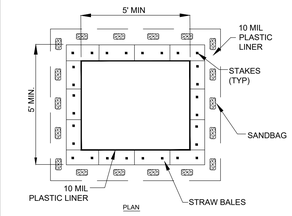
Installation Instructions:
1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
4. Replace the grate and confirm it is not elevated more than 1/8"

Maintenance Guidelines:
1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial vacuum can be used to collect sediment from filter bag

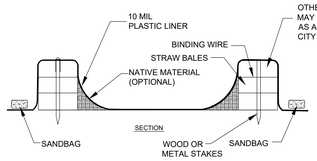
FLEXSTORM CATCH IT

SIZE	DRAWN BY	DATE
C		3PP Flexstorm HD Specification

SCALE: | SHEET 1 OF 1



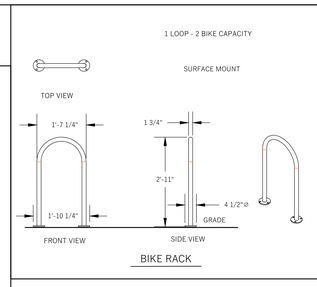
PLAN



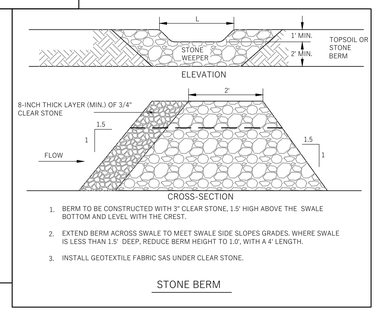
WASHOUT NOTES

1. ALTERNATIVE CONCRETE WASHOUTS ALLOWABLE AS APPROVED BY ENGINEER, INCLUDING DISPOSABLE WASHOUTS, ETC.
2. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
3. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
4. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

CONCRETE WASHOUT

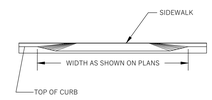


BIKE RACK

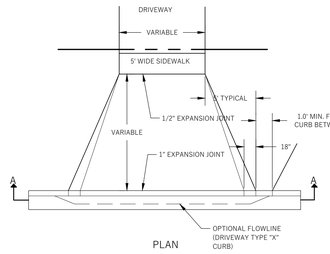


1. BERM TO BE CONSTRUCTED WITH 3" CLEAR STONE, 1.5' HIGH ABOVE THE SWALE BOTTOM AND LEVEL WITH THE CREST.
2. EXTEND BERM ACROSS SWALE TO MEET SWALE SIDE SLOPES GRADES. WHERE SWALE IS LESS THAN 1.5' DEEP, REDUCE BERM HEIGHT TO 1.0', WITH A 4' LENGTH.
3. INSTALL GEOTEXTILE FABRIC SAS UNDER CLEAR STONE.

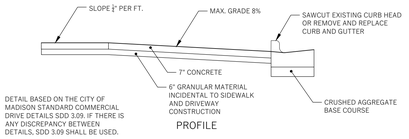
STONE BERM



SECTION A-A



PLAN

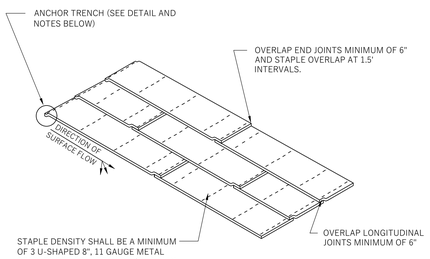


DETAIL BASED ON THE CITY OF MADISON STANDARD COMMERCIAL DRIVE DETAILS SDD 3.09. IF THERE IS ANY DISCREPANCY BETWEEN DETAILS, SDD 3.09 SHALL BE USED.

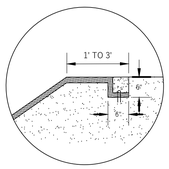
PROFILE

COMMERCIAL ENTRANCE

EROSION CONTROL BLANKET(SEEDED AREAS) ON SIDE SLOPES OF 3:1 OR GREATER AND STORM WATER BASINS BIO-DEGRADABLE, DOUBLE NETTED, LIGHT DUTY(HEAVY DUTY IN DRAINAGE SWALES) (WisDOT CLASS 1 TYPE B)



ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH



EROSION CONTROL BLANKET INSTALLATION

Potter Lawson

Success by Design

WYSER ENGINEERING

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

500 West Washington Development
Keller Real Estate Group

502 West Washington Avenue
Madison, WI

2019.25.00

05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

DETAILS

C400

PLANT SCHEDULE SITE PLANTING PLAN

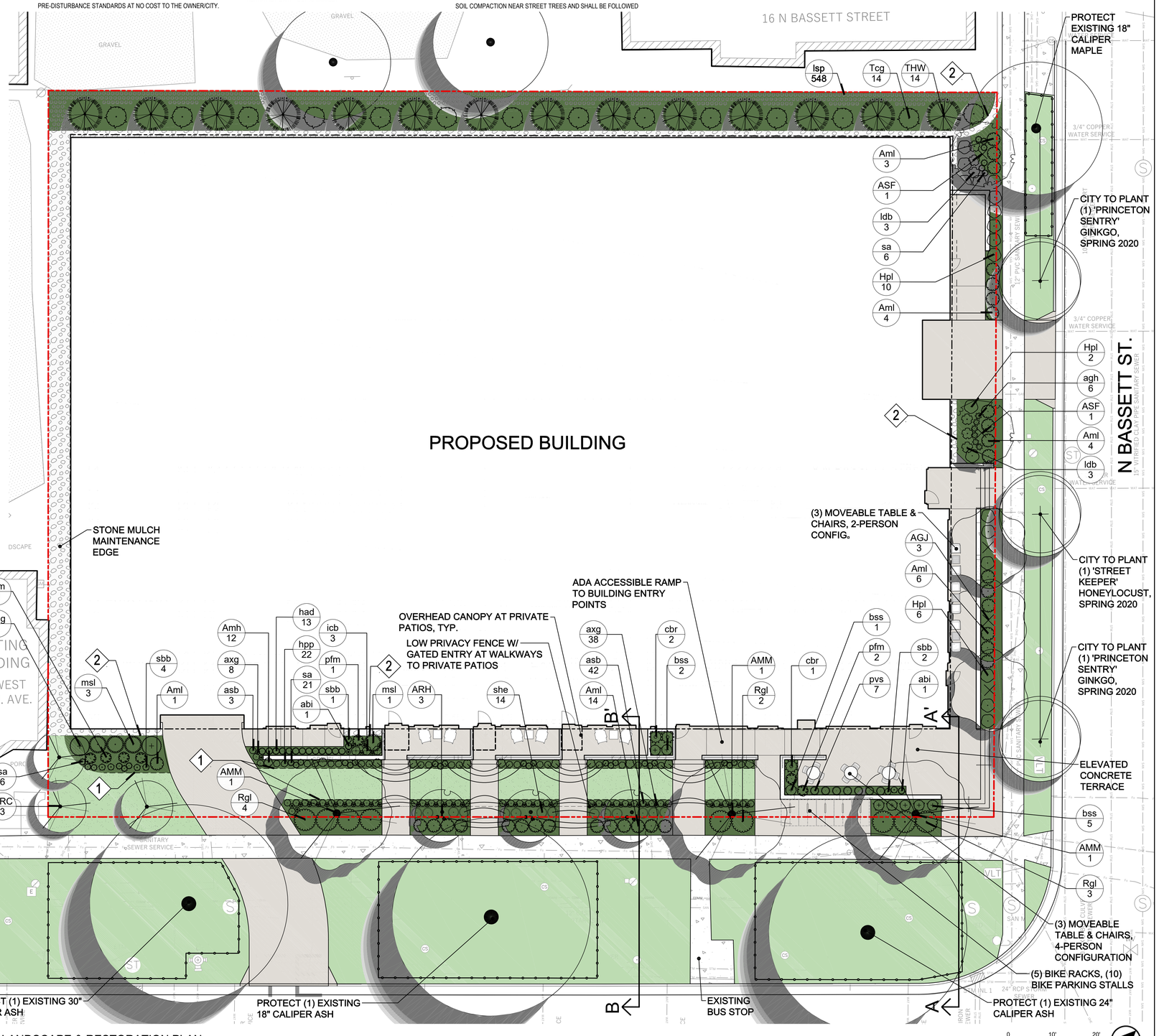
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	THW	Thuja occidentalis 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae	B & B		6' HT (MIN.)	14
ORNAMENTAL TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**HEIGHT**	**QTY**
	ARH	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Serviceberry	B & B	UPRIGHT MULTI-STEM	6' HT (MIN.)	3
SHADE TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**HEIGHT**	**QTY**
	AMM	Acer miyabei 'Morton' TM / State Street Miyabei Maple	B & B	2"Cal	6' HT (MIN.)	3
	AGJ	Aesculus glabra 'J.N. Select' / Sunset Buckeye	B & B	2"Cal		3
	ASF	Amelanchier laevis 'Spring Flurry' / Spring Flurry Serviceberry	B & B	2"Cal		2
	QRC	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	B & B	2" Cal		3
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**NOTES**	**QTY**
	Aml	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	2 gal	18" SPR. (MIN.)		32
	Amh	Aronia melanocarpa Low Scape Mound / Low Scape Mound Chokeberry	3 gal	CONT.	18" HT. (MIN.)	12
	Hpl	Hydrangea paniculata 'Little Lamb' / Little Lamb Hydrangea	3 gal	18" HT. (MIN.)		18
	Rgl	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	18" HT (MIN.)		9
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**NOTES**	**QTY**
	Pgg	Picea pungens 'Glauca Globosa' / Globe Blue Colorado Spruce	B & B	18" HT. (MIN.)		2
	Tcg	Tsuga canadensis 'Gracilis' / Gracilis Hemlock	3 gal			14
HERBACEOUS PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**NOTES**	**QTY**
	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	QUART			45
	axg	Allium x 'Globemaster' / 'Globemaster' Giant Allium	bulb			46
	abi	Amsonia tabernaemontana 'Blue Ice' / Blue Ice Blue Star	1 gal			2
	agh	Athyrium x 'Ghost' / Ghost Fern	4" pot	CONT.		6
	bss	Baptisia x 'Sparkling Sapphires' TM / Decadence Blue Wild Indigo	1 gal	CONT.		8
	had	Heuchera americana 'Dale`s Strain' / Dale`s Strain Prairie Alum Root	4"pot	CONT.		13
	hpp	Heuchera x 'Palace Purple' / Palace Purple Coral Bells	4" pot	CONT.		22
	icb	Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris	QUART			3
	idb	Ligularia dentata 'Britt Marie Crawford' / Britt Marie Crawford Ligularia	1 gal	CONT.		6
	lsp	Liriope spicata / Creeping Lily Turf	4"pot	CONT.		548
	pfm	Paeonia x 'Festiva Maxima' / Festiva Maxima Double Peony	2 gal	CONT.	24" HT. (MIN.)	7
	sbb	Stachys byzantina 'Big Ears' / Lamb's Ear	QUART			7
ORNAMENTAL GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**NOTES**	**QTY**
	cbr	Calamagrostis brachytricha / Fall Blooming Feather Reed Grass	1 gal	CONT.		3
	msl	Miscanthus sinensis 'Morning Light' / Morning Light Maidenhair Grass	1 gal			4
	pvs	Panicum virgatum 'Shenendoah' / Shenendoah Switch Grass	1 gal			7
	sa	Sesleria autumnalis / Autumn Moor Grass	QUART			33
	she	Sporobolus heterolepis / Prairie Dropseed	1 gal	CONT.		14

NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
4. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
5. ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER/CITY.
6. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
7. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
8. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
9. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (608-266-4816) PRIOR TO EXCAVATION. CITY OF MADISON PERSONNEL SHALL ASSESS THE IMPACT OF THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING.
10. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY (608-266-4816).
11. SECTION 107.13(g) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SOILS OR DUMPING OF POISONOUS MATERIALS ON AROUND TREES AND ROOTS WITHIN 5 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
12. STREET TREE PRUNING, IF NECESSARY, SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
13. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TERRACE AND EXTEND AT LEAST 5-FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

LEGEND

- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE
- PLANTING BED
- SODDED LAWN
- SEEDED LAWN
- STONE MULCH
- (1) SHOVEL-CUT EDGE
- (2) METAL EDGE
- CONCRETE PAVEMENT
- C.I.P. CONCRETE RETAINING WALL
- PROPERTY LINE



1 SITE LANDSCAPE & RESTORATION PLAN
SCALE: 1" = 10'-0"

0 10' 20'
1" = 10'-0"

© Potter Lawson Architects

City of Madison Landscape Worksheet

901 East Main Street
May 20, 2020

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	8,951	n/a	30	149
			Landscape Points Required	149

Development Frontage - W Washington Avenue	LF	Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.)		Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	199	7		33

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	6	0	210
Ornamental Tree	15	3	0	45
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	28	0	56
Shrub, evergreen	3	5	0	15
Ornamental Grass	2	28	0	56
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	74	0	297
			Development Frontage Points Total	382

Development Frontage - N Bassett Street	LF	Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.)		Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	135	5		23

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	5	0	175
Ornamental Tree	15	0	0	0
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	31	0	62
Shrub, evergreen	3	0	0	0
Ornamental Grass	2	0	0	0
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
			Development Frontage Points Total	237

Interior Parking Lots	N/A
Total Parking Lot Area	n/a

General Site, Foundation, Screening

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	0	0
Ornamental Tree	15	0	0	0
Evergreen Tree	15	14	0	210
Shrub, deciduous	2	16	0	32
Shrub, evergreen	3	14	0	42
Ornamental Grass	2	22	0	44
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
			General Site Plantings Total	326
			TOTAL LANDSCAPE POINTS	710

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Notes:

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Abbie Mollen
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
5/20/2020

PRELIMINARY
NOT FOR CONSTRUCTION

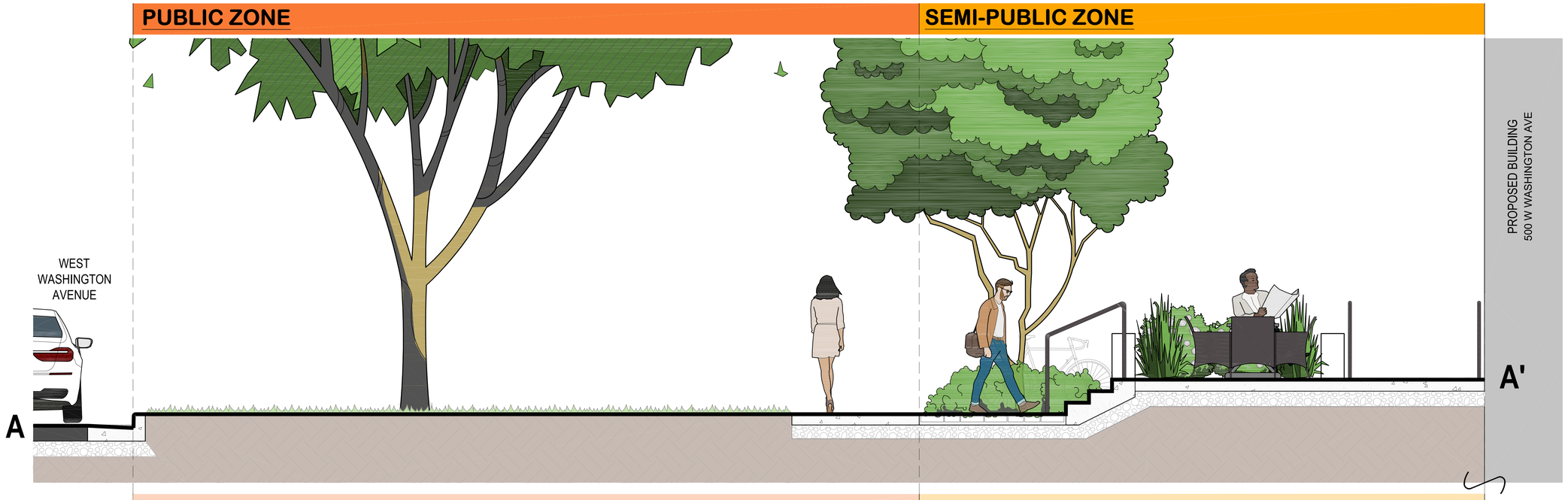
500 West Washington Development
Keller Real Estate Group

502 West Washington Avenue
Madison, WI

ISSUANCE/REVISIONS
05/11/20 MADISON LAND USE APPLICATION

SITE LANDSCAPE & RESTORATION PLAN

L100



1. Wide terrace along West Washington Avenue to be preserved at existing width.
2. (4) Existing Ash trees in terrace framing views to State Capitol Building will be protected throughout the duration of the project.
3. New trees to be planted will be coordinated with Madison city forester, Brad Hoffman.

1. This zone is activated through the use of native plantings, changes in pavement type, steps, elevated terrace with outdoor seating, and an ADA accessible ramp to leading to building entry points.
2. Sustainable planting design between elevated terrace and public sidewalk.
3. Additional pavement adjacent to public sidewalk provides a wider walking surface for improved traffic flow adjacent to commercial tenant space.
4. Design elements will be complementary of overall building design and create a pedestrian friendly rhythm.

1 WEST WASHINGTON STREETSCAPE; SECTION A-A'
SCALE: 1/2" = 1'-0"

0 1' 2' 4'
1/2" = 1'-0"

1. Wide terrace along West Washington Avenue to be preserved at existing width.
2. (4) Existing Ash trees in terrace framing views to State Capitol Building will be protected throughout the duration of the project.
3. New trees to be planted will be coordinated with Madison city forester, Brad Hoffman.

1. Sustainable planting design
2. Low privacy fence and gated entry denote public/private transition.
3. Walkways connect building entrance to public sidewalk

1. Sustainable vegetative cover
2. Zone is activated through the use of patios, stairs, railings, and landscape elements.
3. Porch roofs and elevated patios help emphasize lot rhythm.

2 WEST WASHINGTON STREETSCAPE; SECTION B-B'
SCALE: 1/2" = 1'-0"

0 1' 2' 4'
1/2" = 1'-0"

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Notes:

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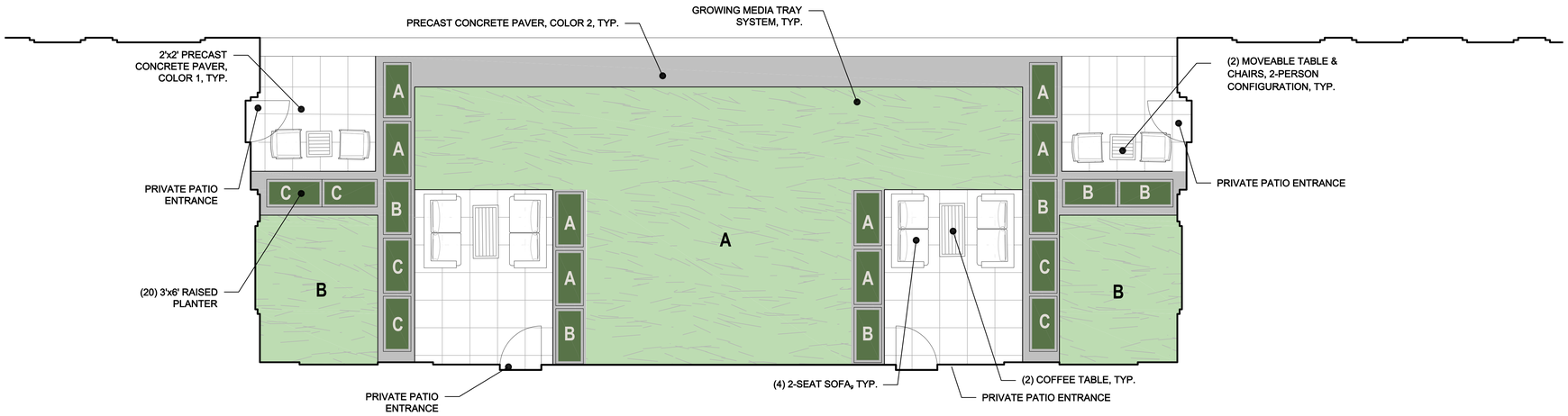
05/11/20 MADISON LAND USE APPLICATION

W WASHINGTON STREETSCAPE SECTIONS

L101



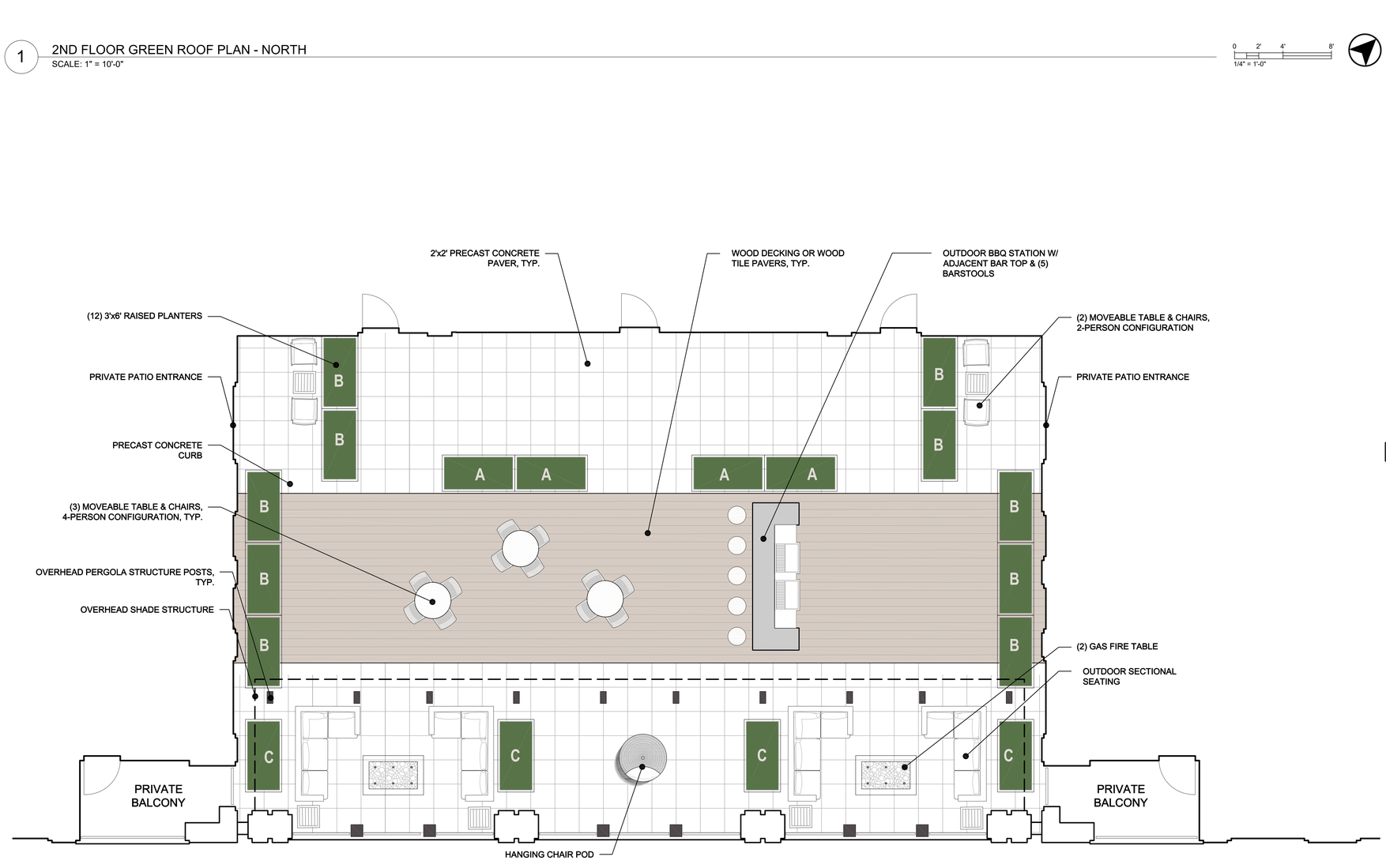
1 2ND FLOOR GREEN ROOF PLAN - NORTH
SCALE: 1" = 10'-0"

0 2' 4' 8'
1/4" = 1'-0"

LEGEND

- SEDUM CARPET
- 3'x6' RAISED PLANTER
- METAL LANDSCAPE EDGING
- 2'x2' PRECAST CONCRETE PAVERS, COLOR 1
- 2'x2' PRECAST CONCRETE PAVERS, COLOR 2
- MOVEABLE FURNITURE

NOTE: SEE SHEET L300 FOR RAISED PLANTER PLANTING DESIGNS (A,A2,B,B2,C,C2) AND SEDUM TYPE COMPOSITIONS (A,B,C).



2 2ND FLOOR GREEN ROOF PLAN - SOUTH
SCALE: 1" = 10'-0"

0 2' 4' 8'
1/4" = 1'-0"

LEGEND

- SEDUM CARPET
- 3'x6' RAISED PLANTER
- METAL LANDSCAPE EDGING
- WOOD DECKING OR WOOD TILE PAVERS
- 2'x2' PRECAST CONCRETE PAVERS
- MOVEABLE FURNITURE
- BBQ STATION
- HANGING POD
- FIRE TABLE

NOTE: SEE SHEET L300 FOR RAISED PLANTER PLANTING DESIGNS (A,A2,B,B2,C,C2) AND SEDUM TYPE COMPOSITIONS (A,B,C).

