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

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

RECEIVED
5/20/2020
10:25 a.m.

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

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

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

1. Project Information

Address: 2902 East Washington Avenue, 2812-2814 East Johnson Street, 401 North Lawn Avenue

Title: 2902 East Washington Avenue LLC

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

UDC meeting date requested July 1, 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 2902 East Washington Avenue LLC
Company 2902 East Washington Avenue, LLC
Street address 10 East Doty Street, Suite 300
City/State/Zip Madison, WI 53703
Telephone 608-695-9899
Email amorrison@uli.com

Project contact person Anne Neujahr Morrison
Company 2902 East Washington Avenue, LLC
Street address 10 East Doty Street, Suite 300
City/State/Zip Madison, WI 53703
Telephone 608-695-9899
Email amorrison@uli.com

Property owner (if not applicant) _____
Street address _____
City/State/Zip _____
Telephone _____
Email _____

5. Required Submittal Materials

- ☑ **Application Form**
- ☑ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☑ **Development Plans** (Refer to checklist on Page 4 for plan details)
- ☑ **Filing fee**
- ☑ **Electronic Submittal***
- ☑ **Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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

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

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

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on April 28, 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 2902 East Washington Avenue, LLC Relationship to property Developer/Owner

Authorizing signature of property owner [signature] Date 5/20/2020

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

LETTER OF INTENT
2902 East Washington Avenue, 2812 East Johnson Street, 401 North Lawn Avenue

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May 20, 2020

To: **City of Madison Planning Department, Urban Design Commission and Plan Commission**
215 Martin Luther King Blvd, Suite 017

From: **Anne Neujahr Morrison, 2902 East Washington Avenue, LLC**
Urban Land Interests and New Year Investments, 10 East Doty Street, Suite 300

Re: **Development Approvals for 2902 East Washington Avenue, 2812-2814 East Johnson Street and 401 North Lawn Avenue**

Dear Members of the Urban Design Commission and Plan Commission:

Please accept this Letter of Intent and associated applications for the approval of a mixed-use development at 2902 East Washington Avenue. We seek to create a sustainable and attractive development that adds needed housing, improves its surroundings and is well within the limits of what Zoning and the Comprehensive Plan allow. We have received great feedback on this project from neighbors and City Staff for many months and we have worked diligently to incorporate that feedback.

The existing zoning is CC-T which allows for 5 (or more) story buildings. No rezoning is requested. Plan Commission approvals are required primarily because the Project includes multifamily housing which is a Conditional Use within CC-T. Housing is a use that is encouraged at this location within the City's Comprehensive Plan. The addition of moderate density housing in this transit-oriented location aligns closely with the City's Bus Rapid Transit initiative. The Project has frontage along East Washington Avenue which is an Urban Design District. The design reflects the stated goals of the Urban Design District while complementing and elevating the existing architectural context.

PROJECT ADDRESS:

The current addresses include 2902 East Washington Avenue, 2812-2814 East Johnson Street and, 401 North Lawn Avenue. The Project Team will work with City Engineering, to identify new addresses to be used for the residential and commercial spaces.

PROJECT TEAM:

Owner/Developer – 2902 East Washington Avenue, LLC

Architect – Potter Lawson with MoTiS
Landscape Architect – Graef
Site/Civil Engineer – Wyser Engineering

PROJECT OVERVIEW AND PROPOSED USES:

The proposed Project includes the construction of a mixed-use development along the future Bus Rapid Transit (BRT) route. The Project includes the following elements:

Housing:

The Project will include 4-5 Stories of residential apartments, 135 units total, fronting both East Washington and North Lawn Avenues. There is great demand for housing throughout the Madison community. Housing is particularly desirable in areas such as this area which is well served by mass transit and bike infrastructure and is close to conveniences such as the Hawthorne branch of the Madison Public Library and grocery stores such as Pick n' Save.

The Imagine Madison Comprehensive plan calls for us to 130 units/acre and the current proposal is for approximately 80 units/acre. The Project will include an extensively landscaped garden courtyard, a resident gym and other attractive amenities. It will serve single residents, couples and smaller families looking to find a place in the neighborhood.

Commercial Space:

The Project includes approximately 8,000 sf of commercial space along East Washington Avenue. We have had preliminary discussions with non-restaurant users about the commercial space. Our goal is to serve a local business or non-profit rather than a drive-thru fast-food user. We will seek tenant(s) that create a positive sense of life for the surrounding neighborhoods.

Car and Bike Parking:

Efforts were made to keep the parking access and curb cuts similar to current conditions. We intend to actively promote the use of mass transit and nearby bike infrastructure.

The Project will include approximately 107 underground parking stalls to serve the residential uses (.8 spaces/unit). The underground garage will enter and exit off of North Lawn Avenue, next to the existing Car X facility. An 11-space surface parking lot serves the ground floor uses and enters and exits off of East Washington Avenue.

We anticipate vehicular traffic will be modest as compared to existing nearby uses since this is primarily a residential building. We have commissioned a traffic study which will be available prior to Plan Commission Approval.

EXISTING CONDITIONS AND CURRENT USES:

CURRENT USES:

The Project is located near the intersection of East Washington, East Johnson and North Lawn Avenues, just behind the existing Car-X which was approved by UDC in 2018. The site is comprised of three parcels that are all zoned CC-T. No rezoning is necessary to accommodate the proposed uses.

Former Ella's Deli
The portion of the site at 2902 East Washington Avenue was home to Ella's Deli, a much loved Madison-institution that closed at the start of 2018. Before Ella's closed, all of the interior fixtures were auctioned by the then owner. No toys, furniture or restaurant fixtures remain in the 5,561sf building. The building is in poor condition. The Ella's property also includes a very large surface parking lot with approximately 75 surface parking stalls.

Vacant Rental Home
Next to Ella's Deli at 2812-2814 East Washington Avenue is a small house that had been carved into three small apartments and was primarily used as an Ella's Deli office and workshop. The house is currently vacant and the apartments, and structure are in poor condition.

Office Building
The portion of the site at 401 North Lawn Avenue is a former 1970s-era church building that has served as the offices for the Wisconsin Tax Payers Alliance (now Wisconsin Policy Forum) for nearly two decades. The Wisconsin Policy Forum plans to relocate its offices.

APPROVALS REQUESTED

Zoning and Urban Design
The current zoning is CC-T and no changes are requested. Similar to many other Madison zoning districts, multifamily housing is a Conditional Use within CC-T and therefore Conditional Use approvals are requested here.

Certified Survey Map
A new legal description and Certified Survey Map will be recorded with this proposed development.

Demolition
The proposed development will require the demolition of three structures as indicated above. Those three structures are the former Ella's Deli building at 2902 East Washington Avenue, the house structure at 2812 East Johnson Street and the office building at 401 North Lawn Avenue. All applicable provisions of the demolition ordinance will be complied with and a reuse and recycling plan will be submitted for approval prior to the issuance of the demolition permit.

COMPATABILITY WITH APPROVED MASTER PLANS:

The proposed development is in keeping with the overall goals, character, and pattern of development recommended in the Imagine Madison Comprehensive Plan and in the Emerson East - Eken Park Neighborhood Plan. It will create needed housing and neighborhood commercial space in an attractive and sustainable development, along a walkable corridor, adjacent to existing and planned transit.

The Imagine Madison Generalized Future Land Use Map shows this Project Site as "Community Mixed Use" with a maximum height of 6 stories and density of 130 units/acre.

NEIGHBORHOOD AND CITY PROCESS:

The Project is located on the very edge of the Eken Park Neighborhood. We began engaging the neighborhood in September 2019 as we worked to determine the future of the site. With input from the neighborhood we have significantly reduced the scale of the Project from what we originally envisioned and what zoning allows. We have found the neighborhood to be very engaged and thoughtful and have enjoyed and incorporated a lot of what we've learned about the area into our design and program.

Neighbors received a postcard in April 2020 inviting them to attend a formal neighborhood meeting regarding this Project. On April 20, 2020 Alder Syed Abbas, and the Eken Park Neighborhood Association promoted and hosted the meeting regarding the Project. The Project was well received and there was a particular enthusiasm for the art piece and for the mix of housing options at affordable rents that this Project will provide. We will continue to meet with neighbors as we continue to work through the details of the Project.

SITE DEVELOPMENT DATA

Site Details:

Gross Lot Area:	71,407sf/ 1.64 acres
Dwelling Units:	135 DU
Density:	82 units/acre
Building Height:	4 stories (North Lawn) and 5 stories (East Washington)
Usable Open Space:	26,987sf
Lot Coverage:	79.8%

Program Details:

Residences

One Bedroom: 109
Two Bedroom: 26
Total New Units: 135

Vehicle Parking

Cars:

107 underground stalls

11 surface stalls

Bikes:

135 indoor spaces

18 outdoor spaces

PROJECT SCHEDULE:

Construction is anticipated to start as soon as approvals are granted and conditions to permitting satisfied. Our assumed schedule is as follows:

September 2019-Present	On-going neighborhood communication
April 13, 2020	Public Notice of official neighborhood meeting
April 20, 2020	Publicly Noticed Neighborhood Meeting
May 13, 2020	Urban Design Commission Informational Submittal
May 20, 2020	Full Land Use Submittals
July 1, 2020	Urban Design Commission
July 27, 2020	Plan Commission
September 1, 2020	Start Demolition/ Construction
April 1, 2022	Construction Completion

We are excited to create a project that will be a positive addition to the community and will greatly contribute to the vitality of this transitional area. Please refer to the attachments to this letter listed below. We look forward to the working with you on this important project.

Kind regards,

Anne Neujahr Morrison

ATTACHMENTS

1) Project Design Narrative
2) Supporting documents in the form of a drawing set dated May 20, 2020 showing the proposed development plans are bound separately and are a part of this letter of intent by reference

ATTACHMENT 1: PROJECT DESIGN NARRATIVE

ARCHITECTURE

The architectural team carefully considered the existing fabric of the East Washington corridor and the primarily residential context within Eken Park. We looked at the criteria set forth in Urban Design District 5 to create a project that is thoughtfully designed on all sides with high quality, low maintenance and harmonious materials. After engaging with stakeholders and working to find an appropriate design solution, the team opted to downsize the development and break the single mass into two forms-one that faces East Washington and one that fronts North Lawn Avenue. We see the two forms having architectural identities that are related, but distinct.

North Lawn Avenue

The 300-400 block of North Lawn Avenue is a transitional block. On the corners are the Car-X and the African Store, followed by the existing Policy Forum office building and then a series of single family and multifamily homes. Our design seeks to sensitively transition from the busier commercial avenue to the residential neighborhood.

The North Lawn portion of the building is set back from the sidewalk similar to adjacent structures to create a gracious front yard and we have followed the City's guidance to create relief and setbacks as the building abuts the residential area.

The North Lawn portion of the building is clad in vertical siding similar to many of the other multifamily buildings found throughout Eken Park. The building is designed with windows that maximize natural light into the units while still providing excellent acoustical separation from outside noises. The face of the building shifts slightly, stepping back and forth 2' for every 24' of frontage to create rhythm and break up the mass. The first floor of the building has a small horizontal canopy element to create a visual base and provide a unique ground level treatment that is distinct from the upper floors.

East Washington

East Washington is a high traffic, loud and colorful corridor. Our Project seeks to complement, and elevate its surroundings. The exterior of the East Washington form is predominantly lighter colored brick with wood toned cement board accents. Great care was taken to use a light palette of high-quality, sustainable and durable materials, consistent with the quality we hope to see in the future along this corridor.

We are avoiding the creation of large unbroken facades in several ways while also avoiding making any cartoonish loud moves. The East Washington facades have a consistent window pattern that is then broken down with the addition of varying sized fiber cement panels within the brick surrounds. The brick itself is detailed with relief bands at every floor. An angled brick detail appears adjacent to many of the windows. The amount of fiber cement varies from floor

to floor and is a consistent design element that ties the form together and relates back to the North Lawn façade.

The East Washington elevations have a clear base and top. The base is storefront with careful additions and subtractions of volume. At the top of the building there is an additional detailed brick relief band to give the form a tailored finish.

MURAL ART

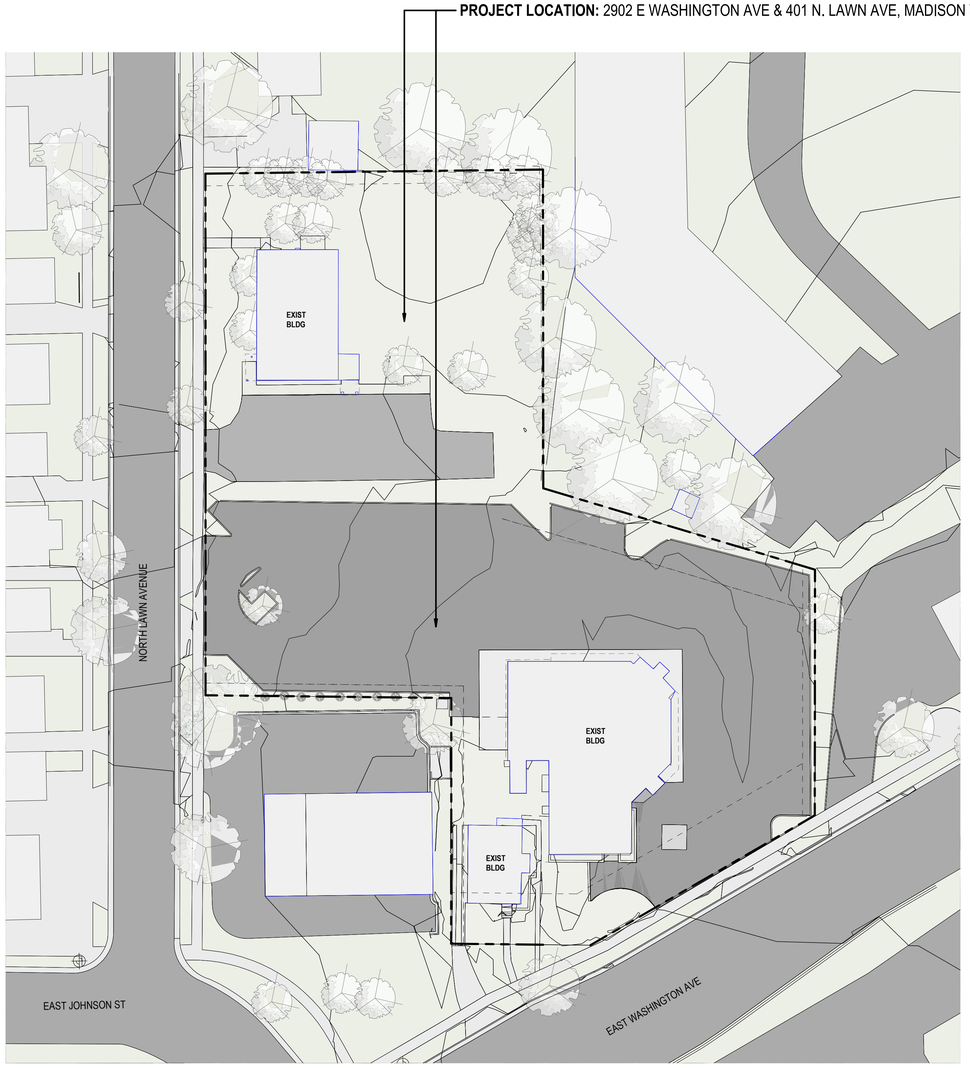
From a vehicle, the detailed brick and plank sides of the East Washington building are very visible, but as you drive or walk by, facing directly against East Washington, the building will feature a privately commissioned art piece that will add a flamboyance that matches the rhythms, colors, and characters of the surroundings. The site is surrounded by bright signs and colors. The sign for one nearby liquor store, for example, is nearly a story tall and bright orange. The large mural art piece will be an inspiring addition to the cacophony of East Washington while the more retrained facades will make the building a welcoming home for residents.

The mural will be a framed element that is set back within the brick façade. The muraled façade is slightly taller than the other brick facades to create a distinctly framed area for the art work. By creating the frame, the rest of the building can have the more elaborate brick and fiber detailing in a way that supports but doesn't compete with the art work.

The painting will be done on the same brick that occurs throughout the building so that the underlying building maintains its integrity. The art will be designed and painted to last for around 30 years or more. It will not be signage or advertising—it will be art. For our privately commissioned mural art piece, the team has sought proposals from three experienced artists. We are waiting to commission the art piece pending the approval of our land use application but we understand that UDC may require that we return to have the mural separately reviewed once the design of that element has progressed. We look forward to that step.

2902 E. WASHINGTON AVENUE

LOCATION MAP



PROJECT / ZONING INFORMATION

PROPOSED USE / OCCUPANCY:	FIRST FLOOR UPPER FLOORS PARKING	(B) COMMERCIAL (R2) RESIDENTIAL (S2) PARKING
CURRENT ZONING:	**CCT** - 2902 E WASHINGTON AVE 401 N. LAWN AVE	
SETBACKS **FRONT:** **SIDE:** **REAR:**	PER ZONING CODE 25' MAXIMUM 6' 20'	
BUILDING HEIGHT:	5 STORIES	
TOTAL SITE AREA:	71,407 SF (1.64 ACRES) (56,981 SF COVERAGE)	
LOT COVERAGE:	79.8%	
USABLE OPEN AREA: **REQUIRED:**	SITE ROOF TERRACE TOTAL	XX SF XX SF XX SF (160 SF/UNIT)

BUILDING AREA

RESIDENTIAL UNITS + COMMON AREA (R2)	135,655 GSF
COMMERCIAL (B)	7,538 GSF
BELOW GRADE PARKING (S2)	45,003 GSF
COMBINED TOTAL	**188,196 GSF**

UNIT INFORMATION

UNITS	FLOORS	1ST	2ND	3RD	4TH	5TH	TOTALS
1 BR		12	30	27	25	15	109
2 BR		4	6	7	7	2	26
TOTAL UNITS		16	36	34	32	17	135
TOTAL BEDROOMS		20	42	41	39	19	161

PARKING SUMMARY

VEHICLE PARKING STALLS

BELOW GRADE (RESIDENT PARKING)	
REGULAR	104
ACCESSIBLE	2
VAN ACCESSIBLE	1
SURFACE (COMMERCIAL PARKING)	
REGULAR	10
VAN ACCESSIBLE	1
GRAND TOTAL	**118**
BIKE PARKING STALLS	
APARTMENT RESIDENTS (1/UNIT, MIN)	135
APARTMENT VISITORS (1/10 UNITS)	14
COMMERICAL (1 PER 2,000 SF)	4
TOTAL	**153**

PROJECT TEAM

OWNER/DEVELOPER
2902 E. WASHINGTON AVENUE, LLC

ARCHITECTS
MORRISON TILLS STUDIO (MoTiS)
POTTER LAWSON

LANDSCAPE ARCHITECT
GRAEF

CIVIL ENGINEER
WYSER ENGINEERING

STRUCTURAL ENGINEER
ECHELON STRUCTURES, LLC

DRAWING LIST

NOT FOR CONSTRUCTION- FOR REFERENCE ONLY

MoTiS
Morrison Tills Studio

Potter Lawson
Success by Design

WYSER ENGINEERING

GRAEF

ECHELON STRUCTURES LLC

2902 E. WASHINGTON

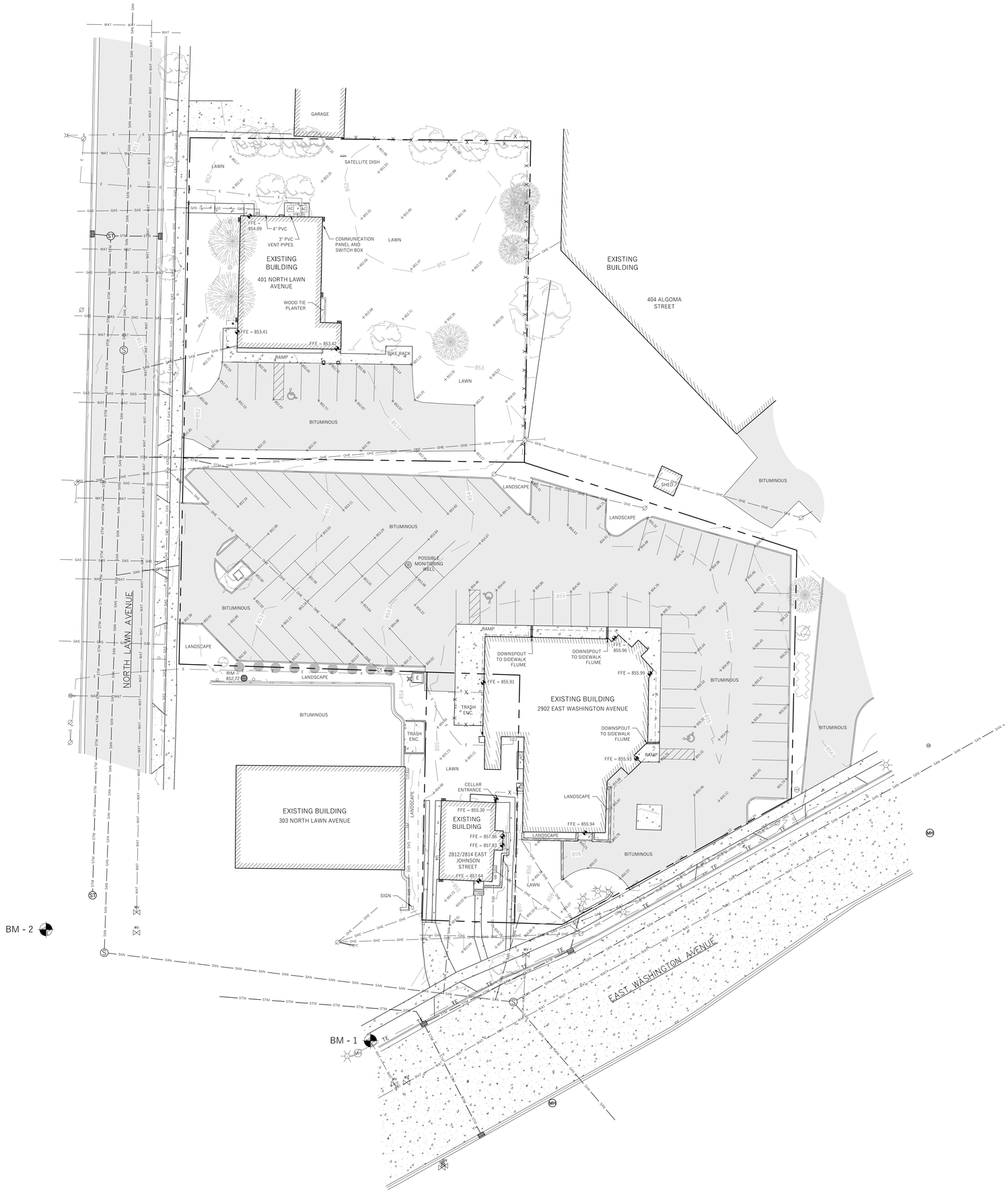
2902 E. WASHINGTON AVE,
MADISON, WI 53704

No.	Description	Date

PROJECT NO: **1913**
DATE: 05/20/2020
SHEET TITLE

INFORMATION COVER SHEET

G100



LEGEND

- SIGN
- SANITARY MANHOLE
- SEWER CLEANOUT
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- INLETS
- DOWNSPOUT
- STORM MANHOLE
- UTILITY POLE
- LIGHT POLE
- ELECTRICAL METER
- ELECTRICAL TRANSFORMER
- ELECTRICAL PANEL BOX
- ELECTRIC HANDHOLE
- AIR CONDITIONING UNIT
- COMMUNICATION MANHOLE
- DECIDUOUS TREE/SHRUB
- CONIFEROUS TREE
- PROPERTY LINE (BASED ON SURVEY PROVIDED BY OTHERS)
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- CURB AND GUTTER
- CURB HEAD
- LANDSCAPE EDGE
- SANITARY SEWER
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- NATURAL GAS LINE
- TRAFFIC ENGINEERING UTILITY
- ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BRICK PAVER RETAINING WALL
- 855 CONTOUR MAJOR
- 856 CONTOUR MINOR

NORTH

0' 10' 20' 30'
1" = 20' on 30"x42"
NTS on 11"x17"

GENERAL NOTES

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, ON MARCH 13 & 16, 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	856.43	TOP NUT OF HYDRANT (H-15) LOCATED IN NORTHEAST QUADRANT OF EAST WASHINGTON AVENUE - EAST JOHNSON STREET INTERSECTION
BM - 2	854.42	TOP NUT OF HYDRANT (H-22) LOCATED IN NORTHWEST QUADRANT OF EAST JOHNSON STREET - NORTH LAWN AVENUE INTERSECTION

WYSER ENGINEERING

PREPARED FOR:
2902 EAST WASHINGTON AVENUE LLC
2902 E WASHINGTON AVE
MADISON, WI 53711

PREPARED BY:
WYSER ENGINEERING
5010 MAHER CIRCLE
MOUNT HOREB, WI 53572
www.wyserengineering.com

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

2902 E WASHINGTON AVENUE
MADISON, WI 53704

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWN 7 NORTH, RANGE 10 EAST CITY OF MADISON, DANE COUNTY, WI

Sheet Title:

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	19-0670
Set Type	TOPO MAP
Date Issued	03/19/2020
Sheet Number	V001

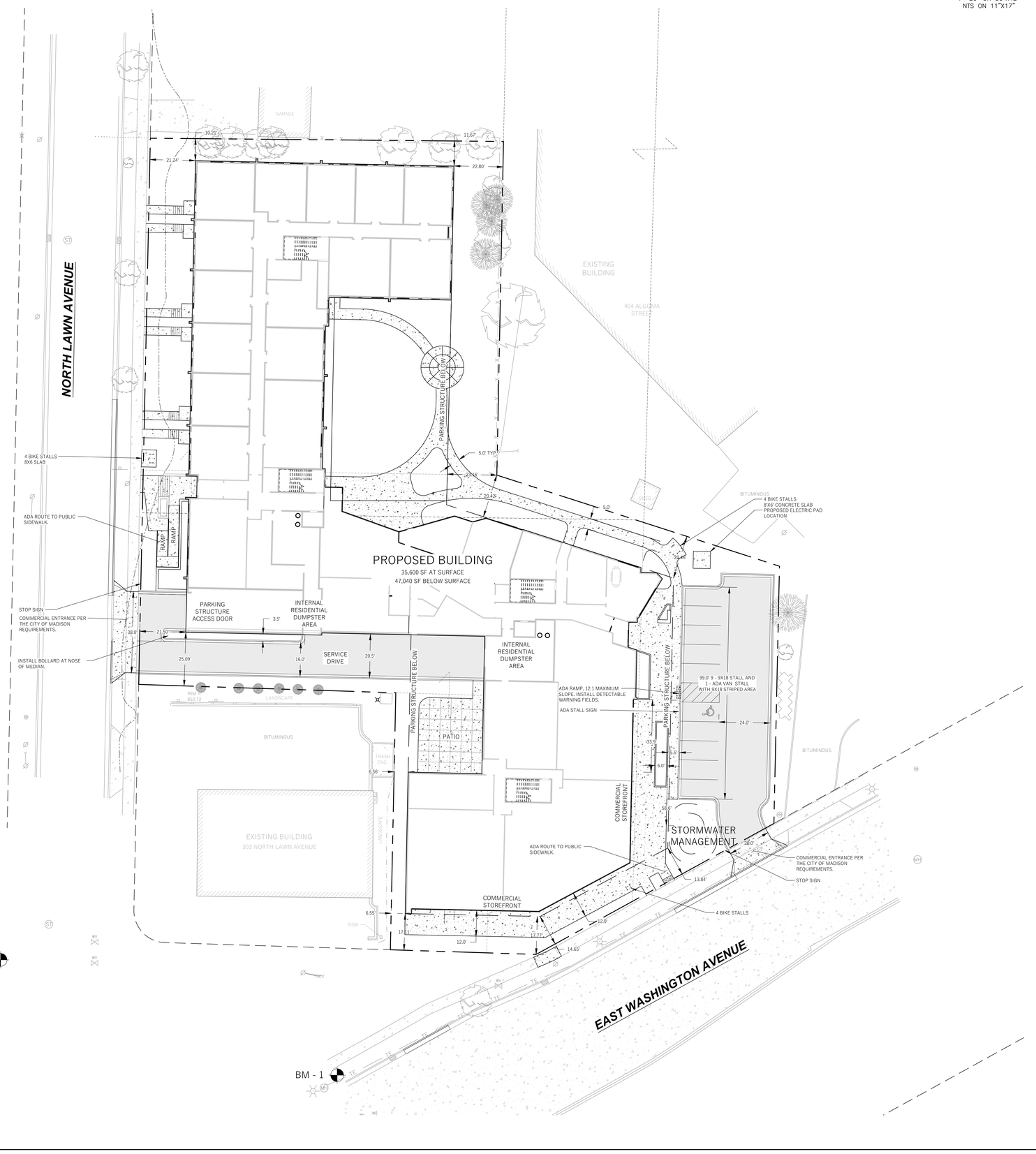
THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

BUILDING FOOTPRINT SHOWN BASED ON ARCHITECTURAL FLOOR PLAN AS PROVIDED TO WYSER ENGINEERING ON 04-23-2020. THIS DRAWING SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT UNTIL FOUNDATION IS VERIFIED BY FINAL STRUCTURAL PLANS. THIS IS THE RESPONSIBILITY OF THE CONTRACTOR.

