

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

Legistar # _____

DATE SUBMITTED: March 13, 2013

Action Requested

☐ Informational Presentation

☐ Initial Approval and/or Recommendation

UDC MEETING DATE: March 20, 2013

☒ Final Approval and/or Recommendation

PROJECT ADDRESS: 415 W Johnson Street, 226 N Broom Street, 424 W Dayton Street

ALDERMANIC DISTRICT: C4

OWNER/DEVELOPER (Partners and/or Principals)

Dave Schutz

6806 Seybold Road

Madison, WI 53719

ARCHITECT/DESIGNER/OR AGENT:

Potter Lawson, Inc.

15 Ellis Potter Court

Madison, WI 53711

CONTACT PERSON: Eric Lawson

Address: 15 Ellis Potter Court

Madison, WI 53711

Phone: 608-274-2741

Fax: NA

E-mail address: ericl@potterlawson.com

TYPE OF PROJECT:

(See Section A for:)

☐ Planned Unit Development (PUD)

☐ General Development Plan (GDP)

☐ Specific Implementation Plan (SIP)

☐ Planned Community Development (PCD)

☐ General Development Plan (GDP)

☐ Specific Implementation Plan (SIP)

☐ Planned Residential Development (PRD)

☐ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

☐ School, Public Building or Space (Fee may be required)

☐ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

☐ Planned Commercial Site

(See Section B for:)

☒ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

☐ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

☐ Comprehensive Design Review* (Fee required)

☐ Street Graphics Variance* (Fee required)

☒ Other New development within a UMX District

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

PLEASE PRINT!

PLEASE PRINT!

LETTER OF INTENT

PROJECT NAME:

Johnson Dayton Apartments

INTRODUCTION:

Johnson Dayton Apartments is a redevelopment of three existing properties: 415 W. Johnson St., 226 N. Broom St. and 424 W. Dayton Street. The existing properties are residential occupancy of approximately 128 units and 35 parking spaces. The redevelopment will be residential occupancy of approximately 317 units and 212 parking spaces.

PROJECT DESIGN TEAM MEMBERS:

Project Owner: Dayton Square, 6806 Seybold Rd, Madison, WI 53719, 608-273-9808, Dave Schutz, schutz@chorus.net

Architect: Potter Lawson, Inc., 15 Ellis Potter Ct, Madison, WI 53711, 608-274-2741, Eric Lawson, ericl@potterlawson.com

Civil Engineer: D'Onofrio Kottke and Associates, Inc., 7530 Westward Way, Madison, WI 53717

NOTIFICATIONS / MEETINGS:

November 8, 2012	Pre-application discussion with Planning Department
November 15, 2012	Pre-application discussion with Planning and Zoning
November 27, 2012	Plan Commission Demolition Permit Interested Parties Notification submitted
November 30, 2012	Project Notice to Alderperson, Neighborhood and Planning Department
December 13, 2012	Mifflin District Steering Committee Meeting
December 18, 2012	Pre-application discussion with Planning and Zoning
December 19, 2012	Urban Design Informational Presentation
January 3, 2013	DAT Meeting
January 8, 2013	Mifflin District Steering Committee Meeting
January 30, 2013	Mifflin District Neighborhood Meeting
February 5, 2013	Mifflin District Steering Committee Meeting
February 12, 2013	Meeting with Planning, Engineering, Traffic and MFD regarding right-of-way improvements

EXISTING CONDITIONS:

415 W. Johnson Street

According to City property details, the existing three story structure sits on a site of approximately 32,472 square feet and was constructed in 1973. The building has approximately 68 units and 7 on grade parking stalls. There is an exterior pool located on the property.

226 N. Broom Street

According to City property details, the existing two story structure sits on a site of approximately 2,376 square feet and was constructed in 1940. The building has approximately 3 units and 0 parking stalls.

424 W. Dayton Street

According to City property details, the existing four story structure sits on a site of approximately 26,136 square feet and was constructed in 1972. The building has approximately 57 units and 28 parking stalls below the existing building.

The November 2011 Downtown Plan indicates in the Parcel Analysis that 415 W. Johnson St. and 424 W. Dayton Street are identified as Potential Redevelopment/Infill stating Zero Lot Line and Underutilized Site and/or Obsolete Building.

PROJECT DESCRIPTION:

The project will redevelop the existing three properties into a residential occupancy. The redevelopment through unit mix, resident amenities and build-out will be positioned toward attracting young professionals and long-term residents. Students will also be residents within the development. The units within the building will be a mixture of Studio, 1-Bdrm and 2-Bdrm units. Amenities being considered include a community room and exterior deck, exterior pool and pool deck, fitness area, in-unit laundry, enclosed bike, moped and vehicular parking.