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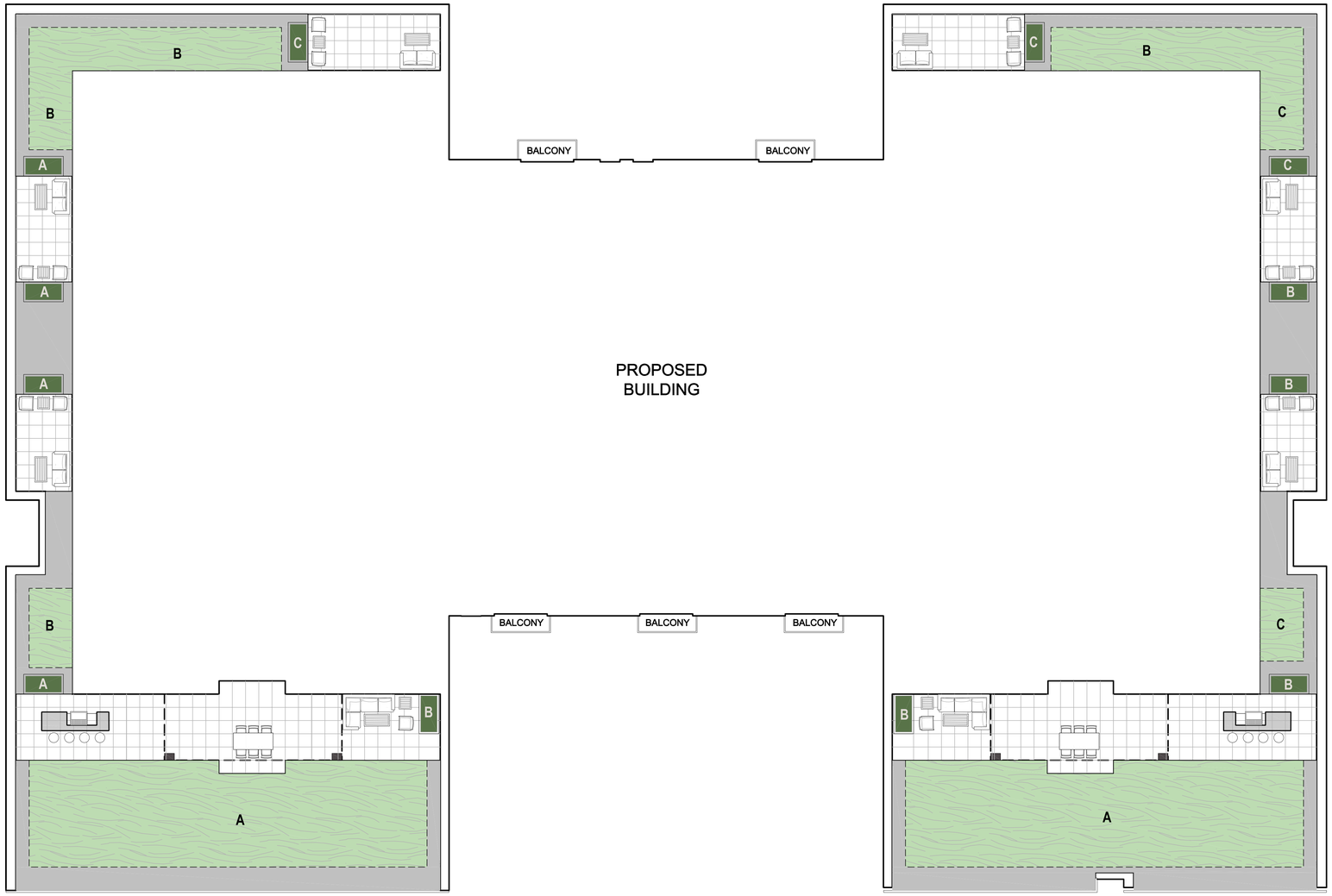
2ND FLOOR GREEN ROOFS PLANS

L200



1 5TH FLOOR GREEN ROOF PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
1/8" = 1'-0"

EXTENSIVE GREEN ROOF, **TYPE A**:
SUBJECT TO AVAILABILITY, THIS AREA WILL BE COMPOSED OF THE FOLLOWING SEDUM SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL.
- SEDUM SPURIUS 'FULDAGLUT'
- SEDUM SPURIUS 'JOHN CREECH'
- SEDUM SPURIUS 'RED CARPET'
- SEDUM KAMTSCAHTICUM 'VARIEGATUM'
- SEDUM KAMTSCAHTICUM
- SEDUM KAMT. VAR. FLORIFERUM 'WEIHENSTEPHANER GOLD'
- SEDUM TAKESIMENSIS 'GOLDEN CARPET'
- SEDUM IMMERGRUNCHEN
- SEDUM SUBSP. RUPESTRE 'ANGELINA'
- SEDUM SUBSP. RUPESTRE 'BLUE SPRUCE'
- SEDUM ACRE 'AUREUM'
- SEDUM ACRE 'GOLDMOSS
- SEDUM ALBUM 'CORAL CARPET'
- SEDUM ALBUM 'MURALE'
- SEDUM HISPANICUM
- SEDUM SEXANGULARE
- SEDUM STEFCO

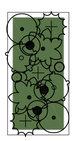
IN ADDITION TO SEDUM SPECIES, THE FOLLOWING ACCENT PERENNIAL PLUG MATERIAL MAY BE INCLUDED IN THIS AREA:
- ALLIUM SCHOENOPRASUM
- GEUM TRIFLORUM
- HEUCHERA RICHARDSONII
- PENSTEMON 'DAKOTA BURGUNDY'

EXTENSIVE GREEN ROOF, **TYPE B**:
SUBJECT TO AVAILABILITY, THIS AREA WILL BE COMPOSED OF THE FOLLOWING SEDUM SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL.
- SEDUM SPURIUS 'FULDAGLUT'
- SEDUM SPURIUS 'JOHN CREECH'
- SEDUM SPURIUS 'RED CARPET'
- SEDUM KAMTSCAHTICUM 'VARIEGATUM'
- SEDUM KAMTSCAHTICUM
- SEDUM KAMT. VAR. FLORIFERUM 'WEIHENSTEPHANER GOLD'
- SEDUM TAKESIMENSIS 'GOLDEN CARPET'
- SEDUM IMMERGRUNCHEN
- SEDUM SUBSP. RUPESTRE 'ANGELINA'
- SEDUM SUBSP. RUPESTRE 'BLUE SPRUCE'
- SEDUM ACRE 'AUREUM'
- SEDUM ACRE 'GOLDMOSS
- SEDUM ALBUM 'CORAL CARPET'
- SEDUM ALBUM 'MURALE'
- SEDUM HISPANICUM
- SEDUM SEXANGULARE
- SEDUM STEFCO

IN ADDITION TO SEDUM SPECIES, THE FOLLOWING ACCENT PERENNIAL PLUG MATERIAL MAY BE INCLUDED IN THIS AREA:
- ALLIUM SCHOENOPRASUM
- HEUCHERA RICHARDSONII
- CAMPANULA ROTUNDIFOLIA
- COREOPSIS PALMATA

EXTENSIVE GREEN ROOF, **TYPE C**:
SUBJECT TO AVAILABILITY, THIS AREA WILL BE COMPOSED OF THE FOLLOWING PERENNIAL PLUG MATERIAL:
- VINCA MINOR
- ASARUM CANADENSE
- HEUCHERA RICHARDSONII
- PHLOX DIVARICATA

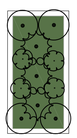
A



PLANT SCHEDULE A

HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	QTY
	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	2
	axg	Allium x 'Globemaster' / 'Globemaster' Giant Allium	3
	pdd	Penstemon digitalis 'Dark Towers' / Beard-tongue	2
	szz	Sedum x 'Dazzleberry' / Dazzleberry Stonecrop	2
	sbb	Stachys byzantina 'Big Ears' / Lamb's Ear	2
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	QTY
	stb	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem	3

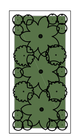
B



PLANT SCHEDULE B

HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	QTY
	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	4
	ane	Anemone sylvestris / Snowdrop Anemone	4
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	QTY
	sa	Sesleria autumnalis / Autumn Moor Grass	3

C



PLANT SCHEDULE C

HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	QTY
	hkr	Hosta x 'Krossa Regal' / Krossa Regal Hosta	3
	phi	Penstemon hirsutus / Hairy Beardtongue	4
	vma	Vinca minor 'Alba' / White Dwarf Periwinkle	14

2 SEDUM COMPOSITION AND RAISED PLANTER PLANTING DESIGN

LEGEND

- SEDUM CARPET
- 3'x6' RAISED PLANTER
- METAL LANDSCAPE EDGING
- 2'x2' PRECAST CONCRETE PAVERS, COLOR 1
- 2'x2' PRECAST CONCRETE PAVERS, COLOR 2
- MOVEABLE FURNITURE
- OUTDOOR DINING TABLE
- BBQ STATION

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Notes:

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Keller Real Estate Group

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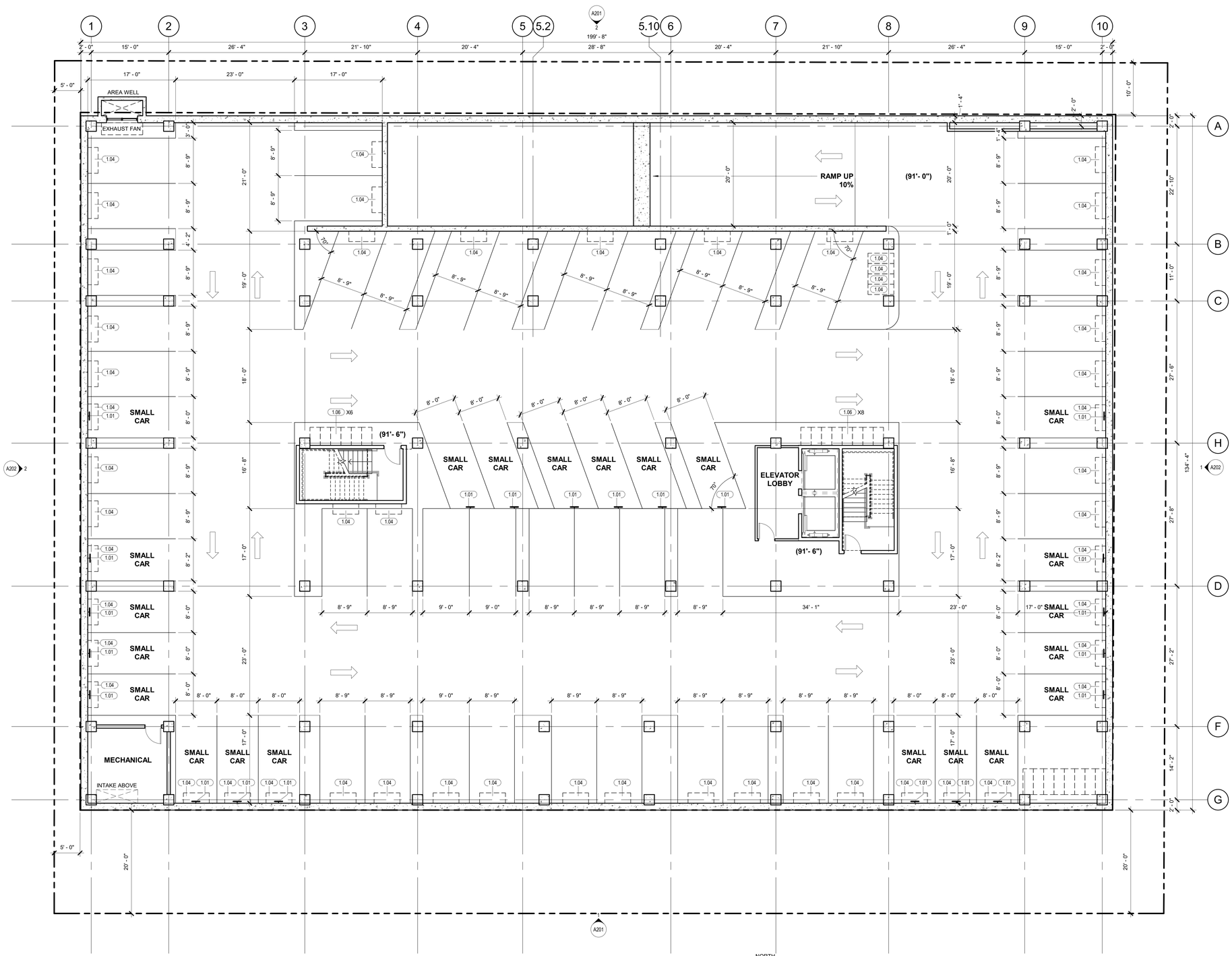
ISSUANCE/REVISIONS
05/11/20 MADISON LAND USE APPLICATION

5TH FLOOR GREEN ROOF PLAN

L300



1 A101 PARKING LEVEL PLAN
1/8" = 1'-0"

NORTH

DEVELOPMENT SUMMARY

UNITS	
STUDIO	21
ONE BEDROOM	62
TWO BEDROOM	20
TOTAL	103
PARKING	
REGULAR STALLS	66
SMALL STALLS	29
ADA STALLS	3
VAN ADA STALL	1
TOTAL STALLS	99
BIKES	
RESIDENT BIKES	103
VISITOR BIKES	10

Keynotes	
Key Value	Keynote Text
1.01	SMALL CAR SIGNAGE.
1.04	WALL MOUNTED HORIZ. BIKE STALL
1.06	WALL MOUNTED VERT. BIKE STALL

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Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

PARKING LEVEL

A101

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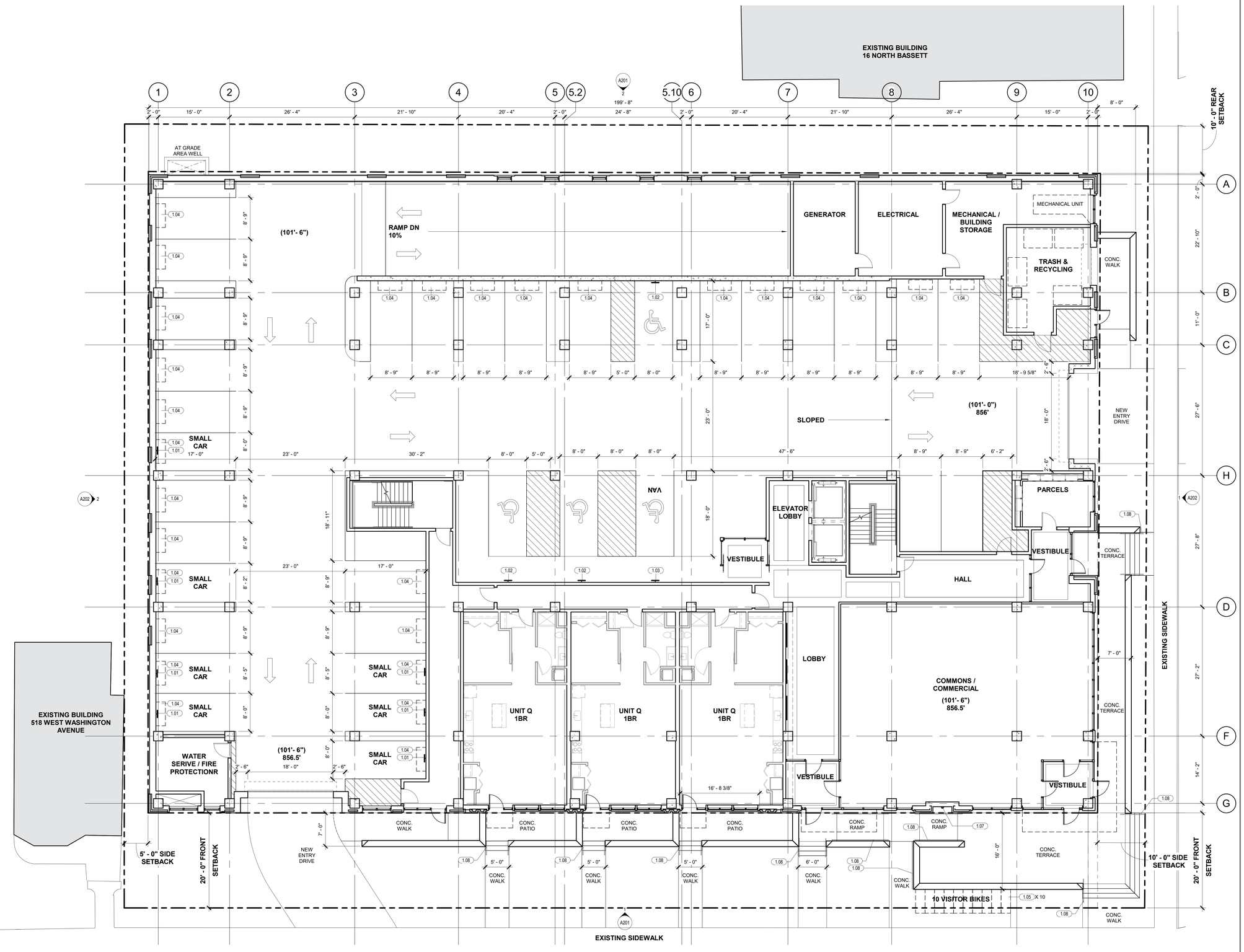

1 A102 FIRST FLOOR PLAN
1/8" = 1'-0"

NORTH

DEVELOPMENT SUMMARY

UNITS	
STUDIO	21
ONE BEDROOM	62
TWO BEDROOM	20
TOTAL	103
PARKING	
REGULAR STALLS	66
SMALL STALLS	29
ADA STALLS	3
VAN ADA STALL	1
TOTAL STALLS	99
BIKES	
RESIDENT BIKES	103
VISITOR BIKES	10

Keynotes	
Key Value	Keynote Text
1.01	SMALL CAR SIGNAGE.
1.02	ADA PARKING SIGNAGE.
1.03	ADA VAN PARKING SIGNAGE.
1.04	WALL MOUNTED HORIZ. BIKE STALL
1.05	FLOOR MOUNTED HORIZ. BIKE STALL
1.07	FIRE DEPARTMENT CONNECTION.
1.08	STAINLESS STEEL HANDRAIL.

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2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

FIRST FLOOR PLAN

A102

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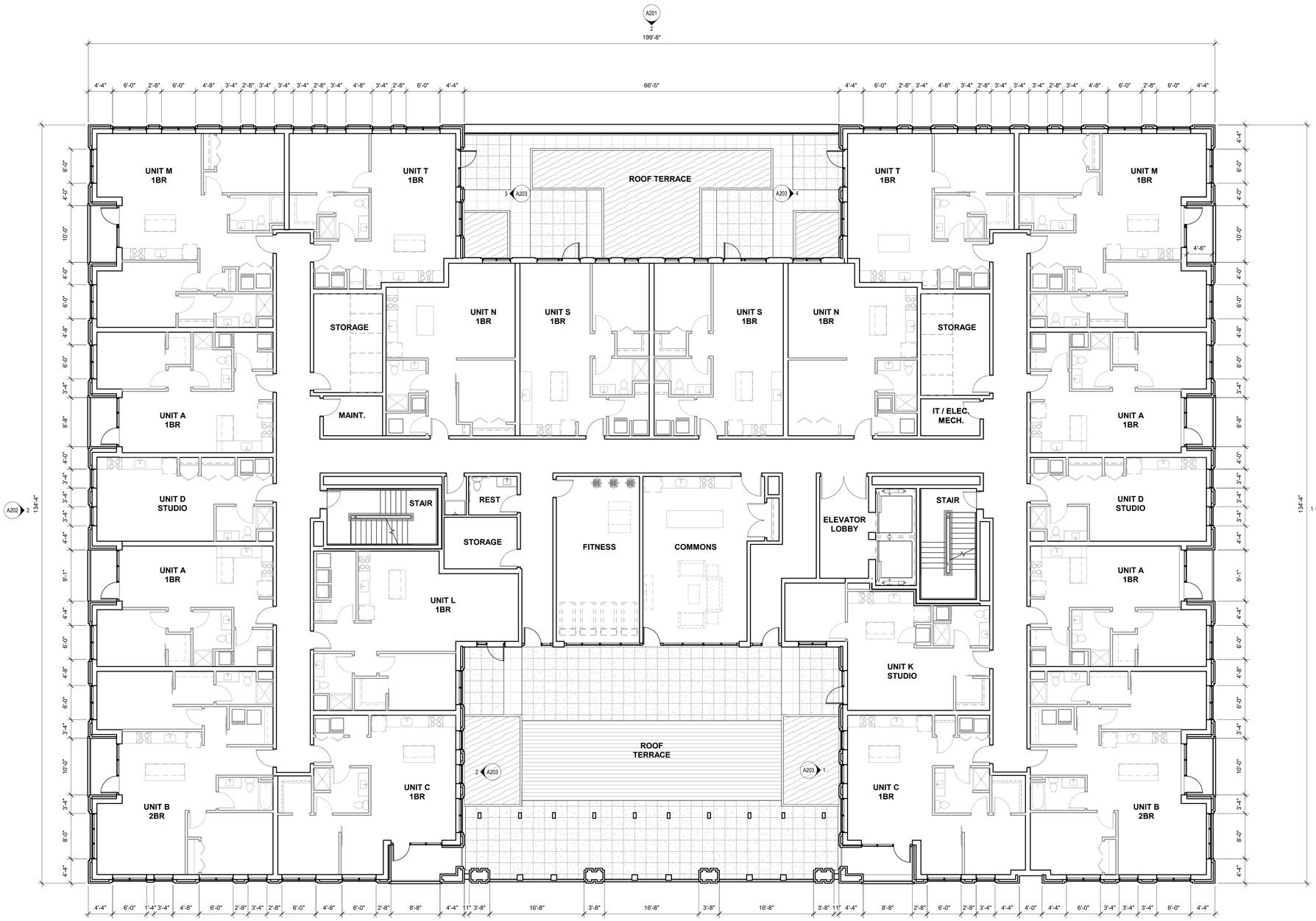

1 A103 SECOND FLOOR PLAN
1/8" = 1'-0"

NORTH

SECOND FLOOR SUMMARY

UNITS	20

PRELIMINARY
NOT FOR CONSTRUCTION

500 West Washington
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502 West Washington Avenue
Madison, WI

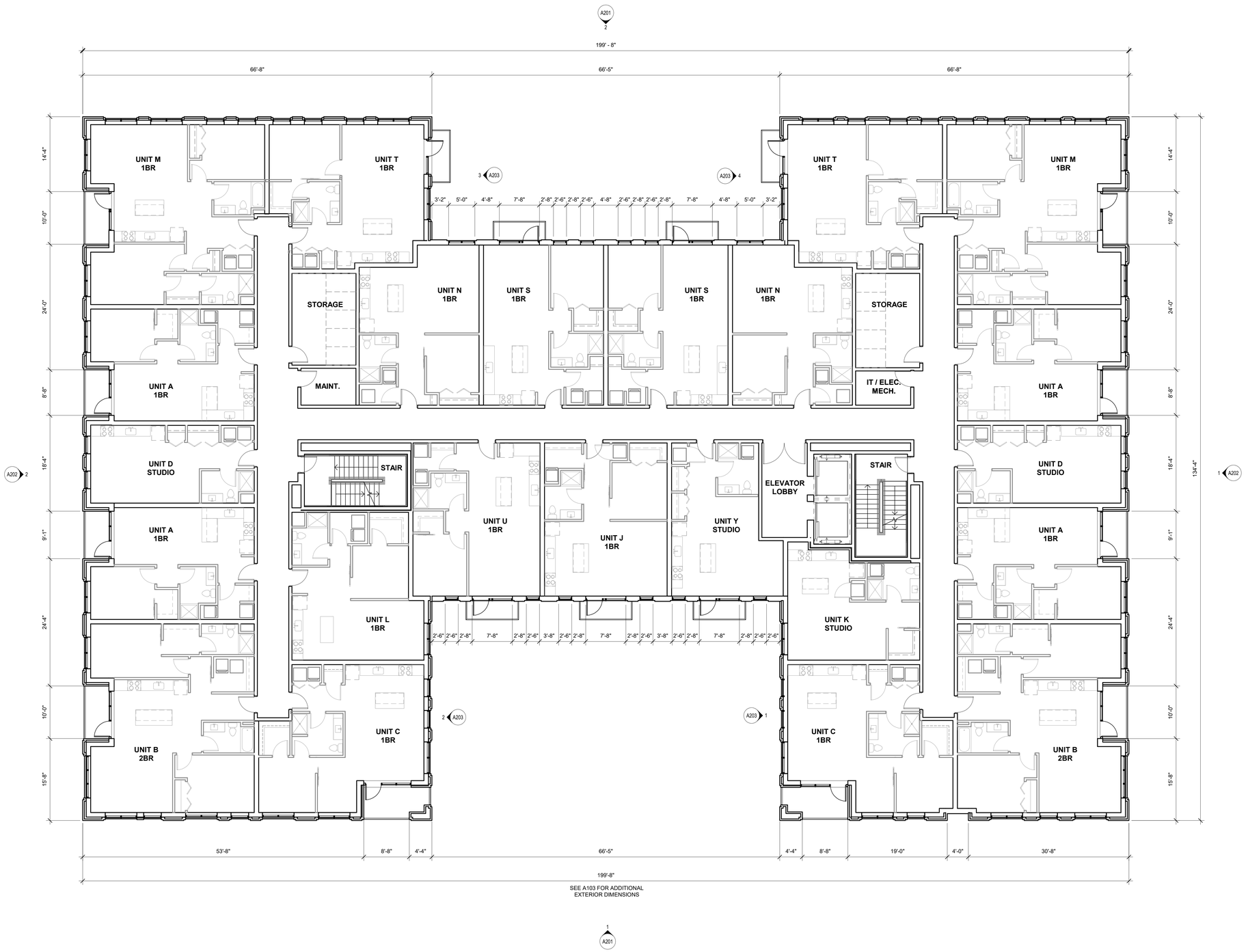
2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

SECOND FLOOR PLAN

A103

5/20/2020 9:09:41 AM



1 A104 THIRD FLOOR PLAN
1/8" = 1'-0"

NORTH

THIRD FLOOR SUMMARY

UNITS	23

PRELIMINARY
NOT FOR CONSTRUCTION

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2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

THIRD FLOOR PLAN

A104

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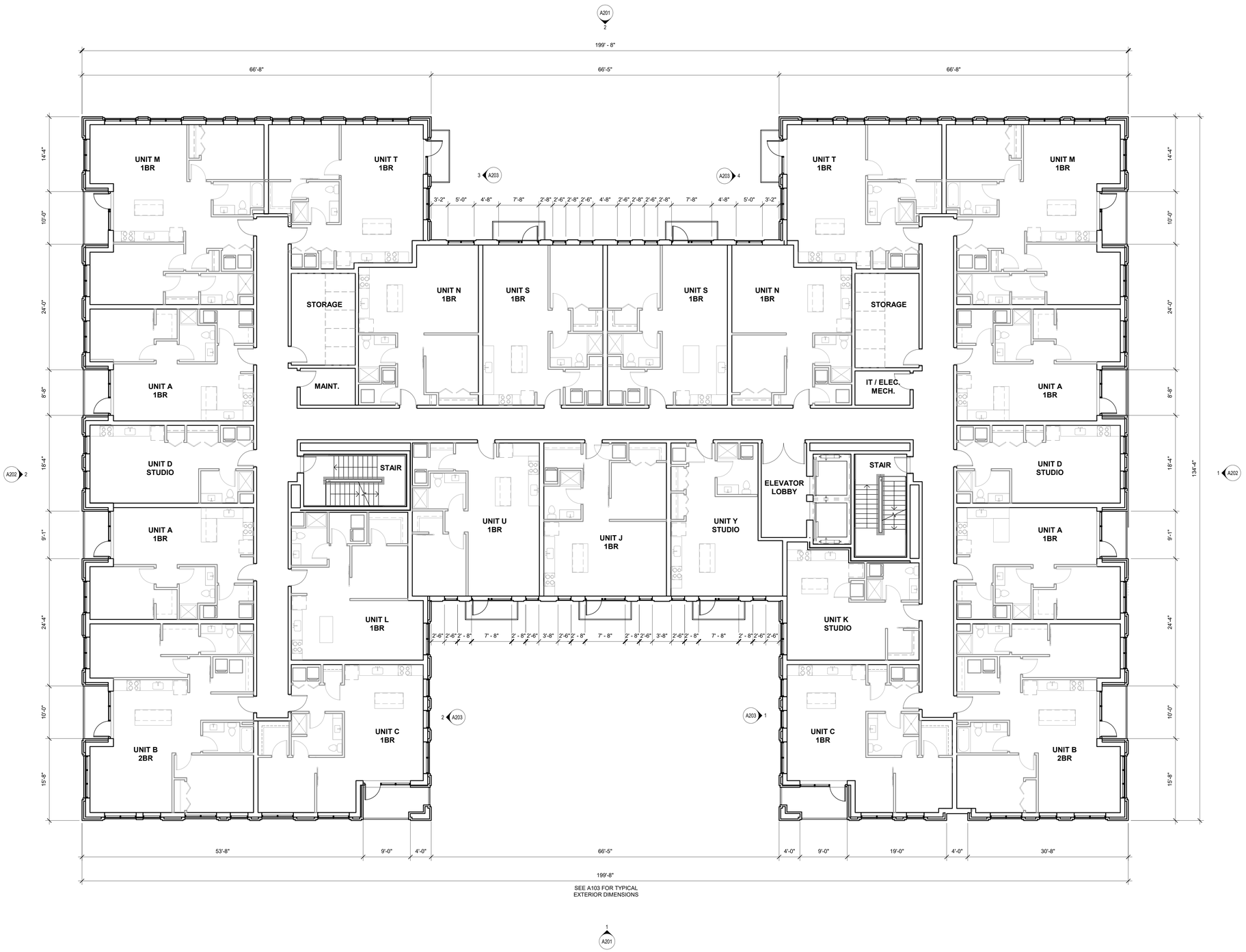