NORTH

0' 10' 20' 30'

1"=20' 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

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MARCH 13, 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.

SITE INFORMATION BLOCK:

SITE ADDRESS: 2814 & 2902 E. JOHNSON & 401 N. LAWN
SITE ACREAGE: 71,407 SQ.FT. (1.64 AC)
USE OF PROPERTY: COMMERCIAL
ZONING: COMMERCIAL CORRIDOR - TRANSITIONAL (CC-T)

SETBACKS:
FRONT YARD (EAST WASHINGTON AND NORTH LAWN): 25-FEET MAX
REAR YARD: 20-FEET
SIDE YARD: 6-FEET

TOTAL NUMBER OF PARKING STALLS:
NUMBER OF STALLS DESIGNATED ACCESSIBLE:
SURFACE STALLS: 10
ACCESSIBLE SURFACE STALLS: 1

TOTAL NUMBER OF SURFACE BIKE STALLS: 12

EXISTING IMPERVIOUS SURFACE AREA: 46,523 SQ.FT.
ROOFTOP: 9,779 SQ.FT.
SIDEWALK: 2,755 SQ.FT.
PAVED PARKING: 33,989 SQ.FT.

NEW IMPERVIOUS SURFACE AREA (INCLUDING BELOW GRADE PARKING AREA):
52,216 SQ.FT. (56,981 SQ.FT.)
ROOFTOP: 35,600 SQ.FT.
ADDITIONAL BLOW GRADE PARKING OUTSIDE BUILDING FOOTPRINT AREA: 10,614 SQ.FT.
SIDEWALK: 8,072 SQ.FT.
PORTION ABOVE BELOW GRADE PARKING AREA: 5,127 SQ.FT.
PAVED: 8,544 SQ.FT.
PORTION ABOVE BELOW GRADE PARKING AREA: 722 SQ.FT.

DISTURBANCE LIMITS: 71,407 SQ. FT.
IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 52,216 SQ.FT. (56,981 SQ.FT.)
MAXIMUM PERCENT IMPERVIOUS: 85%
PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 73.1% (79.8%)

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Hearing Impaired TDD (800) 542-2289
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WYSER ENGINEERING

GRÄEF

ECHELON STRUCTURES LLC

2902 E. WASHINGTON

2902 E. WASHINGTON AVE,
MADISON, WI 53704

No.	Description	Date

PROJECT NO: 1913
DATE: 05/20/2020
SHEET TITLE

Site Plan

C100

File: W:\2019\190670_PU - 2902 E. Washington Ave\dwg\19-0670_Civil Design.dwg Layout: Site Plan User: Admin Plotted: May 19, 2020 - 2:25pm
5/5/2020 9:54:54 AM

H3 - NOT SHOWN. LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF N. LAWN AND HOARD

SILT FENCE PER WDNR TECHNICAL STANDARD 1056

DEWATERING FILTER BAG LOCATION. REFER TO CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS NOTE NO. 6

TYPE D INLET PROTECTION PER WDNR TECHNICAL STANDARD 1060. TYP. INSTALL AT ANY LOCATION WHERE CONSTRUCTION RUNOFF DRAINS INTO THE STORM SEWER SYSTEM.

NORTH LAWN AVENUE

OVERHEAD ELECTRIC TO BE REMOVED. STREET TREES TO BE PLANED ADJACENT TO THE AERIAL LANE.

EXISTING BUILDING

404 ALGOMA STREET

250' HOSE LAY

230' HOSE LAY

PROPOSED BUILDING
FFE = 856.00

FIRE APPARATUS LANE TO UTILIZE THE CENTER OF NORTH LAWN DUE TO PARKING ALLOWED ON BOTH SIDE OF THE STREET. CENTER OF LANE LOCATED 52 FEET FROM THE BUILDING FACE.

H3-500'

250' HOSE LAY

EXISTING BUILDING
303 NORTH LAWN AVENUE

250' HOSE LAY

BM - 2
H2

BM - 1
H1

EAST WASHINGTON AVENUE

FIRE APPARATUS LANE TO UTILIZE THE RIGHT TURN LANE OF EAST WASHINGTON FROM THE NO PARKING SIGN. CENTER OF LANE LOCATED 42 FEET FROM THE BUILDING FACE.

140' LONG DEAD END FIRE LAND - 20' WIDTH.

H4 - LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF E. WASHINGTON AND N. OAK

City of Madison Fire Department

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

Project Address: NORTH LAWN AVE

Contact Name & Phone #: ANNE MORRISON (ULI)- 608.441.5163

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	[X] No	[ ] 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.)	[X] Yes	[ ] 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?	[ ] Yes	[X] 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?	[X] Yes	[ ] No	[ ] N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	[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

LEGEND (PROPOSED)

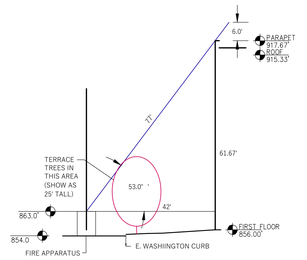
- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 855 PROPOSED MAJOR CONTOUR
- 854 PROPOSED MINOR CONTOUR

NORTH

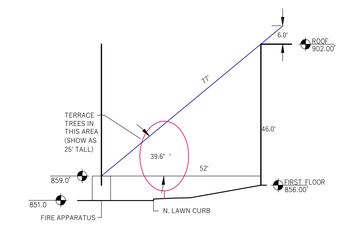
0' 10' 20' 30'
1"=20' ON 30"X42"
NTS ON 11"X17"

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MARCH 13, 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.



FIRE APPARATUS DIAGRAM - E. WASH AVE.



FIRE APPARATUS DIAGRAM - N. LAWN ST.

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WYSER ENGINEERING

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ECHELON STRUCTURES LLC

2902 E. WASHINGTON

2902 E. WASHINGTON AVE,
MADISON, WI 53704

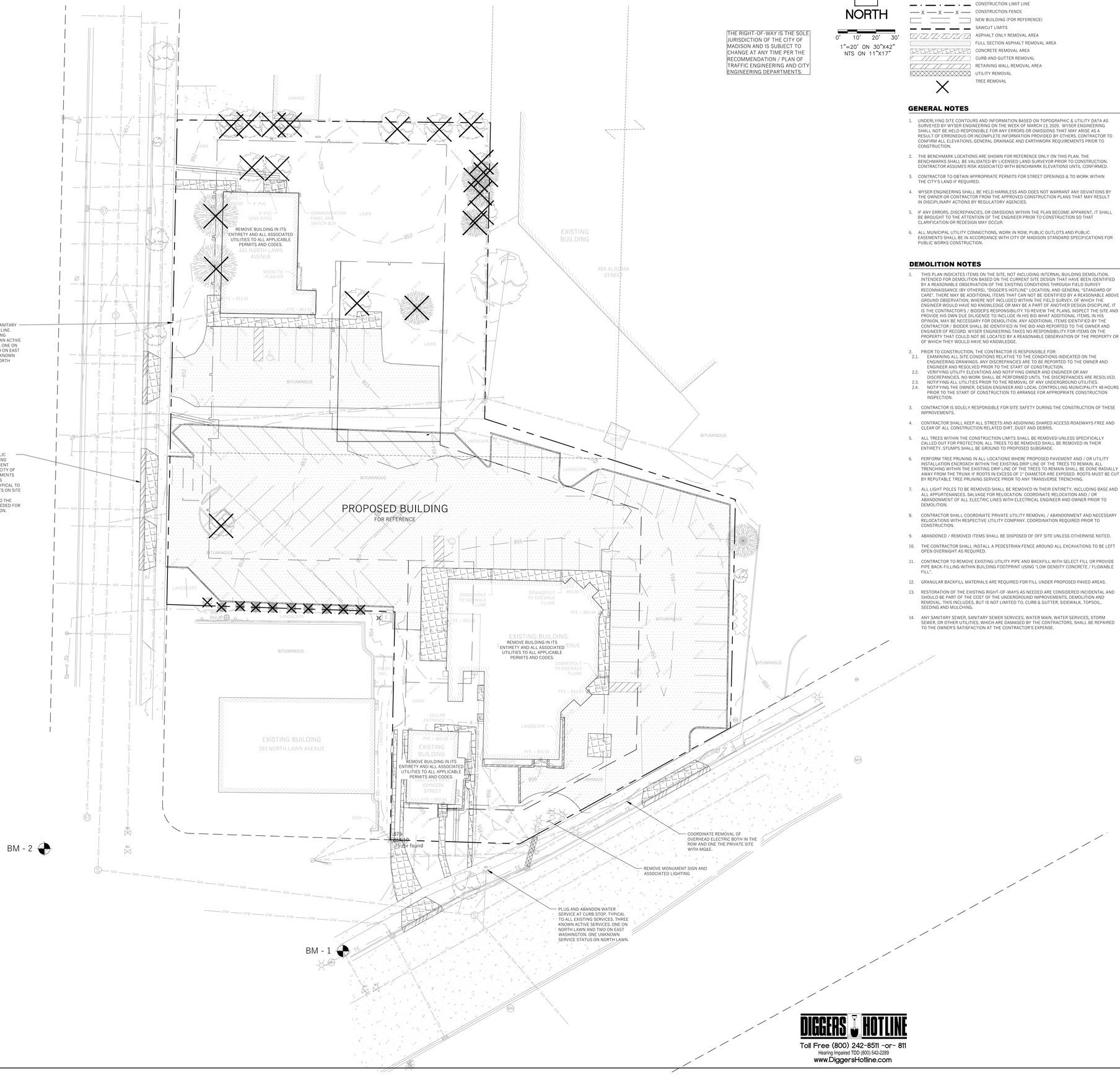
No.	Description	Date

PROJECT NO: **1913**
DATE: 05/20/2020
SHEET TITLE

Fire Apparatus Plan

C101

File: W:\2019\190670_PLI - 2902 E. Washington Ave\dwg\19-0670_Civil Design.dwg Layout: Fire Access User: Admin Plotted: May 19, 2020 - 2:25pm



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' 10' 20' 30'
1"=20' ON 30"X42"
NTS ON 11"X17"

LEGEND (PROPOSED)

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

GENERAL NOTES

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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.

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 RECONNAISANCE (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 CONTRACTORS / 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.

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DATE

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GRÄEF

ECHELON STRUCTURES LLC

2902 E. WASHINGTON

2902 E. WASHINGTON AVE,
MADISON, WI 53704

No.	Description	Date

PROJECT NO: **1913**
DATE: 05/14/2020
SHEET TITLE

Demolition Plan

C102

File: W:\2019\190670_PLI - 2902 E. Washington Ave\dwg\19-0670_Civil Design_Demo Plan.dwg Layout: Demo Plan User: Admin Plotted: May 19, 2020 - 2:29pm

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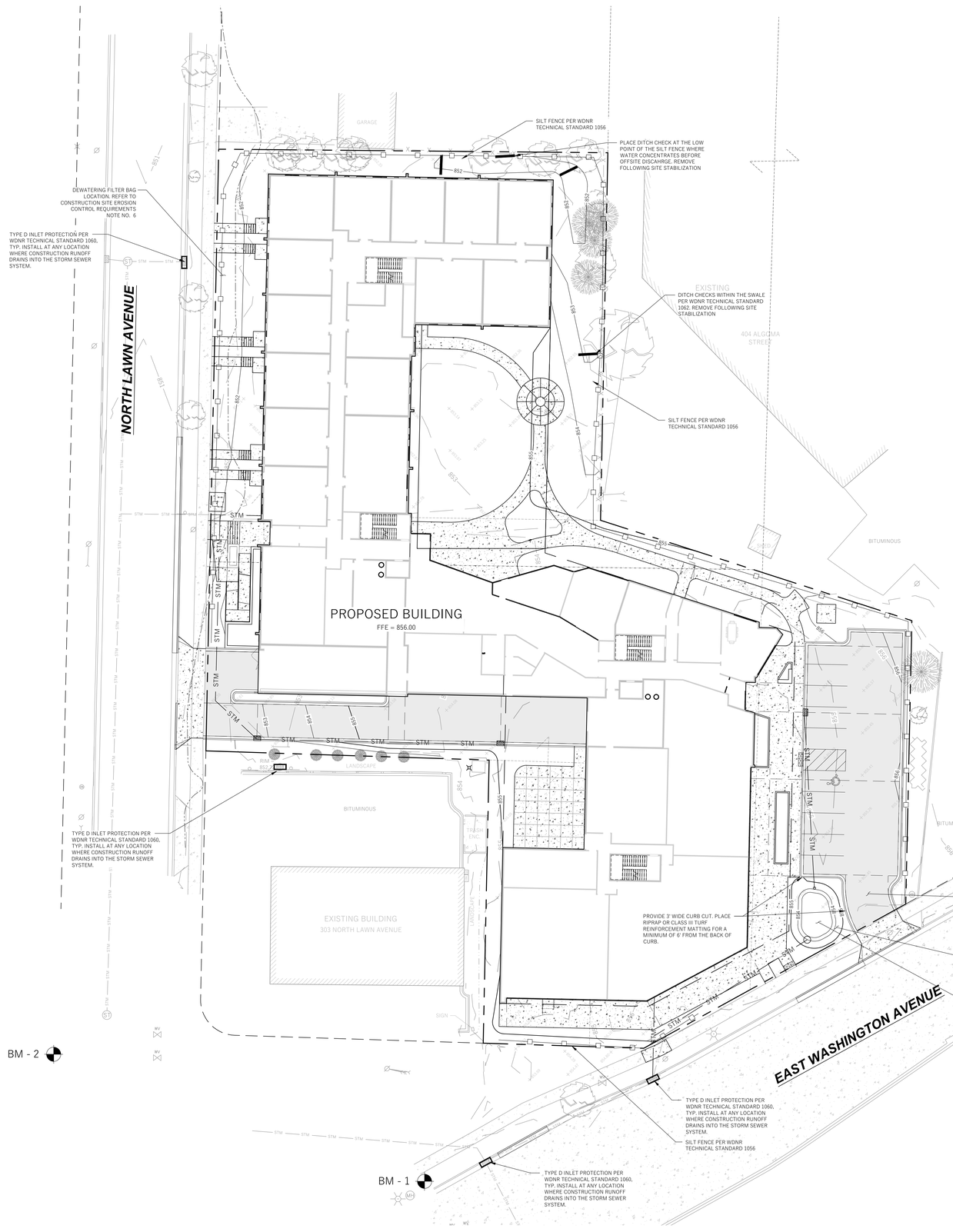

LEGEND (PROPOSED)

- 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

NORTH

0' 10' 20' 30'

1"=20' ON 30"X42"
NTS ON 11"X17"

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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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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 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: STABILZE 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 JURISTICTION. 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 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 REMEDATION AND DEDEVELOPMENT 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

GRAEF

ECHELON STRUCTURES LLC

2902 E. WASHINGTON

2902 E. WASHINGTON AVE,
MADISON, WI 53704

No.	Description	Date

PROJECT NO: 1913

DATE: 05/20/2020

SHEET TITLE

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)

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.

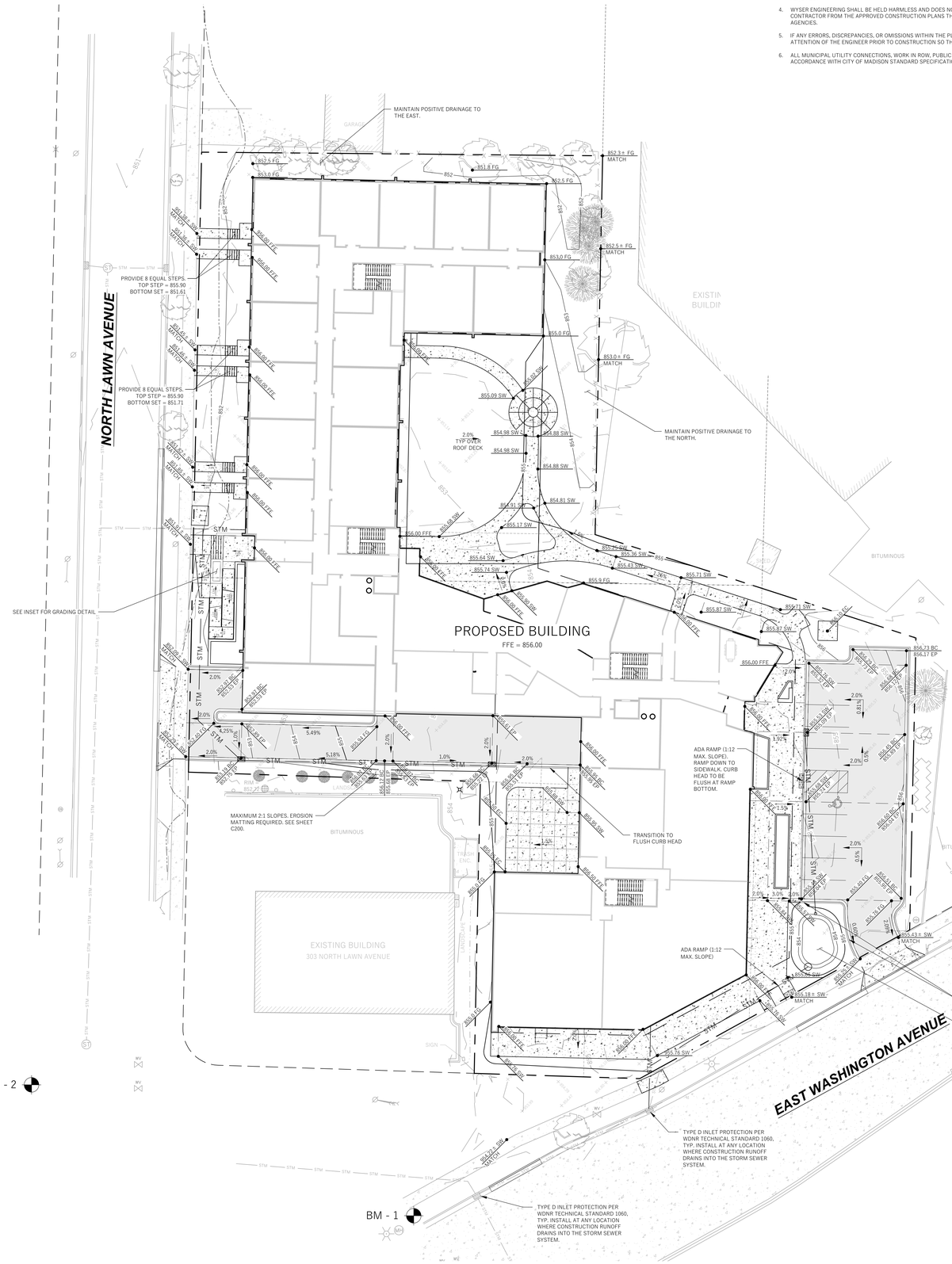
GENERAL NOTES

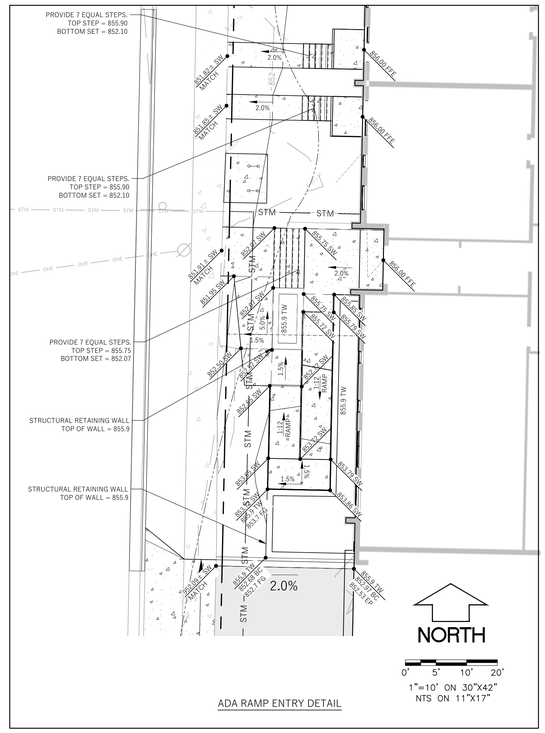
1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MARCH 13, 2020. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. 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.

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
- 854.25 EP SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% DRAINAGE ARROW

NORTH
0' 10' 20' 30'
1"=20' ON 30"X42"
NTS ON 11"X17"





NORTH
0' 5' 10' 20'
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ADA RAMP ENTRY DETAIL

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ECHELON STRUCTURES LLC

2902 E. WASHINGTON

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MADISON, WI 53704

No.	Description	Date

PROJECT NO: 1913
DATE: 05/20/2020
SHEET TITLE

Detail Grading Plan

C201

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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' 10' 20' 30'

1"=20' ON 30"X42"
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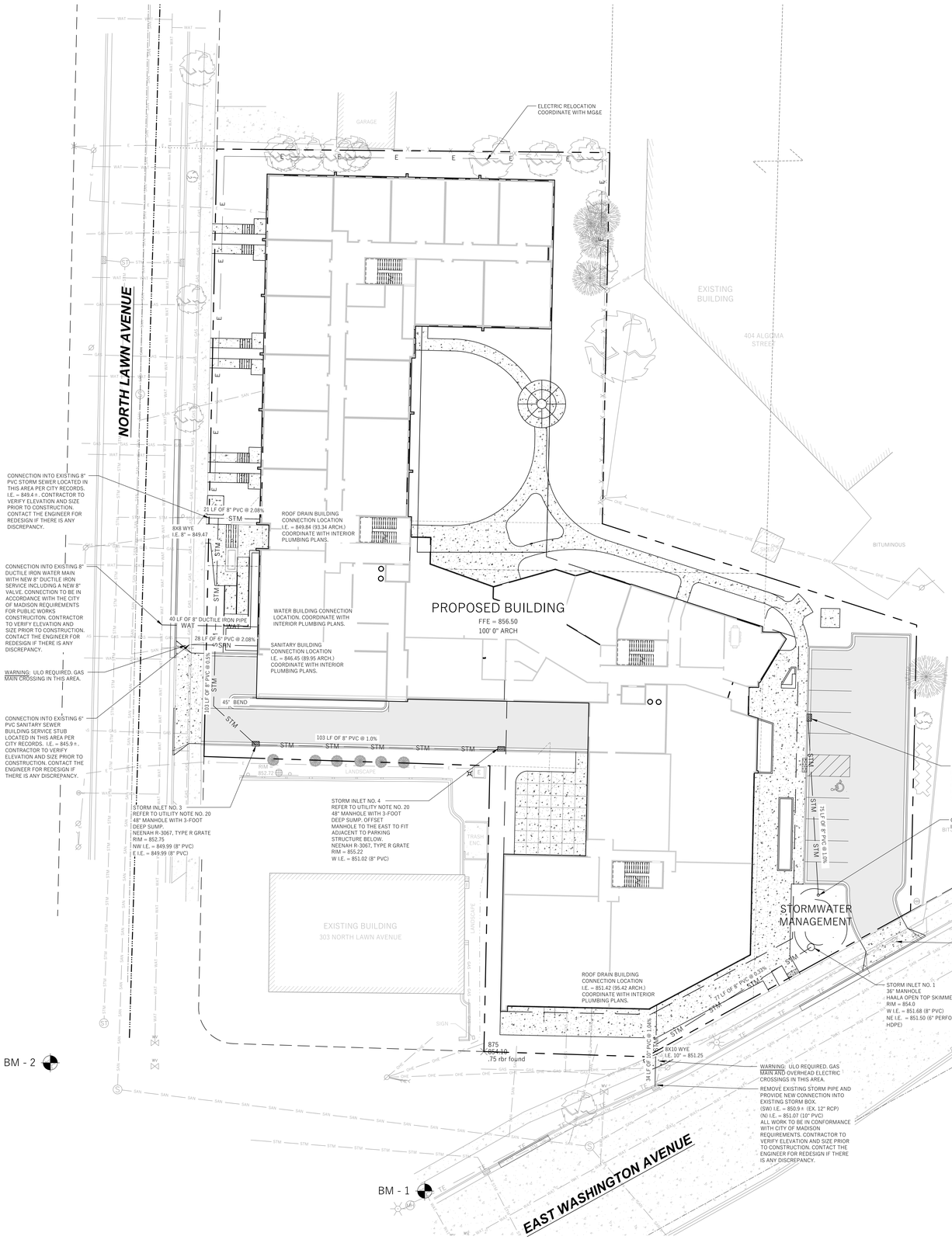

LEGEND (PROPOSED)

- 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

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MARCH 13, 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.

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 CITY BUILDING INSPECTION DEPARTMENT TO HOLD A PRE-CONSTRUCTION MEETING 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. NO BLASTING SHALL OCCUR WITHIN 30 FEET OF ANY EXISTING UTILITIES
22. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
23. 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.

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ECHELON STRUCTURES LLC

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Description

PROJECT NO: 1913
DATE: 05/20/2020
SHEET TITLE

Utility Plan

C300

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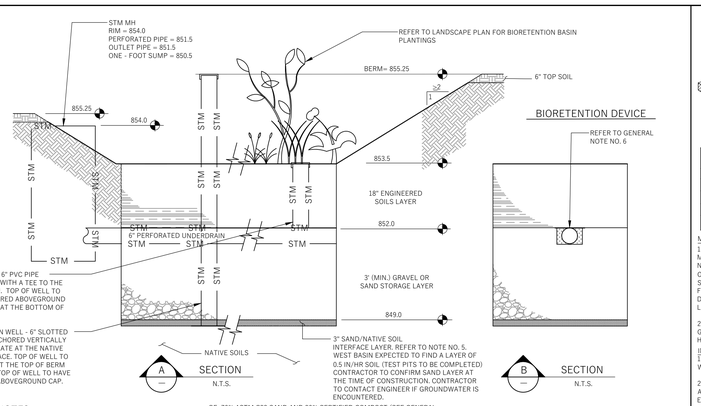


GENERAL NOTES:

1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL SEED THE BASIN WITH NATIVE SEEDS AND INSTALL A CLASS II EROSION CONTROL MAT (OVERLAPPED AND ANCHORED WITH MIN. 6" LONG HARDWOOD STAKES), CUT AN "X" IN THE MATTING AND AUGER DOWN TO PLACE APPROPRIATE PLANTING PLUGS EVERY 12 INCHES ON CENTER.
3. CONTRACTOR SHALL INSTALL 18" OF ENGINEERED SOIL CONSISTING OF: 70% ASTM C33 SAND AND 30% CERTIFIED COMPOST (SEE GENERAL NOTE 4).
4. CERTIFIED COMPOST SHALL CONSIST OF: <40% ORGANIC MATTER, <60% ASH CONTENT, PH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
5. SAND/NATIVE SOIL INTERFACE LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES. A CONSTRUCTION REPRESENTATIVE MUST BE ON SITE DURING OVER EXCAVATION TO APPROVE OF THE DEPTH AND SOIL TYPES.
6. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL. A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
7. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
8. RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
9. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
10. REFER TO LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

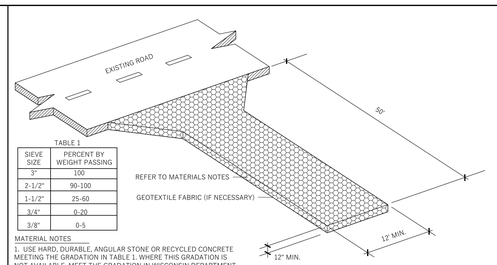


TABLE 1

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

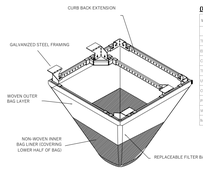
1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.
2. INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXITING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.
3. DIMENSIONS OF THE TRACKING PAD 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)

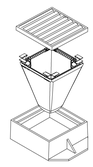
FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



(HB) HYBRID FILTER BAG SPECIFICATIONS:

Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)

PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM4632	350 x 225 lbs	100 lbs
ELONGATION	ASTM4632	20% x 15%	50%
CBR PUNCTURE	ASTM4833	1000 lbs	95 lbs
TRAPEZOIDAL TEAR	ASTM4533	110 x 75 lbs	45 lbs
UV RESISTANCE	ASTM4355	90%	70%
OPENING SIZE (AOS)	ASTM4751	20 US STD SIEVE	40 US STD SIEVE
PERMITTIVITY	ASTM4491	1.5 sec^{-1}	1.0 sec^{-1}
WATER FLOW RATE	ASTM4491	200 gal/min/ft^2	145 gal/min/ft^2
MINIMUM FILTER BAG VOLUME		2.5 CUBIC FT	



CATCH-IT INLET FILTER (Temporary Inlet Protection)

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft^3)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3087	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3248A	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
3087-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3616HB
R-2501	Round (RD)	~26	~24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	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"

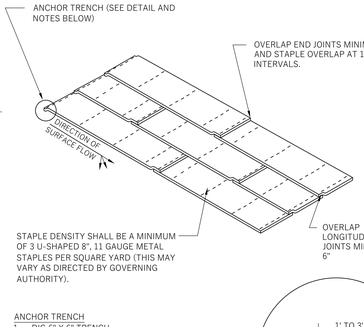
Maintenance Guidelines:
1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial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

FLEXSTORM CATCH IT

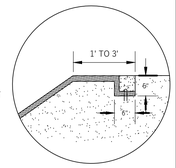
SIZE	DRAWN BY	CHK'D BY
C		
SCALE:		

JPP Flexstorm HD Specification

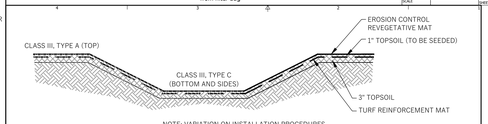
ERODION CONTROL BLANKET(SEEDED AREAS) ON SIDE SLOPES OF 3:1 OR GREATER AND STORM WATER BASINS BIO-DEGRADABLE, DOUBLE NETTED, LIGHT DUTY(HEAVY DUTY IN DRAINAGE SWALES) (WisDOT CLASS 1 TYPE B)



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

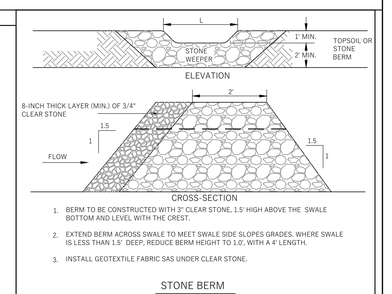


EROSION CONTROL BLANKET INSTALLATION



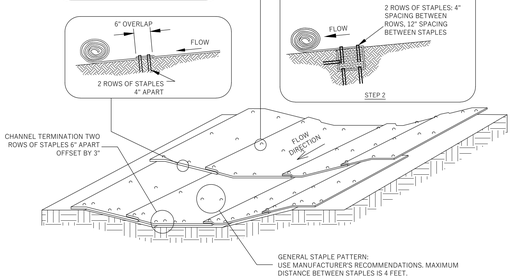
NOTE: VARIATION ON INSTALLATION PROCEDURES MAY OCCUR. REFER TO MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.

TURF REINFORCEMENT INSTALLATION DETAIL



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



MATERIAL NOTES

1. ONLY PRODUCTS LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) ARE ACCEPTABLE FOR USE.
2. STAPLES USED FOR CLASS I TYPES A & B MATS SHALL BE 1-2 INCH WIDE, U-SHAPED, MADE OF NO.11 (3.05mm) OR LARGER DIAMETER STEEL WIRE, AND NOT LESS THAN 6 INCHES LONG FOR FIRM SOILS AND 12 INCHES LONG FOR LOOSE SOILS.

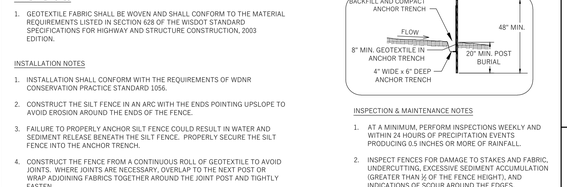
INSTALLATION NOTES

1. EROSION CONTROL REVEGETATIVE MATS (ECRM) SHALL BE INSTALLED AFTER TOPSOIL AND SEED HAVE BEEN PLACED.
2. INSTALLATION OF ECRM SHOULD BE COORDINATED WITH PERMANENT RESTORATION PRACTICES.
3. INSTALLATION SHALL CONFORM WITH WDNR CONSERVATION PRACTICE STANDARD 1053.
4. ALL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. THIS STANDARD DETAIL IS AN EXAMPLE OF TYPICAL INSTALLATION GUIDANCE.
5. MATS SHALL BE IN FIRM AND CONTINUOUS CONTACT WITH THE SOIL.
6. IF SECTIONS OF ECRM NEED TO BE OVERLAPPED, ENSURE THAT THE OVERLAP IS FACING DOWNSTREAM TO PREVENT WATER FROM FLOWING BENEATH THE ECRM.

INSPECTION & MAINTENANCE NOTES

1. INSTALL ADDITIONAL ANCHORING IN AREAS OF OBSERVED RILLING AND CONCENTRATED FLOW BENEATH THE EROSION MAT. IF RILLING IS SEVERE ENOUGH TO PREVENT VEGETATION ESTABLISHMENT, REMOVE EROSION MAT, REGRADE, COMPACT, RE-SEED, AND REPLACE THE SECTION OF MAT.
2. IF PRODUCTS WITH PLASTIC NETTING ARE USED, REMOVE NETTING OR REPLACE MAT IF SEPARATION OF THE NETTING FROM THE MAT IS OBSERVED.
3. ALL MAINTENANCE ACTIVITIES SHOULD OCCUR AS SOON AS POSSIBLE WITH CONSIDERATION OF SITE CONDITIONS.

EROSION CONTROL MAT (CHANNELS)



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.

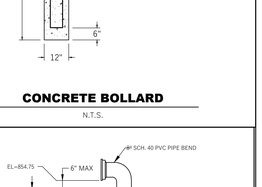
INSTALLATION NOTES

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

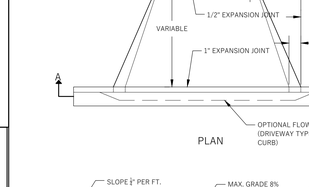
1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN ½ OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

SILT FENCE

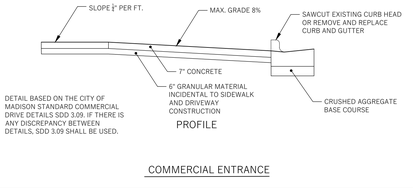


CONCRETE BOLLARD

N.T.S.



SECTION A-A

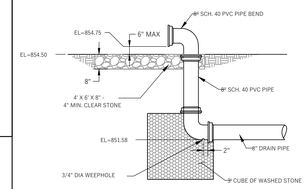


PLAN

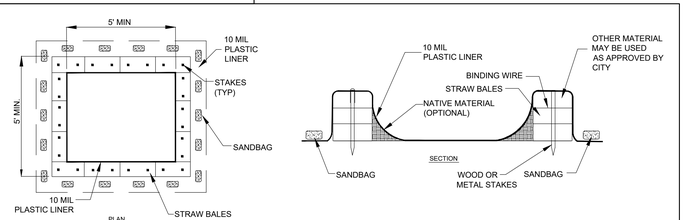
DETAIL BASED ON THE CITY OF MADISON STANDARD COMMERCIAL DRIVE DETAILS SDD 3.09. IF THERE IS ANY DISCREPANCY BETWEEN DETAILS, SDD 3.09 SHALL BE USED.

PROFILE

COMMERCIAL ENTRANCE



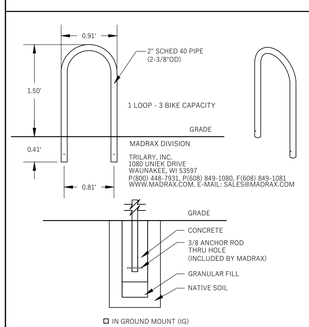
STORM SEWER GOOSE NECK



WASHOUT NOTES

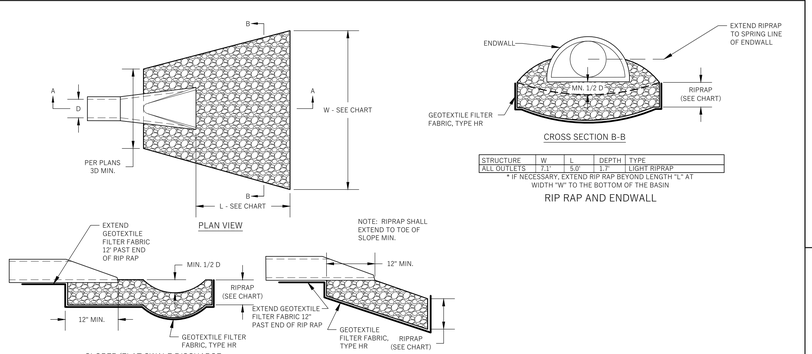
1. ALTERNATIVE CONCRETE WASHOUTS ALLOWABLE AS APPROVED BY ENGINEER, INCLUDING DISPOSABLE WASHOUTS, ETC.
2. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
3. EXCESS CONCRETE IS NOT ALLOWED TO BE 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



PRODUCT: CHP-3-IG(SF,SG)
DESCRIPTION: CHALLENGER PLUS BIKE RACK
3 BIKE, IN-GROUND MOUNT

BIKE RACK



STRUCTURE	W	L	DEPTH	TYPE
ALL OUTLETS	1.1	5.6	1.3	LIGHT RIPRAP

* IF NECESSARY, EXTEND RIP RAP BEYOND LENGTH "L" AT WIDTH "W" TO THE BOTTOM OF THE BASIN

RIP RAP AND ENDWALL

CROSS SECTION A-A

1) JOINT TIES SHALL BE INSTALLED AT THE LAST (DOWNSTREAM) TWO JOINTS ON ANY PIPE RUN ENDING IN AN APRON ENDWALL

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WYSER ENGINEERING

GRÄEF

ECHELON STRUCTURES LLC

2902 E. WASHINGTON

2902 E. WASHINGTON AVE,
MADISON, WI 53704

Description	

PROJECT NO: **1913**

DATE: 05/20/2020

SHEET TITLE

DetailS

C400

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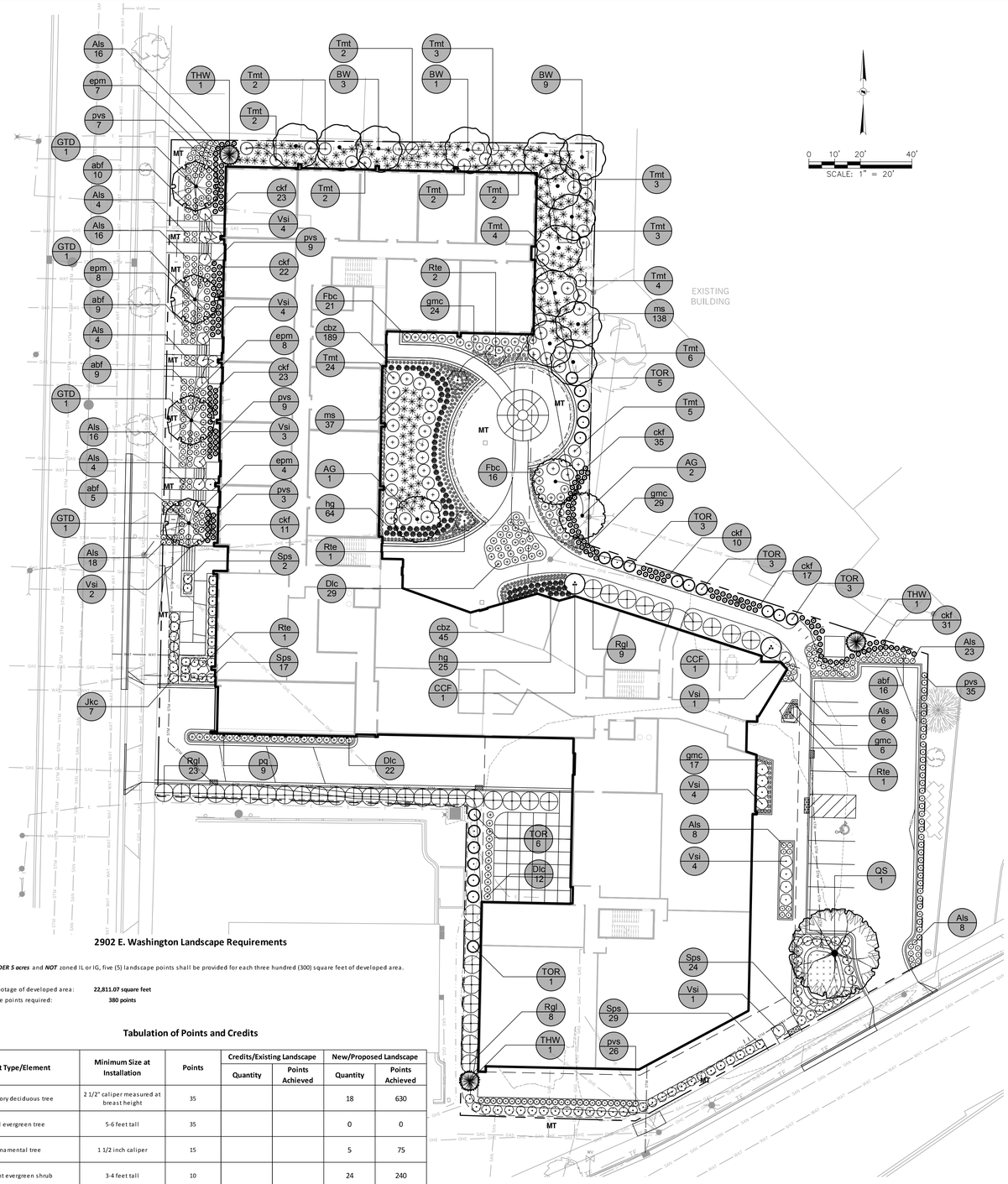

2902 E. Washington Landscape Requirements

For all lots ***UNDER 5 acres*** and ***NOT*** zoned IL or IG, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area: **22,811.07 square feet**
Total landscape points required: **380 points**

Tabulation of Points and Credits

Plant Type/Element	Minimum Size at Installation	Points	Credits/Existing Landscape		New/Proposed Landscape	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2" caliper measured at breast height	35			18	630
Tall evergreen tree	5-6 feet tall	35			0	0
Ornamental tree	1 1/2 inch caliper	15			5	75
Upright evergreen shrub	3-4 feet tall	10			24	240
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3			363	1089
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4			71	284
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2			920	1840
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft.			0	0
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper *Trees must be within developed area and cannot comprise more than 30% of total points	14 per caliper inch, Max 200 points per tree			0	0
Landscape furniture for public seating	*Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"			0	0
Sub Totals				0		4158

Total Number of Points Provided: 4158

PLANT SCHEDULE

ORNAMENTAL DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	QTY
	AG	Acer griseum	Paperbark Maple	2.5" Cal.	12` Ht.	3
	CCF	Carpinus caroliniana `J.N. Upright`	Firespire Musclewood	N/A	8`Ht.	2
EVERGREEN TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**	**QTY**
	THW	Thuja occidentalis `Hetz Wintergreen`	Hetz Wintergreen Arborvitae	N/A	8`Ht.	3
	TOR	Thuja occidentalis `Rushmore`	Rushmore Arborvitae	N/A	6` Ht.	21
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**	**QTY**
	BW	Betula populifolia `Whitespire Senior`	Whitespire Senior Gray Birch	1.5" Cal.	10` Ht.	13
	GTD	Gleditsia triacanthos `Draves` TM	Street Keeper Honeylocust	2.5" Cal.	12` Ht.	4
	QS	Quercus x schuetti	Swamp Bur Oak	2.5" Cal.	12` Ht.	1
GRASSES AND SEDGES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**	**QTY**
	ckf	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	#1		172
	cbz	Carex flacca `Blue Zinger`	Blue Zinger Sedge	#SP4		234
	pvs	Panicum virgatum `Shenandoah`	Shenandoah Switch Grass	#1		89
PERENNIALS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**	**QTY**
	abf	Agastache x `Blue Fortune`	Blue Fortune Anise Hyssop	#1		49
	epm	Echinacea purpurea `Magnus`	Magnus Purple Coneflower	#1		27
	gmc	Geranium macrorrhizum `Czakor`	Bigroot Geranium	#1		76
	hg	Hosta x `Guacamole`	Guacamole Hosta	#SP4		89
	ms	Matteuccia struthiopteris	Ostrich Fern	#SP4		175
VINES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**	**QTY**
	pq	Parthenocissus quinquefolia	Virgina Creeper	#SP4		9
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**	**QTY**
	Als	Aronia melanocarpa `UCONNAM165` TM	Low Scape Mound Chokeberry	#3		123
	Dlc	Diervilla lonicera `Copper`	Copper Low Bush Honeysuckle	#2		63
	Fbc	Fothergilla gardenii `Beaver Creek`	Beaver Creek Fothergilla	#3		37
	Rgl	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	#2		40
	Rte	Rhus typhina `Baltiger` TM	Tiger Eyes Sumac	#5		5
	Sps	Spiraea betulifolia `COURISPI01` TM	Pink Sparkler Birchleaf Spiraea	#3		72
	Vsi	Viburnum carlesii `Spice Island`	Spice Island Korean Spice Viburnum	#3		23
EVERGREEN SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**	**QTY**
	Jkc	Juniperus chinensis `Pfitzerana Kallays Compact`	Kallays Compact Juniper	#5	18" Ht.	7
	Tmt	Taxus x media `Tauntonii`	Tauton Yew	#5	18" Ht.	64

COMPACTED LIMESTONE MOW STRIPE

DECORATIVE STONE MULCH

STEEL EDGING

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ECHELON STRUCTURES LLC

2902 E. WASHINGTON

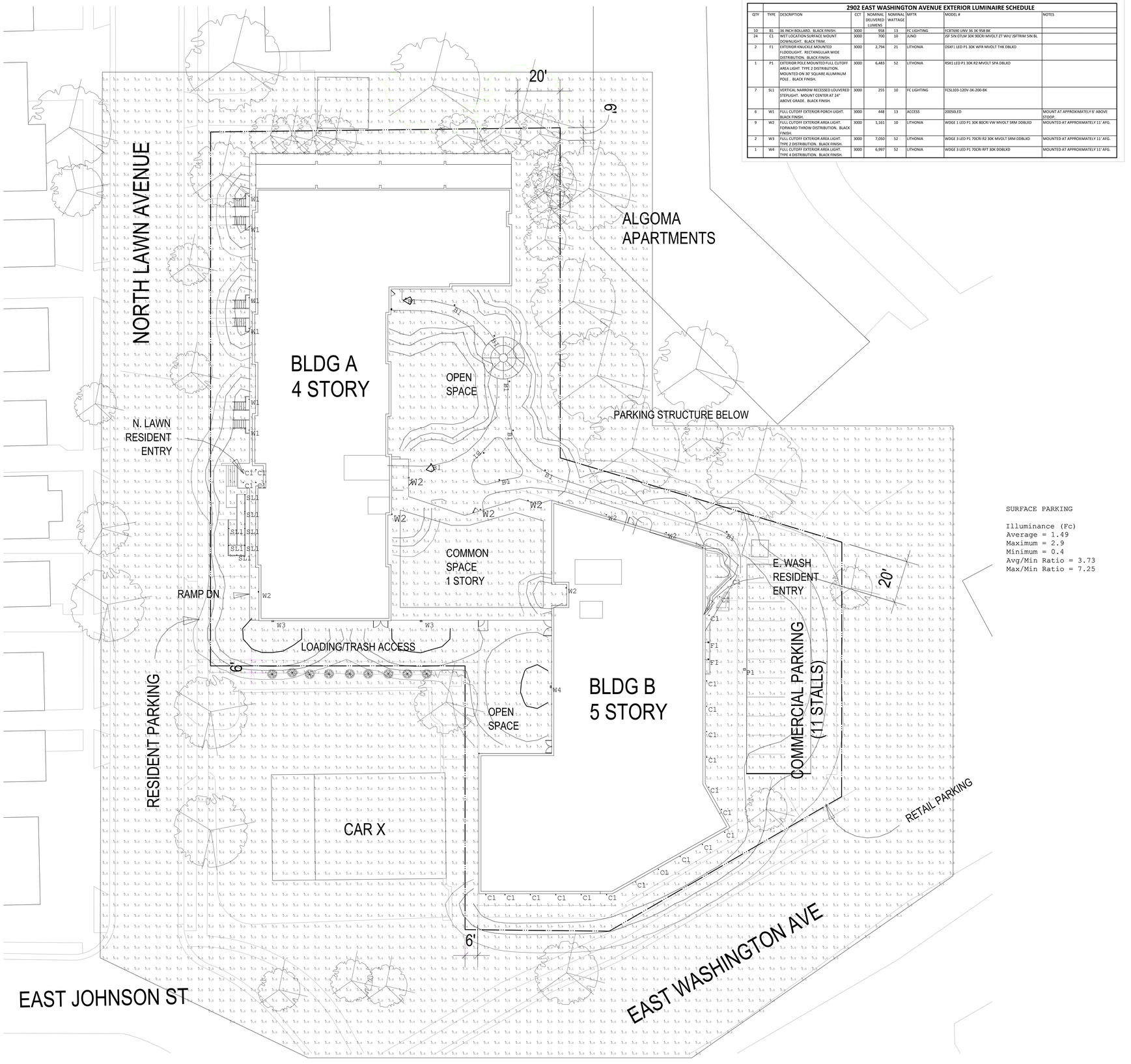
2902 E. WASHINGTON AVE,
MADISON, WI 53704

No.	Description	Date

PROJECT NO: **1913**
DATE: 05/20/2020
SHEET TITLE

LANDSCAPE PLAN

L100



SURFACE PARKING

Illuminance (Fc)
Average = 1.49
Maximum = 2.9
Minimum = 0.4
Avg/Min Ratio = 3.73
Max/Min Ratio = 7.25

2902 EAST WASHINGTON AVENUE EXTERIOR LUMINAIRE SCHEDULE

QTY	TYPE	DESCRIPTION	CCT	NOMINAL DELIVERED LUMENS	NOMINAL WATTAGE	MFTR	MODEL #	NOTES
10	B1	36 INCH BOLLARD. BLACK FINISH.	3000	958	13	FC LIGHTING	FCB7690 LINV 36 3K 958 BK	
24	C1	WET LOCATION SURFACE MOUNT DOWNLIGHT. BLACK TRIM.	3000	700	10	JUNO	JSF SIN 07LM 30K 90CRI MVOLT ZT WH/ JSFTRIM SIN BL	
2	F1	EXTERIOR KNUCKLE MOUNTED FLOODLIGHT. RECTANGULAR WIDE DISTRIBUTION. BLACK FINISH.	3000	2,794	21	LITHONIA	DSXF1 LED P1 30K WFR MVOLT THK DBLXD	
1	P1	EXTERIOR POLE MOUNTED FULL CUTOFF AREA LIGHT. TYPE 2 DISTRIBUTION. MOUNTED ON 30' SQUARE ALUMINUM POLE . BLACK FINISH.	3000	6,483	52	LITHONIA	RSX1 LED P1 30K R2 MVOLT SPA DBLXD	
7	SL1	VERTICAL NARROW RECESSED LOUVERED STEPLIGHT. MOUNT CENTER AT 24" ABOVE GRADE. BLACK FINISH.	3000	255	10	FC LIGHTING	FCSL103-120V-3K-200-BK	
6	W1	FULL CUTOFF EXTERIOR PORCH LIGHT. BLACK FINISH.	3000	448	13	ACCESS	20050LED	MOUNT AT APPROXIMATELY 6' ABOVE STOOP.
9	W2	FULL CUTOFF EXTERIOR AREA LIGHT. FORWARD THROW DISTRIBUTION. BLACK FINISH.	3000	1,161	10	LITHONIA	WDGE 1 LED P1 30K 80CRI VW MVOLT SRM DDBLXD	MOUNTED AT APPROXIMATELY 11' AFG.
2	W3	FULL CUTOFF EXTERIOR AREA LIGHT. TYPE 2 DISTRIBUTION. BLACK FINISH.	3000	7,050	52	LITHONIA	WDGE 3 LED P1 70CRI R2 30K MVOLT SRM DDBLXD	MOUNTED AT APPROXIMATELY 11' AFG.
1	W4	FULL CUTOFF EXTERIOR AREA LIGHT. TYPE 4 DISTRIBUTION. BLACK FINISH.	3000	6,997	52	LITHONIA	WDGE 3 LED P1 70CRI RFT 30K DDBLXD	MOUNTED AT APPROXIMATELY 11' AFG.