1 A105 FOURTH FLOOR PLAN
1/8" = 1'-0"

NORTH

5/19/2020 2:54:29 PM

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FOURTH FLOOR SUMMARY

UNITS	23

PRELIMINARY
NOT FOR CONSTRUCTION

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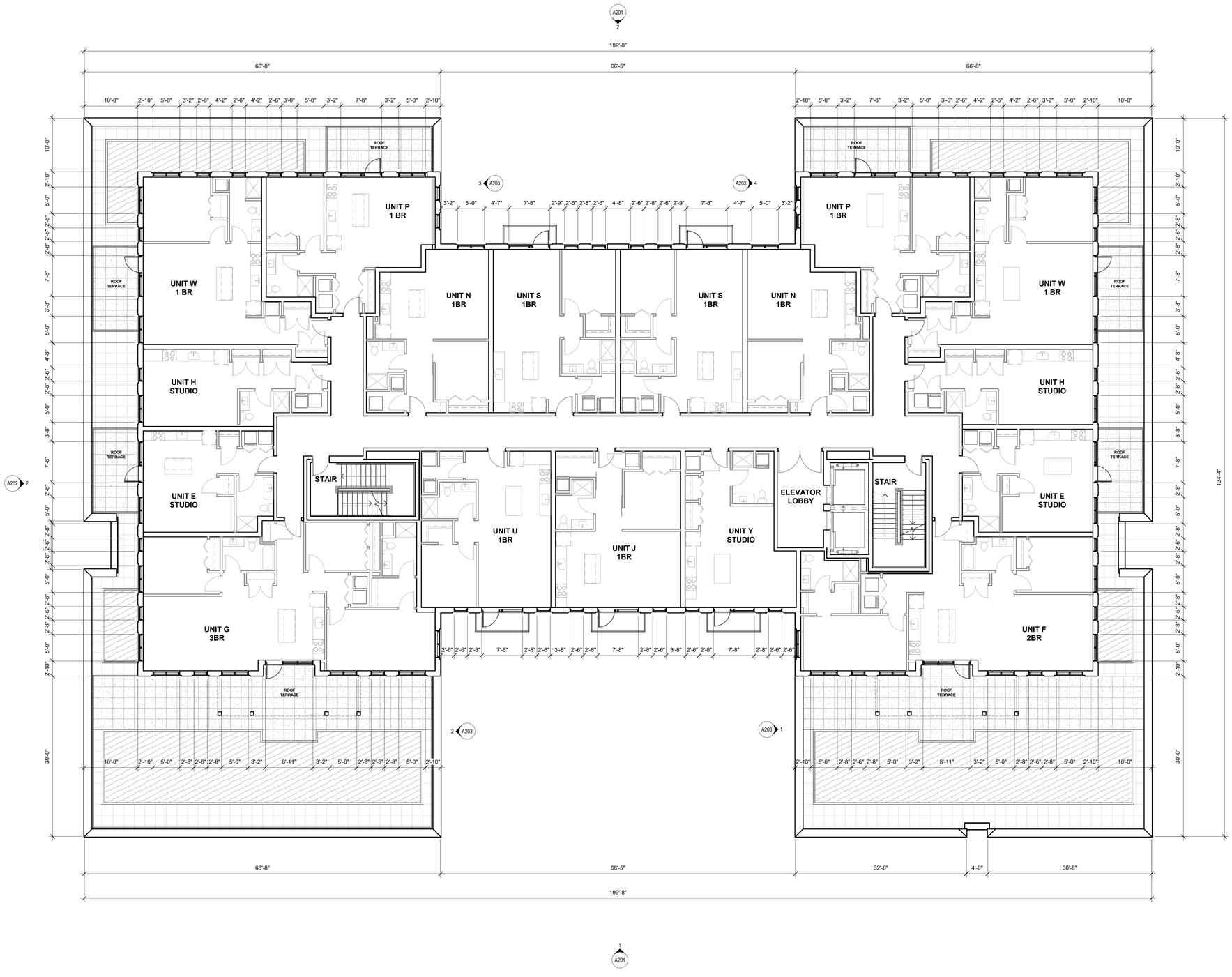
2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

FOURTH FLOOR PLAN

A105



FIFTH FLOOR SUMMARY

UNITS	17

PRELIMINARY
NOT FOR CONSTRUCTION

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2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

FIFTH FLOOR PLAN

A106

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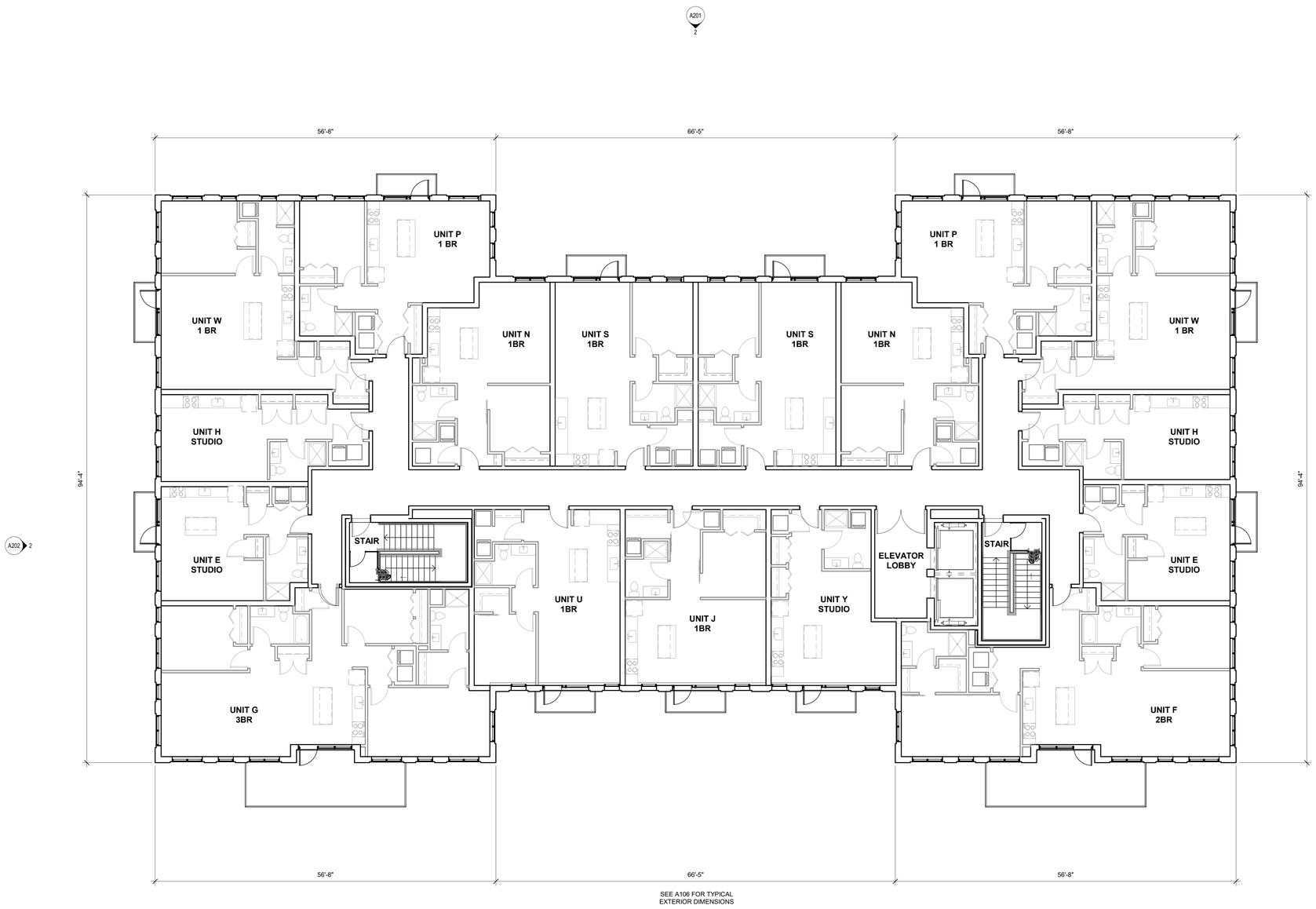

1 A107 SIXTH FLOOR PLAN
1/8" = 1'-0"

NORTH

SIXTH FLOOR SUMMARY

UNITS	17

PRELIMINARY
NOT FOR CONSTRUCTION

500 West Washington
Development
Keller Real Estate Group

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Madison, WI

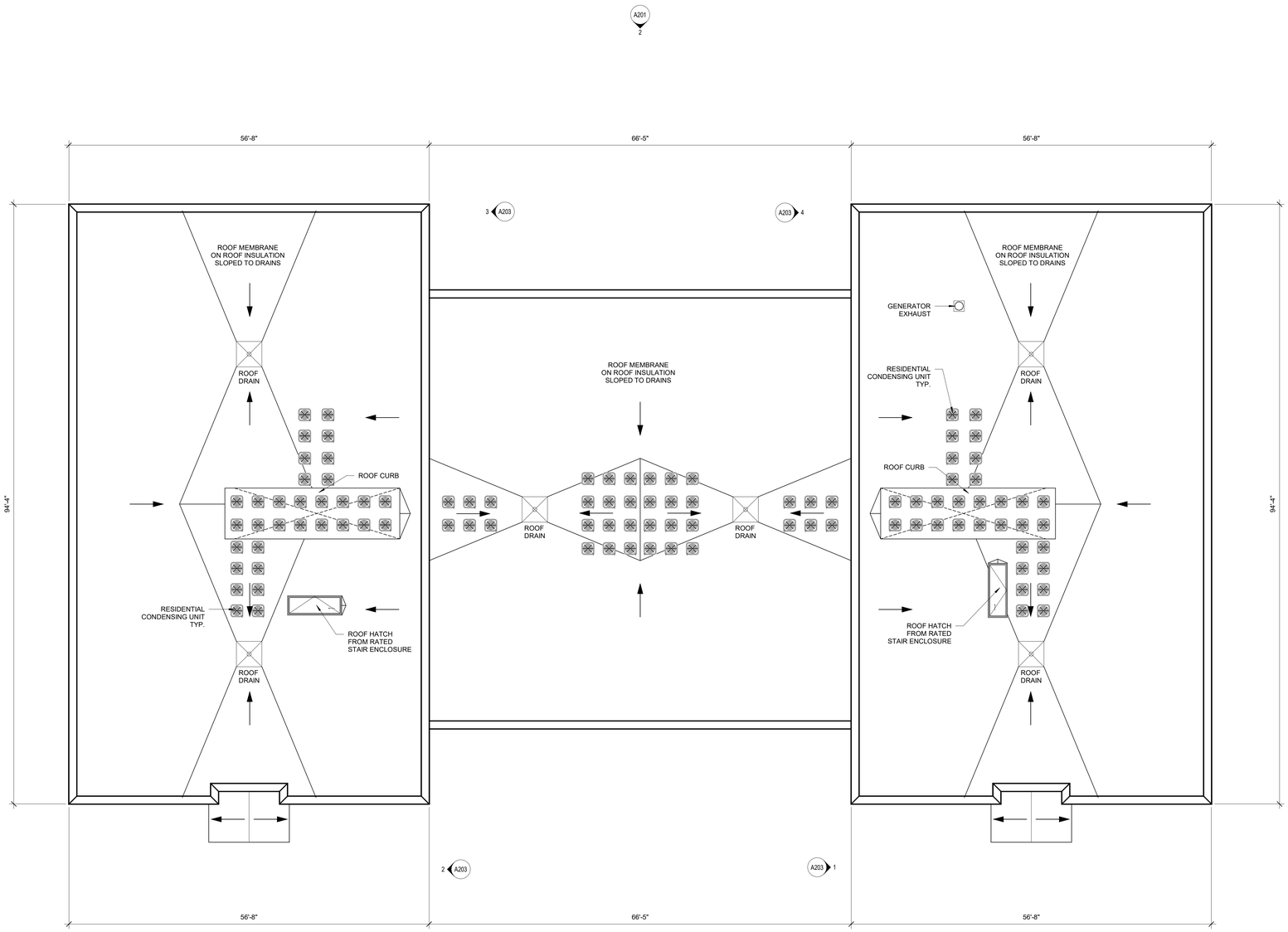
2019.25.00

DATE	ISSUANCE/REVISIONS	⚠
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL	

SIXTH FLOOR PLAN

A107

5/19/2020 2:54:59 PM



1 A201

1 ROOF PLAN
A108
1/8" = 1'-0"

NORTH

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500 West Washington
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2019.25.00

DATE	ISSUANCE/REVISIONS
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ROOF PLAN

A108

5/19/2020 2:57:57 PM

1 WEST WASHINGTON STREET (SOUTH) ELEVATION
A201 1/8" = 1'-0"

2 NORTH ELEVATION
A201 1/8" = 1'-0"

KEYNOTES

1 BRICK TYPE 1: RUNNING, WHITE
2 BRICK TYPE 1: SOLDIER, WHITE
3 BRICK TYPE 2: HARRINGBONE, GREY
4 BRICK TYPE 2: SOLDIER, GREY
5 METAL CLAD BALCONIES WITH ALUMINUM RAILINGS: BLACK
6 ALUMINUM STOREFRONT: COLOR, BLACK
7 CAST STONE COPING: LIGHT GREY
8 ALUMINUM RAILINGS: BLACK
9 METAL CLAD CANOPY: COLOR, BLACK
10 HIGH SPEED ROLLING GARAGE DOOR
11 ALUMINUM WALL LOUVER: COLOR, BLACK
12 METAL WALL COPING
13 PATIO DOOR COLOR, BLACK
14 WINDOW UNITS: COLOR, BLACK
15 METAL ACCENT PANEL: PAINTED, BLACK
16 METAL ACCENT PANEL AROUND WINDOWS: PAINTED, BLACK
17 WOOD RESIDENTIAL DOOR FINISH: STAINED
18 FIRE DEPARTMENT CONNECTION
19 METAL CLAD COLUMNS: PAINTED, BLACK
20 STEEL CHANNEL HEADER: PAINTED, BLACK
21 METAL PERGOLA: PAINTED, BLACK
22 TIE-BACK ROD: COLOR, BLACK
23 STAINLESS STEEL HANDRAIL
24 FIBER CEMENT HORIZONTAL LAP SIDING: PAINTED, GREY

INSULATING GLASS TYPES (IGU)

ALL IGU TYPES ARE TYPE "A" UNLESS NOTED OTHERWISE

A IGU - A: VISION CLEAR LOW-E

B IGU - B: TRANSLUCENT

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BUILDING ELEVATIONS

A201

5/19/2020 3:32:15 PM

1 A201 WEST WASHINGTON STREET (SOUTH) ELEVATION

1/8" = 1'-0"

2 A201 NORTH ELEVATION

1/8" = 1'-0"

KEYNOTES

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BUILDING ELEVATIONS

A201

5/19/2020 5:02:31 PM

1 A202 NORTH BASSETT STREET (EAST) ELEVATION

1/8" = 1'-0"

2 A202 WEST ELEVATION

1/8" = 1'-0"

KEYNOTES

1 BRICK TYPE 1: RUNNING, WHITE
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BUILDING ELEVATIONS

A202

5/19/2020 5:17:25 PM

1 A202 NORTH BASSETT STREET (EAST) ELEVATION

1/8" = 1'-0"

2 A202 WEST ELEVATION

1/8" = 1'-0"

KEYNOTES

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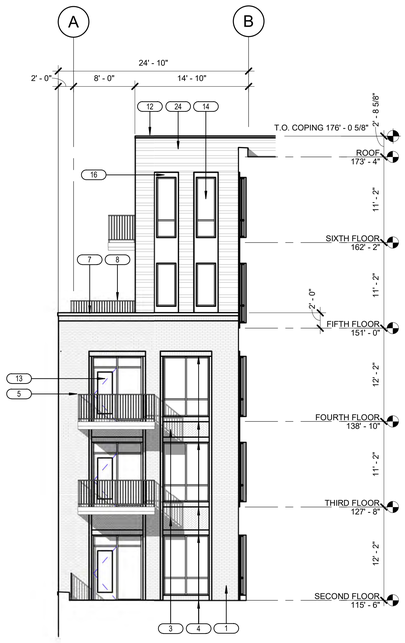
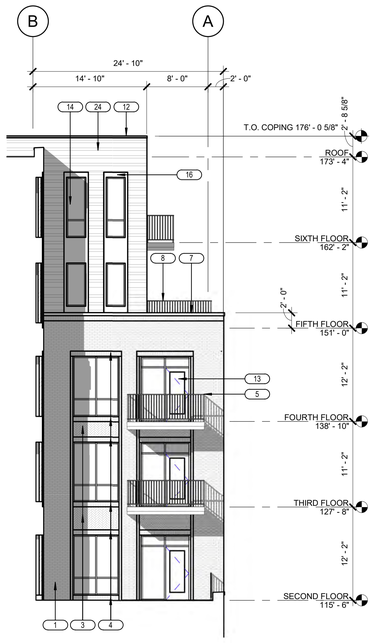
BUILDING ELEVATIONS

A202

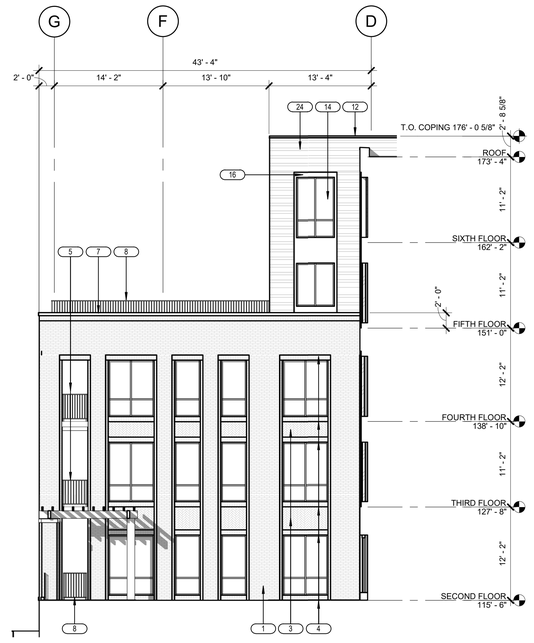
5/19/2020 5:16:29 PM



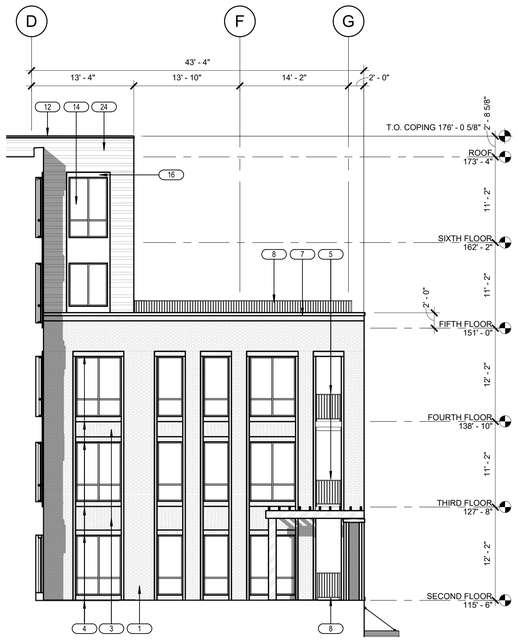
4 A203 NORTH COURTYARD WAST ELEVATION
1/8" = 1'-0"



3 A203 NORTH COURTYARD EAST ELEVATION
1/8" = 1'-0"



2 A203 WASHINGTON COURTYARD EAST ELEVATION
1/8" = 1'-0"



1 A203 WASHINGTON COURTYARD WEST ELEVATION
1/8" = 1'-0"

KEYNOTES

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EXTERIOR ELEVATIONS

A203

5/19/2020 4:11:07 PM

WEST WASHINGTON AVENUE PERSPECTIVE - LOOKING NORTH

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EXTERIOR PERSPECTIVE

A210

5/19/2020 3:36:09 PM

WEST WASHINGTON AVENUE & BASSETT STREET INTERSECTION PERSPECTIVE

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EXTERIOR PERSPECTIVE

A211

5/19/2020 3:36:09 PM

WEST WASHINGTON AVENUE RESIDENTIAL ENTRY

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EXTERIOR PERSPECTIVE

A212

5/19/2020 3:37:34 PM

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SECOND FLOOR ROOF TERRACE PERSPECTIVE

FIFTH FLOOR ROOF TERRACE PERSPECTIVE

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EXTERIOR PERSPECTIVES

A213

5/19/2020 2:59:19 PM

WEST WASHINGTON AVENUE FIRST FLOOR UNIT ENTRIES

NORTH BASSETT STREET PERSPECTIVE

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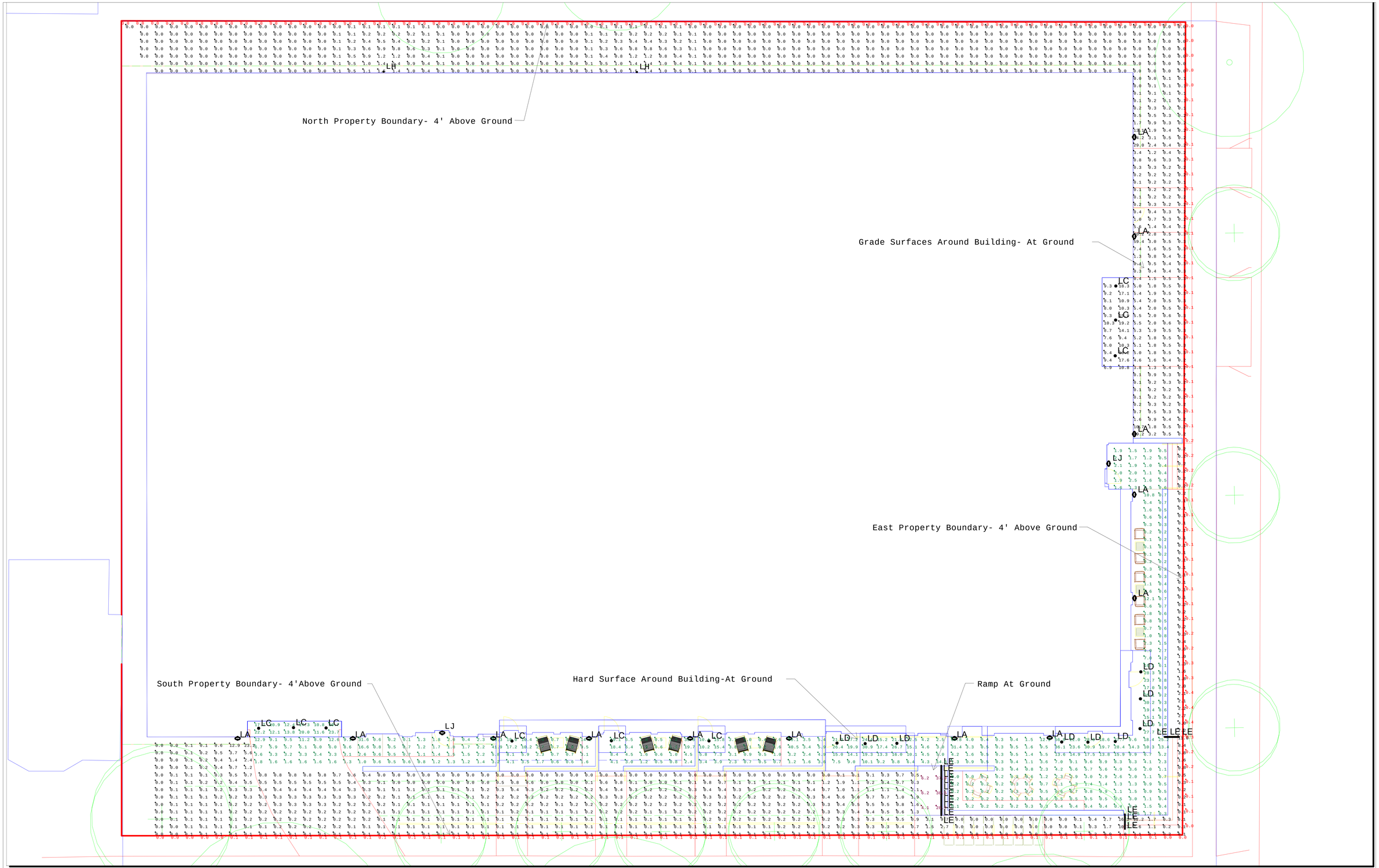
EXTERIOR PERSPECTIVES

A214

5/19/2020 2:59:20 PM



Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
East Property Boundary- 4'Above Ground	Fc	0.13	0.4	0.0	N.A.	N.A.
Grade Surfaces Around Building - At Ground	Fc	0.84	74.2	0.0	N.A.	N.A.
Hard Surface Around Building - At Ground	Fc	6.34	90.1	0.0	N.A.	N.A.
North Property Boundary- 4'Above Ground	Fc	0.00	0.0	0.0	N.A.	N.A.
Ramp_At Ground	Fc	20.27	38.5	4.1	4.94	9.39
South Property Boundary- 4'Above Ground	Fc	0.09	0.1	0.0	N.A.	N.A.