1 EXTERIOR LIGHTING LEVELS

1"=10'

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ECHELON STRUCTURES LLC

2902 E. WASHINGTON

2902 E. WASHINGTON AVE,
MADISON, WI 53704

No.	Description	Date
1	LAND USE APPLICATION	05/20/2020

PROJECT NO: **1913**

DATE: 05/20/2020

SHEET TITLE

Exterior Lighting

LG100

VIEW FROM E. WASHINGTON AVE LOOKING EAST

VIEW FROM N. LAWN & E. JOHNSON ST INTERSECTION

VIEW FROM E. WASHINGTON AVE LOOKING WEST

VIEW FROM N. LAWN LOOKING NORTH

NOT FOR CONSTRUCTION- FOR REFERENCE ONLY

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WYSER ENGINEERING

GRAEF

ECHELON STRUCTURES LLC

2902 E. WASHINGTON

2902 E. WASHINGTON AVE,
MADISON, WI 53704

No.	Description	Date

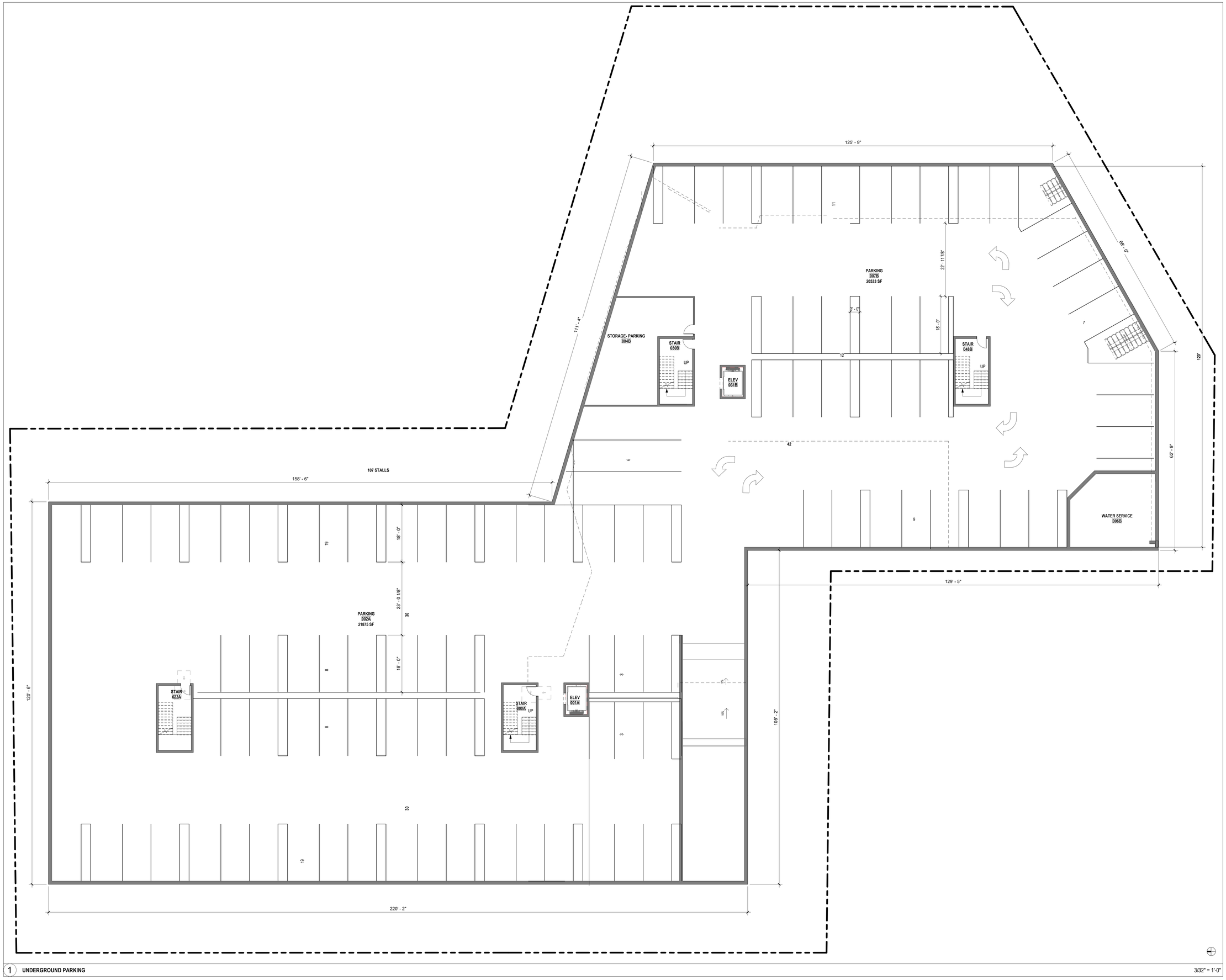
PROJECT NO: **1913**

DATE: 05/20/2020

SHEET TITLE

EXISTING BUILDING IMAGES

G102



1 UNDERGROUND PARKING

3/32" = 1'-0"

NOT FOR CONSTRUCTION- FOR REFERENCE ONLY

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GRAEF

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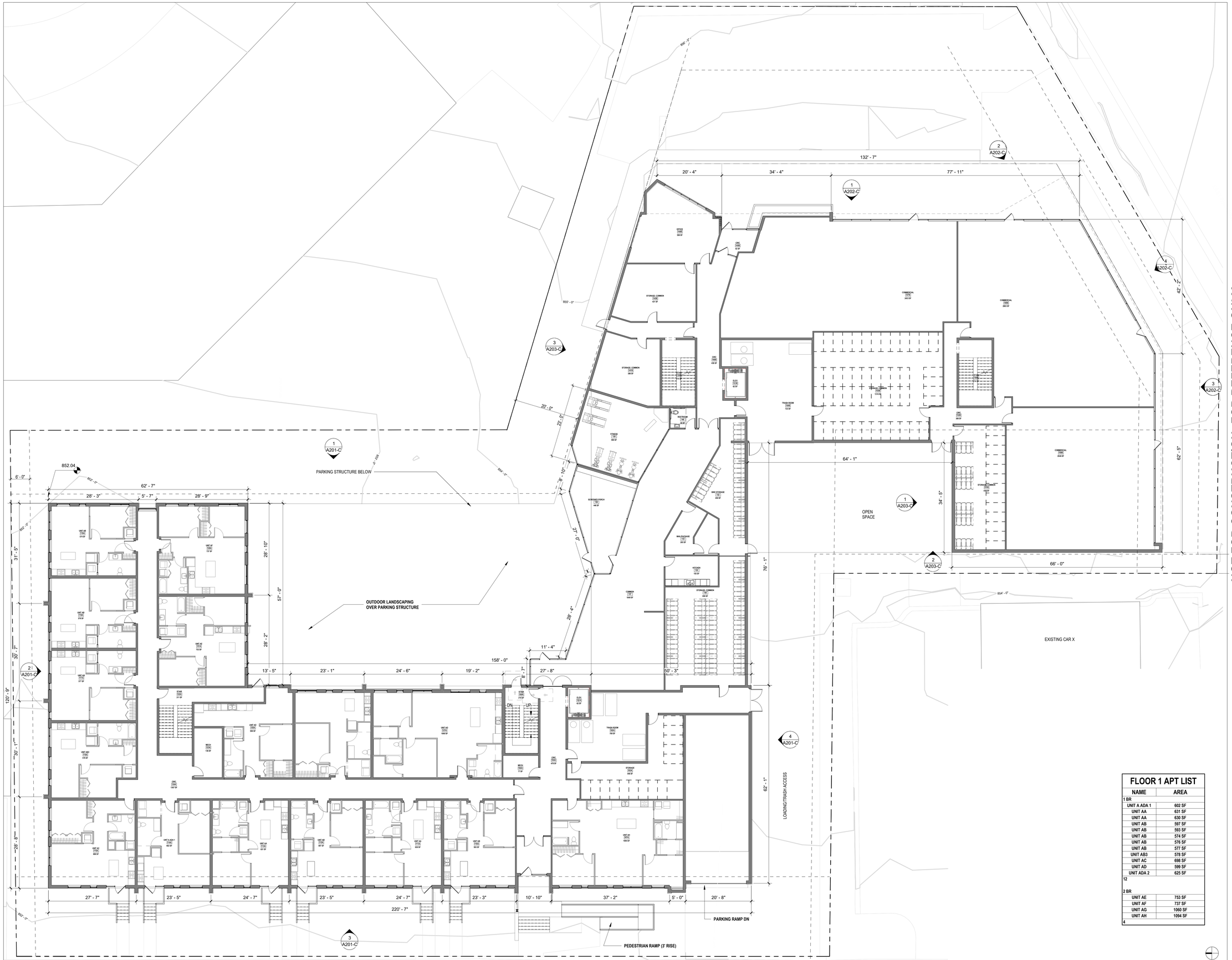
DATE: 05/20/2020

SHEET TITLE

LEVEL -01- PARKING- OVERALL

A100



1 01- FLOOR 1

3/32" = 1'-0"

FLOOR 1 APT LIST

NAME	AREA
1 BR	
UNIT A ADA 1	602 SF
UNIT AA	631 SF
UNIT AA	630 SF
UNIT AB	597 SF
UNIT AB	593 SF
UNIT AB	574 SF
UNIT AB	576 SF
UNIT AB	577 SF
UNIT AB3	578 SF
UNIT AC	688 SF
UNIT AD	599 SF
UNIT ADA 2	625 SF
12	
2 BR	
UNIT AE	753 SF
UNIT AF	737 SF
UNIT AG	1060 SF
UNIT AH	1094 SF
4	

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No.	Description	Date

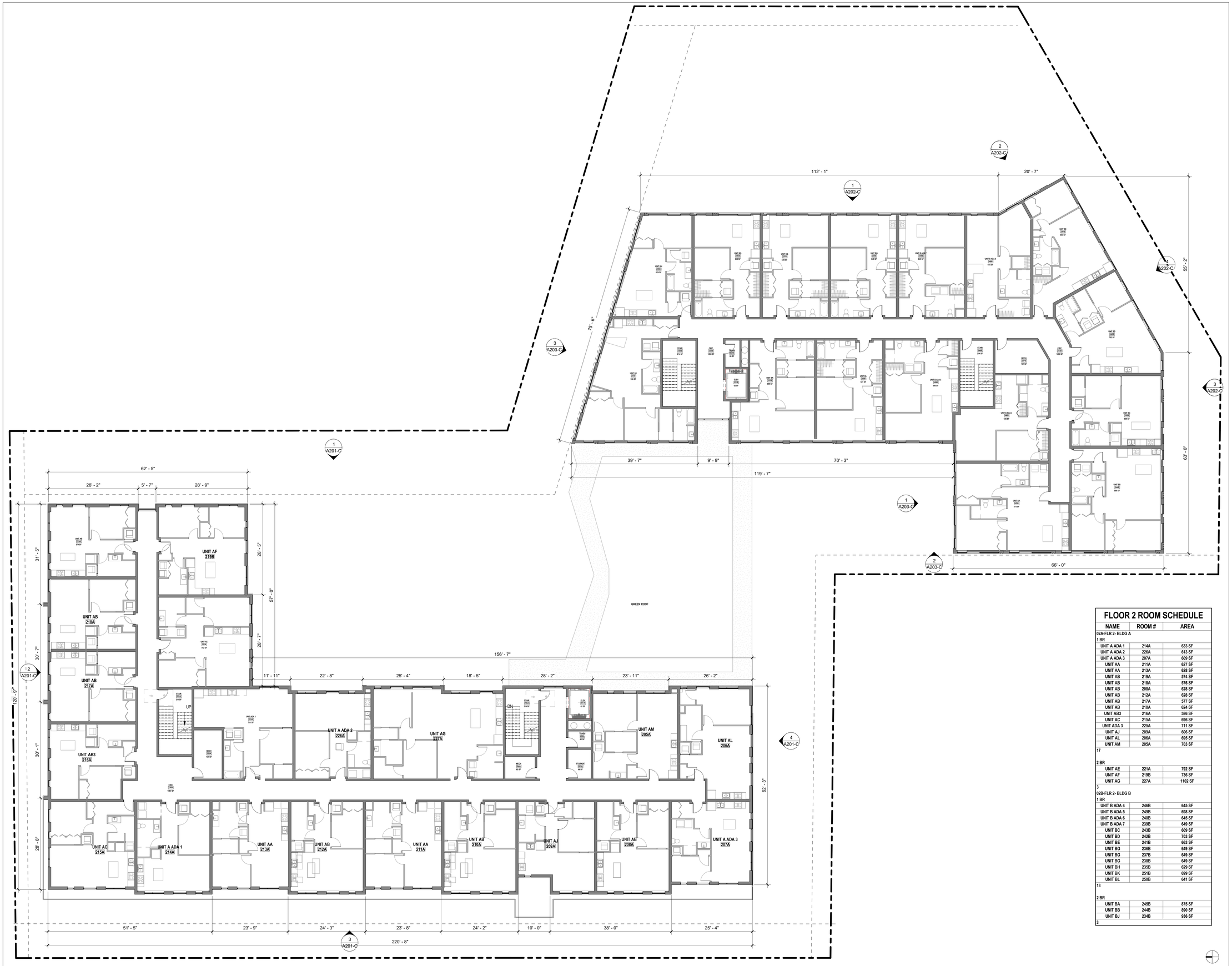
PROJECT NO: 1913

DATE: 05/20/2020

SHEET TITLE

FLOOR 1- OVERALL

A101



FLOOR 2 ROOM SCHEDULE

NAME	ROOM #	AREA
02A-FLR 2- BLDG A		
1 BR		
UNIT A ADA 1	214A	633 SF
UNIT A ADA 2	226A	613 SF
UNIT A ADA 3	207A	609 SF
UNIT AA	211A	627 SF
UNIT AA	213A	628 SF
UNIT AB	219A	574 SF
UNIT AB	218A	576 SF
UNIT AB	208A	628 SF
UNIT AB	212A	628 SF
UNIT AB	217A	577 SF
UNIT AB	210A	624 SF
UNIT AB3	216A	586 SF
UNIT AC	215A	696 SF
UNIT ADA 3	225A	711 SF
UNIT AJ	209A	606 SF
UNIT AL	206A	695 SF
UNIT AM	205A	703 SF
17		
2 BR		
UNIT AE	221A	792 SF
UNIT AF	219B	736 SF
UNIT AG	227A	1102 SF
3		
02B-FLR 2- BLDG B		
1 BR		
UNIT B ADA 4	246B	645 SF
UNIT B ADA 5	249B	698 SF
UNIT B ADA 6	240B	645 SF
UNIT B ADA 7	239B	649 SF
UNIT BC	243B	609 SF
UNIT BD	242B	703 SF
UNIT BE	241B	663 SF
UNIT BG	236B	649 SF
UNIT BG	237B	649 SF
UNIT BG	238B	649 SF
UNIT BH	235B	629 SF
UNIT BK	251B	699 SF
UNIT BL	250B	641 SF
13		
2 BR		
UNIT BA	245B	875 SF
UNIT BB	244B	890 SF
UNIT BJ	234B	936 SF
3		

1 FLOOR 2

3/32" = 1'-0"

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SHEET TITLE

FLOOR 2- OVERALL

A102

FLOOR 3 ROOM SCHEDULE

NAME	ROOM #	AREA
03A-FLR 3- BLDG A		
1 BR		
UNIT A ADA 1	314A	641 SF
UNIT A ADA 2	326A	613 SF
UNIT A ADA 3	307A	609 SF
UNIT AA	313A	620 SF
UNIT AA	311A	619 SF
UNIT AB	312A	636 SF
UNIT AB	310A	632 SF
UNIT AB	308A	628 SF
UNIT AB	318A	624 SF
UNIT AD	325A	619 SF
UNIT AJ	309A	604 SF
UNIT AL	306A	695 SF
UNIT AM	305A	703 SF
UNIT AQ	315A	673 SF
14		
2 BR		
UNIT AG	327A	1093 SF
UNIT AN	319A	986 SF
UNIT AP	317A	897 SF
UNIT AP	316A	900 SF
4		
03B-FLR 3- BLDG B		
1 BR		
UNIT B ADA 4	346B	645 SF
UNIT B ADA 5	349B	696 SF
UNIT B ADA 6	340B	645 SF
UNIT B ADA 7	339B	649 SF
UNIT BC	343B	609 SF
UNIT BD	342B	703 SF
UNIT BE	341B	663 SF
UNIT BG	336B	649 SF
UNIT BG	337B	649 SF
UNIT BG	338B	649 SF
UNIT BH	335B	634 SF
UNIT BK	351B	699 SF
UNIT BL	350B	639 SF
13		
2 BR		
UNIT BA	345B	875 SF
UNIT BB	344B	891 SF
UNIT BJ	334B	936 SF
3		

1 FLOOR 3

3/32" = 1'-0"

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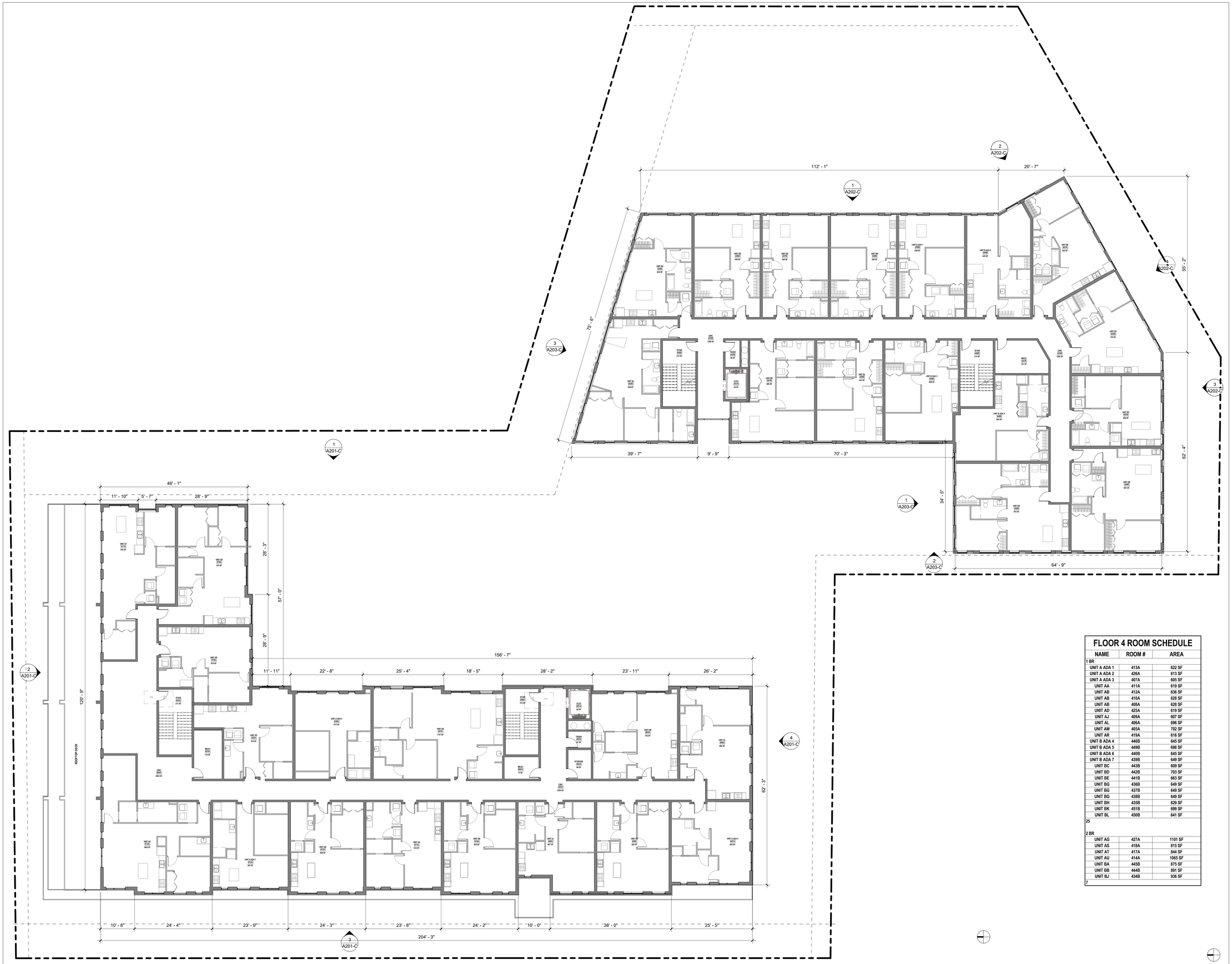
SHEET TITLE

FLOOR 3- OVERALL

A103



FLOOR 4 ROOM SCHEDULE

NAME	ROOM #	AREA
1 BR		
UNIT A ADA 1	413A	622 SF
UNIT A ADA 2	426A	613 SF
UNIT A ADA 3	407A	605 SF
UNIT AA	411A	619 SF
UNIT AB	412A	636 SF
UNIT AB	410A	628 SF
UNIT AB	408A	628 SF
UNIT AD	425A	619 SF
UNIT AJ	409A	607 SF
UNIT AL	406A	696 SF
UNIT AM	405A	702 SF
UNIT AR	419A	616 SF
UNIT B ADA 4	446B	645 SF
UNIT B ADA 5	449B	698 SF
UNIT B ADA 6	440B	645 SF
UNIT B ADA 7	439B	649 SF
UNIT BC	443B	609 SF
UNIT BD	442B	703 SF
UNIT BE	441B	663 SF
UNIT BG	436B	649 SF
UNIT BG	437B	649 SF
UNIT BG	438B	649 SF
UNIT BH	435B	629 SF
UNIT BK	451B	699 SF
UNIT BL	450B	641 SF
25		
2 BR		
UNIT AG	427A	1101 SF
UNIT AS	418A	815 SF
UNIT AT	417A	844 SF
UNIT AU	414A	1065 SF
UNIT BA	445B	875 SF
UNIT BB	444B	891 SF
UNIT BJ	434B	936 SF
7		

1 FLOOR 4

3/32" = 1'-0"

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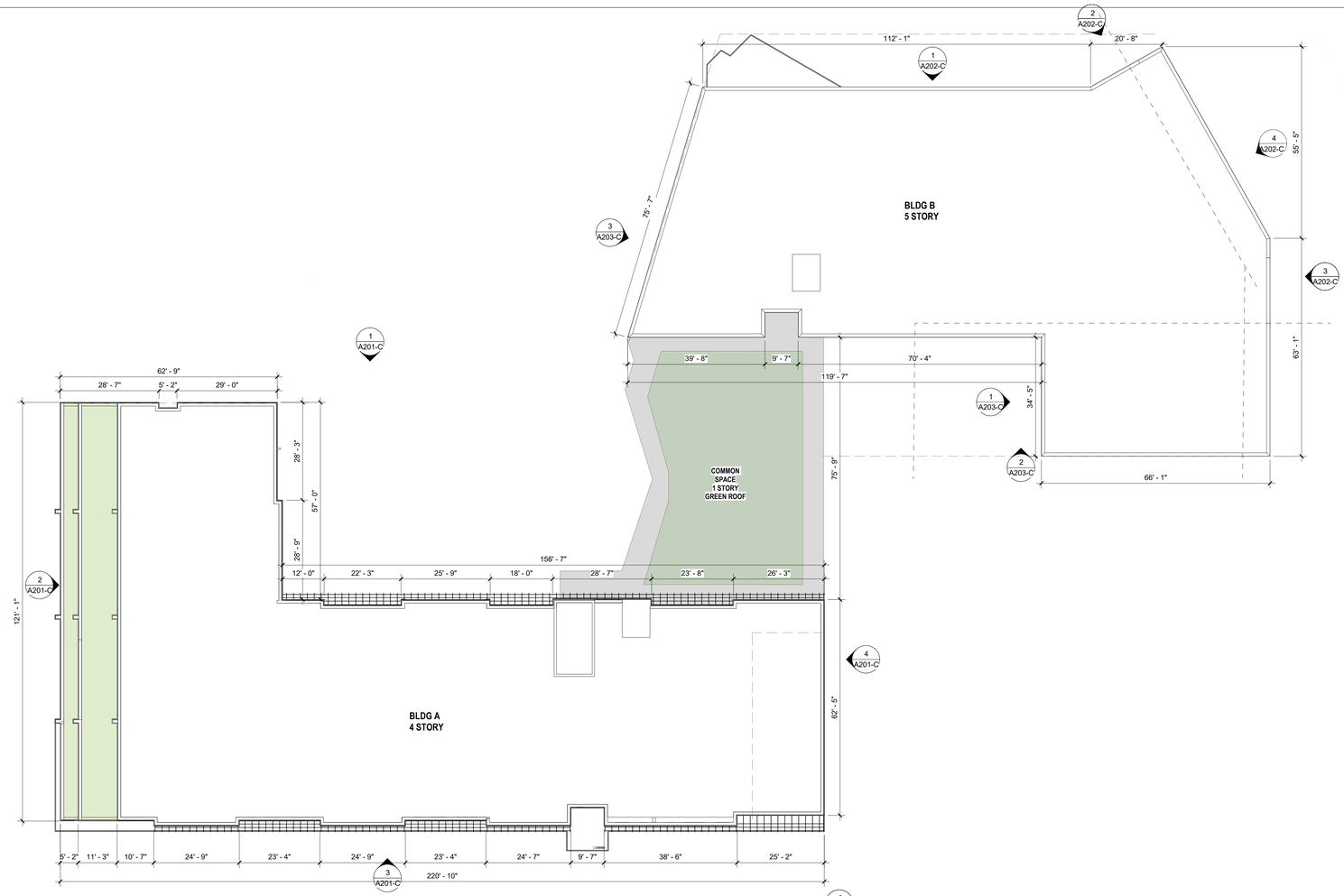
SHEET TITLE

FLOOR 4- OVERALL

A104



2 ROOF PLAN

1/16" = 1'-0"

1 FLOOR 5

3/32" = 1'-0"