Luminaire Schedule					
Symbol	Tag	Qty	Manufacturer	Label	Lumens
	LA	13	TARGETTI	STNPWFLFEBSS40_	1163
	LC	9	USAI	B4RD-09G1-40KS-25-S-MOD	728
	LD	9	USAI	B4RD-12G1-40KS-25-S-MOD_	1000
	LE	16	R&B Wagner	LULS40K4070TA-12	242
	LH	2	BEGA Converted	33514_BEGA_IES	204
	LJ	2	TARGETTI	STNPWFLFEMF140	312

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Comments
Date
#
Revisions

Lighting Calculations
Option 2

Drawn By: LG
Checked By:
Date:5/19/2020
Scale:

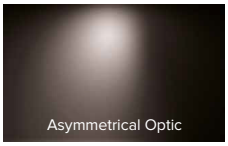
500 W Washington

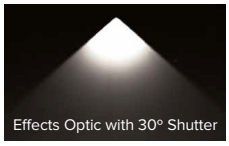
TARGETTI

STILO WALL FLAT

Wall Mount LED Fixture

Concept: Wall mounted LED fixture.
Materials: Anodized extruded aluminum body and powder coated in Ferrite Grey finish die-cast aluminum optical unit and terminal. Consult factory for marine grade cataphoresis painting treatment to be used from ocean shoreline to 1/2 mile inland. Fixtures located in marine environments are not to be in direct contact with salt for extended periods of time or used with corrosive agents.
Optic: High luminous efficiency pure aluminum reflector. Ultra flat sand blasted methacrylate protective screen. Mono emission and Biemission versions.
Mounting: Unit installs directly on wall, comes with a 316 grade stainless steel bracket. The body can be adjusted from +/-4° up to +/-8° vertically and +/-4° horizontaly. The fixture can be moved up to 15mm from the mounting surface by sliding the bracket along the mounting guide.
Installation: Surface mounted over recessed J-box, max 4"x4".
Finish: Ferrite Grey
Driver: IP67 integrated electronic power supply. Driver box fitted with IP67 watertight connectors and driver.
Control: 0v-10v dimming available. Biemission can be connected to one or two dimming circuits.
Color Temperature: 2700°K / 3000°K / 3500°K / 4000°K
Wattage: Monoemission 24W & 37W (A2, A3, E2, E3), 15W (F1), 11W (S1) Biemission 48W (AA, EA, EE), 27W (FF), 20W (SS)
CRI: Ra84 (2700K, 3000K, 4000K) / Ra90 (3500K)
Lumen Maintenance (L70): 50,000hrs
Calculation for LED fixtures are based on measurements that comply with IES LM-80.
Voltage: 120-277V AC 50/60Hz
IK Rating: IK09
IP Rating: IP66
Certifications: cULus Wet Listed E488257
Tested in accordance with LM-79-08
[A] Title 24 commercial installation compliant.
[B] Consult factory for marine grade cataphoresis treatment.
Warranty: 5 year limited warranty





Delivered Lumens: Monoemission

		Wattage	3000°K	4000°K
Asymmetric	=	24W	2108Lm	2178Lm
	=	37W	2892Lm	2988Lm
Elliptical	=	24W	2315Lm	2391Lm
	=	37W	3175Lm	3280Lm
Effect	=	15W	291Lm	312Lm
Narrow Spot	=	11W	543Lm	582Lm

Type LJ

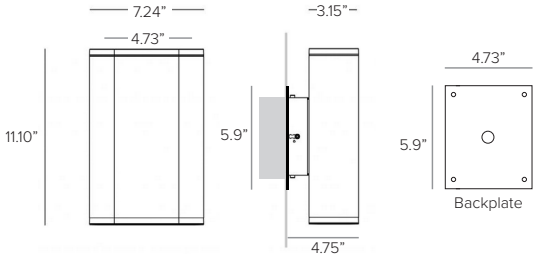
Biemission

		Wattage	3000°K	4000°K
Asymmetric / Asymmetric	=	48W	4216Lm	4355Lm
Elliptical / Asymmetric	=	48W	4923Lm	4568Lm
Elliptical / Elliptical	=	48W	4629Lm	4782Lm
Effect / Effect	=	27W	584Lm	625Lm
Narrow Spot / Narrow Spot	=	20W	1087Lm	1165Lm

Type LA

PRODUCT CODE	DRIVER	TYPE	MOUNTING	FINISH	EMISSION	OPTICS	COLOR TEMP
ST — STILO	**ND** — Non-Dimmable	**W** — Wall	**FL** — Flat	**FE** — Ferrite Grey	**M** — Monoemission	**A2** — Asymmetric 24W 61° x 86°	**27** — 2700K
	10 — 0-10V Dimming					**A3** — Asymmetric 37W 61° x 86°	**30** — 3000K
						E2 — Elliptical 24W 42° x 79°	**35** — 3500K
						E3 — Elliptical 37W 42° x 79°	**40** — 4000K
						F1 — Effect 15W 68° x 95° ***(Effect Optical Accessory Required, see page 2)***	
						S1 — Narrow Spot 11W 9°	
					B — Biemission	**AA** — Asymmetric/Asymmetric 48W 61°x86° + 61°x86°	
						EA — Elliptical/Asymmetric 48W 42°x79° + 61°x86°	
						EE — Elliptical/Elliptical 48W 42°x79° + 42°x79°	
						FF — Effect/Effect 27W 68°x95° + 68°x95° ***(Effect Optical Accessory Required, see page 2)***	
						SS — Narrow Spot/Narrow Spot 20W 9° + 9°	

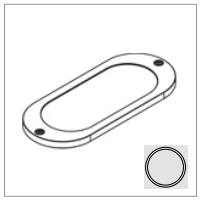
Views



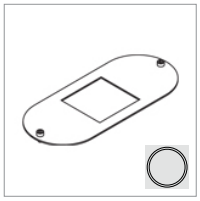
TARGETTI

STILO WALL FLAT

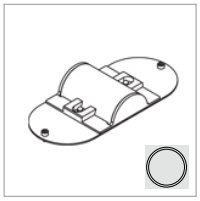
OPTICAL ACCESSORIES					
NARROW SPOT	*EFFECTS*	*ASYMETRIC*	*ELLIPTICAL*		
1E3035	**1E3035**	**1E3035**	**1E3035**	Red chromatic colored PMMA filter, anodized powder coated finished frame Ferrite Grey.	
1E3036	**1E3036**	**1E3036**	**1E3036**	Green chromatic colored PMMA filter, anodized powder coated finished frame Ferrite Grey.	
1E3037	**1E3037**	**1E3037**	**1E3037**	Blue chromatic colored PMMA filter, anodized powder coated finished frame Ferrite Grey.	
1E3038	**1E3038**	**1E3038**	**1E3038**	Yellow chromatic colored PMMA filter, anodized powder coated finished frame Ferrite Grey.	
1E3039	**1E3039**	**1E3039**	**1E3039**	Magenta chromatic colored PMMA filter, anodized powder coated finished frame Ferrite Grey.	
-	**1E2901**	-	-	Shutter 30º Effect. Powder coated stainless steel, finished frame Ferrite Grey.	***REQUIRED for use with Effect Optic, choose one.***
-	**1E2902**	-	-	Shutter Blade Effect. PMMA plano convex cylindrical lens, powder coated stainless steel, finished frame Ferrite Grey.	
1E2576	-	-	-	Blade of light filter. PMMA holographic filter for a blade of light effect, CNC machined anodized powder coated finished frame Ferrite Grey.	
1E2578	-	**1E2578**	-	Anti-glare grid. PMMA holographic filter to reduce the beam angle, CNC machined anodized and powder coated aluminium frame (ferrite).	
1E2580	-	-	-	Ray Shade asymmetric screen. Powder coated stainless steel, finished frame Ferrite Grey.	



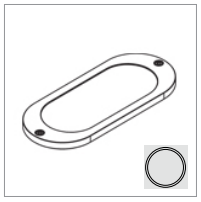
Chromatic Filter



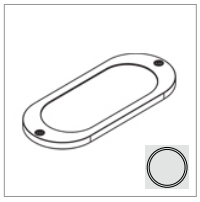
Shutter 30º Effect



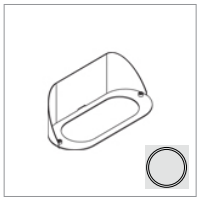
Shutter Blade Effect



Blade of Light Filter



Anti-Glare Grid

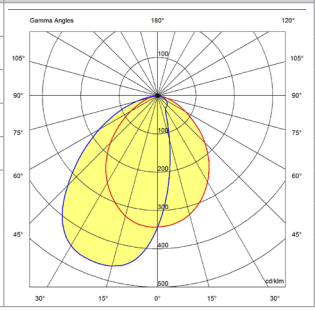
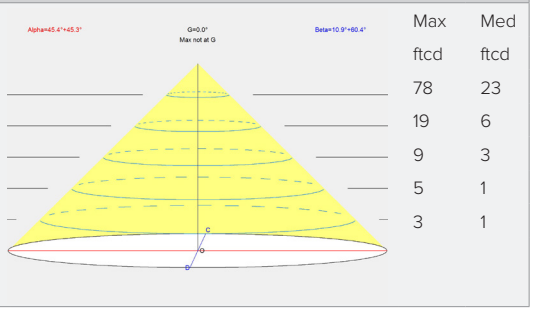


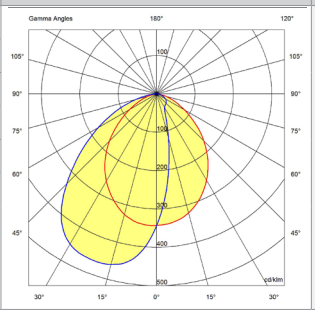
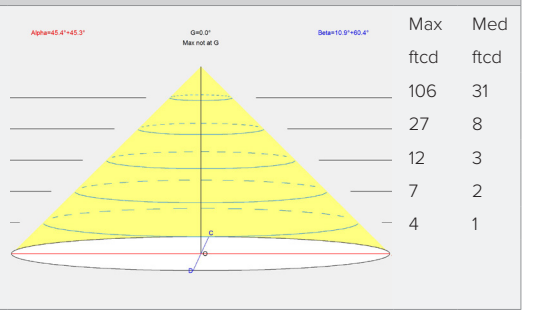
Asymmetric Screen

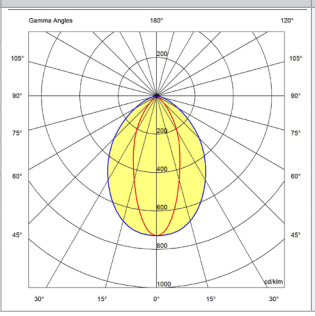
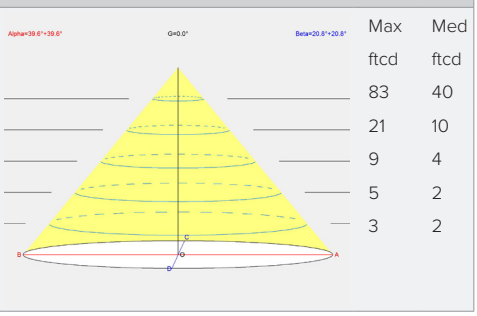
TARGETTI

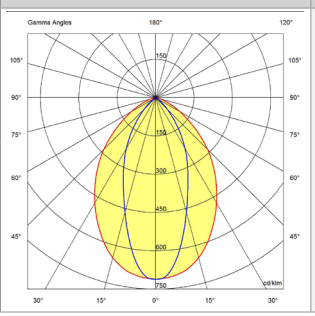
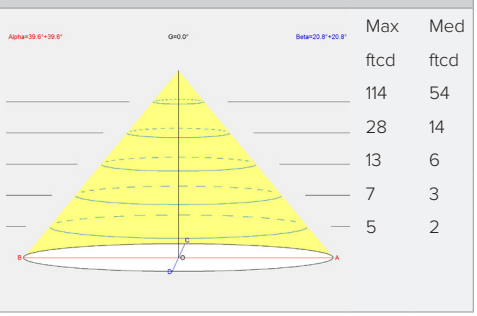
STILO WALL FLAT

Photometry

STILO MONOEMISSION ASYMMETRIC A2 (61°X86°)			POLAR GRAPH	CONE OF LIGHT
Fixture Power	24W	24W		
Fixture Output	2108Lm	2178Lm		
Kelvin Temp	3000°K	4000°K		
Beam Spread	Asymmetrical Mono			
IMax	464cd/klm	464cd/klm		
Efficacy	88 Lm/W	91 Lm/W		

STILO MONOEMISSION ASYMMETRIC A3 (61°X86°)			POLAR GRAPH	CONE OF LIGHT
Fixture Power	37W	37W		
Fixture Output	2892Lm	2988Lm		
Kelvin Temp	3000°K	4000°K		
Beam Spread	Asymmetrical Mono			
IMax	464cd/klm	464cd/klm		
Efficacy	78 Lm/W	81 Lm/W		

STILO MONOEMISSION ELLIPTICAL E2 (42°X79°)			POLAR GRAPH	CONE OF LIGHT
Fixture Power	24W	24W		
Fixture Output	2315Lm	2391Lm		
Kelvin Temp	3000°K	4000°K		
Beam Spread	Elliptical Mono			
IMax	711cd/klm	711cd/klm		
Efficacy	97 Lm/W	100 Lm/W		

STILO MONOEMISSION ELLIPTICAL E3 (42°X79°)			POLAR GRAPH	CONE OF LIGHT
Fixture Power	37W	37W		
Fixture Output	3175Lm	3280Lm		
Kelvin Temp	3000°K	4000°K		
Beam Spread	Elliptical Mono			
IMax	711cd/klm	711cd/klm		
Efficacy	86 Lm/W	89 Lm/W		

TARGETTI

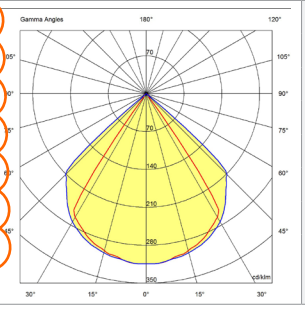
STILO WALL FLAT

Type LJ

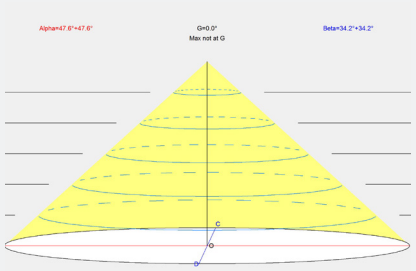
Photometry Cont.

STILO MONOEMISSION EFFECT F1 (68°X95°)		
Fixture Power	15W	15W
Fixture Output	291Lm	312Lm
Kelvin Temp	3000°K	4000°K
Beam Spread	Mono Emission Effect	
IMax	315cd/klm	315cd/klm
Efficacy	19 Lm/W	21 Lm/W

Polar Graph



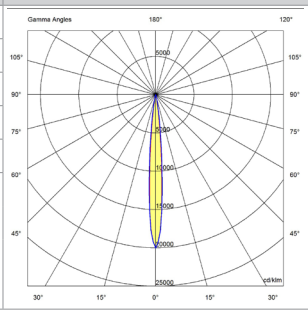
Cone of Light



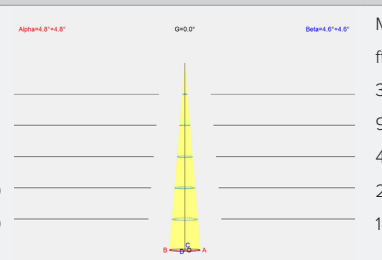
(Ft)	Max ftcd	Med ftcd
2.00	47	22
4.00	12	6
6.00	5	2
8.00	3	1
10.00	2	1

STILO MONOEMISSION SUPERSPOT S1 (9°)		
Fixture Power	11W	11W
Fixture Output	543Lm	582Lm
Kelvin Temp	3000°K	4000°K
Beam Spread	Super Spot Mono	
IMax	20017cd/klm	20017cd/klm
Efficacy	49 Lm/W	53 Lm/W

Polar Graph



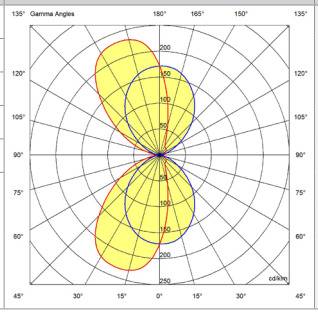
Cone of Light



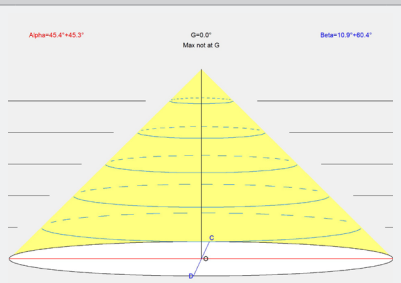
(Ft)	Max ftcd	Med ftcd
6.00	362	234
12.00	90	58
18.00	40	26
24.00	23	15
30.00	14	9

DBL EMISS FLOOR/CEILING WASH AA (61°X86°)		
Fixture Power	48W	48W
Fixture Output	4216Lm	4355Lm
Kelvin Temp	3000°K	4000°K
Beam Spread	Asymmetric / Asymmetric	
IMax	464cd/klm x 2	
Efficacy	88 Lm/W	91 Lm/W

Polar Graph



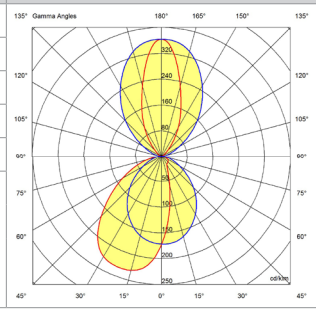
Cone of Light



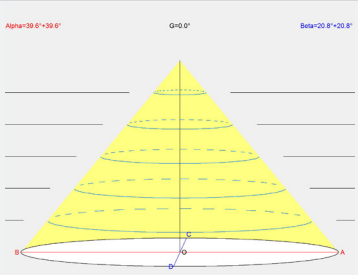
(Ft)	Max ftcd	Med ftcd
3.00	128	41
6.00	34	10
9.00	15	5
12.00	9	3
15.00	8	2

DBL EMISSION GRAZING EA (42°X79° + 61°X86°)		
Fixture Power	48W	48W
Fixture Output	4629Lm	4782Lm
Kelvin Temp	3000°K	4000°K
Beam Spread	Elliptical / Asymmetric Bi	
IMax	711cd/klm x 464cd/klm	
Efficacy	96 Lm/W	100 Lm/W

Polar Graph



Cone of Light



(Ft)	Max ftcd	Med ftcd
4.00	130	62
8.00	32	15
12.00	14	7
18.00	8	4
20.00	5	2

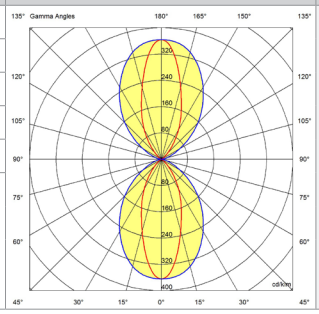
TARGETTI

STILO WALL FLAT

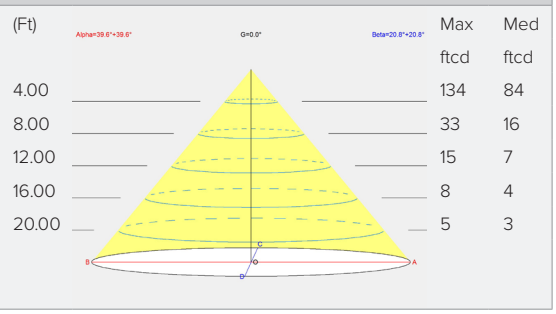
Photometry Cont.

DBL EMISSION GRAZING EE (42°X79°)		
Fixture Power	48W	48W
Fixture Output	4629Lm	4782Lm
Kelvin Temp	3000°K	4000°K
Beam Spread	Bi Emission Ellipt/Ellipt	
IMax	711cd/klm x 2	
Efficacy	96 Lm/W	100 Lm/W

POLAR GRAPH

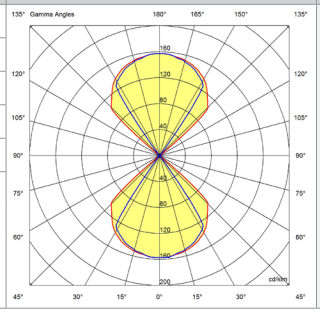


CONE OF LIGHT

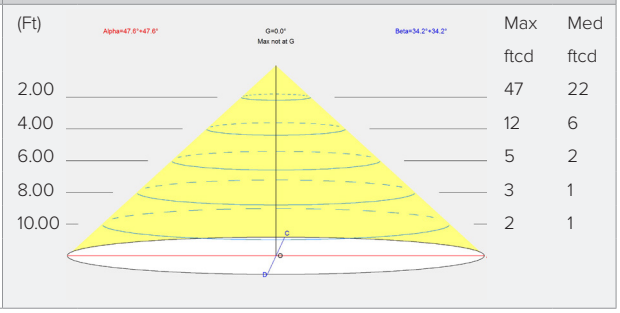


STILO BIEMISSION EFFECT FF (68°X95°)		
Fixture Power	27W	27W
Fixture Output	584Lm	625Lm
Kelvin Temp	3000°K	4000°K
Beam Spread	Effect/Effect Bi	
IMax	315cd/klm x 2	
Efficacy	22 Lm/W	23 Lm/W

POLAR GRAPH



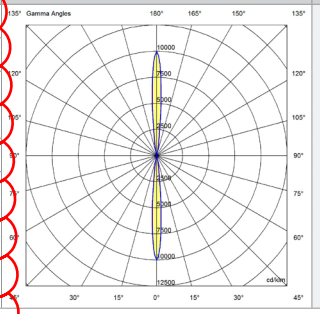
CONE OF LIGHT



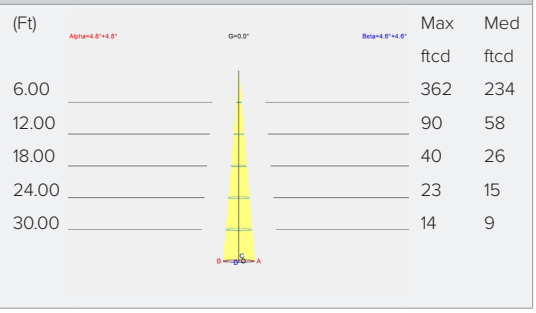
Type LA

STILO BIEMISSION SUPERSPOT SS (9°)		
Fixture Power	20W	20W
Fixture Output	1087Lm	1165Lm
Kelvin Temp	3000°K	4000°K
Beam Spread	Bi Emission SSpot/SSpot	
IMax	2007cd/klm x 2	
Efficacy	54 Lm/W	58 Lm/W

POLAR GRAPH



CONE OF LIGHT



BeveLED® 2.2 Complete
4.5″ Round Downlight - B4RD

USAI® Lighting

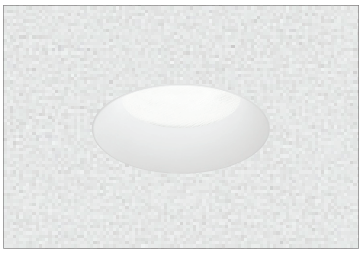
Universal and Field Convertible - Trim | Trimless | Millwork

Trimmed - B4RDF

Trimless - B4RDL

Millwork - B4RDM

Trimless Acoustical Tile - B4RDP



usailighting.com/beveled

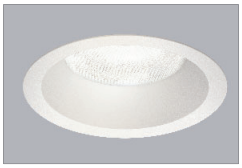
To specify Trimless Acoustical Lighting visit usailighting.com/B4RDP

FEATURES

- Field Flexibility between trimmed, trimless and millwork
- Dry/damp/wet location rated for bathrooms and showers, including trimless and millwork
- 1% dimming standard + more dimming options
- Clear overspray protector for installation convenience
- Full family platform
- Iconic beveled look

COMPANION FAMILY PRODUCTS

Deep Regress - B4RC
usailighting.com/B4RC



Adjustable - B4RA
usailighting.com/B4RA

Wall Wash - B4RW
usailighting.com/B4RW

DOWNLIGHT PERFORMANCE DATA

	LED COLOR CHOICES									
	Classic White						Warm Glow Dimming		Color Select	
DELIVERED* PERFORMANCE:	**9W**	**12W**	**16W**	**24W**	**33W**	**36W**	**16W**	**32W**	**16W**	**32W**
Source Lumens:	1150	1300	1725	2400	3025	4150	1275	2150	1250	2075
Lumens Per Watt:	93	86	86	80	71	99	69	61	60	53
Delivered Lumens:	775	1025	1375	1925	2400	3450	1100	1800	950	1600
EM Mode Output:	575 Delivered Lumens (nominal)						450 Delivered Lumens		475 Delivered Lumens	

*Based on 3000K, 80+ CRI. Performance varies for each specific beamspread and color temperature. See IES files for exact values at usailighting.com.

CORRELATED COLOR TEMPERATURE MULTIPLIER	Classic White									Warm Glow Dimming					Color Select					
	2200K	**2700K**		**3000K**		**3500K**		**4000K**		**2700K**		**3000K**		**3500K**	**2200K**	**2700K**	**3500K**	**4000K**	**5000K**	**6000K**
Color Rendering Index:	80+	80+	90+	80+	90+	80+	90+	80+	90+	80+	90+	80+	90+	80+	80+	80+	80+	80+	80+	80+
Multiplier for Lumen Output:	0.72	0.94	0.78	1.00	0.78	1.00	1.00	1.06	1.06	0.94	0.74	1.00	0.80	1.07	0.87	0.96	1.04	1.09	1.13	1.18

THE COMPLETE BEVELED FAMILY PLATFORM

More Ceiling Applications

Sloped Ceiling

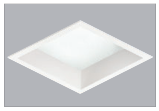
BeveLED Block

Cylinders

More Sizes and Shapes

BeveLED Micro

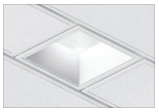
BeveLED Mini



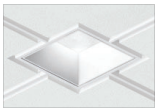
BeveLED 5.0

Armstrong® Ceiling Solutions Compatible

Trimless Acoustical



Connect TechZone



BeveLED Connect

USAI LIGHTING COLLABORATORY
13 Crosby Street
New York, NY 10013
845-234-4090
showroom@usailighting.com

USAI LIGHTING HEADQUARTERS
1126 River Road
New Windsor, NY 12553
T: 845–565–8500
info@usailighting.com

BeveLED® 2.2 Complete 4.5" Round Downlight - B4RD

USAI® Lighting

Specify fixture part number. (All boxes must be filled in to correctly order)

Type LC

Type LD

B4RD__

BeveLED Trim Style

F Trimmed with Flange (use with all materials)

L Trimless Spackle-in (use with sheetrock and plaster only)

M Millwork Knife-Edge (use with wood and stone)

Wattage Options

Classic White Light

09C3 9W LED

12C3 12W LED

16C3 16W LED

24C3 24W LED

33C3 33W LED

36E1 36W LED

Warm Glow Dimming

16WG2 16W LED

32WG2 32W LED

Color Select Tunable White

16CS1 16W LED

32CS1 32W LED

LED Color Options

22KS (1) 2200K, 80+ CRI

27KS 2700K, 80+ CRI

27KH 2700K, 90+ CRI

30KS 3000K, 80+ CRI

30KH 3000K, 90+ CRI

35KS 3500K, 80+ CRI

35KH 3500K, 90+ CRI

40KS 4000K, 80+ CRI

40KH 4000K, 90+ CRI

2722KS 2700K-2200K, 80+ CRI

2722KH 2700K-2200K, 90+ CRI

3022KS 3000K-2200K, 80+ CRI

3022KH 3000K-2200K, 90+ CRI

3522KS 3500K-2200K, 80+ CRI

6022KS 6000K-2200K, Tunable White Light 80+ CRI

Beam Options

25 25° beam

50 50° beam

90 90° beam

30 30° beam

50 50° beam

90 90° beam

40 40° beam

60 60° beam

90 90° beam

Lens Options

S Solite (provided standard)

SF Solite Frosted

BF Borosilicate Frosted

Bevel Trim Finish Options

WH White

SC Conduit Silver

GR Grey

BL Black

BZ Bronze

PR Primer Finish

AC Clear Matte Anodized

AB Piano Gloss Black

RAL Custom Color Specify RAL #

*Flange/ Millwork Collar Finish

WH White

SC Conduit Silver

GR Grey

BL Black

BZ Bronze

PR Primer Finish

AC Clear Matte Anodized

WH White

GR Grey

BL Black

AB Piano Gloss Black

WH White

GR Grey

BL Black

RAL Custom Color Specify RAL #

*Leave blank for Trimless

Housing Options

FT Flat Housing New Construction (3)

FTIC Flat Housing IC-Rated (up to 16W maximum) (3)

FTCP Flat Housing Chicago Plenum (3)

NCSM New Construction Narrow Width

NC New Construction

NCCP Chicago Plenum

NCIC Insulation Contact Rated / Airtight (1)

Voltage Options

Select one

UNV 120V-277V

120V

347V

Dimming Driver Options

For use with Universal Voltage 120V - 277V

No Additional Charge

D6E EldoLED 0-10V, 1% (provided standard)

D6F EldoLED 0-10V, 1%

D4A Lutron Hilume Premier ECO, 0.1% (1, 2, 3, 5, 6)

D4E Lutron 5 ECO, 5% (2, 3, 4)

D4H Lutron H ECO, 1% Fade (2, 3, 4)

D4P Lutron Hilume Premier ECO, 1% (1, 5, 6)

D6A EldoLED 0-10V, 0.1%

D6B EldoLED 0-10V, 0.1%

D7 EldoLED DALI, 0.1%

D18 Moons DMX, 0.1% (2, 3, 7)

For use with 120V only

No Additional Charge

D19 Phase 2-wire, 1% (1, 2, 3, 4, 5)

D3 Lutron 2-wire, 1%

For use with 347V only

D15 0-10V dim, 1% 347V only (2, 3)

Accessories (Optional)*

CB27 27" C-Channel Bars

CB32 32" C-Channel Bars

CB52 52" C-Channel Bars

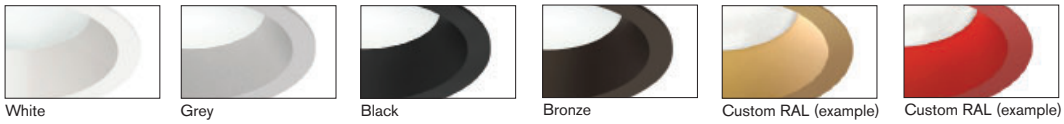
EM Emergency Battery (8)

EMW Emergency Battery Wet Location (8)

*Residential grade nailer bars provided standard

Notes: *1 Not available with 36E1LED*
2 Not available for Warm Glow.
3 Not available for Color Select.
4 Not available with 9W.
5 Not available with 33W.
6 For use with 16W and lower only.
7 Not available with FT, FTIC or FTCP housing
8 Not available with 347V. For NC and NCSM housings only. NCSM housing requires above ceiling access.

TRIM FINISH OPTIONS



White | Grey | Black | Bronze | Custom RAL (example) | Custom RAL (example)

Custom colors and primer finish also available

USAI LIGHTING COLLABORATORY
13 Crosby Street
New York, NY 10013
845-234-4090
showroom@usailighting.com

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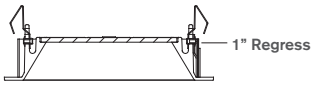
New Windsor, NY 12553
T: 845–565–8500
info@usailighting.com

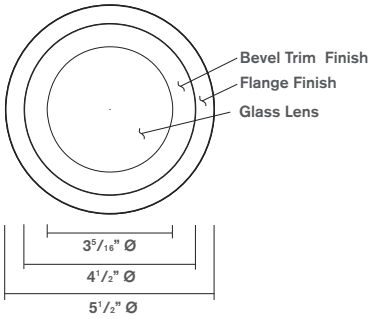
BeveLED® 2.2 Complete
4.5" Round Downlight - B4RD

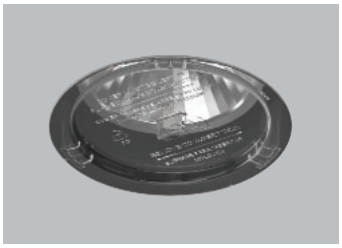
Trimmed - B4RDF

TRIM DETAILS

Trimmed - B4RDF





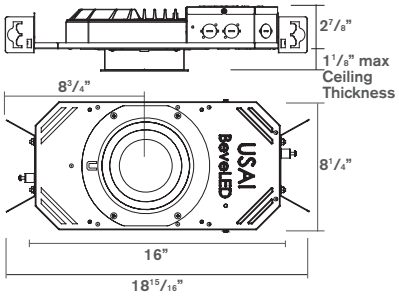


Clear acrylic overspray protector provided standard with every housing to keep out dust and contaminants during construction. Allows for use as work light.

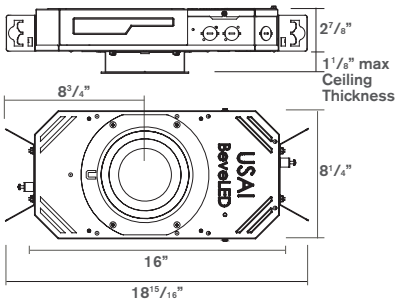
HOUSING OPTIONS

Flat Housing - FT

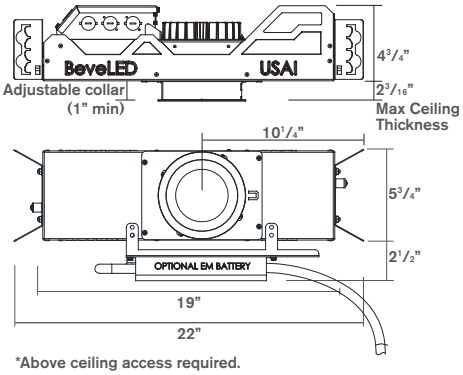
Flat Housing, Chicago Plenum - FTCP



Flat Housing, IC-Rated - FTIC (up to 16W maximum)

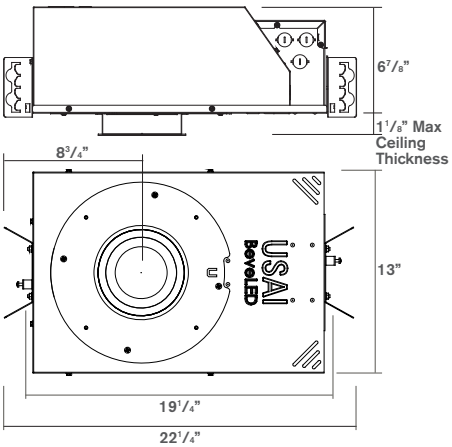


New Construction Narrow Width - NCSM
NCSM with Emergency Battery*

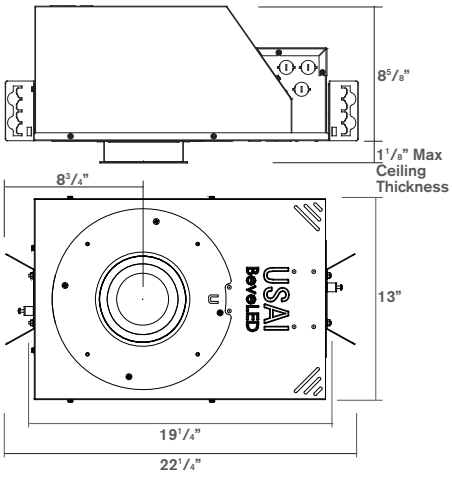


*Above ceiling access required.

New Construction - NC
Insulation-Contact Rated (24W Max) - NCIC
Chicago Plenum Rated (24W Max) - NCCP
NC with Emergency Battery



Insulation-Contact Rated (32W-33W) - NCIC
Chicago Plenum Rated (32W-36W) - NCCP



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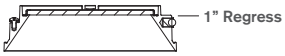
BeveLED® 2.2 Complete
4.5" Round Downlight - B4RD

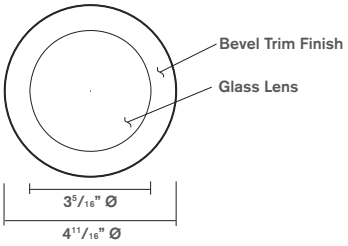
USAI® Lighting

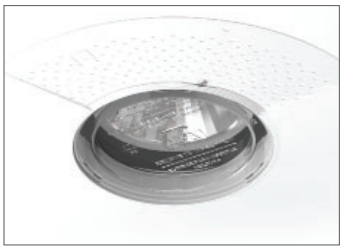
Trimless - B4RDL

TRIM DETAILS

Trimless - B4RDL





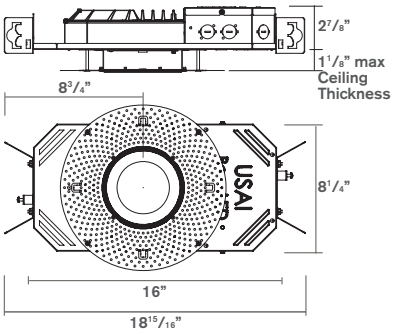


Clear acrylic overspray protector provided standard with every housing to keep out dust and contaminants during construction. Allows for use as work light.

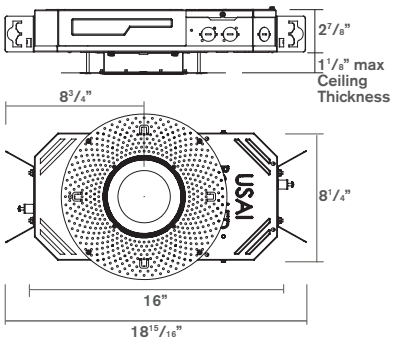
HOUSING OPTIONS

Flat Housing - FT

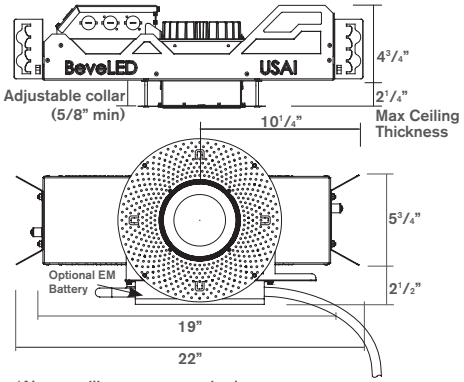
Flat Housing, Chicago Plenum - FTCP



Flat Housing, IC-Rated - FTIC
(up to 16W maximum)

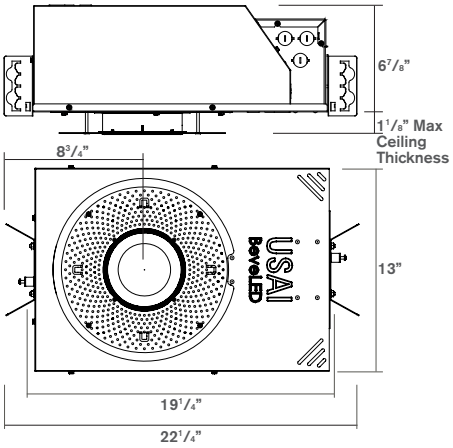


New Construction Narrow Width - NCSM
NCSM with Emergency Battery*

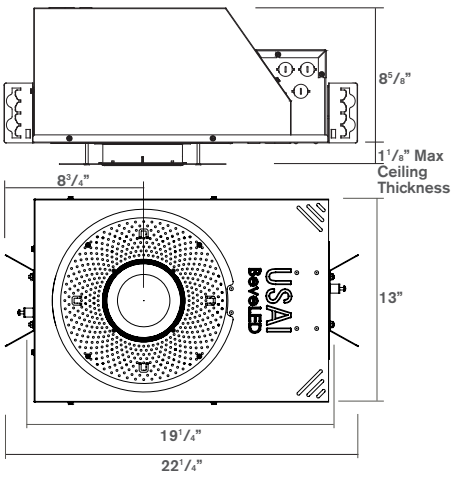


*Above ceiling access required.

New Construction - NC
Insulation-Contact Rated (24W Max) - NCIC
Chicago Plenum Rated (24W Max) - NCCP
NC with Emergency Battery



Insulation-Contact Rated (32W-33W) - NCIC
Chicago Plenum Rated (32W-36W) - NCCP



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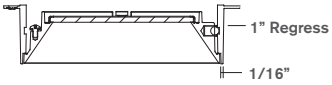
BeveLED® 2.2 Complete
4.5" Round Downlight - B4RD

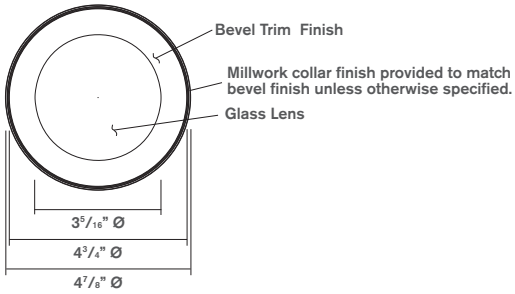
USAI® Lighting

Millwork - B4RDM

TRIM DETAILS

Millwork - B4RDM





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HOUSING OPTIONS

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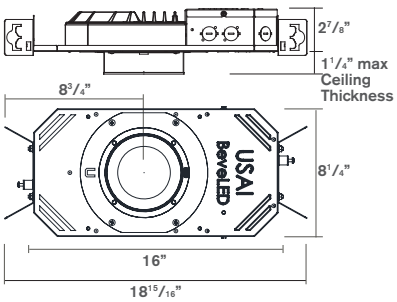
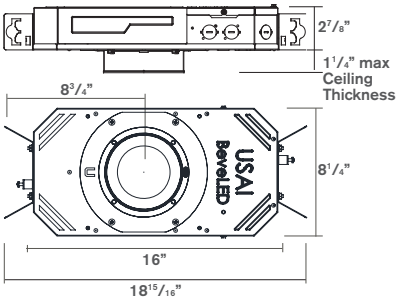
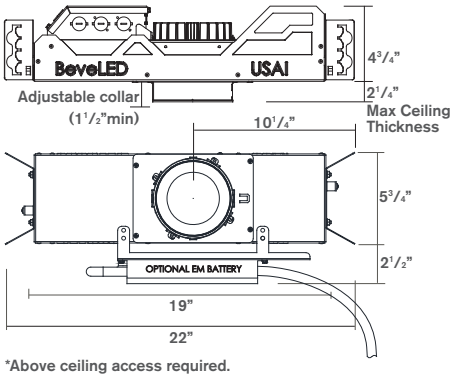
Flat Housing, Chicago Plenum - FTCP



Flat Housing, IC-Rated - FTIC
(up to 16W maximum)

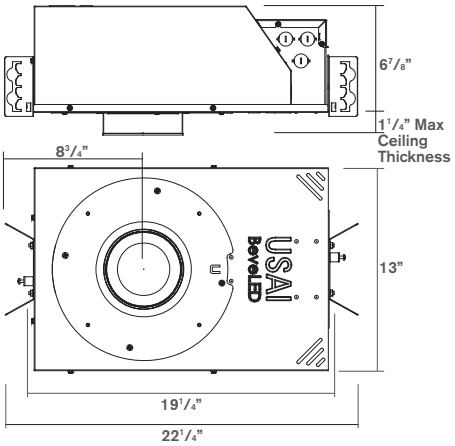


New Construction Narrow Width - NCSM
NCSM with Emergency Battery*

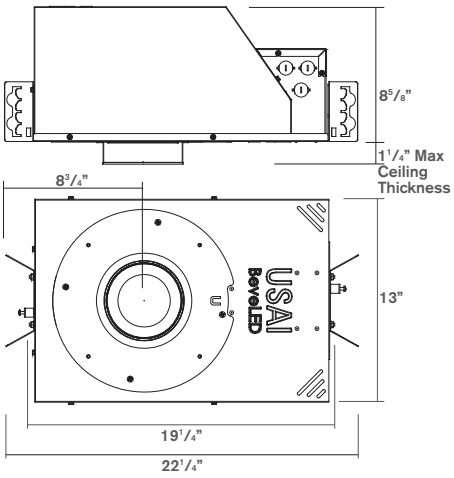


*Above ceiling access required.

New Construction - NC
Insulation-Contact Rated (24W Max) - NCIC
Chicago Plenum Rated (24W Max) - NCCP
NC with Emergency Battery



Insulation-Contact Rated (32W-33W) - NCIC
Chicago Plenum Rated (32W-36W) - NCCP



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BeveLED® 2.2 Complete
4.5" Round Downlight - B4RD

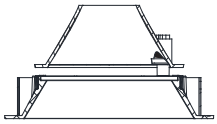
USAI® Lighting

BEVELED 2.2 SPECIFICATIONS

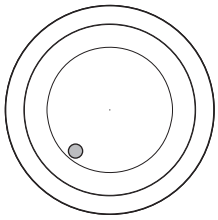
FIELD REPLACEABLE LED LIGHT ENGINE
is serviceable through the aperture without tools or with a Philips screwdriver. All USAI Lighting light engines feature industry-leading color consistency.

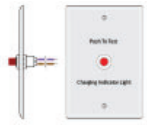
FIELD REPLACEABLE DRIVER
Unless otherwise specified, a 0-10V, 100%-1% solid state electronic constant current integral D6E dimming driver with a high power factor is provided standard and sources 2mA. All integral dimming drivers are located within the fixture housing and are serviceable from below the ceiling through the aperture. Some on-time delay may be experienced depending on control system used. All dimming drivers comply with IEEE C62.41 surge protection.

EMERGENCY BATTERY
IOTA emergency battery provides backup power for 90 minutes. NC EM fixtures are provided with an integral emergency battery with integral test switch and can be serviced through the aperture from below the ceiling plane. NCSM EM fixtures are provided with an integral emergency battery with a remote test switch, which comes with a 24" lead length for location of the test switch. Remote EM test switch is dry/damp only; select EMW emergency option for a wet location-rated EM test switch. NCSM EM fixtures require above ceiling access for service of the EM pack. Fixtures that have no USAI EM option may be connected to an inverter (by others) for emergency lighting. Battery is not available with 347V.



Integral Emergency Test Switch included with NC housing

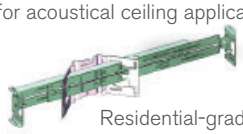




Remote Emergency Test Switch included with NCSM housing (above ceiling access required).

HOUSING
All BeveLED 2.2 fixtures are field-flexible which allows for field changes from trimless or millwork to trimmed with a simple components change with parts from USAI. Housings are fabricated of 20 ga. steel construction with thru wire J-box, 4 in 4 out at min. 90°C, #12 AWG thru branch circuit wiring, except for NCSM which is fabricated of 18 ga. steel. FTIC and NCIC housing for use with 9W, 12W, and 16W light engines only are rated for direct contact with spray foam insulation of R-42 or less. FTIC housing is IC-rated up to 16W maximum, NCIC housing is IC-rated up to 33W maximum.

MOUNTING
B4RDF overlap flange fixtures are designed for use in sheetrock, acoustical ceiling tile, and many other ceiling materials. B4RDL trimless fixtures are provided with a spackle collar and are designed for use in sheetrock/mud-in ceiling applications. B4RDM millwork fixtures are provided with a millwork collar in finish to match trim finish specified and are designed for use in wood/millwork, stone and tile construction applications. Butterfly brackets and residential grade adjustable nailer bars extendible from 14" to 24" centers with integral nails are provided standard for attachment to building structure. C-channel bars are optionally available for acoustical ceiling applications.



Residential-grade nailer bars provided standard.

FIXTURE WEIGHT
FT, FTIC, and FTCP housings weigh 8 lbs. NC, NCIC, and NCCP housings weigh 16 lbs. NCSM housing weighs 10 lbs., NCSM with EM weighs 16.5 lbs, and NC housing with EM weighs 24.5 lbs.

WARRANTY
Based on IESNA LM80-2008, BeveLED has a 50,000 hour rated life at 70% lumen maintenance (L70). USAI Lighting Warranty covers replacement parts for 5 years from date of shipment. Ambient temperatures at fixture location should not exceed 40°C during normal operation.

CEILING CUT OUT
B4RDF Trimmed with Overlap Flange: 5-1/16" ∅
B4RDL Trimless Spackle-in: 5-1/2" ∅
B4RDM Millwork Knife-edge: 4-15/16" ∅

LISTINGS
Dry/Damp/Wet location. AC and AB trim finishes are dry/damp only. Remote EM test switch is dry/damp only. Select EMW option for wet location remote test switch. UL2043 rated for use in air handling plenums. NRTL/CSA-US tested to UL standards. IBEW union made.

NOTES
• Use of pressure washer voids warranty

PHOTOMETRICS
Consult factory or website for IES files. Tested in accordance with IESNA LM79.

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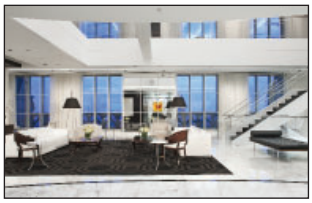
BeveLED® 2.2 Complete
4.5″ Round Downlight - B4RD

USAI® Lighting

LED COLOR OPTIONS

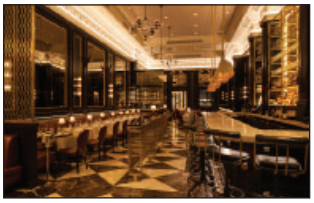
Classic White Light

Our proprietary LED light engines achieve a 2-step MacAdam ellipse along the black body locus, resulting in reliable and uniform color from fixture to fixture. You'll see the results in consistently beautiful light throughout your space, whichever USAI LED product you specify.

Warm Glow® Dimming

Warm Glow Dimming provides warmth and glow once possible only in dimmed incandescent sources. Utilizing our patented proprietary algorithm and circuitry, Warm Glow Dimming technologies precisely mimic the black body curve of a standard 100W A19 lamp by gradually transitioning from 2700K , 3000K or 3500K down to 2200K. The result is virtually indistinguishable from an incandescent light source.

Color Select® Tunable White

Color Select represents the next innovation in color temperature control for advanced LED recessed downlighting. Color Select® products allow users to adjust color temperature from 6000K down to 2200K while independently adjusting intensity to achieve ultimate control over the quality of light in a space with a single fixture type. Color Select interfaces with standard dimming and control systems.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USAI Lighting

DIMMING DRIVER COMPATIBILITY SELECTION GUIDE
D3 / DIML3

DIMMING DRIVER WIRING SCHEMES:

NOTES:
Wiring diagrams are examples of typical installations intended to illustrate the number of wires that must be run to fixture. These diagrams are not intended to specify all equipment necessary for a given dimming circuit. Refer to specific dimmer manufacturer's documentation for details.

IMPORTANT SAFETY INSTRUCTIONS - SAVE THESE INSTRUCTIONS

1. Keep these instructions in a safe place for future reference.
2. Only qualified electricians in accordance to local codes should install these fixtures.
3. De-energize the electrical circuit at the circuit breaker prior to installation process or servicing.
4. Make sure all connections are in accordance with the National Electrical Code and any local regulations.
5. Cap any wires not used separately (not together).

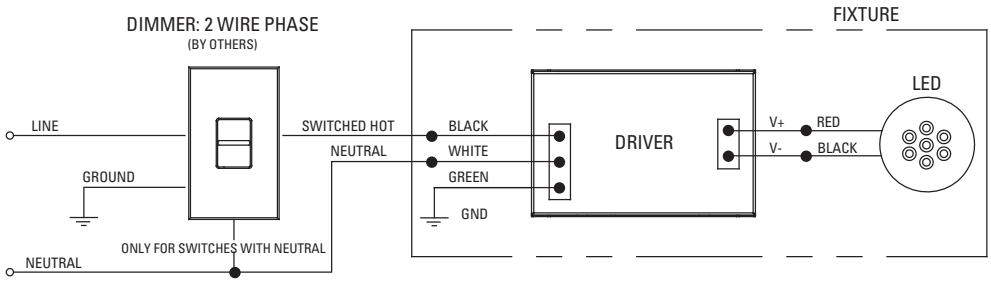
D3 / DIML3 LED: Lutron Hi-Lume A-Series 2 Wire Fwd Phase (with neutral) / LED Dimming Driver Wiring (Dims down to 1%) 120V

D3 / DIML3 Dimmer Compatibility Chart

Manufacturer	Product	Part Number	Dimmed Light Output Range	Qty Fixtures Per Dimmer* Fixture Wattage	
120V Only				39W and Less	40W - 80W
ETC	Sensor+ Cabinet	ELV10	100% - 1%	1 – 26	1 – 13
ETC	Unison DRd Cabinet	ELV10	100% - 1%	1 – 26	1 – 13
Lutron	Maestro Wireless® 600W dimmer	MRF2-6ND-120-	100% - 1%	1 – 8	1 – 4
Lutron	Maestro Wireless® 1000W dimmer	MRF2-10ND-120-	100% - 1%	1 – 13	1 – 6
Lutron	HomeWorks® QS adaptive dimmer	HQRD-6NA-	100% - 1%	1 – 8	1 – 4
Lutron	HomeWorks® QS 600W dimmer	HQRD-6ND-	100% - 1%	1 – 8	1 – 4
Lutron	HomeWorks® QS 1000 W dimmer	HQRD-10ND-	100% - 1%	1 – 13	1 – 6
Lutron	Caseta Wireless® Pro 1000W dimmer	PD-10NXD-	100% - 1%	1 – 13	1 – 6
Lutron	Stanza® dimmer	SZ-6ND-	100% - 1%	1 – 8	1 – 4
Lutron	RadioRA® 2 adaptive dimmer	RRD-6NA-	100% - 1%	1 – 8	1 – 4
Lutron	RadioRA® 2 1000 W dimmer	RRD-10ND-	100% - 1%	1 – 6	1 – 3
Lutron	myRoom DIN power module	MQSE-4A1-D	100% - 1%	1 – 6	1 – 3
Lutron	HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120-	100% - 1%	1 – 26	1 – 13
Lutron	Homeworks® DIN power module	LQSE-4A1-D	100% - 1%	1 – 6	1 – 3
Lutron	HomeWorks® wallbox power module	HWI-WPM-6D-120	100% - 1%	1 – 26	1 – 13
Lutron	GRAFIK Eye® QS control unit	QSGR-, QSGRJ-	100% - 1%	1 – 26	1 – 13
Lutron	GRAFIK Eye® 3000 control unit	GRX-3100-, GRX-3500-	100% - 1%	1 – 26	1 – 13
Lutron	RPM-4U module	HW-RPM-4U-120, LP-RPM-4U-120	100% - 1%	1 – 26	1 – 13
Lutron	RPM-4A module	HW-RPM-4A-120, LP-RPM-4A-120	100% - 1%	1 – 26	1 – 13
Lutron	GP dimming panels	Various	100% - 1%	1 – 26	1 – 13
Lutron	Ariadni CL 250W dimmer	AYCL-253P-	100%-1%	1 – 8	1 – 4
Lutron	Diva CL 250W dimmer	DVCL-253P-, DVSCCL-253P-	100%-1%	1 – 8	1 – 4
Lutron	Grafik T CL or RF CL dimmer	GT-250M-, GTJ-250M-	100%-1%	1 – 8	1 – 4
Lutron	Nova T CL 250W dimmer	NTCL-250-	100%-1%	1 – 10	1 – 5

* NOTE: Refer to dimmer manufacturer's documentation for installation instructions and circuit details.

D3 / DIML3
2 WIRE PHASE DIMMING



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I2-264-3 Revised 03/22/2017

USAI Lighting

DIMMING DRIVER COMPATIBILITY SELECTION GUIDE
D4A / DIML4A and D4P / DIML4P

DIMMING DRIVER WIRING SCHEMES:

NOTES:
Wiring diagrams are examples of typical installations intended to illustrate the number of wires that must be run to fixture. These diagrams are not intended to specify all equipment necessary for a given dimming circuit. Refer to specific dimmer manufacturer's documentation for details.

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2. Only qualified electricians in accordance to local codes should install these fixtures.
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5. Cap any wires not used separately (not together).

D4A / DIML4A LED: Lutron Hi-Lume Premier EcoSystem LED Driver (Dims down to 0.1%)

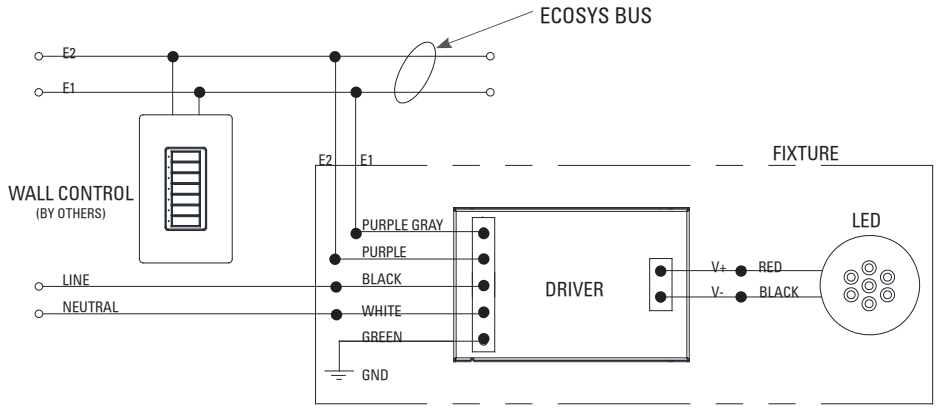
D4P / DIML4P LED: Lutron Hi-Lume Premier EcoSystem LED Driver (Dims down to 1%)

D4A / D4P EcoSystem Controls Dimmer Compatibility Chart

Manufacturer	Product	Part Number	Maximum Quantity Light Fixtures Per Control
120V / 277V			
Lutron	PowPak dimming module	RMJ-ECO32-DV-B	32
		FCJ/FCJS-ECO	3
120V ONLY			
Lutron	Energi Savr Node	QSN-1ECO-S	64
		QSN-2ECO-S	128
	GRAFIK Eye QS/ Homeworks QS control unit	QSGRJ-_ E, QSGR-_E	64
	Quantum Hub	QP2-_ _2C	128
		QP2-_ _4C	256
		QP2-_ _6C	384
		QP2-_ _8C	512
	HomeWorks QS / myRoom Plus power module	LQSE-2ECO-D	128

* NOTE: Number of fixtures may be higher if wattage is less than maximum values shown. Refer to dimmer manufacturer's documentation for installation instructions and circuit details.