FLOOR 5 ROOM SCHEDULE

NAME	ROOM #	AREA
1 BR		
UNIT B ADA 4	546B	645 SF
UNIT B ADA 5	549B	698 SF
UNIT B ADA 6	540B	645 SF
UNIT B ADA 7	539B	649 SF
UNIT BC	543B	609 SF
UNIT BD	542B	703 SF
UNIT BE	541B	663 SF
UNIT BG	536B	649 SF
UNIT BG	537B	649 SF
UNIT BG	538B	649 SF
UNIT BH	535B	629 SF
UNIT BK	551B	699 SF
UNIT BL	550B	641 SF
13		
2 BR		
UNIT BA	545B	875 SF
UNIT BB	544B	891 SF
UNIT BJ	534B	935 SF
3		

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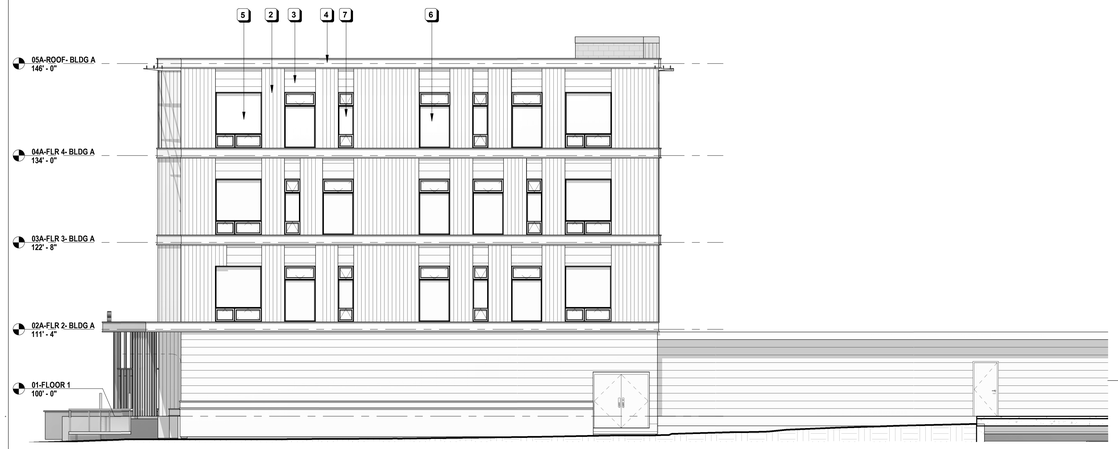
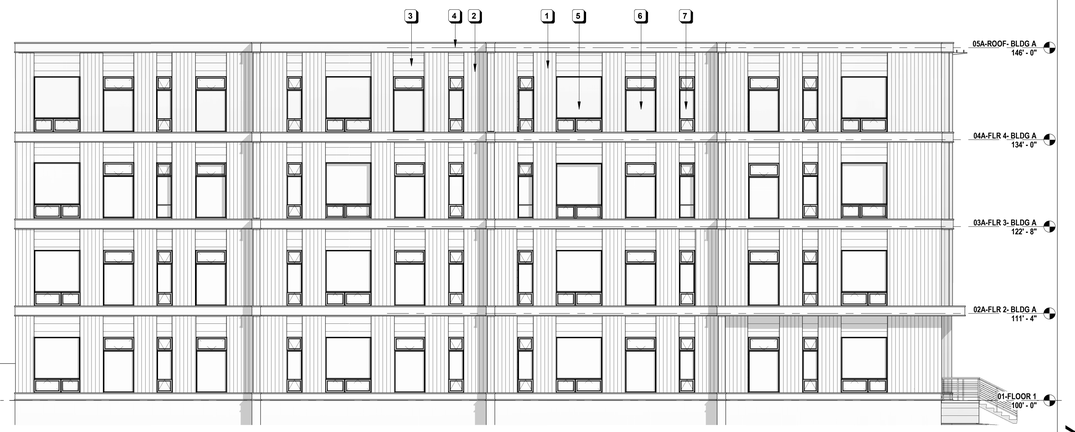
FLOOR 5- OVERALL, ROOF PLAN

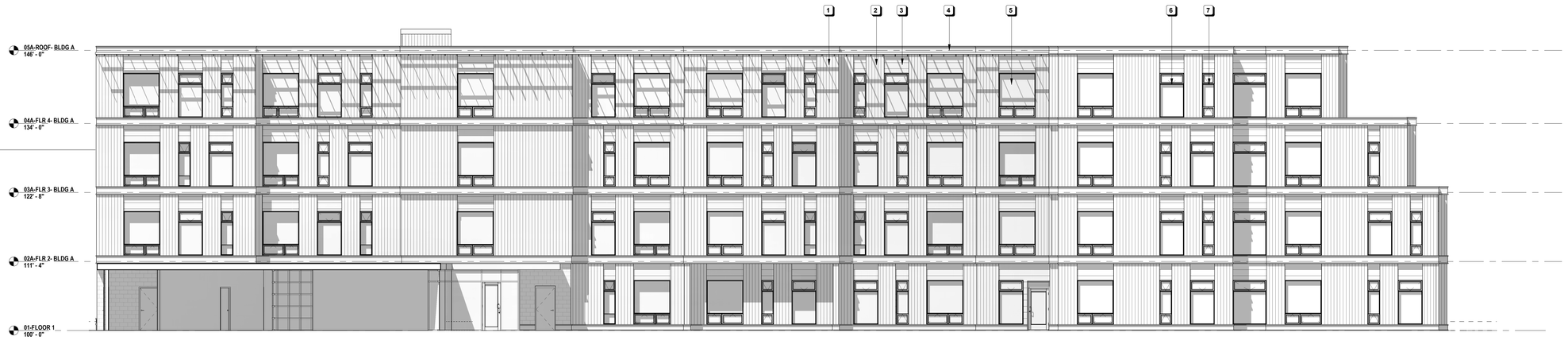
A105



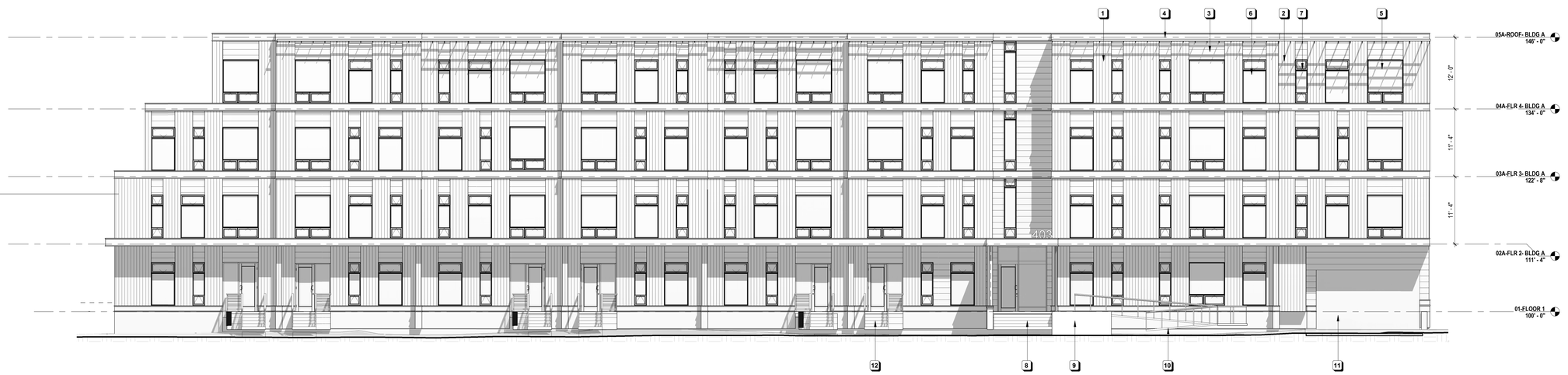
4 BLDG A- SOUTH ELEVATION 1/8" = 1'-0"



3 BLDG A- NORTH ELEVATION 1/8" = 1'-0"



2 BLDG A- EAST ELEVATION 1/8" = 1'-0"



1 BLDG A- WEST ELEVATION 1/8" = 1'-0"

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SHEET NOTES-A201

MARK	DESCRIPTION
1	VERTICAL CEMENT FIBER SIDING- PT-1
2	VERTICAL CEMENT FIBER SIDING- PT-2
3	HORIZONTAL CEMENT FIBER SIDING- PT-3
4	
5	WINDOW- FRAME- BLACK 6'X7'3"
6	WINDOW- FRAME- BLACK 4'X7'3"
7	WINDOW- FRAME- BLACK 2'X7'3"
8	CONCRETE STAIRS
9	CONCRETE PLANTER
10	EXTERIOR RAMP
11	OVERHEAD GARAGE DOOR
12	ENTRY TO UNIT
13	BRICK RELIEF
14	BRICK
15	WINDOW- FRAME- BLACK 3'X7'3"
16	ANGLED BRICK
17	METAL TRIM SILL FLASHING
18	STONE BASE
19	STOREFRONT SYSTEM
20	ENTRY CANOPY
21	STOREFRONT ENTRY DOOR

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No.	Description	Date

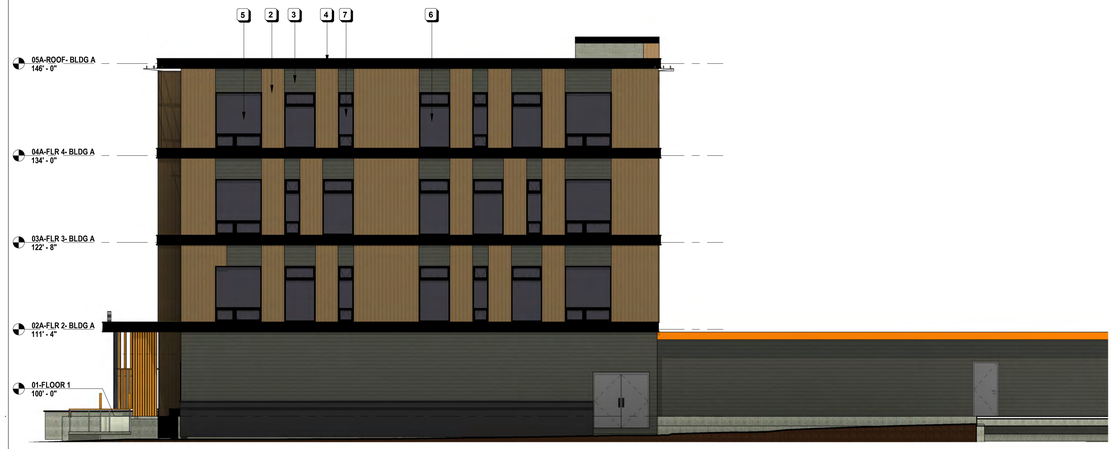
PROJECT NO: **1913**

DATE: 05/20/2020

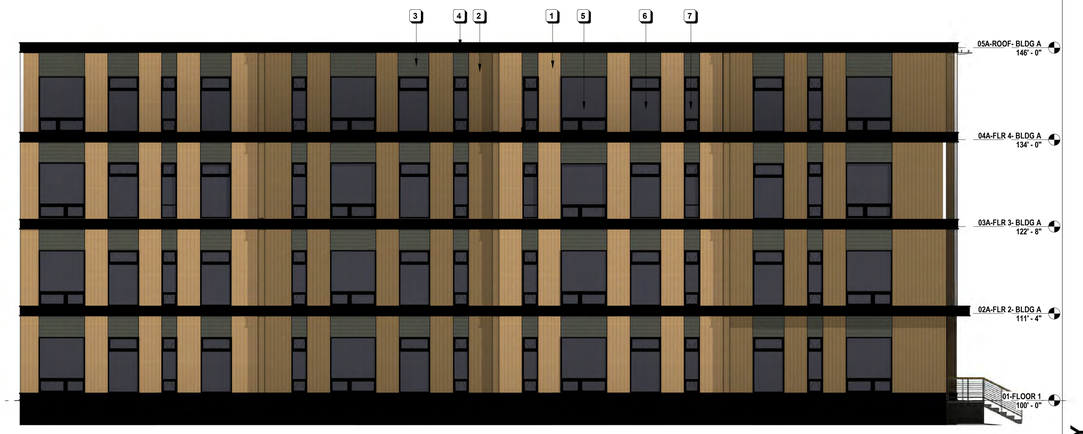
SHEET TITLE

EXTERIOR ELEVATIONS- BLDG A

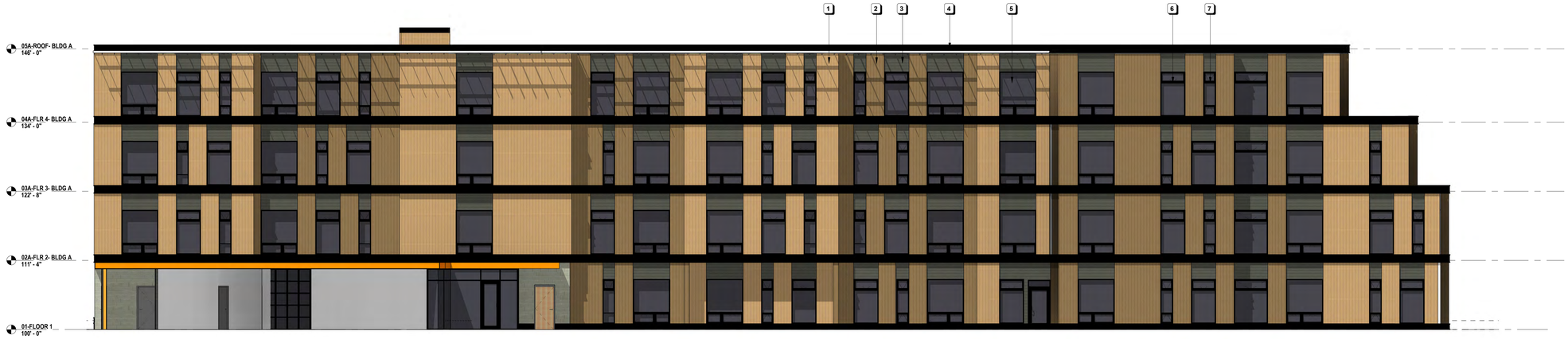
A201



4 BLDG A- SOUTH ELEVATION COLOR 1/8" = 1'-0"



2 BLDG A- NORTH ELEVATION COLOR 1/8" = 1'-0"



1 BLDG A- EAST ELEVATION COLOR 1/8" = 1'-0"

3 BLDG A- WEST ELEVATION COLOR 1/8" = 1'-0"

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SHEET NOTES-A201

MARK	DESCRIPTION
1	VERTICAL CEMENT FIBER SIDING- PT-1
2	VERTICAL CEMENT FIBER SIDING- PT-2
3	HORIZONTAL CEMENT FIBER SIDING- PT-3
4	
5	WINDOW- FRAME- BLACK 6'X7'3"
6	WINDOW- FRAME- BLACK 4'X7'3"
7	WINDOW- FRAME- BLACK 2'X7'3"
8	CONCRETE STAIRS
9	CONCRETE PLANTER
10	EXTERIOR RAMP
11	OVERHEAD GARAGE DOOR
12	ENTRY TO UNIT
13	BRICK RELIEF
14	BRICK
15	WINDOW- FRAME- BLACK 3'X7'3"
16	ANGLED BRICK
17	METAL TRIM SILL FLASHING
18	STONE BASE
19	STOREFRONT SYSTEM
20	ENTRY CANOPY
21	STOREFRONT ENTRY DOOR

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No.	Description	Date

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DATE: 05/20/2020

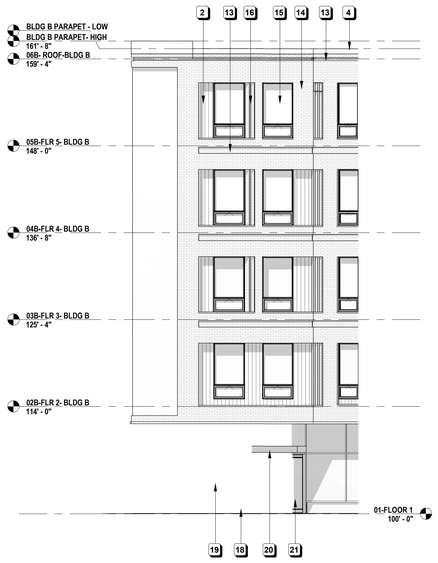
SHEET TITLE

EXTERIOR ELEVATIONS- BLDG A COLOR

A201-C

4 BLDG B- S ELEVATION 1/8" = 1'-0"

3 BLDG B- SE ELEVATION 1/8" = 1'-0"



1 BLDG B- EAST ANGLED WING 1/8" = 1'-0"

2 BLDG B- EAST ELEVATION 1/8" = 1'-0"

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SHEET NOTES-A201

MARK	DESCRIPTION
1	VERTICAL CEMENT FIBER SIDING- PT-1
2	VERTICAL CEMENT FIBER SIDING- PT-2
3	HORIZONTAL CEMENT FIBER SIDING- PT-3
4	METAL TRIM - BLACK
5	WINDOW- FRAME- BLACK 6'X7'3"
6	WINDOW- FRAME- BLACK 4'X7'3"
7	WINDOW- FRAME- BLACK 2'X7'3"
8	CONCRETE STAIRS
9	CONCRETE PLANTER
10	EXTERIOR RAMP
11	OVERHEAD GARAGE DOOR
12	ENTRY TO UNIT
13	BRICK RELIEF
14	BRICK
15	WINDOW- FRAME- BLACK 3'X7'3"
16	ANGLED BRICK
17	METAL TRIM SILL FLASHING
18	STONE BASE
19	STOREFRONT SYSTEM
20	ENTRY CANOPY
21	STOREFRONT ENTRY DOOR
22	VERTICAL BRICK MURAL DIVIDER

2902 E. WASHINGTON

2902 E. WASHINGTON AVE,
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No.	Description	Date
1	LAND USE APPLICATION	05/20/2020
2	LUA- SUPPLEMENT	06/10/2020

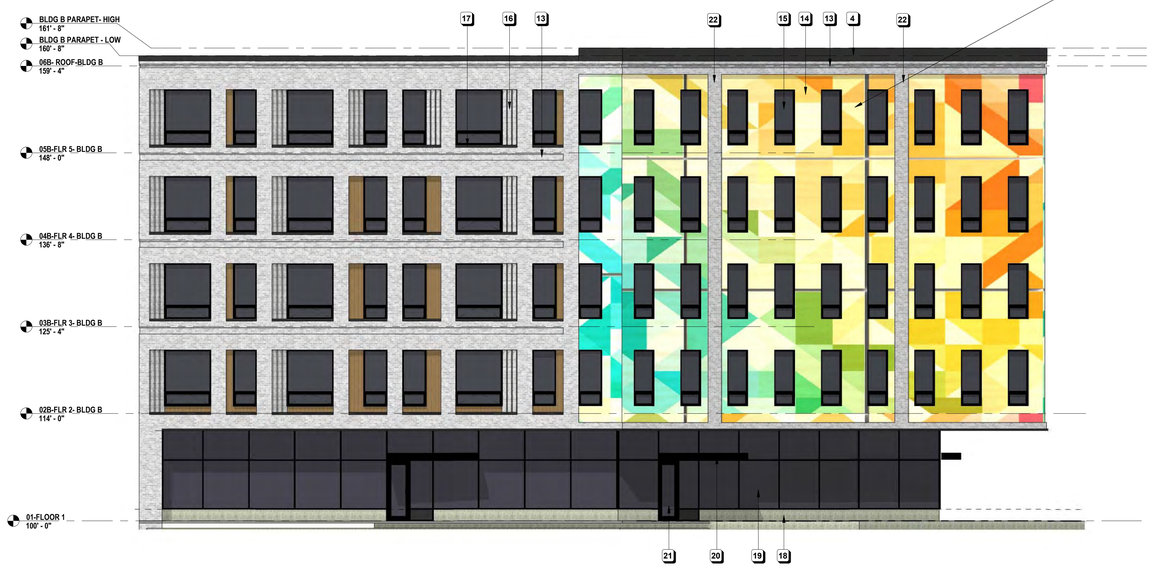
PROJECT NO: **1913**

DATE: 06/10/2020

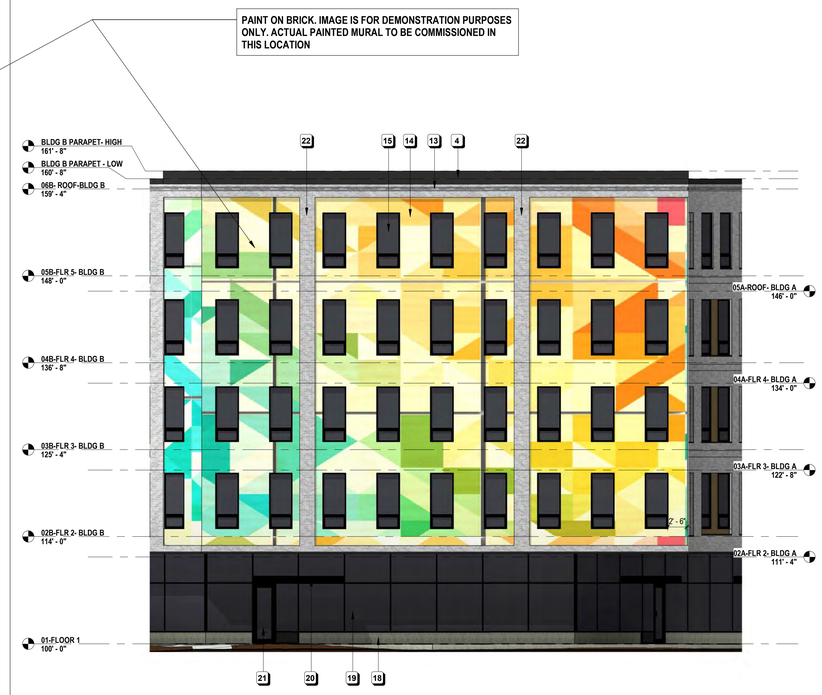
SHEET TITLE

EXTERIOR ELEVATIONS @ E WASHINGTON

A202



3 BLDG B- S ELEVATION COLOR 1/8" = 1'-0"



4 BLDG B- SE ELEVATION COLOR 1/8" = 1'-0"

2 BLDG B- EAST ANGLED WING COLOR 1/8" = 1'-0"

1 BLDG B- EAST ELEVATION COLOR 1/8" = 1'-0"

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SHEET NOTES-A201

MARK	DESCRIPTION
1	VERTICAL CEMENT FIBER SIDING- PT-1
2	VERTICAL CEMENT FIBER SIDING- PT-2
3	HORIZONTAL CEMENT FIBER SIDING- PT-3
4	METAL TRIM - BLACK
5	WINDOW- FRAME- BLACK 6'X7'3"
6	WINDOW- FRAME- BLACK 4'X7'3"
7	WINDOW- FRAME- BLACK 2'X7'3"
8	CONCRETE STAIRS
9	CONCRETE PLANTER
10	EXTERIOR RAMP
11	OVERHEAD GARAGE DOOR
12	ENTRY TO UNIT
13	BRICK RELIEF
14	BRICK
15	WINDOW- FRAME- BLACK 3'X7'3"
16	ANGLED BRICK
17	METAL TRIM SILL FLASHING
18	STONE BASE
19	STOREFRONT SYSTEM
20	ENTRY CANOPY
21	STOREFRONT ENTRY DOOR
22	VERTICAL BRICK MURAL DIVIDER

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No.	Description	Date
1	LAND USE APPLICATION	05/20/2020
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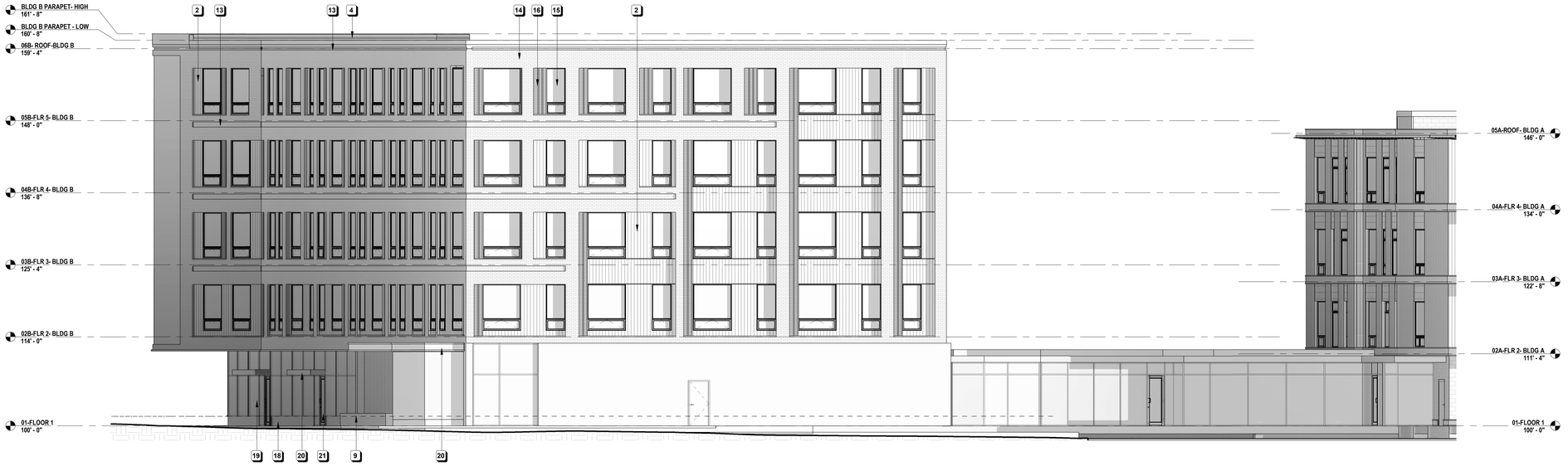
PROJECT NO: **1913**

DATE: 06/10/2020

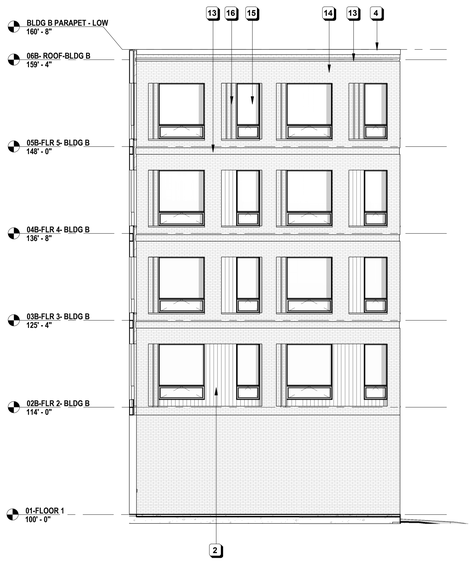
SHEET TITLE

EXTERIOR ELEVATIONS @ E WASHINGTON- COLOR

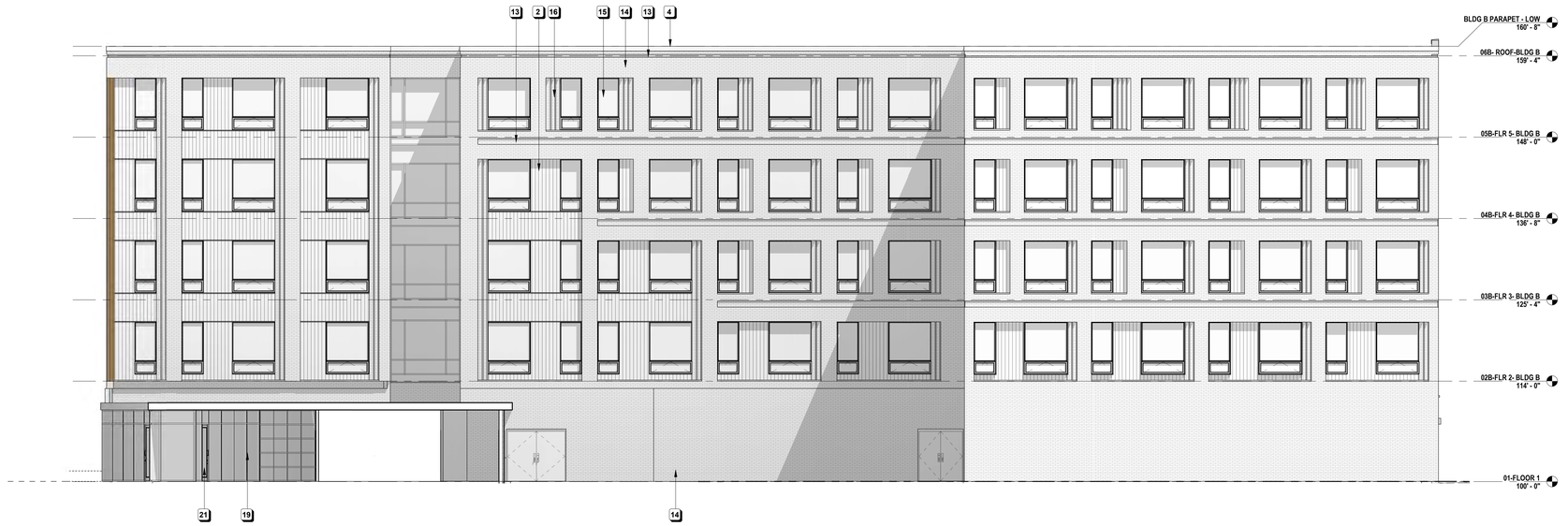
A202-C



3 **BLDG B- NORTH ELEVATION** 1/8" = 1'-0"



2 **BLDG B- WEST WING** 1/8" = 1'-0"



1 **BLDG B - WEST ELEVATION** 1/8" = 1'-0"

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SHEET NOTES-A201

MARK	DESCRIPTION
1	VERTICAL CEMENT FIBER SIDING- PT-1
2	VERTICAL CEMENT FIBER SIDING- PT-2
3	HORIZONTAL CEMENT FIBER SIDING- PT-3
4	
5	WINDOW- FRAME- BLACK 6'X7'3"
6	WINDOW- FRAME- BLACK 4'X7'3"
7	WINDOW- FRAME- BLACK 2'X7'3"
8	CONCRETE STAIRS
9	CONCRETE PLANTER
10	EXTERIOR RAMP
11	OVERHEAD GARAGE DOOR
12	ENTRY TO UNIT
13	BRICK RELIEF
14	BRICK
15	WINDOW- FRAME- BLACK 3'X7'3"
16	ANGLED BRICK
17	METAL TRIM SILL FLASHING
18	STONE BASE
19	STOREFRONT SYSTEM
20	ENTRY CANOPY
21	STOREFRONT ENTRY DOOR

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PROJECT NO: **1913**

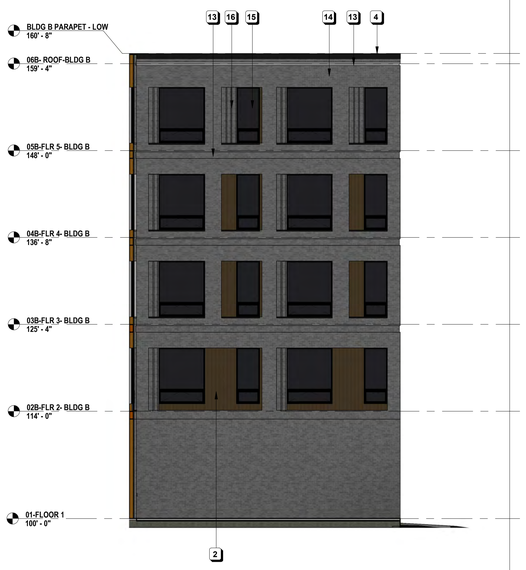
DATE: 05/20/2020

SHEET TITLE

EXTERIOR ELEVATIONS- BLDG B

A203

3 BLDG B- NORTH ELEVATION COLOR 1/8" = 1'-0"



1 BLDG B- WEST WING COLOR 1/8" = 1'-0"

2 BLDG B - WEST ELEVATION COLOR 1/8" = 1'-0"

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SHEET NOTES-A201

MARK	DESCRIPTION
1	VERTICAL CEMENT FIBER SIDING- PT-1
2	VERTICAL CEMENT FIBER SIDING- PT-2
3	HORIZONTAL CEMENT FIBER SIDING- PT-3
4	
5	WINDOW- FRAME- BLACK 6'X7'3"
6	WINDOW- FRAME- BLACK 4'X7'3"
7	WINDOW- FRAME- BLACK 2'X7'3"
8	CONCRETE STAIRS
9	CONCRETE PLANTER
10	EXTERIOR RAMP
11	OVERHEAD GARAGE DOOR
12	ENTRY TO UNIT
13	BRICK RELIEF
14	BRICK
15	WINDOW- FRAME- BLACK 3'X7'3"
16	ANGLED BRICK
17	METAL TRIM SILL FLASHING
18	STONE BASE
19	STOREFRONT SYSTEM
20	ENTRY CANOPY
21	STOREFRONT ENTRY DOOR

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No.	Description	Date

PROJECT NO: **1913**

DATE: 05/20/2020

SHEET TITLE

EXTERIOR ELEVATIONS - BLDG B COLOR

A203-C

ENTRY FROM EAST WASHINGTON PARKING LOT

LOOKING NORTHEAST FROM E. WASHINGTON AVE

LOOKING NORTHWEST FROM E. WASHINGTON AVE

LOOKING SOUTH FROM N. LAWN AVE

LOOKING NORTH FROM N. LAWN AVE & E. JOHNSON ST INTERSECTION

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No.	Description	Date
1	LAND USE APPLICATION	05/20/2020
2	LUA- SUPPLEMENT	06/10/2020

PROJECT NO: **1913**

DATE: 06/10/2020

SHEET TITLE

BUILDING PERSPECTIVE VIEWS

A211

B1

FCBT690

Date:	**Approved:**
Type:	
Fixture:	
Project:	

FCBT690 Exterior die-cast aluminum bollard with right angle head position tower. Available in 42" and 36" height. Designed and built to illuminate the ground and/or pathways safely without glare. FCBT690 has an extremely wide-throw beam pattern covering 30'–35' wide and still measuring greater than 1 foot candle. It also has a forward throw of approximately 14 feet. Matches up with FCBT690S, 24" high version.

SPECIFICATIONS

PHYSICAL

lengths/dimensions [HxWxD]	**fixture:** 42"H or 36"H x 8"W x 9"D at top (3"D at base)
weight	12 lbs
housing	marine grade, corrosion resistant, heavy guage aluminum
lens	impact resistant, UV stabilized, clear, polycarbonate diffuser
mounting	heavy gauge base bracketing for bollard installation provides a unique mounting solution, so the tower body anchors flush to the ground without the appearance of a base plate, anchor bolts inlcuded (j-box by others)
ingress protection	IP66: dry, damp, or wet locations with extruded silicone gasket to seal out contaminants
finish	six stage chemical iron phosphate substrate pre-treatment process for a UV stable, super durable standard polyester powder coat

PERFORMANCE

color temperature	2700K	3000K	3500K	4000K	
lumen output offerings	479 lm, 958 lm, 1436 lm, 1915 lm				
lifetime	> 70,000 hours / L70 or better				
color consistency	3-Step MacAdam Ellipse / **standard:** CRI ≥ 85				
temperature	**operating:** -49°F to 104°F (-45°C to 40°C) | **start up:** -49°F to 45°F (-25°C to 40°C) | **storage:** -49°F to 176°F (-45°C to 80°C)				
junction temperature	73°C @ T_A 25°C				
warranty	5 year limited warranty (refer to website for details)				

ELECTRICAL

input voltage	Universal 120-277VAC I optional: 347 VAC (integral) I 480 VAC (integral)
power supply	Integral Class II, electronic, high power factor > 94% @120V
certification	ETL/cETL Listed
standards	UL1598/CSA C22.2 No. 250.0; UI 8750/CSA C22.2 No. 250.13/IES LM-79/LM-80
power consumption	7W (479 lm) minimum, 26W (1915 lm) maximum
dimming interface	**standard:** 0-10V (10%) **optional:** ELV (120V only)/DMX (integral)/DALI (integral)

QUICK SHIP PRODUCT *visit fclighting.com*

Ordering Information

ORDERING INFORMATION

FCBT690						
SERIES	**VOLTAGE**	**HEIGHT**	**TEMPERATURE**	**LED LUMENS**	**FINISH**	**OPTIONS & ACCESSORIES**
FCBT690	**UNV** UNV 120V-277V	**42** 42”	**LED** **27K** 2700K	**479** lumens (7W)	**BK** Black	**CD** Cane Detector
	347V* 347V* AC (integral)	**36** 36”	**3K** 3000K	**958** lumens (13W)	**BZ** Bronze	**LD** LED Dimming *(0-10V)* standard
	480V* 480V* AC (integral)		**35K** 3500K	**1436** lumens (20W)	**CC** Custom Color	**ELV*** ELV Dimming *(120 only)*
			4K 4000K	**1915** lumens (26W)	**SL** Silver	**DMX*** DMX Dimming* *(integral)*
					WH White	**DALI*** DALI Dimming* *(integral)*
						SP20 20kv Surge Protection
			** consult factory for lead time*			**BBU**** Battery Backup, Remote
			*** BBU not with ELV*			**HS** House Shield

Consult Factory for other options and configurations.

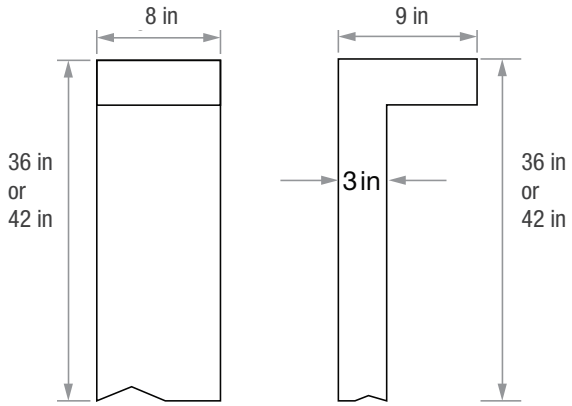
To ensure you receive proper configurations for your lighting specifications, contact us directly about any unique application requirements. This may include but not be limited to lumen output, mounting needs, or electrical components.

QUICK SHIP PRODUCT *visit fclighting.com*

FCBT690

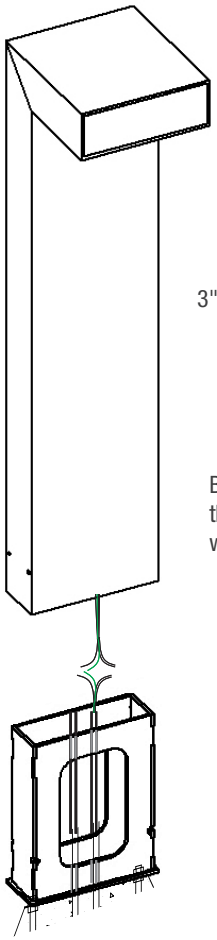
Physical

PRODUCT DIMENSIONS - STANDARD PRODUCT	
height	42"H or 36"H
width	8" W
depth	9" D top
depth	3" D base

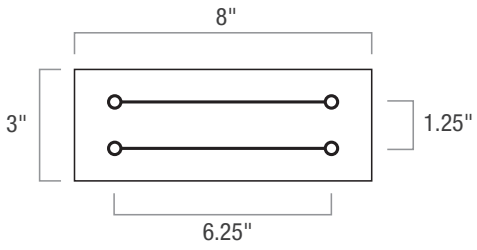


MOUNTING - *j-box sold by others*	
mounting plate depth	3" D
mounting plate width	8" W
anchor bolt size	3/8"Ø x 12"L x 2"Tang

Anchor Bolt Part #	94523B-4
Quantity Required	4 for each bollard



mounting hole pattern

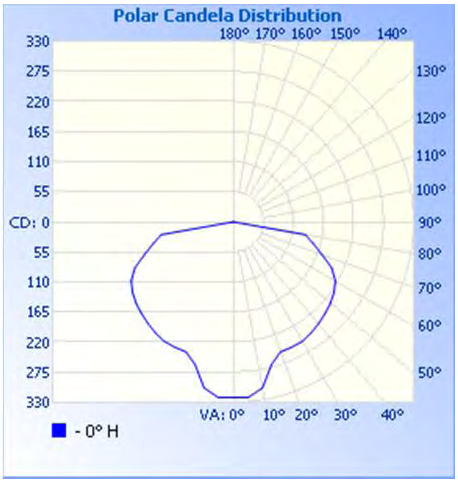


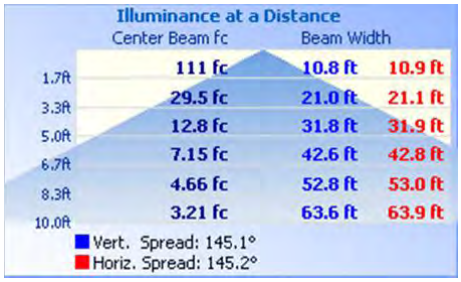
Bollard uniquely attaches flush at the base to the mounting surface with no visual sign of a base plate.

FCBT690

Photometry

OPTICAL DISTRIBUTION





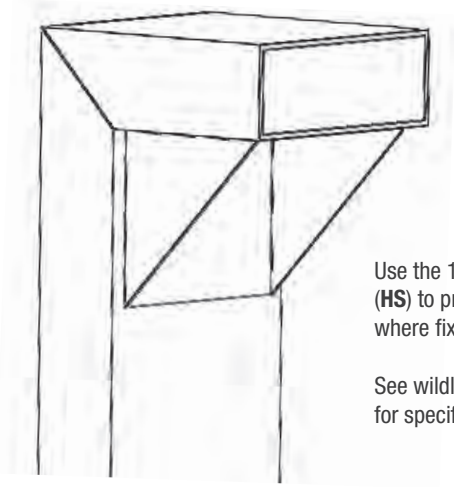
Lumen Output	1915 Lm @ 4000K
Power Consumption	26 W

itl illuminations testing laboratory

ACCESSORIES

FIND IES FILES ON FCLIGHTING.COM

HS - 180° House Shield

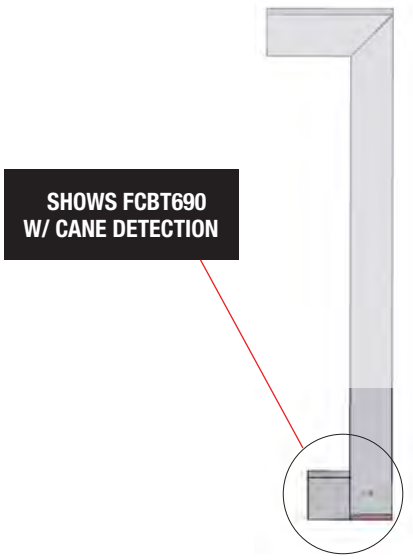


Use the 180° House Side Shield (**HS**) to protect beach side areas where fixtures are installed.

See wildlife fixture regulations for specific requirements.

CD - Cane Detector

foot depth	add 3" D at column base
foot width	8" W



JUNO

JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

FOR J-BOX INSTALLATION

5", 7", 11", 13" ROUND

JSF SERIES

Project:

Fixture Type:

Location:

Contact/Phone:

PRODUCT DESCRIPTION

Sleek, ultra-low profile energy efficient LED surface mount downlights in multiple sizes from 5" to 13" • Provides economical installation by mounting directly over standard and fire-rated junction boxes • Optional finish trims and shrouds available for custom, designer look similar to standard recessed downlights • Provides general illumination in residential and commercial applications including multi-family and hospitality • Ideal for use in corridors, living spaces, closets, hallways, pantries, stairways, outdoor covered areas without Emergency Option and much more.

PRODUCT SPECIFICATIONS

Construction Shallow, less than 1", solid ring with white finish • Non conductive fixture for shower light applications • Optional, field installable finish trims available for 5" and 7" versions to change the exterior finish of fixture • Optional, field installable decorative baffle and cone shrouds for 5" and 7" versions provide the aesthetic and source shielding similar to the experience of a fully recessed downlight.

Optics Light quide technology combined with diffusing lens conceals the LEDs from direct view and provides uniform lens luminance.

LED Light Engine LEDs mounted directly to heatsink designed to provide superior thermal management and ensure long life • 2700K, 3000K, 3500K or 4000K LED color temperature • LEDs binned for 4-step MacAdam ellipse color consistency • 90 CRI minimum.

LED Driver Choice of dedicated 120 volt (120) driver or universal voltage (MVOLT) driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 at 120V input •120 volt driver is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage driver is dimmable with the use of most 0-10V wall box dimmers • External driver is only available on 5" and 7" models • For a list of compatible dimmers, see JUNOSLIMFORM-DIM.

Emergency Battery Option Available on fixture sizes 11" and larger • Battery factory assembled to fixture with integral test switch (EL option) • Drives LEDs for 90 minutes to meet Life Safety Code (NFPA-LSC), National Electrical Code (NEC), and UL requirements • Emergency battery not available in California due to Title 20 restrictions • EBX option provides back box without battery for consistent look when used in same space as fixtures with EL emergency option • Damp location only with emergency option.

Life Rated for 50,000 hours at >70% lumen maintenance.

Labels ENERGY STAR® certified • Certified to the high efficacy requirements of California T24 JA8-2016 • CSA listed for US and Canada • Suitable for wet locations (covered ceilings) • Damp location only with emergency option.

Testing All reports are based on published industry procedures; actual performance may differ as a result of the end-user environment and applications. All values are design or typical values, measured under laboratory conditions at 25 °C.

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

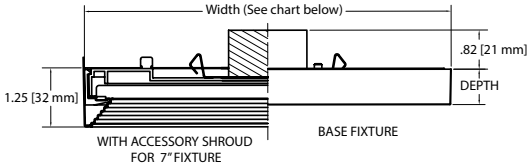
Specifications subject to change without notice.

INSTALLATION

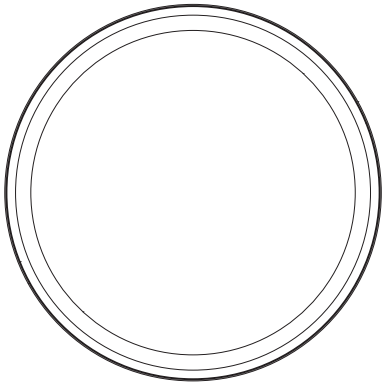
Junction Box Mounting Fixture provided with leads for direct wire connection in j-box • Installs directly to industry standard junction boxes • Compatible boxes include 4" metal or plastic octagonal standard and fire-rated junction boxes (3 1/2" junction box screw-hole spacing required for installation) • Minimum 2 1/8" deep junction box required for 5" and 7" fixtures (no depth requirement for 11" and larger fixtures) • Quick mount bracket provides fast installation of fully assembled fixture to junction box • Suitable for ceiling mount • Suitable for use within closet storage spaces when installed per NEC requirements.

Junction box sizes vary - Verify compatibility with fixture prior to installation

DIMENSIONS



External driver available on 5" and 7" models only.

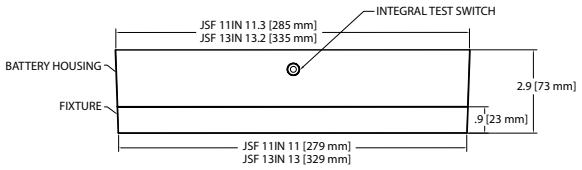


ROUND SPECIFICATIONS

	Width	Depth
JSF 5IN	5.25 (13.34)	0.75 (1.91)
JSF 7IN	7.77 (19.74)	0.75 (1.91)
JSF 11IN	11.08 (28.14)	0.9 (2.29)
JSF 13IN	13.05 (33.15)	0.9 (2.29)

All dimensions are in inches (centimeters) unless otherwise indicated.

EMERGENCY BATTERY FOR 11" AND 13"



JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

FOR J-BOX INSTALLATION
5", 7", 11", 13" ROUND

JSF SERIES

PERFORMANCE DATA

	JSF 5IN		JSF 7IN		JSF 11IN		JSF 13IN	
	120V	**MVOLT**	**120V**	**MVOLT**	**120V**	**MVOLT**	**120V**	**MVOLT**
Lumens	700	700	1000	1000	1300	1300	1800	1800
CRI	90CRI		90CRI		90CRI		90CRI	
CCT	27K, 30K, 35K, 40K		27K, 30K, 35K, 40K		27K, 30K, 35K, 40K		27K, 30K, 35K, 40K	
Voltage	120V	120V-277V	120V	120V-277V	120V	120V-277V	120V	120V-277V
Input Power	10W	10W	13W	13W	15W	15W	20W	20W
Input Current	110MA	50MA	150MA	60MA	180MA	80MA	240MA	110MA
Frequency	50/60Hz		50/60Hz		50/60Hz		50/60Hz	
Power Factor	>0.9		>0.9		>0.9		>0.9	

ORDERING INFORMATION

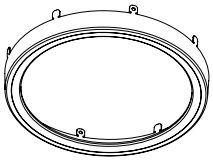
Example: JSF 5IN 07LM 27K 90CRI 120 FRPC WH

Series	**Size/Lumens**	**Color Temperature**	**CRI**	**Voltage/Driver**	**Finish**	**Emergency Battery[1,2,3]**
JSF SlimForm Surface Mount Downlight - Round	5IN 07LM 5", 700 Lumens 7IN 10LM 7", 1000 Lumens 11IN 13LM 11", 1300 Lumens 13IN 18LM 13", 1800 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K	90CRI 90+ CRI	120 FRPC Dedicated 120V, Forward Reverse Phase Dimmnig MVOLT ZT Universal Voltage 120V-277V, 0-10V Dimming	WH White	EL[3] Battery Back-up Option EBX Empty Back Box for Aesthetics

ACCESSORIES

TRIM – Optional, field installable finish trim rings available to change the exterior finish of fixture.
Example: JSFTRIM 5IN BL

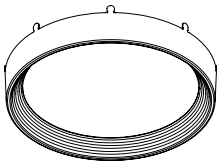
Series	**Size**	**Finish**
JSFTRIM SlimForm Accessory- Trim	5IN 5 inches 7IN 7 inches	BL Black BZ Bronze SN Satin Nickel



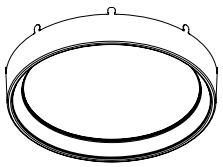
TRIM

SHROUD – Optional, field installable decorative baffle and cone shrouds provides the aesthetic and source shielding similar to the experience of a fully recessed downlight.
Example: JSFSHROUD 5IN DB WWH

Series	**Size**	**Shroud Style**	**Finish**
JSFSHROUD SlimForm Accessory Shroud - Round	5IN 5 inches 7IN 7 inches	DB Downlight Baffle DC Downlight Cone	WWH White trim, white shroud BWH[4] Black trim, white shroud HZWH Haze trim, white shroud WHZWH Wheat Haze trim, white shroud



BAFFLE SHROUD



CONE SHROUD

Note:
1 Emergency battery available with 11IN and 13IN only.
2 Emergency battery is only available with MVOLT ZT.
3 Emergency battery option not available in California due to Title 20 restrictions.
4 BWH only available with downlight baffle.

JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

FOR J-BOX INSTALLATION

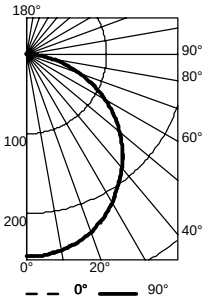
5″, 7″, 11″, 13″ ROUND

JSF SERIES

PHOTOMETRICS

Distribution Curve **Distribution Data** **Coefficient of Utilization** **Illuminance Data at 30″ Above Floor for a Single Luminaire**

JSF 5IN 27K, 2700K LEDs, input watts: 9.72, delivered lumens: 727, LM/W = 74.8, test no. ISF 33599, tested in accordance to IESNA LM-79.



CP Summary

	0°	90
0°	253	253
5°	253	253
15°	245	245
25°	228	227
35°	201	200
45°	171	170
55°	134	134
65°	93	92
75°	51	51
85°	14	14
90	1	1

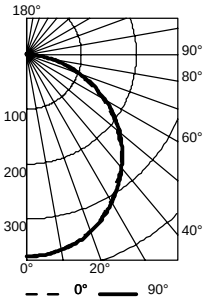
Coefficients of Utilization

pf		20%								
pc		80%			70%			50%		
	pw	70%	50%	30%	50%	30%	10%	50%	30%	10%
RCR	0	119	119	119	116	116	116	111	111	111
	1	109	104	99	101	98	94	97	94	91
	2	99	90	83	88	82	77	85	79	75
	3	90	79	71	78	70	64	75	68	63
	4	82	70	61	69	60	54	66	59	53
	5	76	63	53	61	53	47	59	52	46
	6	70	56	47	55	47	41	54	46	40
	7	65	51	42	50	42	36	49	41	36
	8	60	47	38	46	38	32	45	37	32
	9	56	43	34	42	34	29	41	34	29
	10	53	39	31	39	31	26	38	31	26

Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fixture
0° - 30°	197	27.1	27.1
0° - 40°	322	44.3	44.3
0° - 60°	570	78.5	78.5
0° - 90°	727	100.0	100.0
90° - 120°	0	0.0	0.0
90° - 130°	0	0.0	0.0
90° - 150°	0	0.0	0.0
90° - 180°	0	0.0	0.0
0° - 180°	727	100.0	100.0

JSF 7IN 27K, 2700K LEDs, input watts: 12.8, delivered lumens: 1060, LM/W = 82.8, test no. ISF 33600, tested in accordance to IESNA LM-79.