D4A / DIML4A and D4P / DIML4P
EcoSystem CONTROLS



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DIMMING DRIVER COMPATIBILITY SELECTION GUIDE
D4E / DIML4E and D4H /DIML4H

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4. Make sure all connections are in accordance with the National Electrical Code and any local regulations.
5. Cap any wires not used separately (not together).

D4E / DIML4E LED: Lutron 5 Series EcoSystem LED Driver / LED Dimming Driver Wiring (Dims down to 5%)

D4E / DIML4E EcoSystem Dimmer Compatibility Chart

Manufacturer	Product	Part Number	Dimmed Light Output Range	Qty Fixtures Per Control* Fixture Wattage	
120V / 277V				39W and Less	40W - 80W
Lutron	PowPak dimming module	RMJ-ECO32-DV-B	100%–5%	1–32	1 – 16
Lutron	Energi Savr Node	QSN-1ECO-S, QSN-2ECO-S	100%–5%	1–64	1 – 32
Lutron	GRAFIK Eye QS (120V ONLY)	QSGRJ- E, QSGR- E	100%–5%	1–64	1 – 32
Lutron	Quantum	Various	100%–5%	1–64	1 – 32

* NOTE: Number of fixtures may be higher if wattage is less than maximum values shown. Refer to dimmer manufacturer's documentation for installation instructions and circuit details.

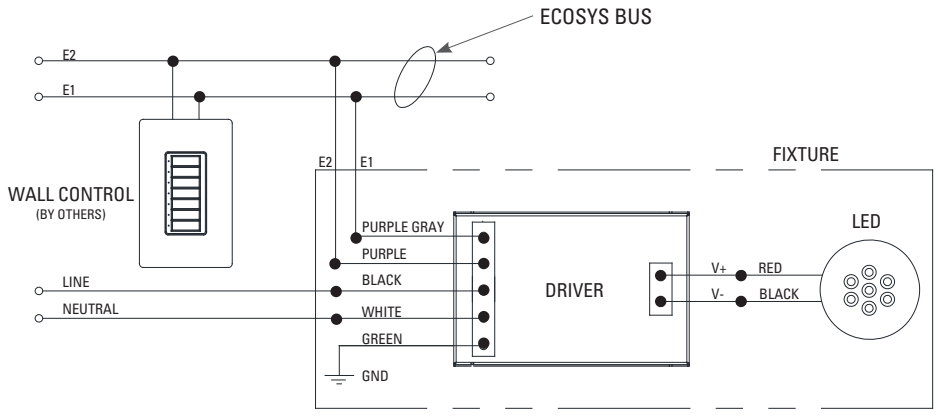
D4H / DIML4H LED: Lutron H Series EcoSystem LED Driver with Fade to Black (dims down to 1%)

D4H / DIML4H EcoSystem Dimmer Compatibility Chart

Manufacturer	Product	Part Number	Dimmed Light Output Range	Qty Fixtures Per Control* Fixture Wattage	
120V / 277V				39W and Less	40W - 80W
Lutron	PowPak dimming module	RMJ-ECO32-DV-B	100%–1%	1–32	1 – 16
Lutron	Energi Savr Node	QSN-1ECO-S, QSN-2ECO-S	100%–1%	1–64	1 – 32
Lutron	GRAFIK Eye QS (120V ONLY)	QSGRJ- E, QSGR- E	100%–1%	1–64	1 – 32
Lutron	Quantum	Various	100%–1%	1–64	1 – 32

* NOTE: Number of fixtures may be higher if wattage is less than maximum values shown. Refer to dimmer manufacturer's documentation for installation instructions and circuit details.

D4E / DIML4E and D4H / DIML 4H EcoSystem CONTROLS



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DIMMING DRIVER COMPATIBILITY SELECTION GUIDE
D6A / DIML6A and D6E / DIML6E
D6B / DIML6B and D6F / DIML6F

IMPORTANT SAFETY INSTRUCTIONS - SAVE THESE INSTRUCTIONS

1. Keep these instructions in a safe place for future reference.
2. Only qualified electricians in accordance to local codes should install these fixtures.
3. De-energize the electrical circuit at the circuit breaker prior to installation process or servicing.
4. Make sure all connections are in accordance with the National Electrical Code and any local regulations.
5. Cap any wires not used separately (not together).

D6A / DIML6A and D6E / DIML6E LED Dimming Compatibility Table

D6A / DIML6A and D6E / DIML6E are linearly programmed dimming drivers for use with the dimming controls listed in the table below.
D6A / DIML6A = EldoLED SOLOdrive 0-10V control dims from 100% to 0.1%
D6E / DIML6E = EldoLED ECOdrive 0-10V control dims from 100% to 1%

D6A / DIML6A and D6E / DIML6E Dimmer Compatibility Chart

Manufacturer	Product	Part Number	Dimmed Light Output Range			Qty Fixtures Per Dimmer*
120V & 277V			DIML6A		6E	Refer to manufacturer's dimmer load rating for maximum and minimum fixture quantities per dimmer. Enlighted compatible.
Lutron	Diva	DVTV/NFTV with PP-20	99% -	0.1%	1%	
Lutron	Nova T	NTFTV with PP-20	99% -	0.1%	1%	
Lutron	Energi Savr Node	QSN-4T16-S	100% -	0.1%	1%	
Lutron	GP Dimming Panels	TVM2 Module	99% -	0.1%	1%	
Lutron	Interfaces	GRX-TVI w/ GRX3503	100% -	0.1%	1%	
Sensor Switch	nIO	nIO EZ	100% -	0.1%	1%	
enlighted	Control Unit	CU-3E-1R	100% -	0.1%	1%	

D6B / DIML6B and D6F / DIML6F LED Dimming Compatibility Table

D6B / DIML6B and D6F / DIML6F are logarithmic-programmed dimming drivers for use with the dimming controls listed in the table below.
D6B / DIML6B = EldoLED SOLOdrive 0-10V control dims from 100% to 0.1% D6F / DIML6F = EldoLED ECOdrive 0-10V control dims from 100% to 1%

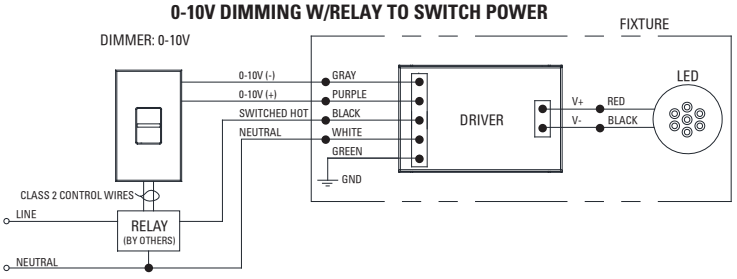
D6B / DIML6B and D6F / DIML6F Dimmer Compatibility Chart

Manufacturer	Product	Part Number	Dimmed Light Output Range			Qty Fixtures Per Dimmer*
120V & 277V			DIML6B		6F	Refer to manufacturer's dimmer load rating for maximum and minimum fixture quantities per dimmer. Enlighted compatible.
Bush-Jaeger	Electronic potentiometer	2112U-101	100% -	0.1%	1%	
Jung	Electronic potentiometer	240-10	100% -	0.1%	1%	
Leviton	Iluma Tech dimmer	IP710-DLX	100% -	0.1%	1%	
Lightolier (Philips)	Momentum (120V ONLY)	ZP600FAM120	100% -	0.1%	1%	
Merten	Electronic potentiometer	5729	100% -	0.1%	1%	
Pass & Seymour	Titan	CD4FB-W	100% -	0.1%	1%	
Watt Stopper	Miro	DCLV1	100% -	0.1%	1%	
Synergy	Wallbox Dimmers	ISD BC	100% -	0.1%	1%	
ABB	i-bus	SD/S 2.16.1	100% -	0.1%	1%	
Crestron	Modules	GLX-DIMFLV8, GLXP-DIMFLV8	100% -	0.1%	1%	
Crestron	Green Light	GLPAC-DIMFLV4-, GLPAC-DIMFLV8-	100% -	0.1%	1%	
Crestron	Green Light Power Pack	GLPP-DIMFLVEX-PM, GLPP-1DIMFLV2EX-PM, GLPP-1DIMFLV3EX-PM	100% -	0.1%	1%	
Crestron	DIN Rail Analog Output Module	DIN-A08	100% -	0.1%	1%	
Crestron	DIN Rail 0-10V Fluorescent Dimmer	DIN-4DIMFLV4	100% -	0.1%	1%	
Crestron	iLux 0-10V Dimmer Expansion Module	CLS-EXP-DIMFLV	100% -	0.1%	1%	
enlighted	Control Unit	CU-3E-1R	100% -	0.1%	1%	

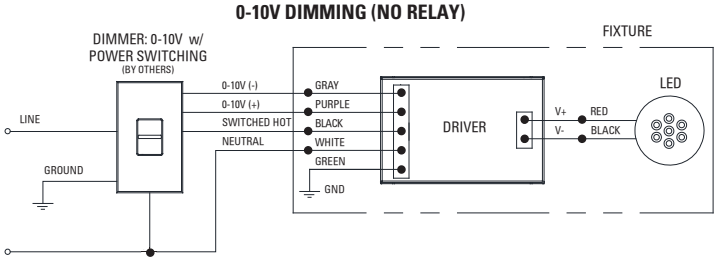
DIMMING DRIVER WIRING SCHEMES:

NOTES: Wiring diagrams are examples of typical installations intended to illustrate the number of wires that must be run to fixture. These diagrams are not intended to specify all equipment necessary for a given dimming circuit. Refer to specific dimmer manufacturer's documentation for details.

D6 / DIML6
0-10V DIMMING W/RELAY TO SWITCH POWER



D6 / DIML6
0-10V DIMMING (NO RELAY)



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DIMMING DRIVER COMPATIBILITY SELECTION GUIDE
D7 / DIML7 and D7E

DIMMING DRIVER WIRING SCHEMES:

NOTES:
Wiring diagrams are examples of typical installations intended to illustrate the number of wires that must be run to fixture. These diagrams are not intended to specify all equipment necessary for a given dimming circuit. Refer to specific dimmer manufacturer's documentation for details.

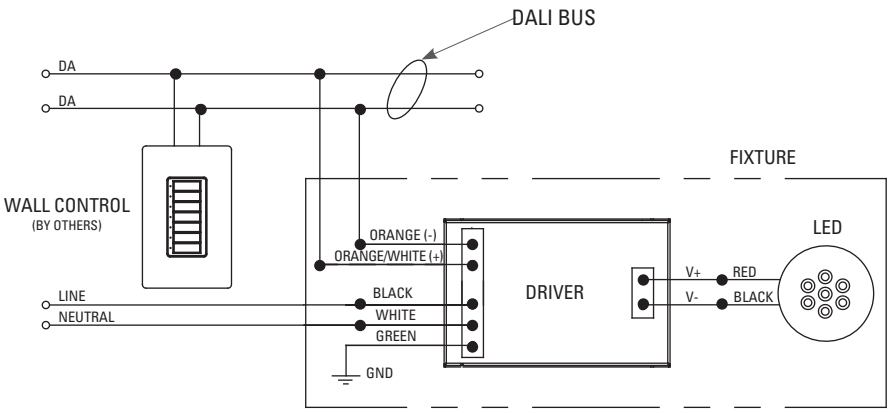
IMPORTANT SAFETY INSTRUCTIONS - SAVE THESE INSTRUCTIONS

1. Keep these instructions in a safe place for future reference.
2. Only qualified electricians in accordance to local codes should install these fixtures.
3. De-energize the electrical circuit at the circuit breaker prior to installation process or servicing.
4. Make sure all connections are in accordance with the National Electrical Code and any local regulations.
5. Cap any wires not used separately (not together).

D7 / DIML7 and D7E Dimming Driver Wiring

D7 / DIML7 and D7E are linearly programmed dimming drivers.
D7 / DIML7 = EldoLED SOLOdrive DALI control dims from 100% to 0.1%
D7E = EldoLED ECOdrive DALI control dims from 100% to 1%

D7 / DIML7 / D7E
DALI CONTROLS



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DIMMING DRIVER COMPATIBILITY SELECTION GUIDE
D8 / DIML8 and D8E

DIMMING DRIVER WIRING SCHEMES:

NOTES:
Wiring diagrams are examples of typical installations intended to illustrate the number of wires that must be run to fixture. These diagrams are not intended to specify all equipment necessary for a given dimming circuit. Refer to specific dimmer manufacturer's documentation for details.

IMPORTANT SAFETY INSTRUCTIONS - SAVE THESE INSTRUCTIONS

1. Keep these instructions in a safe place for future reference.
2. Only qualified electricians in accordance to local codes should install these fixtures.
3. De-energize the electrical circuit at the circuit breaker prior to installation process or servicing.
4. Make sure all connections are in accordance with the National Electrical Code and any local regulations.
5. Cap any wires not used separately (not together).

D8 / DIML8 and D8E Dimming Driver Wiring

D8 / DIML8 and D8E are linearly programmed dimming drivers.
D8 / DIML8 = EldoLED POWERdrive DMX control dims from 100% to 0.1%
D8E = EldoLED POWERdrive DMX control dims from 100% to 1%

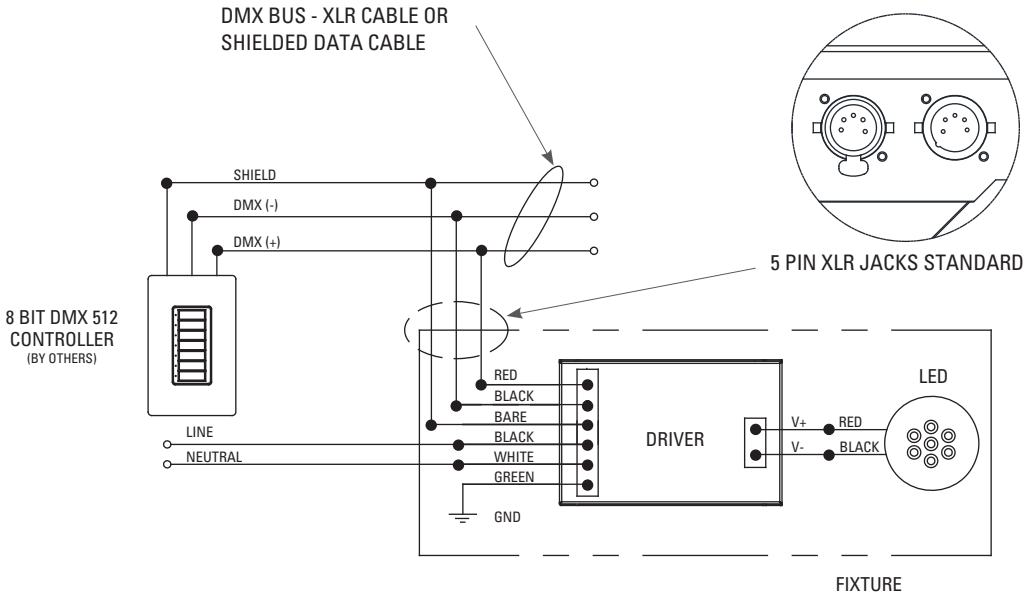
DMX BUS - XLR CABLE OR
SHIELDED DATA CABLE

The data cable used must meet the following requirements:

- type: shielded, 2-conductor twisted pair
- maximum capacitance between conductors: 30 pF/ft
- maximum capacitance between conductor and shield: 55 pF/ft
- maximum resistance: 0.02 ohms/ft
- normal impedance: 100-140 ohms
- conductive core: 24 AWG is recommended

If 3-wire data cables are preferred, we suggest a Belden 9841 or equivalent cable which meets the specifications for EIA RS-485 applications. Do not use standard microphone cables: they cannot transmit DMX512 data reliably over long distances. NOTE: DMX link termination device (by others) should be used on last fixture in line on a circuit to avoid signal loss.

D8 / DIML8 / D8E
DMX CONTROLS



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DIMMING DRIVER COMPATIBILITY SELECTION GUIDE
D15 / DIML15

DIMMING DRIVER WIRING SCHEMES:

NOTES:
Wiring diagrams are examples of typical installations intended to illustrate the number of wires that must be run to fixture. These diagrams are not intended to specify all equipment necessary for a given dimming circuit. Refer to specific dimmer manufacturer's documentation for details.

IMPORTANT SAFETY INSTRUCTIONS - SAVE THESE INSTRUCTIONS

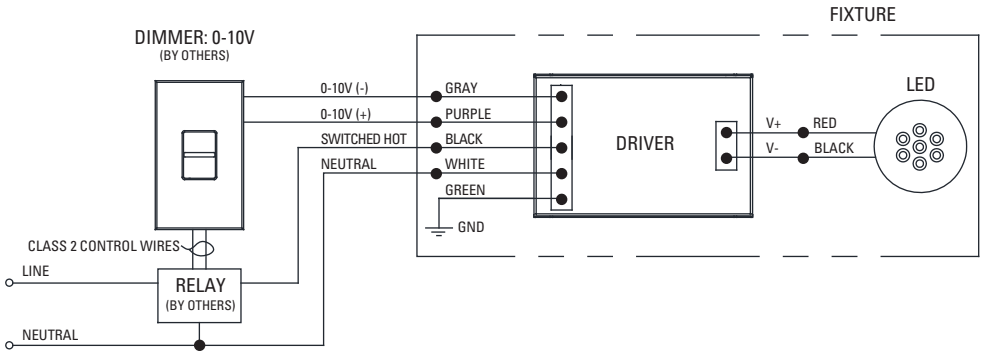
1. Keep these instructions in a safe place for future reference.
2. Only qualified electricians in accordance to local codes should install these fixtures.
3. De-energize the electrical circuit at the circuit breaker prior to installation process or servicing.
4. Make sure all connections are in accordance with the National Electrical Code and any local regulations.
5. Cap any wires not used separately (not together).

D15 / DIML15 LED: 0-10V, 347V Dimming Driver Wiring (Dims down to 1%) 347V Only

D15 / DIML15 Dimmer Compatibility Chart			
Manufacturer	Product	Dimmed Light Output Range	Qty Fixtures Per Dimmer*
347			Use source current per fixture specification sheet to determine number of fixtures per dimmer. Max number of fixtures is limited by dimmer load rating.
Acuity	Synergy ISD-BC	100% - 1%	
Douglas Lighting	WPN-5721, WPN-5822	100% - 1%	
Hubbell	Light Hawk2 LHD-IRS3-N347-xx	100% - 1%	
Leviton	Illumatech IP710-DLZ with 347V relay	100% - 1%	
Leviton	Centura Fluorescent Control System	100% - 1%	
Lutron	Nova NFTV-* dimmer plus 347V relay	100% - 1%	
Lutron	Diva DVTV-* dimmer plus 347V relay	100% - 1%	

* NOTE: Refer to dimmer manufacturer's documentation for installation instructions and circuit details.

D15 / DIML15
0-10V DIMMING W/RELAY TO SWITCH POWER



NOTE:
If switched, non-dimming operation is desired, cap off purple and gray wires individually at installation. Do NOT cap purple and gray wires together.

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DIMMING DRIVER COMPATIBILITY SELECTION GUIDE
D18

DIMMING DRIVER WIRING SCHEMES:

NOTES:
Wiring diagrams are examples of typical installations intended to illustrate the number of wires that must be run to fixture. These diagrams are not intended to specify all equipment necessary for a given dimming circuit. Refer to specific dimmer manufacturer's documentation for details.

IMPORTANT SAFETY INSTRUCTIONS - SAVE THESE INSTRUCTIONS

1. Keep these instructions in a safe place for future reference.
2. Only qualified electricians in accordance to local codes should install these fixtures.
3. De-energize the electrical circuit at the circuit breaker prior to installation process or servicing.
4. Make sure all connections are in accordance with the National Electrical Code and any local regulations.
5. Cap any wires not used separately (not together).

D18 Dimming Driver Wiring

D18 are programmed dimming drivers.
D18 Moons DMX control dims from 100% to 1%

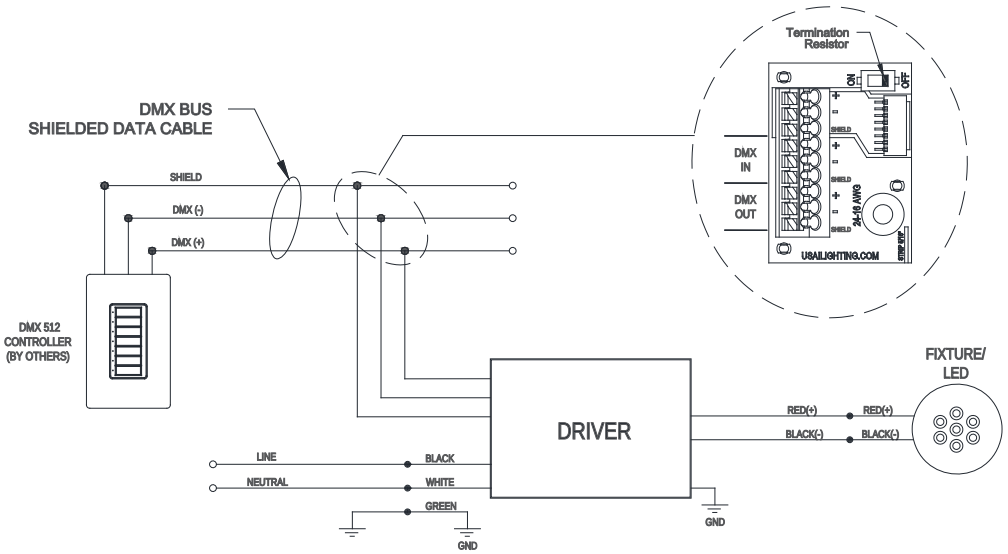
DMX BUS -
SHIELDED DATA CABLE

The data cable used must meet the following requirements:

- type: shielded, 2-conductor twisted pair
- maximum capacitance between conductors: 30 pF/ft
- maximum capacitance between conductor and shield: 55 pF/ft
- maximum resistance: 0.02 ohms/ft
- normal impedance: 100-140 ohms
- conductive core: 24 AWG is recommended

If 3-wire data cables are preferred, we suggest a Belden 9841 or equivalent cable which meets the specifications for EIA RS-485 applications. Do not use standard microphone cables: they cannot transmit DMX512 data reliably over long distances. NOTE: DMX link termination device, provided through Dip Switch on connection board, should be used on last fixture in line on a circuit to avoid signal loss.

D18
DMX CONTROLS



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DIMMING DRIVER COMPATIBILITY SELECTION GUIDE
D19 / DIML19

DIMMING DRIVER WIRING SCHEMES:

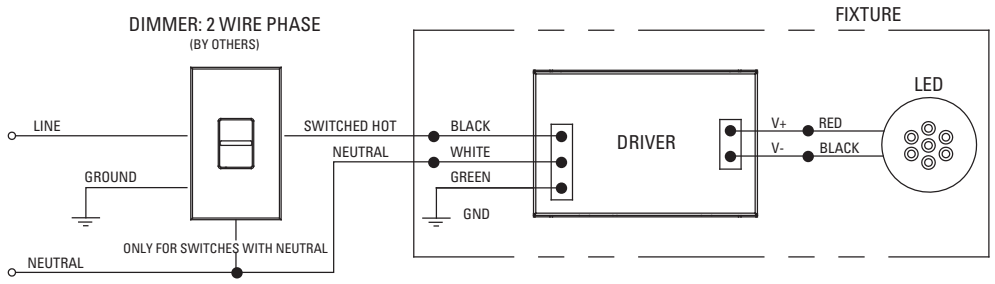
NOTES:
Wiring diagrams are examples of typical installations intended to illustrate the number of wires that must be run to fixture. These diagrams are not intended to specify all equipment necessary for a given dimming circuit. Refer to specific dimmer manufacturer's documentation for details.

IMPORTANT SAFETY INSTRUCTIONS - SAVE THESE INSTRUCTIONS

1. Keep these instructions in a safe place for future reference.
2. Only qualified electricians in accordance to local codes should install these fixtures.
3. De-energize the electrical circuit at the circuit breaker prior to installation process or servicing.
4. Make sure all connections are in accordance with the National Electrical Code and any local regulations.
5. Cap any wires not used separately (not together).

D19 / DIML19 LED: Hatch XTC series or equivalent - Forward and Reverse Phase Dimming Driver. Dims down to 1% contingent upon dimmer specification and load. 120V only.

D19 / DIML19
2 WIRE PHASE DIMMING



D19 / DIML19 Dimmer Compatibility Chart

120V ONLY		
Forward Phase / TRIAC Dimming		
Manufacturer	Product	Qty Fixtures Per Dimmer
Leviton	IPL06-10Z	Use fixture wattage per fixture specification sheet to determine number of fixtures per dimmer. Max number of fixtures is limited by dimmer load rating.
	6613-xxx	
Lutron	S-600P	
	S-603P	
	DV-600P	
	DV-603P	
	DVSC-603P	
	CT-600P	
	CT-603P	

120V ONLY		
Reverse Phase / ELV Dimming		
Manufacturer	Product	Qty Fixtures Per Dimmer
Leviton	6615	Use fixture wattage per fixture specification sheet to determine number of fixtures per dimmer. Max number of fixtures is limited by dimmer load rating.
	IPE04-xxx	
Lutron	NTELV-300	
	NTELV-600	
	SELV-300P	
	SELV-303P	
	DVELV-300P	
	DVELV-303P	

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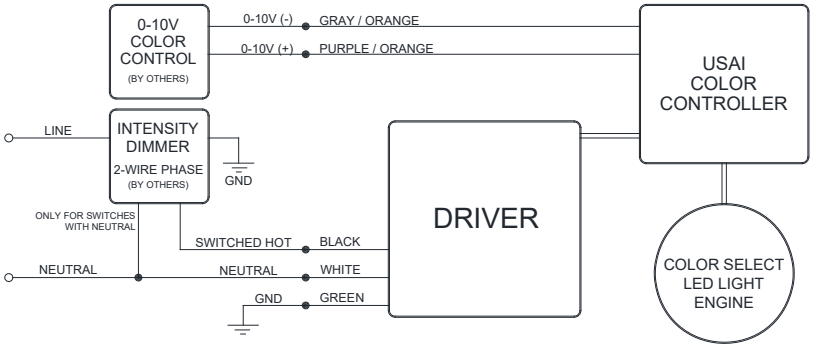
INTENSITY DIMMING DRIVER COMPATIBILITY SELECTION GUIDE
DIML3

INTENSITY DIMMING DRIVER WIRING SCHEMES:

Note: Wiring diagrams are examples of typical installations intended to illustrate the number of wires that must be run to fixture. These diagrams are not intended to specify all equipment necessary for a given dimming circuit. Refer to specific dimmer manufacturer's documentation for details.

DIML3 LED: Lutron Hi-Lume A-Series 2 Wire Fwd Phase (with neutral) / LED Dimming Driver Wiring (Dims down to 1%) 120V only.



D3 / DIML3 Dimmer Compatibility Chart					
Manufacturer	Product	Part Number	Dimmed Light Output Range	Qty Fixtures Per Dimmer* Fixture Wattage	
120V Only				39W and Less	40W - 80W
ETC	Sensor+ Cabinet	ELV10	100% - 1%	1 – 26	1 – 13
ETC	Unison DRd Cabinet	ELV10	100% - 1%	1 – 26	1 – 13
Lutron	Maestro Wireless® 600W dimmer	MRF2-6ND-120-	100% - 1%	1 – 8	1 – 4
Lutron	Maestro Wireless® 1000W dimmer	MRF2-10ND-120-	100% - 1%	1 – 13	1 – 6
Lutron	HomeWorks® QS adaptive dimmer	HQRD-6NA-	100% - 1%	1 – 8	1 – 4
Lutron	HomeWorks® QS 600W dimmer	HQRD-6ND-	100% - 1%	1 – 8	1 – 4
Lutron	HomeWorks® QS 1000 W dimmer	HQRD-10ND-	100% - 1%	1 – 13	1 – 6
Lutron	Caseta Wireless® Pro 1000W dimmer	PD-10NXD-	100% - 1%	1 – 13	1 – 6
Lutron	Stanza® dimmer	SZ-6ND-	100% - 1%	1 – 8	1 – 4
Lutron	RadioRA® 2 adaptive dimmer	RRD-6NA-	100% - 1%	1 – 8	1 – 4
Lutron	RadioRA® 2 1000 W dimmer	RRD-10ND-	100% - 1%	1 – 6	1 – 3
Lutron	myRoom DIN power module	MQSE-4A1-D	100% - 1%	1 – 6	1 – 3
Lutron	HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120-	100% - 1%	1 – 26	1 – 13
Lutron	Homeworks® DIN power module	LQSE-4A1-D	100% - 1%	1 – 6	1 – 3
Lutron	HomeWorks® wallbox power module	HWI-WPM-6D-120	100% - 1%	1 – 26	1 – 13
Lutron	GRAFIK Eye® QS control unit	QSGR-, QSGRJ-	100% - 1%	1 – 26	1 – 13
Lutron	GRAFIK Eye® 3000 control unit	GRX-3100-, GRX-3500-	100% - 1%	1 – 26	1 – 13
Lutron	RPM-4U module	HW-RPM-4U-120, LP-RPM-4U-120	100% - 1%	1 – 26	1 – 13
Lutron	RPM-4A module	HW-RPM-4A-120, LP-RPM-4A-120	100% - 1%	1 – 26	1 – 13
Lutron	GP dimming panels	Various	100% - 1%	1 – 26	1 – 13
Lutron	Ariadni CL 250W dimmer	AYCL-253P-	100%-1%	1 – 8	1 – 4
Lutron	Diva CL 250W dimmer	DVCL-253P-, DVSCCL-253P-	100%-1%	1 – 8	1 – 4
Lutron	Grafik T CL or RF CL dimmer	GT-250M-, GTJ-250M-	100%-1%	1 – 8	1 – 4
Lutron	Nova T CL 250W dimmer	NTCL-250-	100%-1%	1 – 10	1 – 5

* NOTE: Refer to dimmer manufacturer's documentation for installation instructions and circuit details.

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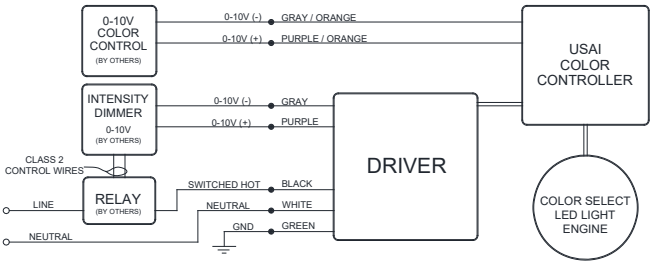
INTENSITY DIMMING DRIVER COMPATIBILITY SELECTION GUIDE
DIML6A & 6B
DIML6E & DIML6F

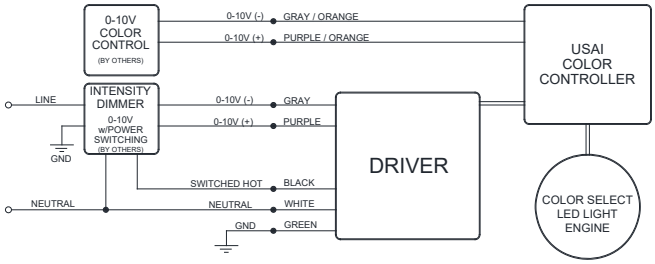
INTENSITY DIMMING DRIVER WIRING SCHEMES:

Note: Wiring diagrams are examples of typical installations intended to illustrate the number of wires that must be run to fixture. These diagrams are not intended to specify all equipment necessary for a given dimming circuit. Refer to specific dimmer manufacturer's documentation for details.

0-10V Dimming w/ Relay Switch to Power



0-10V Dimming



D6A / DIML6A and D6E / DIML6E LED Dimming Compatibility Table

D6A / DIML6A and D6E / DIML6E are linearly programmed dimming drivers for use with the dimming controls listed in the table below
D6A / DIML6A = EldoLED SOLOdrive 0-10V control dims from 100% to 0.1%
D6E / DIML6E = EldoLED ECOdrive 0-10V control dims from 100% to 1%

D6A / DIML6A and D6E / DIML6E Dimmer Compatibility Chart

Manufacturer	Product	Part Number	Dimmed Light Output Range		Qty Fixtures Per Dimmer*
120V & 277V			DIML6A	6E	Refer to manufacturer's dimmer load rating for maximum and minimum fixture quantities per dimmer. Enlighted compatible.
Lutron	Diva	DVTV/NFTV with PP-20	99% - 0.1%	1%	
Lutron	Nova T	NTFTV with PP-20	99% - 0.1%	1%	
Lutron	Energi Savr Node	QSN-4T16-S	100% - 0.1%	1%	
Lutron	GP Dimming Panels	TVM2 Module	99% - 0.1%	1%	
Lutron	Interfaces	GRX-TVI w/ GRX3503	100% - 0.1%	1%	
Sensor Switch	nIO	nIO EZ	100% - 0.1%	1%	
enlighted	Control Unit	CU-3E-1R	100% - 0.1%	1%	

D6B / DIML6B and D6F / DIML6F LED Dimming Compatibility Table

D6B / DIML6B and D6F / DIML6F are logarithmic-programmed dimming drivers for use with the dimming controls listed in the table below
D6B / DIML6B = EldoLED SOLOdrive 0-10V control dims from 100% to 0.1% D6F / DIML6F = EldoLED ECOdrive 0-10V control dims from 100% to 1%

D6B / DIML6B and D6F / DIML6F Dimmer Compatibility Chart

Manufacturer	Product	Part Number	Dimmed Light Output Range		Qty Fixtures Per Dimmer*
120V & 277V			DIML6B	6F	Refer to manufacturer's dimmer load rating for maximum and minimum fixture quantities per dimmer. Enlighted compatible.
Bush-Jaeger	Electronic potentiometer	2112U-101	100% - 0.1%	1%	
Jung	Electronic potentiometer	240-10	100% - 0.1%	1%	
Leviton	Iluma Tech dimmer	IP710-DLX	100% - 0.1%	1%	
Lightolier (Philips)	Momentum (120V ONLY)	ZP600FAM120	100% - 0.1%	1%	
Merten	Electronic potentiometer	5729	100% - 0.1%	1%	
Pass & Seymour	Titan	CD4FB-W	100% - 0.1%	1%	
Watt Stopper	Miro	DCLV1	100% - 0.1%	1%	
Synergy	Wallbox Dimmers	ISD BC	100% - 0.1%	1%	
ABB	i-bus	SD/S 2.16.1	100% - 0.1%	1%	
Crestron	Modules	GLX-DIMFLV8, GLXP-DIMFLV8	100% - 0.1%	1%	
Crestron	Green Light	GLPAC-DIMFLV4-, GLPAC-DIMFLV8-	100% - 0.1%	1%	
Crestron	Green Light Power Pack	GLPP-DIMFLVEX-PM, GLPP-1DIMFLV2EX-PM, GLPP-1DIMFLV3EX-PM	100% - 0.1%	1%	
Crestron	DIN Rail Analog Output Module	DIN-A08	100% - 0.1%	1%	
Crestron	DIN Rail 0-10V Fluorescent Dimmer	DIN-4DIMFLV4	100% - 0.1%	1%	
Crestron	iLux 0-10V Dimmer Expansion Module	CLS-EXP-DIMFLV	100% - 0.1%	1%	
enlighted	Control Unit	CU-3E-1R	100% - 0.1%	1%	

USAI®

www.usailighting.com
info@usailighting.com

1126 River Road
New Windsor, NY 12553

T 845–565–8500
F 845–561–1130

I2-228-6 Revised 08/28/2019

USAI Lighting

COLOR SELECT®

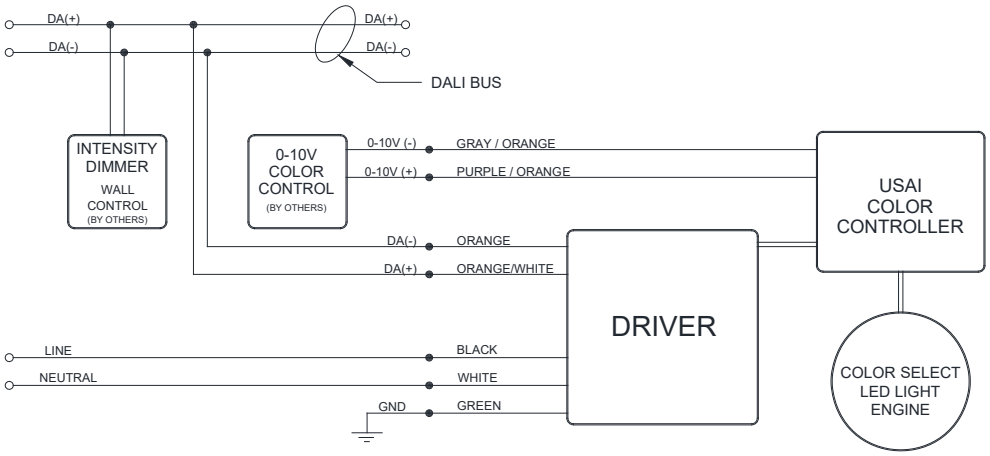
Covered By US Patents 8,581,520 and 8,456,109

INTENSITY DIMMING DRIVER COMPATIBILITY SELECTION GUIDE
DIML7

INTENSITY DIMMING DRIVER WIRING SCHEMES:

Note: Wiring diagrams are examples of typical installations intended to illustrate the number of wires that must be run to fixture. These diagrams are not intended to specify all equipment necessary for a given dimming circuit. Refer to specific dimmer manufacturer's documentation for details.

DIML7 LED: eldoLED DALI dimming driver (dims down to 0.1%)



NOTE: Refer to dimmer manufacturer's documentation for installation instructions and circuit details.

USAI®

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T 845–565–8500
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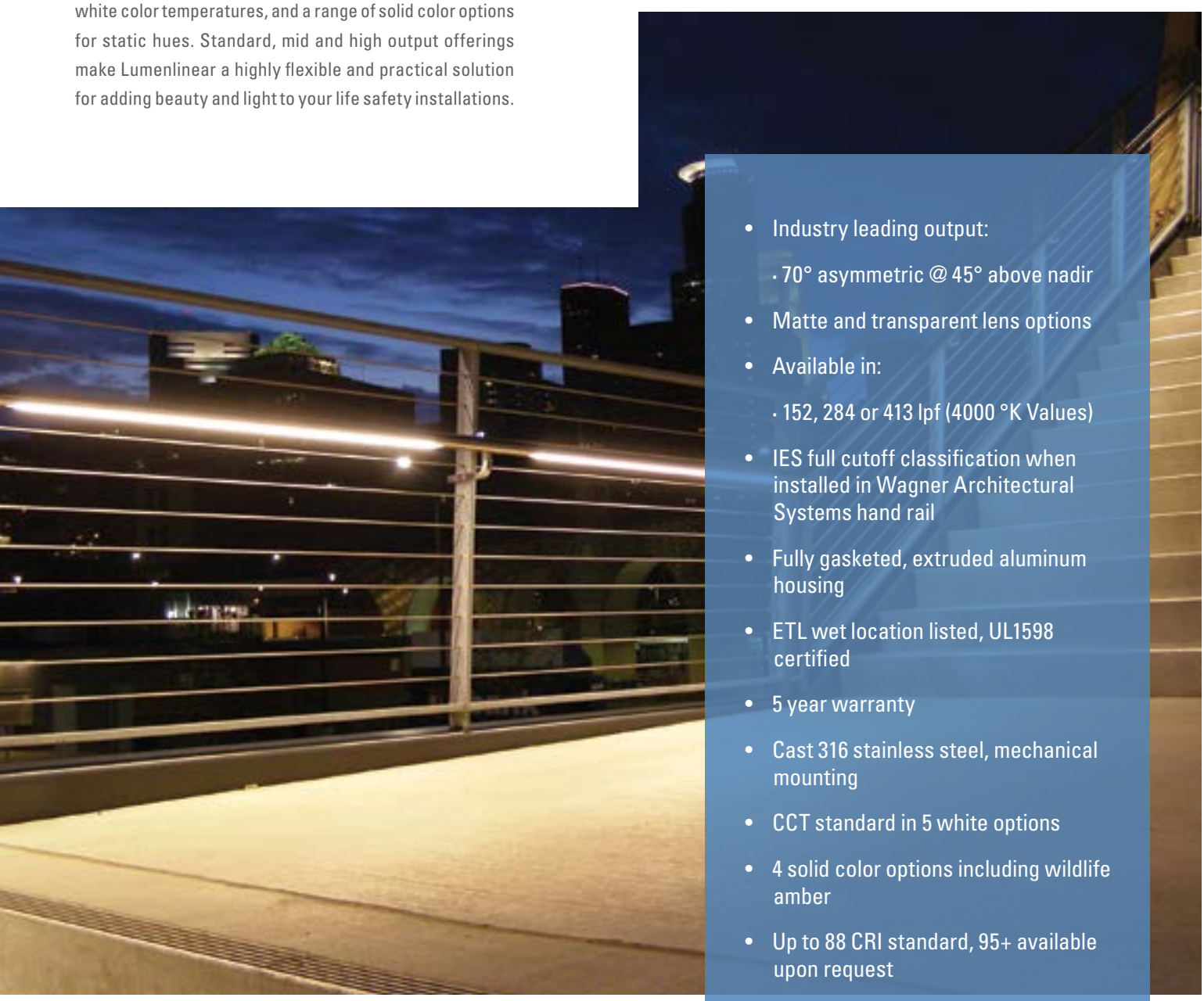
I2-228-7 Revised 09/26/2018

Type LE

LUMENLINEAR™ ASYMMETRIC

ANOTHER LUMENRAIL® COMPONENT FOR LIFE SAFETY AND LIGHT.

Our linear product is a state-of-the-art, low-voltage LED light fixture that provides exceptional lighting performance to enhance any stairway, ramp or walkway application. Its soft light provides ample illumination for safety and ambiance without the glare or harshness of overhead lighting. Available with warm, neutral or cool white color temperatures, and a range of solid color options for static hues. Standard, mid and high output offerings make Lumenlinear a highly flexible and practical solution for adding beauty and light to your life safety installations.



- Industry leading output:
  - 70° asymmetric @ 45° above nadir
- Matte and transparent lens options
- Available in:
  - 152, 284 or 413 lpf (4000 °K Values)
- IES full cutoff classification when installed in Wagner Architectural Systems hand rail
- Fully gasketed, extruded aluminum housing
- ETL wet location listed, UL1598 certified
- 5 year warranty
- Cast 316 stainless steel, mechanical mounting
- CCT standard in 5 white options
- 4 solid color options including wildlife amber
- Up to 88 CRI standard, 95+ available upon request
- 14 standard lengths from 6" to 80"

WAGNER™
ARCHITECTURAL SYSTEMS

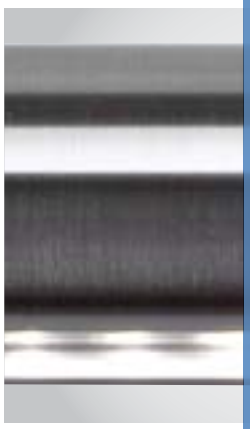
LUMENLINEAR™ ASYMMETRIC

PROJECT NAME: _____

REP AGENCY: _____

APPROX. LINEAR FT. _____

SCAN QR CODE
for technical information, downloads, instructions,
and system configuration guides



LUMENLINEAR™
ANOTHER
LUMENRAIL® COMPONENT
FOR LIFE SAFETY
AND LIGHT.

PART NUMBER BUILDER

	LULS					
LULS40K6070TA24	FIXTURE TYPE	COLOR TEMP	FIXTURE WATTAGE	BEAM ANGLE	LENS OPTION	LENGTH NOMINAL - ASSEMBLED
EXAMPLE	**LULS** Lumenrail Linear	**27K** - 2700° K **30K** - 3000° K **35K** - 3500° K **40K** - 4000° K **50K** - 5000° K **BLU** Blue **GRN** Green **RED** Red **AMB** Wildlife Amber	**20** - 1.85 W/FT **40** - 3.57 W/FT **60** - 5.45 W/FT	**70** - 70° Spread *Main Beam @ 45° above nadir*	**TA** - Transparent Asymmetric **MA** - Matte Asymmetric	**6** - 7.64" **12** - 13.51" **18** - 19.39" **24** - 25.33" **30** - 31.23" **36** - 37.14" **42** - 43.07" **48** - 48.95" **54** - 54.89" **60** - 60.83" **66** - 67.20" **72** - 73.20" **78** - 79.20" **84** - 85.20"

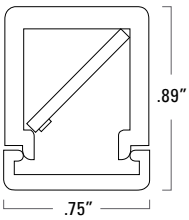
ELECTRICAL SPECIFICATIONS

Intertek

All electrical connections to be made by a qualified electrician in accordance with all national, state and local electrical codes.

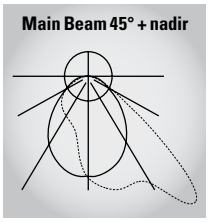
24VDC	ETL LISTED WET, UL 1598/CSA 22.2	0-10V INPUT (PWM)	-40°F TO +120°F
INPUT VOLTAGE	CERTIFICATIONS	DIMMING	OPERATING TEMP
CLASS 2 REQUIRED	**5 YEARS**	**UP TO 77 LM/W LED**	**UP TO 88 (95+ AVAIL. UPON REQUEST)**
DRIVER	WARRANTY	EFFICIENCY	CRI

CONSTRUCTION



An extruded aluminum housing and fully gasketed assembly insure heat dissipation and ingress protection to IP67. Stainless steel hardware and mechanical attachment promote easy installation and longevity.

PHOTOMETRICS



The asymmetric output has industry leading performance with a (70°) beam spread, focused on 45° above nadir. Installed in Wagner Lumenrail®, Lumenlinear performs with full IES cutoff. Reports to view or download are available by scanning the QR code or visiting our website.

LUMENGEAR™ - LED DRIVER & NEMA ENCLOSURE OPTIONS

Wagner offers multiple ETL listed options for both 24VDC power supplies and NEMA enclosures. Quantities and types will be configured based on your specifications and design. Additional specification options are available by request. Not all options apply to all products, please verify compatibility with the factory.

CLASS II DRIVERS:
- *STD 100W Non Dim
- 0-10V (PWM)
- Multiple Wattages
- 24VDC

NEMA ENCLOSURES:
4X, 6

LUMENPOST™:
Integrated 100W, 0-10V DIM

WAGNER ARCHITECTURAL SYSTEMS
888.243.6914 // SYSTEMS@MAILWAGNER.COM
10600 West Brown Deer Road // Milwaukee, WI 53224, USA

WAGNERARCHITECTURAL.COM
LULA SUBM R4

Type: Type LH
BEGA Product:
Project:
Modified:

Application
As an individual luminaire with low mounting heights, it can be used for marking danger areas or in rows for illuminating corridors and passageways. With high mounting heights it can be used as a wall luminaire next to doors or for lighting small wall areas.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Matte safety glass
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64
Weight: 1.1 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	3.0 W
System wattage	5.8 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	204 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 40° C	250,000 h (L70)

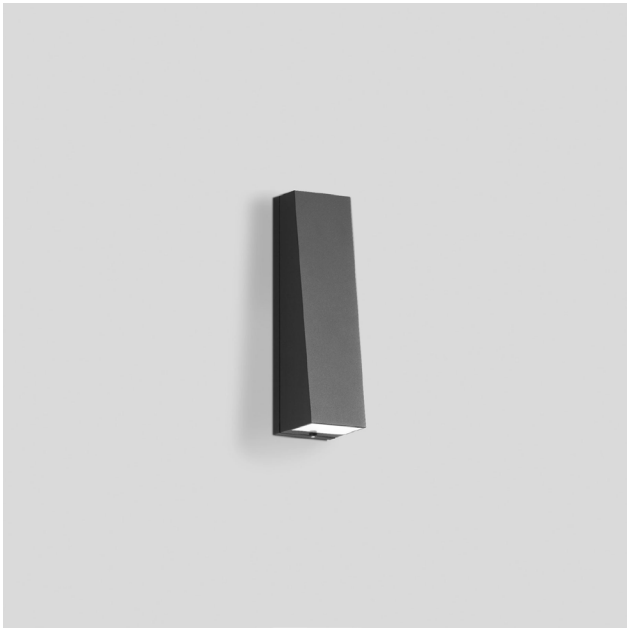
LED color temperature

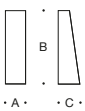
☐ 4000K - Product number + **K4**
○ 3500K - Product number + **K35**
○ 3000K - Product number + **K3** ***(EXPRESS)***
○ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ○ White (WHT) ○ RAL:
○ Bronze (BRZ) ○ Silver (SLV) ○ CUS:





LED wall luminaire · directed light

		LED	A	B	C	Required wiring box
33 514	ADA	3.0 W	2 1/8	7 7/8	2 3/8	**19 545**

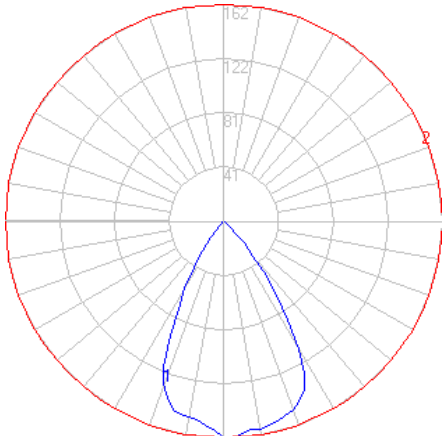
BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Updated 09/05/18

BEGA

Photometric Filename: 33514.IES

TEST:	BE_33514
TEST LAB:	BEGA
DATE:	9/20/2017
LUMINAIRE:	33 514
LAMP:	3W LED



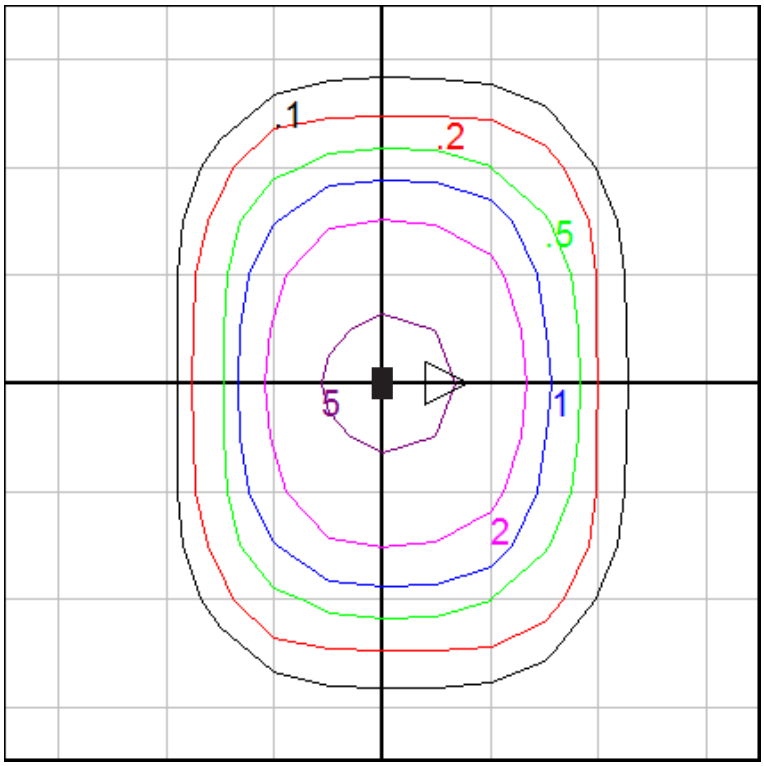
Characteristics

IES Classification	Type I
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	204
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	35
Total Luminaire Watts	5.8
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	162.408 (180H, 0V)
Max. Cd. (<90 Vert.)	162.408 (180H, 0V)
Max. Cd. (At 90 Deg. Vert.)	0 (0.0%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	.202 (0.1%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

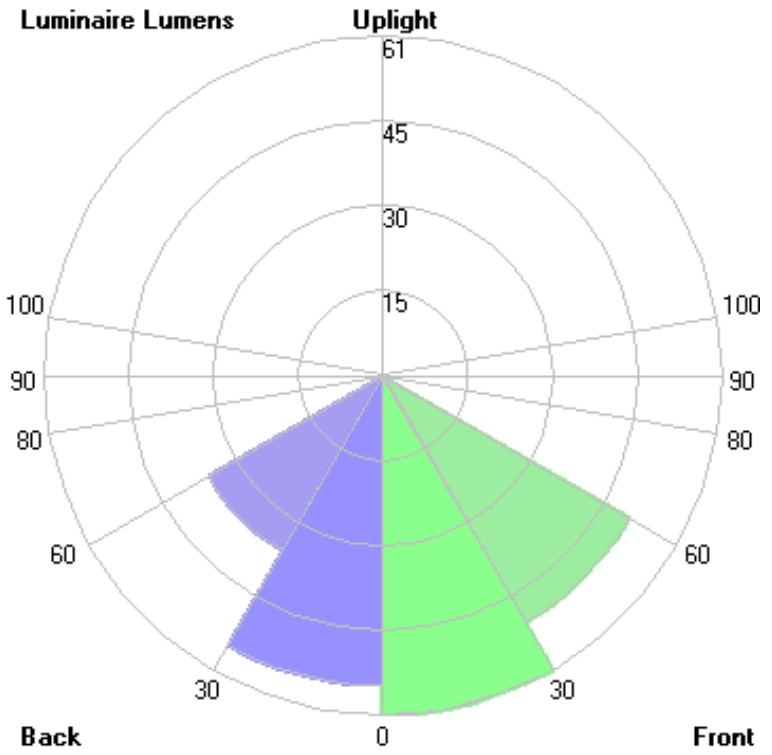
Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	60.5	N.A.	29.6
FM (30-60)	50.8	N.A.	24.9
FH (60-80)	0.9	N.A.	0.4
FVH (80-90)	< 0.05	N.A.	0.0
BL (0-30)	55.4	N.A.	27.1
BM (30-60)	35.9	N.A.	17.6
BH (60-80)	0.7	N.A.	0.3
BVH (80-90)	< 0.05	N.A.	0.0
UL (90-100)	0.0	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	204.2	N.A.	100.0

BUG Rating **B0-U0-G0**



Wall Mount - Iso-footcandle grid on floor
Mounting Height = 5 ft. Grid Spacing = 2.5 ft.