CP Summary

	0°	90
0°	368	368
5°	366	367
15°	353	355
25°	326	329
35°	286	291
45°	243	247
55°	189	194
65°	128	134
75°	68	74
85°	16	21
90	0	1

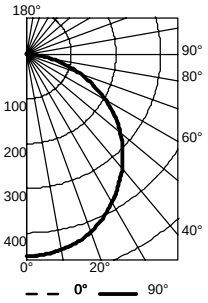
Coefficients of Utilization

pf		20%								
pc		80%			70%			50%		
	pw	70%	50%	30%	50%	30%	10%	50%	30%	10%
RCR	0	119	119	119	116	116	116	111	111	111
	1	109	104	99	101	97	94	97	94	91
	2	99	90	83	88	82	76	85	79	75
	3	90	79	71	77	70	64	74	68	62
	4	82	70	61	69	60	54	66	59	53
	5	75	62	53	61	53	46	59	52	46
	6	70	56	47	55	47	41	53	46	40
	7	65	51	42	50	42	36	49	41	35
	8	60	46	38	46	38	32	44	37	32
	9	56	43	34	42	34	29	41	34	29
	10	53	39	31	39	31	26	38	31	26

Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fixture
0° - 30°	286	27.0	27.0
0° - 40°	468	44.1	44.1
0° - 60°	830	78.3	78.3
0° - 90°	1060	100.0	100.0
90° - 120°	0	0.0	0.0
90° - 130°	0	0.0	0.0
90° - 150°	0	0.0	0.0
90° - 180°	0	0.0	0.0
0° - 180°	1060	100.0	100.0

JSF 11IN 27K, 2700K LEDs, input watts: 15.2, delivered lumens: 1305, LM/W = 85.9, test no. ISF 33661, tested in accordance to IESNA LM-79.



CP Summary

	0°	90
0°	451	451
5°	450	450
15°	435	436
25°	404	405
35°	357	358
45°	305	304
55°	239	241
65°	164	165
75°	90	89
85°	25	25
90	1	1

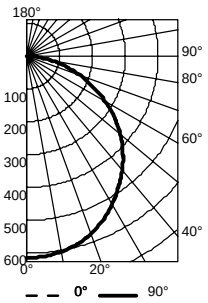
Coefficients of Utilization

pf		20%								
pc		80%			70%			50%		
	pw	70%	50%	30%	50%	30%	10%	50%	30%	10%
RCR	0	119	119	119	116	116	116	111	111	111
	1	109	104	99	101	97	94	97	94	91
	2	99	90	83	88	82	77	85	79	75
	3	90	79	71	77	70	64	74	68	62
	4	82	70	61	69	60	54	66	59	53
	5	75	62	53	61	53	46	59	52	46
	6	70	56	47	55	47	40	53	46	40
	7	65	51	42	50	42	36	49	41	35
	8	60	46	38	46	38	32	44	37	32
	9	56	43	34	42	34	29	41	34	28
	10	53	39	31	39	31	26	38	31	26

Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fixture
0° - 30°	352	26.9	26.9
0° - 40°	575	44.1	44.1
0° - 60°	1021	78.3	78.3
0° - 90°	1305	100.0	100.0
90° - 120°	0	0.0	0.0
90° - 130°	0	0.0	0.0
90° - 150°	0	0.0	0.0
90° - 180°	0	0.0	0.0
0° - 180°	1305	100.0	100.0

JSF 13IN 27K, 2700K LEDs, input watts: 20.2, delivered lumens: 1779, LM/W = 88, test no. ISF 33663, tested in accordance to IESNA LM-79.



CP Summary

	0°	90
0°	613	613
5°	611	612
15°	592	593
25°	550	550
35°	486	486
45°	413	414
55°	327	327
65°	225	225
75°	122	122
85°	34	34
90	1	1

Coefficients of Utilization

pf		20%								
pc		80%			70%			50%		
	pw	70%	50%	30%	50%	30%	10%	50%	30%	10%
RCR	0	119	119	119	116	116	116	111	111	111
	1	109	104	99	101	97	94	97	94	91
	2	99	90	83	88	82	76	85	79	75
	3	90	79	71	77	70	64	74	68	62
	4	82	70	61	69	60	54	66	59	53
	5	75	62	53	61	53	46	59	52	46
	6	70	56	47	55	47	40	53	46	40
	7	65	51	42	50	42	36	48	41	35
	8	60	46	38	46	37	32	44	37	32
	9	56	43	34	42	34	29	41	34	28
	10	53	39	31	39	31	26	38	31	26

Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fixture
0° - 30°	478	26.9	26.9
0° - 40°	782	44.0	44.0
0° - 60°	1390	78.2	78.2
0° - 90°	1778	100.0	100.0
90° - 120°	0	0.0	0.0
90° - 130°	0	0.0	0.0
90° - 150°	0	0.0	0.0
90° - 180°	1	0.0	0.0
0° - 180°	1779	100.0	100.0

For 30K fixtures, use 1.02 multiplier; For 35K fixtures, use 1.03 multiplier, For 40K fixtures, use 1.07 multiplier.

d-series

D-Series Size 1
LED Flood Luminaire

Catalog Number

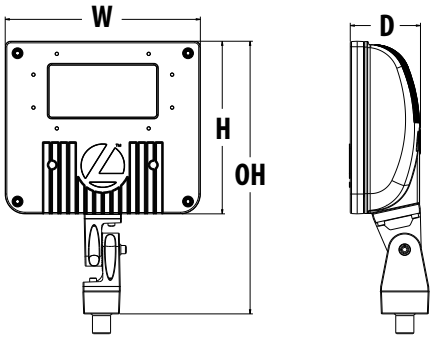
Notes

Type

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

Specifications

EPA:	0.6 ft² *(0.05 m²)*
Depth:	3-1/8″ *(8.0 cm)*
Width:	8-7/8″ *(22.4 cm)*
Height:	7-3/4″ *(19.8 cm)*
Overall Height	12″ *(30.5 cm)*
Weight:	7.2 lbs *(3.3 kg)*



Introduction

The D-Series floodlights feature a site-wide offering to meet specifier's every floodlighting need in application. The D-Series flood offers three sizes delivering 3,000 to 27,000 lumens. Available with seven precision optics, three mountings and three color temperatures, D-Series floodlights offer vast design capabilities while delivering significant energy savings and long life.

The DSXF1 delivers 3,000 to 5,500 lumens, meeting a large breadth of illumination requirements for design and renovation when replacing 70W to 150W HID floodlights. All configurations are made in North America allowing for quick delivery.

Ordering Information

EXAMPLE: DSXF1 LED P1 40K MSP MVOLT THK DDBXD

DSXF1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish *(required)*
DSXF1 LED	P1 P2	30K 3000K 40K 4000K 50K 5000K	NSP Narrow spot MSP Medium spot MFL Medium flood FL Flood WFL Wide flood WFR Wide flood, rectangular HMF Horizontal flood	MVOLT [1] 120 [2] 208 [2] 240 [2] 277 [2] 347 [2]	**Shipped included** THK Knuckle with 1/2″ NPS threaded pipe IS Integral slipfitter (fits 2-3/8″ O.D. tenon) YKC62 Yoke with 16-3 SO cord **Shipped separately** [3] DSXF1/2TS Tenon slipfitter (2-3/8″ O.D. THK required) FTS CG6 Tenon Slipfitter (fits 2-3/8″ to 2-7/8″ O.D. tenon. YKC62 required)	**Shipped installed** PE Photocontrol, button style [4] PEX Photocontrol external threaded adjustable [4] SF Single fuse (120, 277, 347V) [2] DF Double fuse (208, 240) [2] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) **Shipped separately** [3] UBV Upper/bottom visor (universal) FV Full visor VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White

Accessories

Ordered and shipped separately.

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4″ to 2-3/8″ OD tenons; mates with 1/2″ threaded knuckle (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8″ OD tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8″ OD tenon (specify finish)
DSXF1UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF1FV DDBXD U	Full visor accessory (specify finish)
DSXF1VG U	Vandal guard accessory

For more mounting options, visit our Floodlighting Accessories pages.

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number	CI Code
DSXF1 LED P1 40K WFL MVOLT THK DDBXD	**DSXF1 LED P1 40K**	***240TJH**
DSXF1 LED P1 50K WFL MVOLT THK DDBXD	**DSXF1 LED P1 50K**	***240TJG**
DSXF1 LED P2 40K WFL MVOLT THK DDBXD	**DSXF1 LED P2 40K**	***240TJL**
DSXF1 LED P2 50K WFL MVOLT THK DDBXD	**DSXF1 LED P2 50K**	***240TJJ**
DSXF1/2 Slip-fitter Tenon Accessory DDBXD	**DSXF1/2TS DDBXD U**	***216G5K**

NOTES

1. MVOLT driver operates on line voltage from 120-277V.
2. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
3. Also available as accessories; see Accessories information at left.
4. Photocontrol (PE, PEX) requires 120, 208, 240, 277 or 347 voltage option.

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 applicable tolerances. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		30K (3000K, 70 CRI)			40K (4000K, 70 CRI)			50K (5000K, 70 CRI)		
			°H	°V	°H	°V	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW
P1	21W	NSP	37	38	18	19	16,316	2,601	124	18,039	2,876	137	18,039	2,876	137
		MSP	51	51	27	28	9,908	2,578	123	10,954	2,850	136	10,954	2,850	136
		MFL	60	60	46	45	4,027	2,435	116	4,452	2,692	128	4,452	2,692	128
		FL	84	91	59	72	2,255	2,682	128	2,494	2,965	141	2,494	2,965	141
		WFL	109	101	86	85	1,494	2,766	132	1,652	3,058	146	1,652	3,058	146
		WFR	103	92	80	71	1,809	2,794	133	2,000	3,089	147	2,000	3,089	147
		HMF	124	63	100	48	2,001	2,329	111	2,212	2,575	123	2,212	2,575	123
P2	42W	NSP	37	38	18	19	29,740	4,741	113	32,881	5,242	125	32,881	5,242	125
		MSP	51	51	27	28	18,060	4,699	112	19,967	5,195	124	19,967	5,195	124
		MFL	60	50	46	45	7,340	4,439	106	8,115	4,908	117	8,115	4,908	117
		FL	84	91	59	72	4,111	4,889	116	4,545	5,406	129	4,545	5,405	129
		WFL	109	101	86	85	2,568	4,753	113	3,011	5,573	133	3,011	5,573	133
		WFR	103	92	80	71	3,297	5,094	121	3,645	5,631	134	3,645	5,632	134
		HMF	124	63	100	48	3,647	4,245	101	4,032	4,693	112	4,032	4,693	112

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	
0°C	32°F
10°C	50°F
20°C	68°F
25°C	**77°F**
30°C	86°F
40°C	104°F

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXF1 LED P2** platform noted in a 25C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.97	0.96	0.95

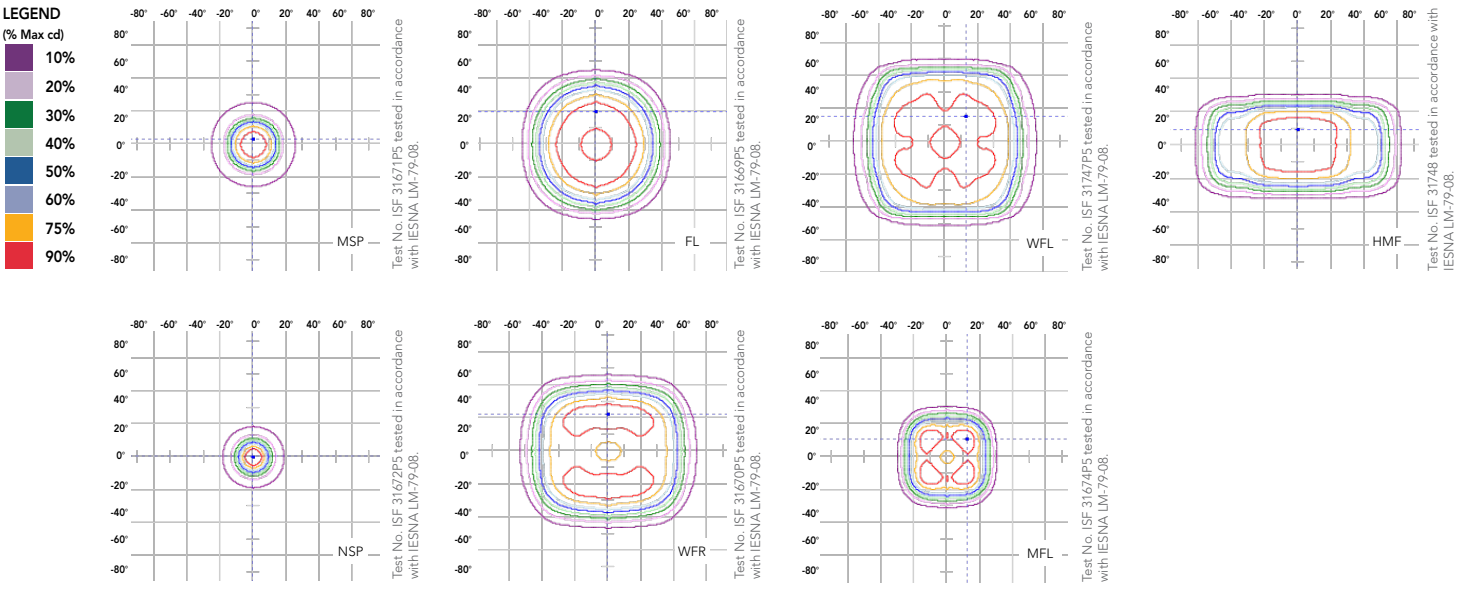
Electrical Load

Light Engines	System Watts	Current (A)					
		120	208	240	277	347	480
P1	21W	0.18	0.1	0.09	0.08	0.07	-
P2	42W	0.35	0.20	0.18	0.15	0.12	-

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Flood Size 1 homepage.

Isocandela plots for the DSXF1 LED P2 40K.



Mounting, Options and Accessories

THK - Knuckle with 1/2" NPS threaded pipe

YKC62 - Yoke with SO cord
H= 4-1/4" (10.7 cm)
D= 2-1/4" (5.7 cm)

IS – Integral slipfitter
H= 2-1/2" (6.3 cm)
ID= 2-3/8" (6.0 cm)
OD= 3-1/2" (8.8 cm)

UBV – Upper/bottom visor
W= 5-1/4" (13.3 cm)
H= 2-1/2" (6.3 cm)
D= 3" (7.6 cm)

FV – Full visor
W= 5-1/4" (13.3 cm)
H= 2-1/2" (6.3 cm)
D= 3" (7.6 cm)

VG – Vandal guard
W= 6-1/2" (16.5 cm)
H= 4" (10.1 cm)

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek and compact design of the D-Series floodlights reflects the embedded high performance LED technology while offering a clean aesthetic suitable for specification and general purpose floodlighting applications. Three sizes are available with seven precision optics allowing for maximum design versatility. DSXF1 delivers 3,000 to 5,500 lumens and is ideal for commercial lighting applications including new construction and replacing 70W to 150W HID floodlights. DSXF1 is ideal for security, facade, flagpole, column grazing and signage lighting applications.

CONSTRUCTION
The DSXF1 LED floodlight features rugged die-cast aluminum construction with integral heat sink fins that optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. The housing and lens frame are completely sealed against moisture and environmental contaminants providing an IP66 rating. Low EPA (0.6 ft2) for optimized wind loading. DSXF1 is 1.5G vibration rated per ANSI C136.31.

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

OPTICS
Seven unique precision-molded vacuum-metalized specular reflectors are engineered for superior field-to-beam ratios, uniformity and spacing. Light engines are available in 3000K, 4000K or 5000K (minimum 70 CRI) configurations. Optional visors offer additional versatility when shielding is required.

ELECTRICAL
Light engine(s) consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life. Class 2 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Standard 6KV surge protection meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Integral adjustable knuckle with 1/2-14 NPT threaded pipe, tenon slipfitter, or yoke mounting, facilitates quick and easy installation to a variety of mounting accessories. DSXF3 features a glass lens enclosure that is protected to IP66 and is rated for lighting aimed up above 90°. Suitable for mounting within 4 feet of ground.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient.

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

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

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

RSX1 LED
Area Luminaire

Catalog Number

Notes

Type

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

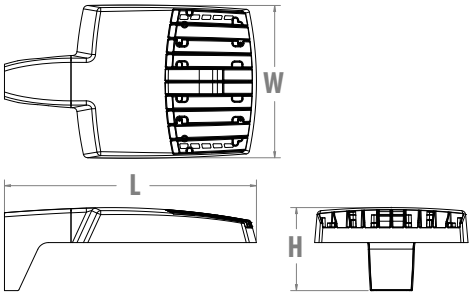
Introduction

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

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

Specifications

EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (max):	31.0 lbs (14.1 kg)



Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

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

Options

Shipped Installed

HS	House-side shield [6]
PE	Photocontrol, button style [7,8]
PEX	Photocontrol external threaded, adjustable [8,9]
PER7	Seven-wire twist-lock receptacle only (no controls) [8,10,11,12]
CE34	Conduit entry 3/4" NPT (Qty 2)
SF	Single fuse (120, 277, 347) [4]
DF	Double fuse (208, 240, 480) [4]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [8,12]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [8,12]

Shipped Installed

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

NLTAIR2	nLight AIR generation 2 [12,13,14]
PIRHN	Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [12,14,15]

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

Shipped Separately (requires some field assembly)

EGS	External glare shield [6]
EGFV	External glare full visor (360° around light aperture) [6]
BS	Bird spikes [16]

Finish

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

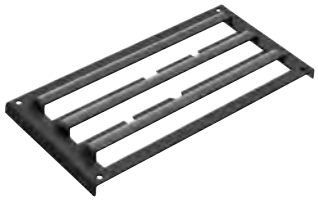
Ordering Information

Accessories
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares hield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [17]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [17]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [17]
DSHORT SBK U	Shorting cap [17]

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

External Shields



House Side Shield

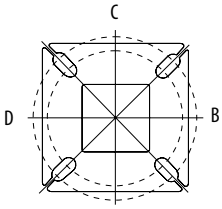
External Glare Shield

External 360 Full Visor

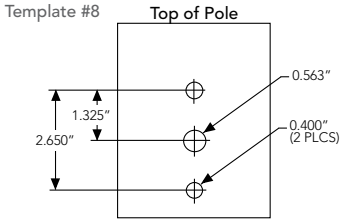
Pole/Mounting Informatiion

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

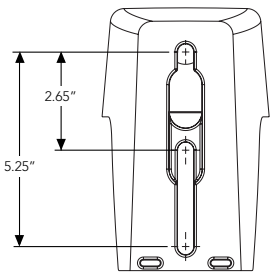
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

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

Drill/Side Location by Configuration Type

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

RSX1 - Luminaire EPA

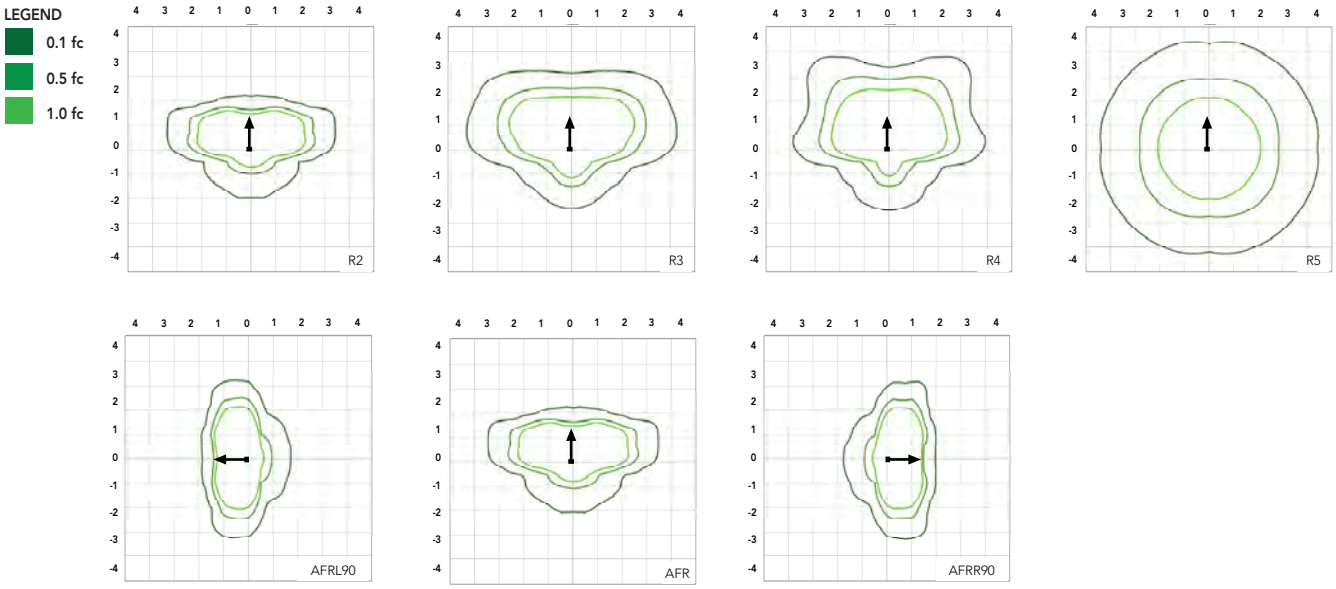
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

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

Photometric Diagrams

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

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

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

Electrical Load

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

Projected LED Lumen Maintenance

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

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

Performance Data

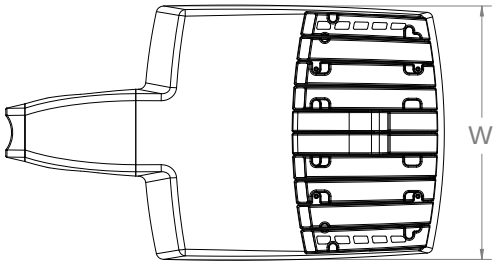
Lumen Output

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

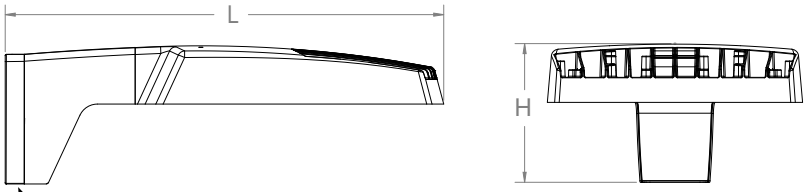
Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631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

Dimensions

RSX1 with Round Pole Adapter (RPA)

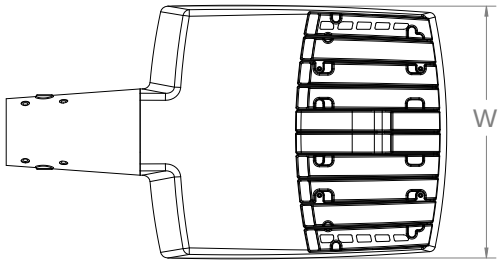


Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

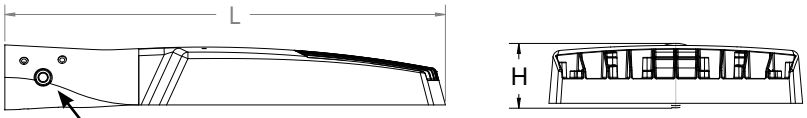


Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

RSX1 with Mast Arm Adapter (MA)

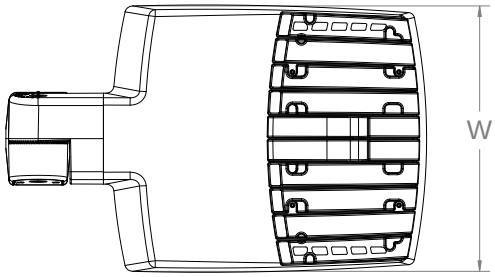


Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

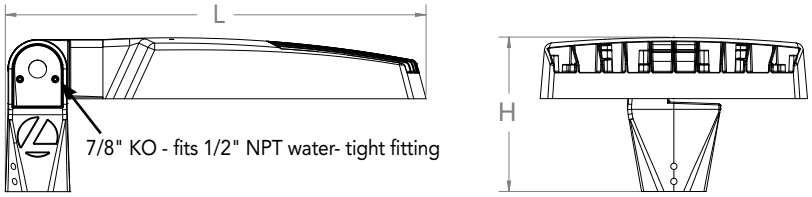


7/16" locking thru bolt/nut provided

RSX1 with Adjustable Slipfitter (IS)



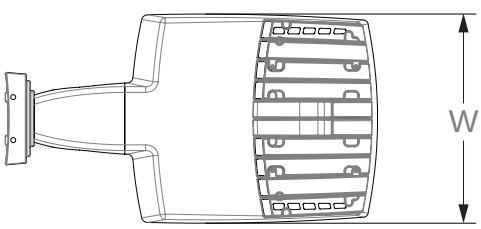
Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

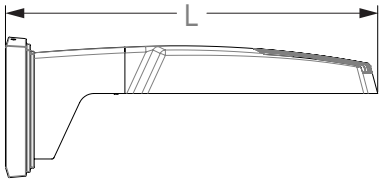


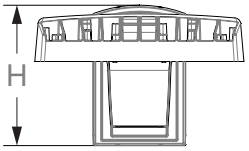
7/8" KO - fits 1/2" NPT water- tight fitting

Dimensions

RSX1 with Wall Bracket (WBA)

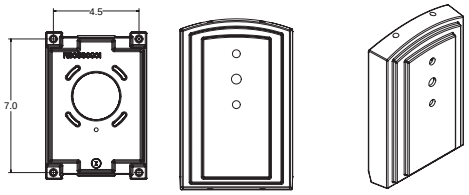




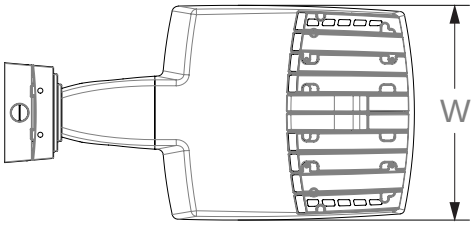


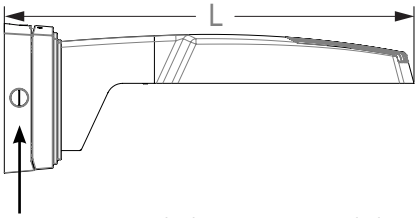
Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

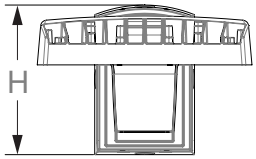


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



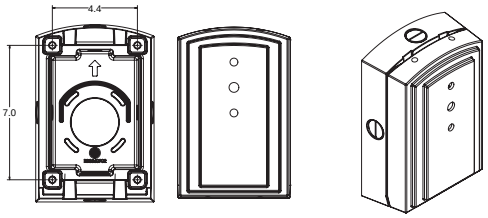


3/4" NPT taps with plugs - Qty (4) provided



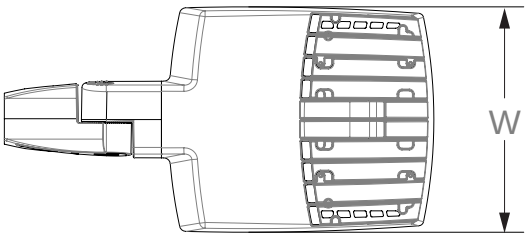
Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