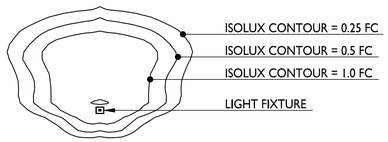


In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

LUMINAIRE SCHEDULE

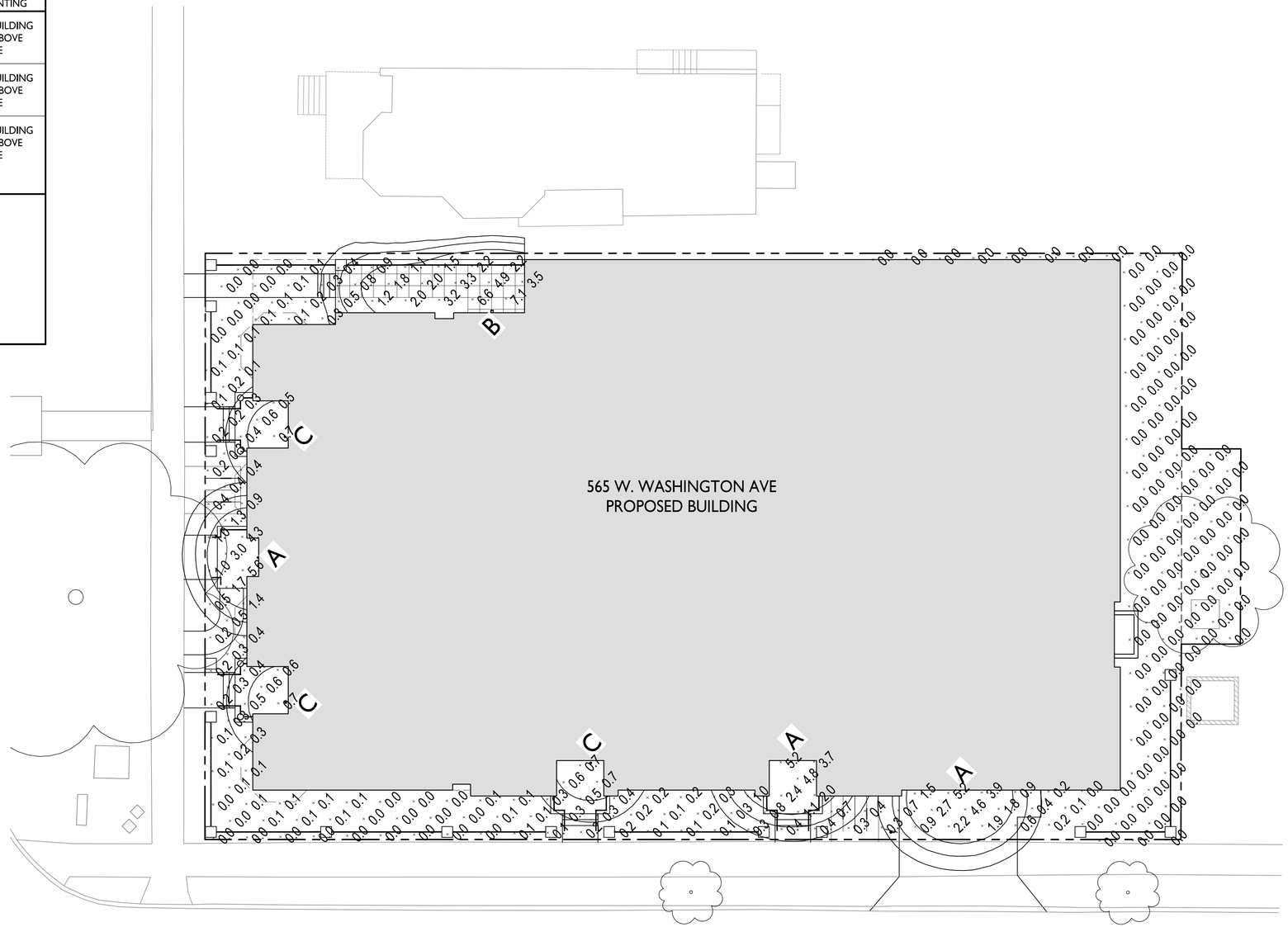
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
▭	A	3	LITHONIA LIGHTING	LIL LED 30K MVOLT DDBTXD	LIL WALLPACK (STANDARD)	LIL_LED_30K_MVOLT _DDBTXD.ies	ON BUILDING 8'-0" ABOVE GRADE
▭	B	1	LITHONIA LIGHTING	WSR LED P1 SR2 30K MVOLT	WSR LED WITH P1-PERFORMANCE PKG., 3000K, AND SR2 OPTIC	WSR_LED_P1_SR2 _30K_MVOLT_HS.ies	ON BUILDING 8'-0" ABOVE GRADE
○	C	3	C-LITE	C-WM-A-WLCY-6L-40K-XX	BLACK PAINTED METAL HOUSING, VERT. MOUNTING PLATE, FROSTED CYLINDRICAL PLASTIC LENS	C-LITE C-WM-A-WLCY-6L-40K.ies	ON BUILDING 6'-0" ABOVE GRADE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Site Lighting	+	0.5 fc	7.1 fc	0.0 fc	N/A	N/A



1 C-1.4 SITE LIGHTING PLAN
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30
1 INCH = 10 FT (24X36 SHEET)

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

ISSUED
Issued for

PROJECT TITLE
.

565 W Washington Ave.

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.4

PROJECT NO. 1713

C-WM-A-WLCY Series

LED Cylinder

Replaces 60W Incandescent

C-LITE LED LIGHTING BY CREE

CLASSIC RESIDENTIAL LOOK & FEEL

LED Cylinder fixture provides exceptional security lighting, while reducing energy and maintenance costs. Its traditional design and long lifetime makes it a smart upgrade choice.

White finish also available

PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: 600
- CRI: ≥ 70
- CCT: Neutral White (4000K)
- Input Power: 22 Watts
- Dimmable: No
- Operating Minimum: -40˚C (-40˚F)
- Lifespan: Estimated 172,000 Hours
- Power Factor: > 0.9
- Total Harmonic Distortion: < 20%
- Limited Warranty: 5 Years*
- Replaces 60W Incandescent

VALUE	LOW MAINTENANCE	RECOMMENDED USE	INPUT VOLTAGE
• Built-in photocell • Long lifetime - up to 172,000 hours	• Fully-gasketed lens keeps bugs out • No relamping required	• Security • Pathways • Perimeter Lighting	• 120V Operation with built-in photocell

ORDERING INFORMATION

Example: C-WM-A-WLCY-6L-40K-DB

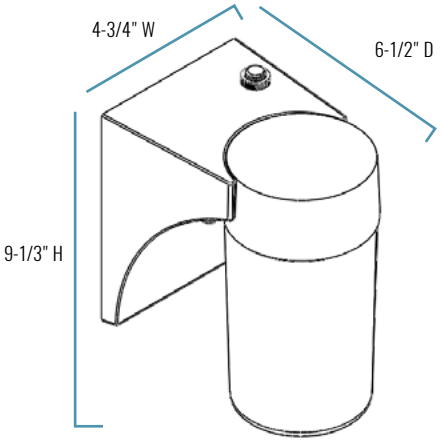
C-WM-A	WLCY	6L	40K	
PRODUCT	**STYLE**	**LUMEN PACKAGE**	**CCT**	**COLOR**
C-WM-A	**WLCY** LED Cylinder	**6L** 600 Lumens, 22W	**40K** Neutral White (4000K)	**DB** Dark Bronze **WH** White

CERTIFICATIONS:

c UL us LISTED

CREE LEDs

C-WM-A-WLCY Series



SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
6-1/2" D x 4-3/4" W x 9-1/3" H	2.12 lbs.	6 to 10 feet	N/A

FIXTURE SPECIFICATIONS

HOUSING	Die-cast aluminum housing Available in dark bronze or white finish
LENS ASSEMBLY	Screw-in polycarbonate lens
MOUNTING	Bracket with threaded nipple mounts to standard 3" or 4" octagonal junction box

ELECTRICAL PERFORMANCE

OPERATING MINIMUM	LIFESPAN L_{70} AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (- 40°F)	Estimated ›172,000 Hours	› 0.9	‹ 20%	No

INPUT VOLTAGE	120V	208V	240V	277V
CURRENT DRAW (Amps)	0.18A	N/A	N/A	N/A

WARRANTY AND CERTIFICATIONS

WARRANTY	UL LISTED
5 Year Limited*	Wet Locations

CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov

US: c-lite.com T (800) 236-6800 F (262) 504-5415 **Canada: www.cree.com/canada** T (800) 473-1234 F (800) 890-7507

Rev. Date: V2 10/12/2018

For informational purposes only. Content is subject to change. *See lighting.cree.com/warranty for details

C-LITE LED LIGHTING BY CREE

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	**PRESENTED:** 6/1/20	
TITLE: Buildings Proposed for Demolition - 2020	**REFERRED:**	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Heather Bailey, Preservation Planner	**ADOPTED:**	**POF:**
DATED: 6/5/20	**ID NUMBER:** 58738	

Members present were: Anna Andrzejewski, Richard Arnesen, Katie Kaliszewski, Arvina Martin, and David McLean. Excused were: Betty Banks and Maurice Taylor.

SUMMARY:

Carolyn Freiwald, registering in opposition and not wishing to speak

Bailey began discussion of the property at 817 Williamson Street, and said that staff recommends a finding of no known historic value.

A motion was made by McLean, seconded by Arnesen, to recommend to the Plan Commission that the building at 817 Williamson Street has no known historic value. The motion passed by voice vote/other.

Regarding 202-208, 210, and 212 S Baldwin Street, Bailey said that the properties are owned by City Parks, which intends to convert the site to turf. At 202-208 S Baldwin Street, she pointed out the series of early Trachte buildings with shed roof extensions that are sited parallel to the former railroad spur and existing rail line. She said that they appear on a 1950 Sanborn map and 1955 aerial and appear to have been constructed by the railroad on this site. Regarding 210 S Baldwin Street, Bailey said that it appears in a 1937 aerial and 1942 Sanborn map. She said that it was part of a bulk oil station for the railroad and was also where vehicles servicing the railroad would come in and service the oil station. She said that 212 S Baldwin Street appears on a 1908 Sanborn map as the office and scales for Conklin & Sons Coal and Wood and by 1950, as the office of Lumberman's Supply.

Bailey said that she would recommend demolition criterion B for these properties as they relate to the vernacular context of Madison's built environment, particularly to the more industrial railroad heritage. She said that there aren't a lot of properties that convey that particular history, which is not the pretty railroad history one sees in passenger depots, but a more functional type of resource of which not many remain. She continued that the buildings themselves retain integrity to be able to convey those historic associations and their orientation to the existing rail line and former spur that ran between the buildings. She said that to an extent, they are a rare remaining resource, but they don't reach the level of significance for demolition criterion C.

Andrzejewski asked Bailey if they could provide additional guidance such as requesting photographic documentation. Bailey said they could recommend documentation and exploration of salvage or relocation, as they've done in the past. She said that these properties were not included in previous surveys of the area, so we don't have a lot of information or documentation related to their history.

A motion was made by Arnesen, seconded by Kaliszewski, to recommend to the Plan Commission that the buildings at 202-208 S Baldwin Street, 210 S Baldwin Street, and 212 S Baldwin Street have historic value related to the vernacular context of Madison's built environment and industrial character, and the applicants should document the buildings prior to demolition and explore salvage or relocation. The motion passed by voice vote/other.

Bailey said that the properties at 504 W Washington Avenue, 506 W Washington Avenue, 510 W Washington Avenue, 512 W Washington Avenue, 514 W Washington Avenue, 516 W Washington Avenue, 8 N Bassett Street, 10 N Bassett Street, and 14 N Bassett Street were being demolished for a mixed-use development. She said that of the properties, there are preservation files for three of them, including 510 W Washington Avenue which was a Claude and Starck design. She said that 10 N Bassett Street and 14 N Bassett Street also have preservation files and speak to a period of time where working class professionals were able to afford residences of this style. She said that the collection of buildings have had a variety of interventions over time and speak to a period of time when the middle and working classes were able to construct buildings of this size, though we have limited documentation and information related to these properties. She said that staff recommends a finding of demolition criterion B for these properties that are related to the vernacular context of Madison's built environment and are representative as a group of the turn of the century development of Madison and the working and middle class neighborhoods that were constructed at that time.

Kaliszewski asked if there was a potential historic district or properties surveyed in the Historic Preservation Plan nearby. Bailey said that she was not familiar with a potential historic district in the area, and mentioned that there are some existing landmarks in the vicinity. She suggested that Kaliszewski might be thinking of the Mifflandia Neighborhood Plan, which the Landmarks Commission reviewed. Kaliszewski confirmed that was correct, and Bailey said that the proposed redevelopment is in line with the Mifflandia Plan recommendations. She explained that the plan didn't necessarily recommend that the area be designated as a local historic district or conservation district, and instead it was looking at ways of doing sensitive infill.

Kaliszewski said the Landmarks Commission has recently reviewed many projects similar to this and her comments remain the same in that they are slowly allowing developers to take these small vernacular areas and turn them into one big building. She said that this fits at least demolition criterion B, and while she doesn't think any of the individual buildings rise to the level of C, this is getting frustrating. Andrzejewski said that overall, there appears to be a loss of integrity to quite a few of the buildings and asked if Kaliszewski would say that as a group, the collection of buildings is what makes them significant. Kaliszewski agreed and said that they don't necessarily individually rise as landmarks by themselves, however the Landmarks Commission has slowly been reviewing these nodes of small vernacular houses and approving their demolition. She said that they may not retain architectural significance individually, but one could argue that they retain integrity as a group. She said that without looking at the buildings more closely, it is hard to say. Andrzejewski agreed and referenced Bailey's comments that there was not a lot of information on these properties.

A motion was made by Kaliszewski, seconded by McLean, to recommend to the Plan Commission that the buildings at 504 W Washington Avenue, 506 W Washington Avenue, 510 W Washington Avenue, 512 W Washington Avenue, 514 W Washington Avenue, 516 W Washington Avenue, 8 N Bassett Street, 10 N Bassett Street, and 14 N Bassett Street have historic value related to the vernacular context of Madison's built environment, but the buildings themselves are not historically, architecturally, or culturally significant. The motion passed by voice vote/other.

ACTION:

A motion was made by McLean, seconded by Arnesen, to recommend to the Plan Commission that the building at 817 Williamson Street has no known historic value. The motion passed by voice vote/other.

A motion was made by Arnesen, seconded by Kaliszewski, to recommend to the Plan Commission that the buildings at 202-208 S Baldwin Street, 210 S Baldwin Street, and 212 S Baldwin Street have historic value related to the vernacular context of Madison's built environment and industrial character, and the applicants should document the buildings prior to demolition and explore salvage or relocation. The motion passed by voice vote/other.

A motion was made by Kaliszewski, seconded by McLean, to recommend to the Plan Commission that the buildings at 504 W Washington Avenue, 506 W Washington Avenue, 510 W Washington Avenue, 512 W Washington Avenue, 514 W Washington Avenue, 516 W Washington Avenue, 8 N Bassett Street, 10 N Bassett Street, and 14 N Bassett Street have historic value related to the vernacular context of Madison's built environment, but the buildings themselves are not historically, architecturally, or culturally significant. The motion passed by voice vote/other.

LIL LED
LED Wall Luminaire

Catalog Number

Notes Type LH

Type

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

Specifications

	Standard	With Battery Pack(EL)
Width:	5"	5-7/8"
Height:	5-1/8"	6-1/8"
Depth:	2-3/4"	4-1/4"
Weight:	1.5 lbs	3 lbs

Introduction

LIL LED is a compact and energy efficient wall luminaire ideal for replacing small incandescent and CFL luminaires. Photocell and battery pack options make LIL LED great for installations above doors, balconies, garage or warehouse entrances, and security applications. Whether directly mounting to a recessed junction box, or using the back box accessory for conduit entry/through wiring, LIL LED has you covered!

Ordering Information

EXAMPLE: LIL LED 40K MVOLT WH

LIL LED					
Series	**Color Temperature**	**Voltage**	**Controls**	**Mounting**	**Finish**
LIL LED	**30K** 3000 K[1] **40K** 4000 K	**MVOLT** 120 / 277V[2]	**(blank)** None **PE** MVOLT button photocell[2,3] **EL** Battery pack[3]	**(blank)** None **BB** Back box accessory for conduit wiring[4]	**DDBTXD** Textured dark bronze **WH** White[5]

Accessories

Ordered and shipped separately.

LIL LED BB DDBTXD	Back box for conduit entry applications, dark bronze - CI Code *249WXH
LIL LED BB WH	Back box for conduit entry applications, white - CI Code *249WXJ

NOTES

1. Only available with EL option when order with DDBTXD.
2. MVOLT driver operates on 120V and 277V (50/60Hz).
3. PE and EL cannot be ordered together.
4. Optional accessory for conduit entry wiring. Can be ordered with the luminaire or separately. Shipped separately. BB option is not available with emergency battery pack (EL) version.
5. Only available with PE or EL option when orderen in WH.

FEATURES & SPECIFICATIONS

INTENDED USE
The versatility of LIL LED combines a sleek, compact profile with photocell and emergency battery pack options to provide a great solution for wall mount applications. LIL LED is ideal for replacing up to 100W incandescent or 32W CFL luminaires in installations above doors, balconies, garage or warehouse entrances, and security applications. It can also be used for decorative and general lighting in outdoor environments.

CONSTRUCTION
Aluminum housing with white or textured dark bronze paint for lasting durability. The polycarbonate lens creates uniform light distribution, and it is UV resistant - great for outdoor environments!

OPTICS
Light engines are available in 3000K and 4000K CCTs. See Lighting Facts label and photometry reports for specific fixture performance.

ELECTRICAL
LED technology provides long operating life (L70/50,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating.

INSTALLATION
Easily mounts to recessed junction boxes or for surface mounting and conduit entry — with the back box with two 1/2" threaded conduit entry hubs.

This luminaire is mounted with the lens facing down. Neutral wire is required for three phase input.

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum to 40° C maximum ambient temperature. Battery pack versions are rated to 0° C minimum. Tested in accordance with IESNA LM-79 and LM-80 standards.

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

Eligible to be submitted for Title 20 and Title 24 compliance.

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

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

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.

Model Number	CCT	Rated Power	Lumens	LPW
LIL LED	3000K	8.4W	800	95

Electrical Load

		Input current at given input voltage (amps)			
Model Number	Rated Power	120V	208V	240V	277V
LIL LED	8.4W	0.07	0.04	0.03	0.03

Projected LED Lumen Maintenance

Data references the extrapolated performance projections 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.

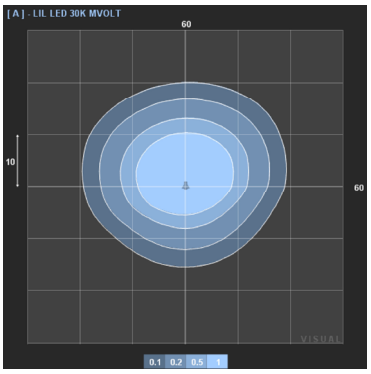
Operating Hours	0	25,000	50,000
LIL LED	1.00	0.92	0.85

Photometric Diagrams

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

LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc



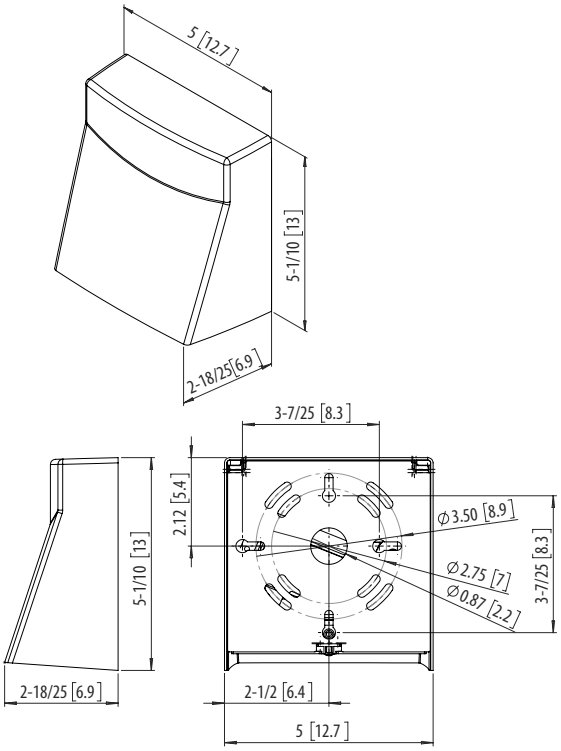
Accessories

LIL LED BB DDBTXD	Back box for conduit entry applications, dark bronze
LIL LED BB WH	Back box for conduit entry applications, white

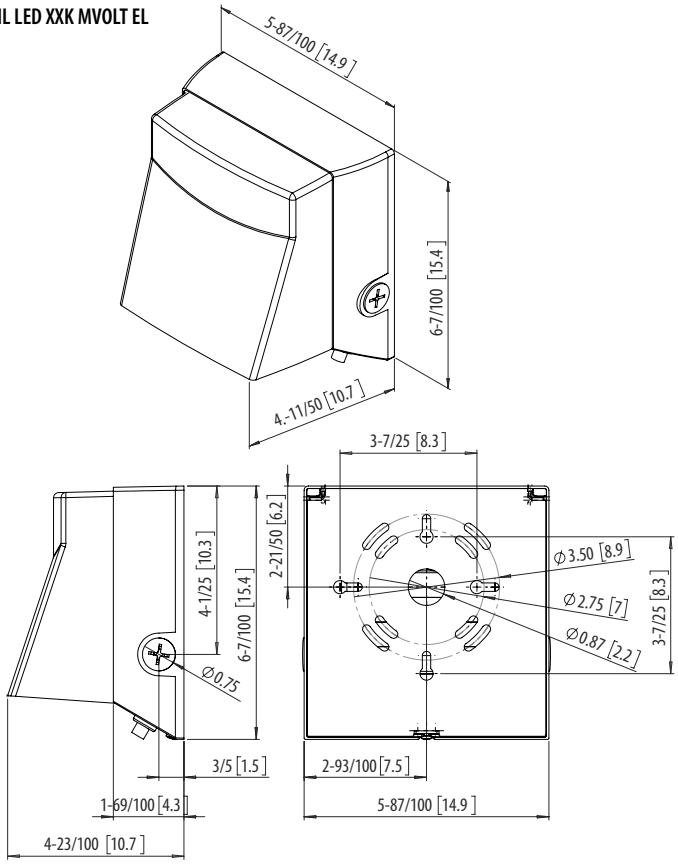
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

Dimensions

LIL LED XXK MVOLT



LIL LED XXK MVOLT EL



Inverted available with WLU option only.

WSR LED

Architectural Wall Sconce

Catalog Number

Notes

Type

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

Introduction

Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSR LED is ideal for replacing existing 50 – 250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Specifications

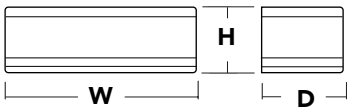
Luminaire

Height: 7-1/4" *(18.4 cm)*

Width: 18" *(45.7 cm)*

Depth: 9" *(22.8 cm)*

Weight: 17 lbs *(7.7 kg)*

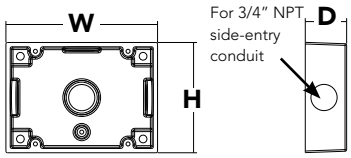


Optional Back Box (BBW)

Height: 4" *(10.2 cm)*

Width: 5-1/2" *(14.0 cm)*

Depth: 1-1/2" *(3.8 cm)*



Ordering Information

EXAMPLE: WSR LED P2 40K SR3 MVOLT DDBTXD

WSR LED							
Series	**Performance Package**	**Color Temperature**	**Distribution**	**Voltage**	**Mounting**	**Options**	**Finish *(required)***
WSR LED	P1 P2 P3 P4	30K 40K 50K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT [1] 120 208 240 277 347 480	**Shipped included** (blank) Surface mount **Shipped separately** [2] BBW Surface-mounted back box	**Shipped installed** PE Photoelectric cell, button type [2,3] SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) E20WC Emergency battery backup, (18W, -20°C), Certified in CA Title 20 MAEDBS [5] E10WH Emergency battery backup, (10W, 5°C), Certified in CA Title 20 MAEDBS [5] WLU Wet location door for up orientation [6] PIR Motion/ambient light sensor [7] DS Dual switching [8] SPD Separate Surge Protection [9] **Shipped separately** VG Vandal guard WG Wire guard	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

Emergency Battery Operation

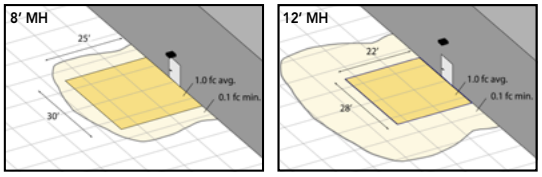
The emergency battery backup (E20WC & E10WH options) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All E20WC and E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.

WSR P1 LED 40K SR4 MVOLT E20WC
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. Not available with 480V option.
3. 3 PE requires specified voltage.
4. Single fuse (SF) requires 120V, 277V or 347V options. Double fuse (DF) requires 208V, 240V or 480V options,
5. Not available with 347V or 480V. Not available with WLU.
6. WLU not available with PIR, E20WC or E10WH.
7. See PIR Table for default settings.
8. Only available with P3 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with E20WC, E10WH, WLU, SF, or DF. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
9. See electrical section on page 2 for more details.

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.

Performance Package	System Watts (MVOLT[1])	Dist. Type	30K (3000K, 70CRI)		40K (4000K, 70CRI)		50K (5000K, 70CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	20W	SR2	2,111	108	2,251	115	2,305	118
		SR3	2,104	108	2,244	115	2,298	117
		SR4	2,053	105	2,189	112	2,242	115
P2	29W	SR2	2,943	101	3,139	108	3,214	110
		SR3	2,934	101	3,129	107	3,204	110
		SR4	2,863	98	3,053	105	3,126	107
P3	40W	SR2	4,500	114	4,799	122	4,913	125
		SR3	4,486	114	4,784	122	4,898	125
		SR4	4,377	111	4,667	119	4,779	122
P4	61W	SR2	6,159	102	6,567	108	6,724	111
		SR3	6,139	101	6,547	108	6,703	110
		SR4	5,991	99	6,388	105	6,541	108

Motion/Ambient Sensor Default Settings						
	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
*PIR USES SFOD 7						

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		Normalized Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MRW LED P4** platform 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	25000	50000	100000	L90
Lumen Maintenance Factor	1	0.96	0.95	0.92	>60000

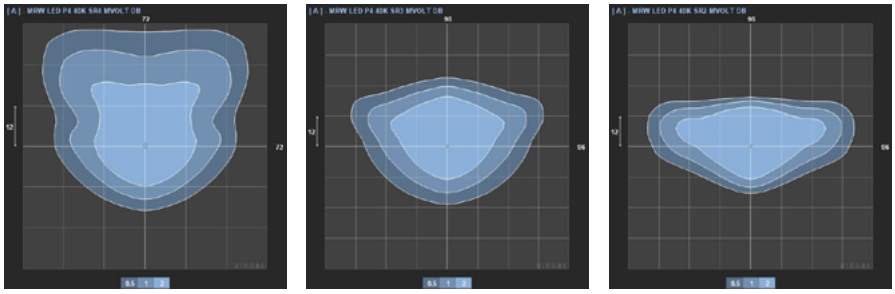
Electrical Load

Power Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	20W	0.17	0.10	0.09	0.08	0.06	0.05
P2	29W	0.26	0.15	0.13	0.12	0.09	0.07
P3	40W	0.37	0.21	0.18	0.16	0.13	0.09
P4	61W	0.59	0.33	0.18	0.25	0.19	0.14

Photometric Diagrams

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

Isofootcandle plots for the WSR LED P4 40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WSR LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The 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 IP65 rating for the luminaire.

FINISH

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

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WSR 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(s) consist of 8 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. and a minimum 6 KV surge protection. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (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.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°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.

WARRANTY

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

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