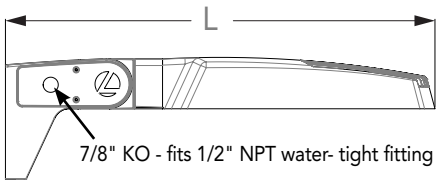
Surface Conduit Box (SCB) Mounting Detail

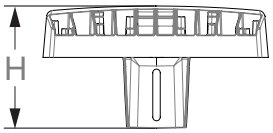


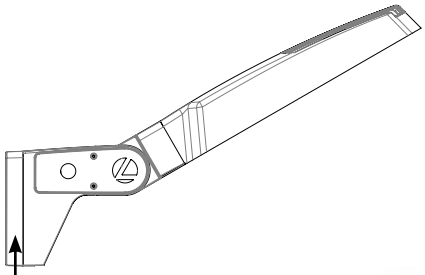
Dimensions

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









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

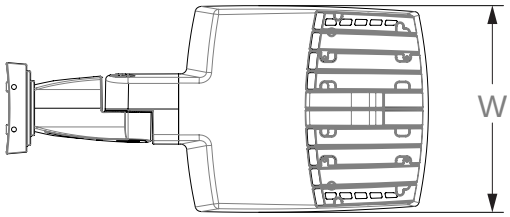
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

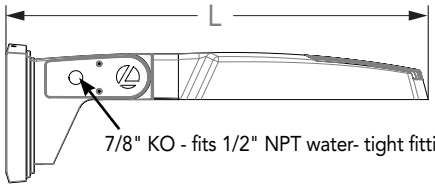
Notes

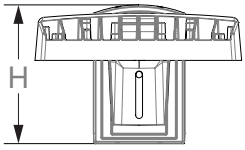
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

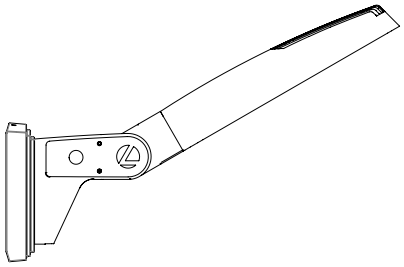
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



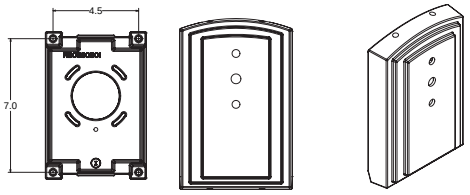






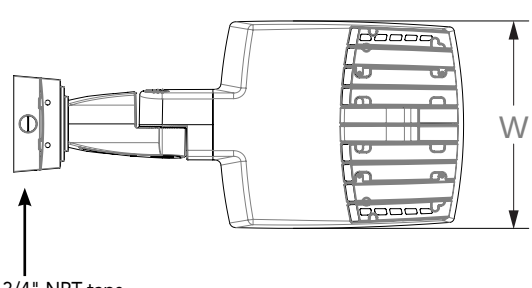
Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

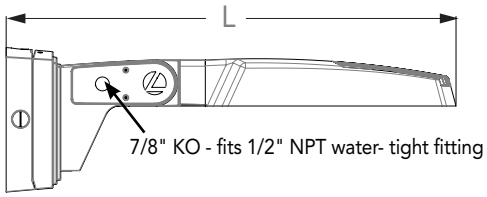


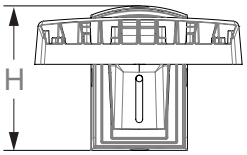
Dimensions

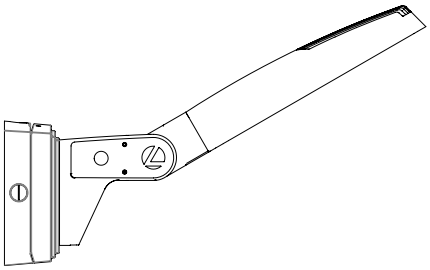
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



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

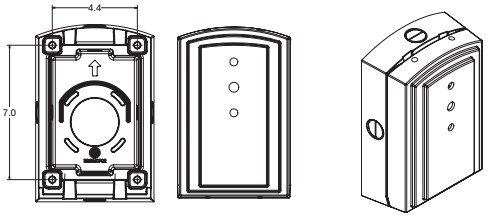




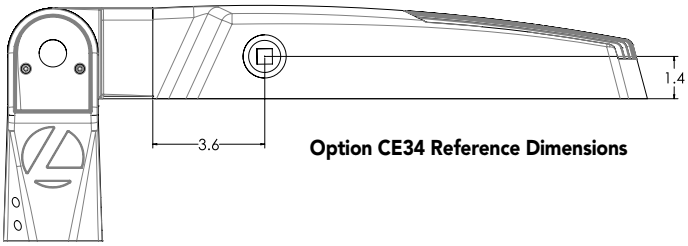


Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

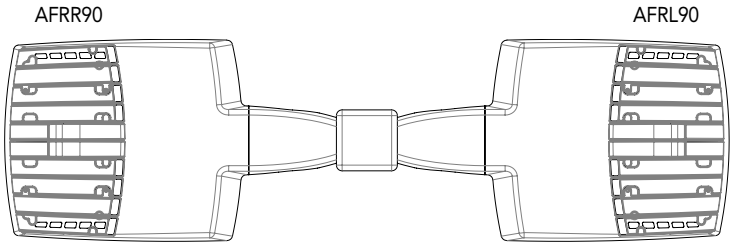


Additional Reference Drawings



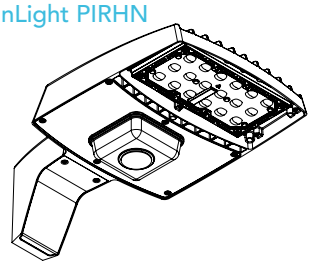
Option CE34 Reference Dimensions

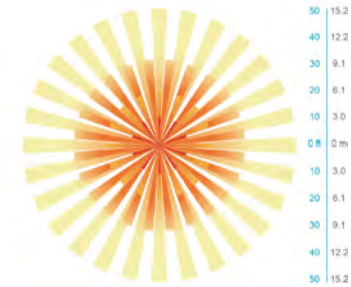
Automotive Front Row - Rotated Optics (AFRL90/R90)



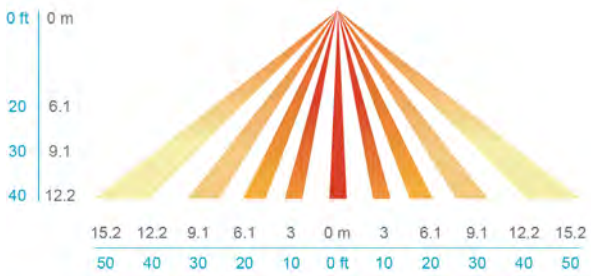
PIRHN nLight Sensor Coverage Pattern

nLight PIRHN





Top



Side

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

*Note: PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App.

FEATURES & SPECIFICATIONS

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

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

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

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

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

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

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

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

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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

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

FC LIGHTING

FCSL103

ADA

Date:	**Approved:**
Type:	
Fixture:	
Project:	

FCSL103 IP65 rated exterior die-cast brick step light with vertical louvers for masonry applications. Corrosion resistant, die-cast aluminum construction, this fixture provides illumination for damp, dry or wet areas.

SPECIFICATIONS

PHYSICAL

lengths/dimensions [LxDxH]	**fixture:** 2.8" W x 9.44" H x 3" D
weight	2 lbs
housing	marine grade, corrosion resistant, heavy gauge aluminum, louvered faceplate
lens	opal, tempered, glass lens with precision formed semi-specular aluminum reflector.
mounting	mounts directly to standard junction box; concrete pour, masonry applications
ingress protection	IP65 : dry, damp or wet locations with extruded silicone gasket to seal out contaminants
finish	six stage chemical iron phosphate substrate pre-treatment process for a UV stable, super durable standard polyester powder coat

PERFORMANCE

color temperature	2700K	3000K	3500K	4000K	
lumen output	250 lm				
lifetime	> 70,000 hours / L70 or better				
color consistency	Step 3 McAdams Ellipse / **standard:** CRI ≥ 85 | **optional:** 90CRI				
temperature	**operating:** -13°F to 104°F (-25°C to 40°C) | **start up:** -13°F to 104°F (-25°C to 40°C) | **storage:** -40°F to 176°F (-40°C to 80°C)				
junction temperature	73°C @ T^A 25°C				
warranty	5 year limited warranty (refer to website for details)				

NON-LED

CFL	**socket:** PL: four pin plug-in type compact fluorescent lamp holder (lamp by others)
ballast	**ballast:** fluorescent electronic, UL listed ballast standard

ELECTRICAL

input voltage	Universal 120–277V AC
power supply	integral Class II, electronic high-power factor > 94% @120V
certifications	ETL / cETL Listed | ADA compliant
standards	UL1598/CSA C22.2 No. 250.0; UL 8750/CSA C22.2 No. 250.13/IES LM-79/LM-80
power consumption	10W @ 120V - 277V
dimming interface	**standard:** 0-10V (10%)

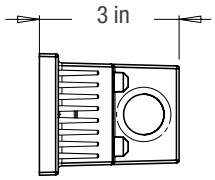
Ordering Information

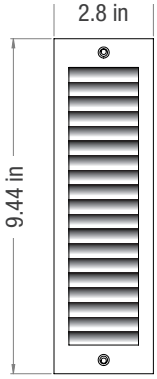
ORDERING INFORMATION

FCSL103						
SERIES	**VOLTAGE**	**SOURCE/TEMPERATURE/LED LUMENS**		**CRI**	**FINSH**	**OPTIONS & ACCESSORIES**
FCSL103	**120V** 120V	**LED** **27K**	**200** Lumens (10W)	**CRI85** 85 CRI	**BK** Black	**LD** LED Dimming (0-10V)
	277V 277V	**3K**		*CR85 Standard*	**BZ** Bronze	*LED Dimming Standard*
	UNV 120V-277V	**35K**		**CRI90** 90 CRI	**CC** Custom Color	**HB** Hanger Bracket
		4K			**SL** SIlver	**BBU** Battery Backup, Remote
		** consult factory for non-LED sources*			**WH** White	

Dimensions

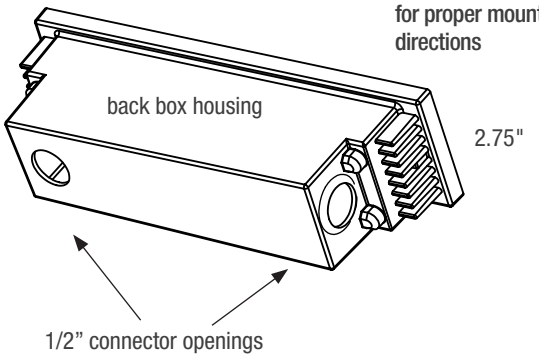
PRODUCT DIMENSIONS - STANDARD PRODUCT	
width	9.44" W
height	2.8" H
depth	3" D





MOUNTING - *j-box sold by others*	
back box width	9.375" W
back box height	2.64" H
back box depth	3" D

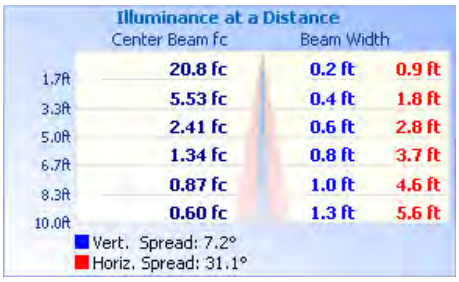
back box mounts inside brick masonry: faceplate flush to surface or in front of surface - see installation instructions for proper mounting directions

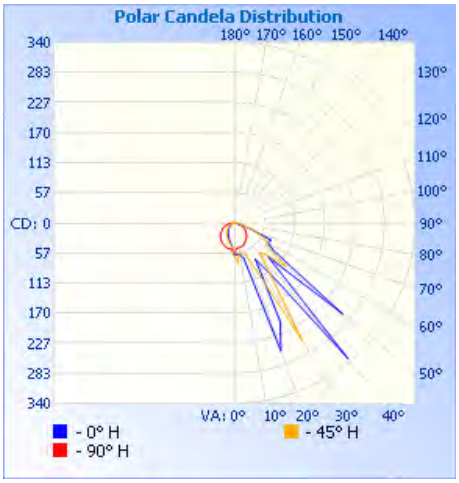


Photometry

OPTICAL DISTRIBUTION

lumen output	254 Lm @ 4000K
power consumption	10W





itl illuminations testing labroatory: Report #2038

Model No :: **20050LEDDMG-BL**
Name :: Edge

Project Name :: _____
Location :: _____
Type :: _____
Quantity :: _____
Notes :: _____

Product Information

Product ID :: 20050
UPC Code :: 641594230116
Mounting Type :: Wall
Finish :: Black (BL)
Diffuser :: 0
Alt. Finishes :: Black (BL); Satin (SAT)
Alt. Diffusers :: 0

Product Dimensions

Fixture		Canopy	
Length ::	N/A	Length ::	N/A
Width ::	5.5”	Width ::	N/A
Diameter ::	N/A	Diameter ::	N/A
Extension ::	4”	Height ::	N/A
Height ::	7.25”		
Overall Height ::	N/A		

Technical Specifications

Qualifications

Location Rating :: Wet
Certification :: ETL Listed (US/Canada)
IES File ::
JA8 Compliant :: No
Energy Star :: No
ADA Compliant :: Yes
Marine Grade :: Yes
Emergency Lighting :: No
Warranty :: 5 Year Limited

Specifications

Frame Material :: Metal
Diffuser Material:: Glass
Voltage :: 120v
Lamping Type :: Dedicated LED
Lamping Base :: SSL
Lamp Quantity :: 1
Lamp Wattage :: 13 W
Total Wattage :: 13w
Lamps Included :: Yes
J-Box Type :: Standard

Photometrics

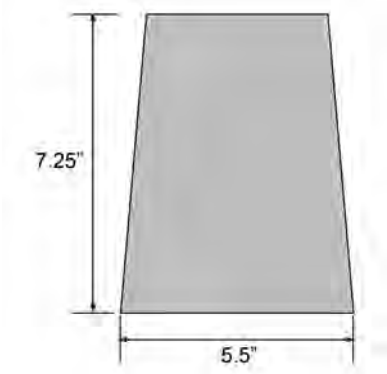
CCT :: 3000
CRI :: 90
Wattage :: 13w
Nominal Lumens :: 795Lm
Delivered Lumens :: 448Lm

Recommended Dimmers

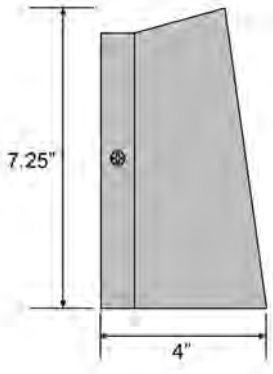
(ELV) LUTRON Diva DVELV-303P; (ELV) LUTRON Maestro MAELV-600; (ELV) LUTRON Skylark SELV-300P; (TRIAC) LEVITON Decora Sureslide 6672; (TRIAC) LEVITON Decora Sureslide 6674; (TRIAC) LUTRON Diva DVCL-153P; (TRIAC) LUTRON Skylark CL

Additional Items :: 0

Line Drawing #1



Line Drawing #2



IES File

Toll Free 800-828-5483 • www.AccessLighting.com
14410 Myford Road, Irvine, CA 92606

Rev. 202004 Filename:: 20050LEDDMG-BL.pdf

WDGE1 LED
Architectural Wall Sconce

Catalog Number

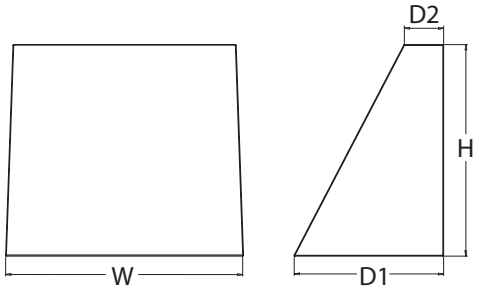
Notes

Type

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

Specifications

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



Introduction

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

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

WDGE LED Family Overview

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

Ordering Information

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

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P2	30K 3000K	90CRI	VW Visual comfort wide	347[2]	SRM Surface mounting bracket
		35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[5]
		40K 4000K				**Shipped separately**
		50K[1] 5000K				AWS 3/8inch Architectural wall spacer
						BBW Surface-mounted back box
						PBBW Premium surface-mounted back box (top, left, right conduit entry)

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

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

Accessories

Ordered and shipped separately.

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

NOTES

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

Performance Data

Lumen Output

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

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

Electrical Load

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

Lumen Multiplier for 90CRI

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

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

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

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

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

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

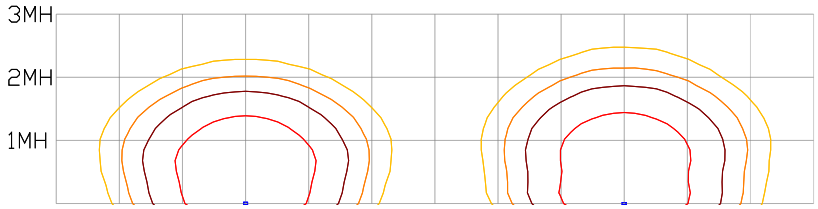
Photometric Diagrams

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

LEGEND

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

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

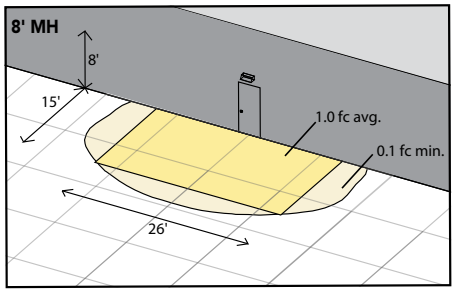
Emergency Battery Backup

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

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

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

Grid = 10ft x 10ft

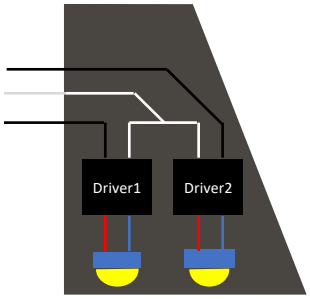


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

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

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



Mounting, Options & Accessories

E4WH – 4W Emergency Battery Backup

D = 5.5″

H = 8″

W = 9″

PBBW – Premium Back Box

D = 1.75″

H = 8″

W = 9″

BBW – Standard Back Box

D = 1.5″

H = 4″

W = 5.5″

AWS – 3/8inch Architectural Wall Spacer

D = 0.38″

H = 4.4″

W = 7.5″

FEATURES & SPECIFICATIONS

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

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

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

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

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

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

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

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

WDGE3 LED
Architectural Wall Sconce

Catalog Number

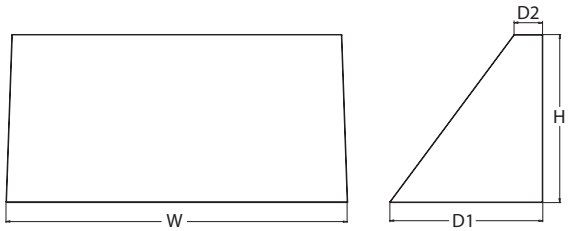
Notes

Type

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

Specifications

Depth (D1): 8″
Depth (D2): 1.5″
Height: 9″
Width: 18″
Weight: (without options) 19.5 lbs



Introduction

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

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WDGE LED Family Overview

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

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	70CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347[1] 480[1]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[4]	**Shipped separately** AWS 3/8inch Architectural wall spacer BBW Surface-mounted back box PBBW Premium surface-mounted back box (top, left, right conduit entry)

Options

E15WH	Emergency battery backup, CEC compliant (15W, 5°C min)
E20WC	Emergency battery backup, CEC compliant (18W, -20°C min)
PE[2]	Photocell, Button Type
DMG[3]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.
SPD10KV	10kV Surge pack

Standalone Sensors/Controls

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

Networked Sensors/Controls

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

See page 4 for out of box functionality

Finish

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

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE3PBBW DDBXD U	WDGE3 Premium surface-mounted back box (specify finish)
WSBBW DDBXD U	Surface - mounted back box (specify finish)

NOTES

1. 347V and 480V not available with E15WH and E20WC.
2. PE not available in 480V and with sensors/controls.
3. DMG option not available with sensors/controls.
4. Not qualified for DLC. Not available with emergency battery backup or sensors/controls

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

Performance Data

Lumen Output

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

Performance Package	System Watts	Dist. Type	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	52W	R2	7,037	136	1	0	1	7,649	148	2	0	1	7,649	148	2	0	1
		R3	6,922	134	1	0	2	7,524	145	1	0	2	7,524	145	1	0	2
		R4	7,133	138	1	0	2	7,753	150	1	0	2	7,753	150	1	0	2
		RFT	6,985	135	1	0	2	7,592	147	1	0	2	7,592	147	1	0	2
P2	59W	R2	7,968	135	2	0	1	8,661	147	2	0	1	8,661	147	2	0	1
		R3	7,838	133	1	0	2	8,519	144	1	0	2	8,519	144	1	0	2
		R4	8,077	137	1	0	2	8,779	149	1	0	2	8,779	149	1	0	2
		RFT	7,909	134	1	0	2	8,597	146	2	0	2	8,597	146	2	0	2
P3	71W	R2	9,404	132	2	0	1	10,221	143	2	0	1	10,221	143	2	0	1
		R3	9,250	130	2	0	2	10,054	141	2	0	2	10,054	141	2	0	2
		R4	9,532	134	2	0	2	10,361	145	2	0	2	10,361	145	2	0	2
		RFT	9,334	131	2	0	2	10,146	142	2	0	2	10,146	142	2	0	2
P4	88W	R2	11,380	129	2	0	1	12,369	140	2	0	1	12,369	140	2	0	1
		R3	11,194	127	2	0	2	12,167	138	2	0	2	12,167	138	2	0	2
		R4	11,535	131	2	0	2	12,538	142	2	0	2	12,538	142	2	0	2
		RFT	11,295	128	2	0	2	12,277	139	2	0	2	12,277	139	2	0	2

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	52W	0.437	0.246	0.213	0.186	0.150	0.110
P2	59W	0.498	0.287	0.251	0.220	0.175	0.126
P3	71W	0.598	0.344	0.300	0.262	0.210	0.152
P4	88W	0.727	0.424	0.373	0.333	0.260	0.190

Lumen Output in Emergency Mode (4000K, 70 CRI)

Option	Dist. Type	Lumens
E15WH	R2	3,185
	R3	3,133
	R4	3,229
	RFT	3,162
E20WC	R2	3,669
	R3	3,609
	R4	3,719
	RFT	3,642

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.05
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 platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.97	>0.92

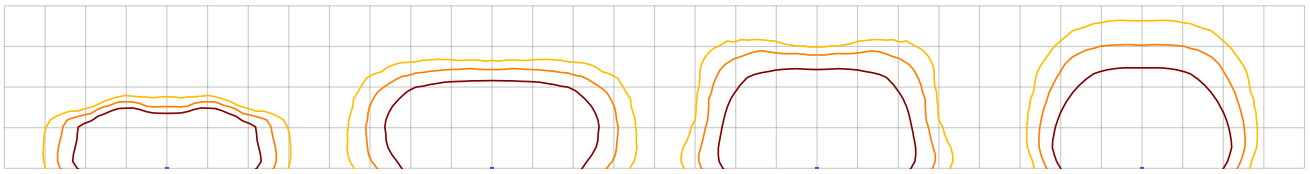
Photometric Diagrams

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

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc

MH = 15ft
Grid = 15ft x 15ft



WDGE3 LED P3 40K 70CRI R2 | WDGE3 LED P3 40K 70CRI R3 | WDGE3 LED P3 40K 70CRI R4 | WDGE3 LED P3 40K 70CRI RFT

Emergency Egress Options

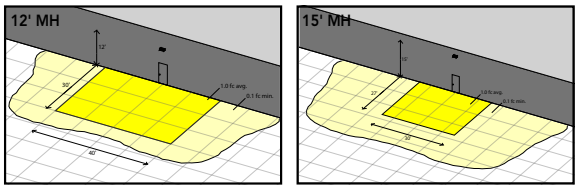
Emergency Battery Backup

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

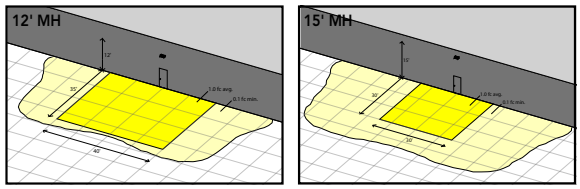
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E15WH or E20WC and R4 distribution.

Grid = 10ft x 10ft



WDGE3 LED xx 40K 70CRI R4 MVOLT E15WH



WDGE3 LED xx 40K 70CRI R4 MVOLT E20WC

Control / Sensor Options

Motion/Ambient Sensor (PIR_, PIRH_)

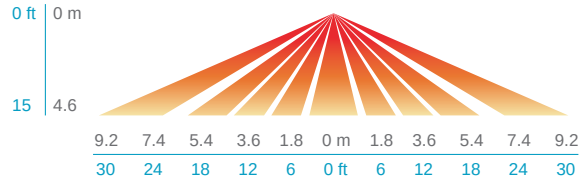
Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing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

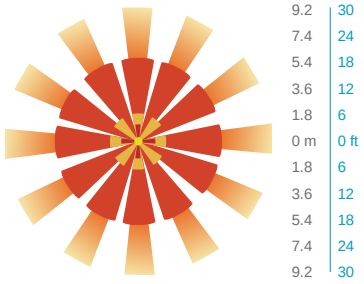
Networked Control (NLTAIR2)

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

PIR

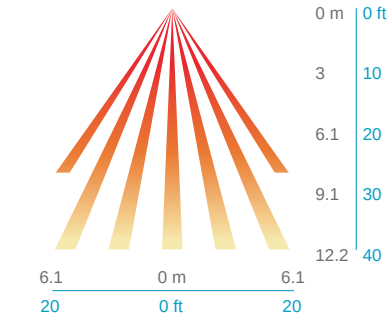
HIGH VIEW



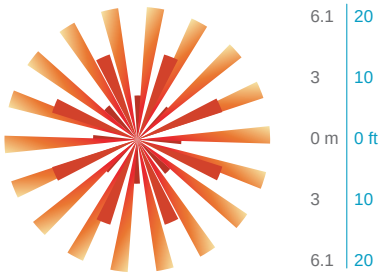


PIRH

SIDE VIEW



TOP VIEW



Motion/Ambient Sensor Default Settings

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

Mounting, Options & Accessories

NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor

D = 8″

H = 11″

W = 18″

PBBW – Premium Back Box

D = 1.75″

H = 9″

W = 18″

BBW – Standard Back Box

D = 1.5″

H = 4″

W = 5.5″

AWS – 3/8inch Architectural Wall Spacer

D = 0.38″

H = 4.4″

W = 7.5″

FEATURES & SPECIFICATIONS

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

CONSTRUCTION
The single-piece die-cast aluminum housing to optimize thermal transfer from the light engine 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 painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K (minimum 70 CRI) configurations. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

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

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature and SRM mounting only.

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

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