The project is being submitted in accordance with the requirements identified in the new City of Madison Zoning Code. Two of the properties are zoned UMX (Johnson and Broom Street properties) and one is zoned DR-2 (Dayton Street property). Planning/Zoning staff have recommended the entire site be zoned UMX and that a Map Amendment is required to combine the parcels into the UMX designation. The Project will be a Conditional Use due to its size exceeding 20,000 SF and exceeding 4 stories in height (28.076(4)(c)) and will require Demolition of the existing structures on the three properties. The Project complies with the new Downtown Height Map.

The main building entrance and associated lobby is located at the corner of W. Johnson St. and N. Broom St. Additional entrances and lobbies are planned on W. Johnson St. and W. Dayton Street. Vehicular parking entrances are planned on W. Johnson St. and W. Dayton St. to provide multiple entry/exits from the parking. The first level of parking is essentially at grade at the west end of the site and is located below the residential units. Residential units are also located at street level along W. Dayton Street and Broom Street and include entries to a number of units off of the sidewalk. An additional parking level accessed internally through a ramp along W. Johnson St. is entirely below grade. Zoning staff have indicated that off street loading zones are not required under the new Zoning Code. The majority of the first level of parking accommodates vehicles up to ten feet in height to accommodate resident move in/out with access off of Dayton Street. Additional move in/out is accommodated through the use of the parking levels.

SITE DEVELOPMENT DATA:

Density Analysis:

Lot Area: 62,106 square feet [as surveyed by D'Onofrio Kottke and Associates]

Acres: 1.4 acres

Dwelling Units: 317

Project Data (Approximate):

FLOOR:	AREA (GSF)	UNITS (#)	PARKING (VEH)	PARKING (BIKE)
Site	62,106			
Lower Level 1	54,556		168	28 bike, 40 moped
Ground Floor (Dayton & Johnson St. Entry)	51,711	4	44	252 + 23 visitor
Mezzanine Level	5,569			
Floor 2 (Broom St. Entry)	43,533	38		9 visitor
Floor 3	44,201	42		
Floor 4	44,201	42		
Floor 5	42,229	40		
Floor 6	42,322	40		
Floor 7	23,655	25		
Floor 8	17,018	18		
Floor 9	17,018	18		
Floor 10	17,018	18		
Floor 11	16,148	15		
Floor 12	16,291	17		
Rooftop Mechanical	3,249			

Approximate Dwelling Unit Mix

Studio	37 units
1 Bedroom	204 units
2 Bedroom	76 units
	317 units

LEGAL DESCRIPTION:

Lots 6, 7, 8, 9, 12, 13 and 14, Block 41, Original Plat, recorded Volume A, Page 1 of Plats, Dane County Registry, City of Madison, Dane County, Wisconsin. The final legal description for the Project will be created following the Certified Survey Map process.

PROJECT SCHEDULE:

January 2, 2013	Land Use Submittal
February 20, 2013	Urban Design Commission
March 4, 2013	Plan Commission Meeting
March 19, 2013	Common Council Meeting
August 2013 (on or before)	Construction Start
August 2014	Occupancy

JOHNSON DAYTON APARTMENTS

415 W Johnson Street, 226 N Broom Street, 424 W Dayton Street
2012.36.00

DRAWING INDEX

GENERAL

CD01 COVER DRAWING
LOCATOR MAP

CIVIL

C100 GRADING PLAN
C102 ARCHITECTURAL SITE PLAN

LANDSCAPE

L100 LANDSCAPE PLAN

DEMOLITION

D101 PHOTOGRAPHS OF EXISTING CONTEXT

ARCHITECTURAL

A002 OVERALL BELOW GRADE PARKING
A003 OVERALL FIRST FLOOR PLAN
A004 OVERALL SECOND FLOOR PLAN
A005 OVERALL THIRD FLOOR PLAN
A006 OVERALL FIFTH FLOOR PLAN
A007 OVERALL SIXTH FLOOR PLAN
A008 OVERALL SEVENTH FLOOR PLAN
A009 OVERALL EIGHTH FLOOR PLAN
A010 OVERALL ELEVENTH FLOOR PLAN
A011 OVERALL TWELFTH FLOOR PLAN
A201 BUILDING ELEVATIONS
A202 BUILDING ELEVATIONS
A203 3D IMAGES

ELECTRICAL

E002 EXTERIOR LIGHTING PLAN



Potter Lawson
Success by Design

Consultants:

Notes:

03/13/13	URBAN DESIGN RE-SUBMITTAL	
02/13/13	LAND USE APPLICATION RE-SUBMITTAL	
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

**JOHNSON DAYTON
APARTMENTS**
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:

COVER DRAWING

PLJ Project Number:
2012.36.00

Drawn By:
PLJ

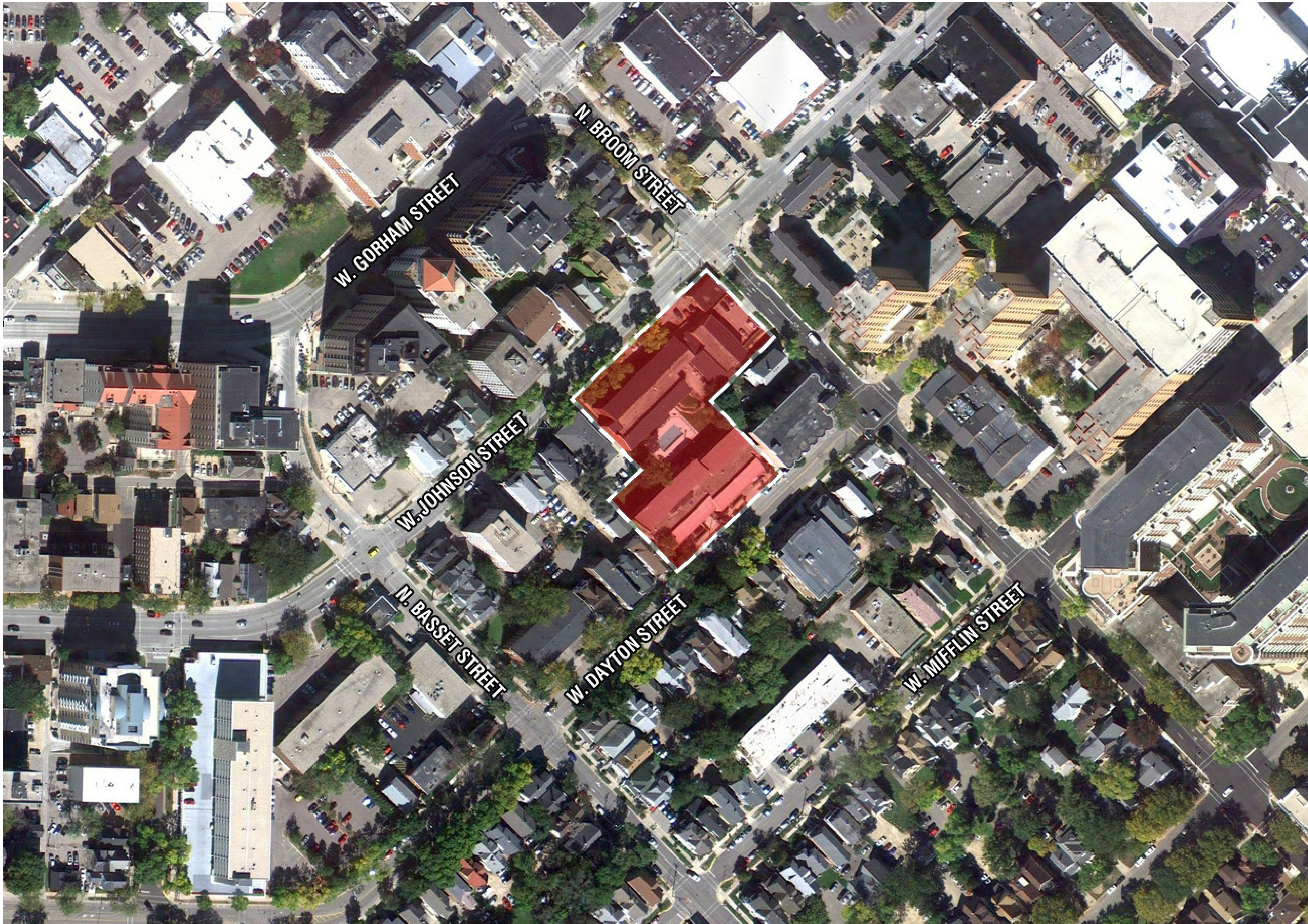
Drawing No.

CD01

Potter Lawson
Success by Design

15 Ellis Potter Court
Madison, Wisconsin
53711
(608) 274-2741
fax: 274-3674

© 2013 Potter Lawson Architects



Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

03/13/13	URBAN DESIGN RE-SUBMITTAL	
Date	Issuance/Revisions	Symbol

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:

LOCATOR MAP

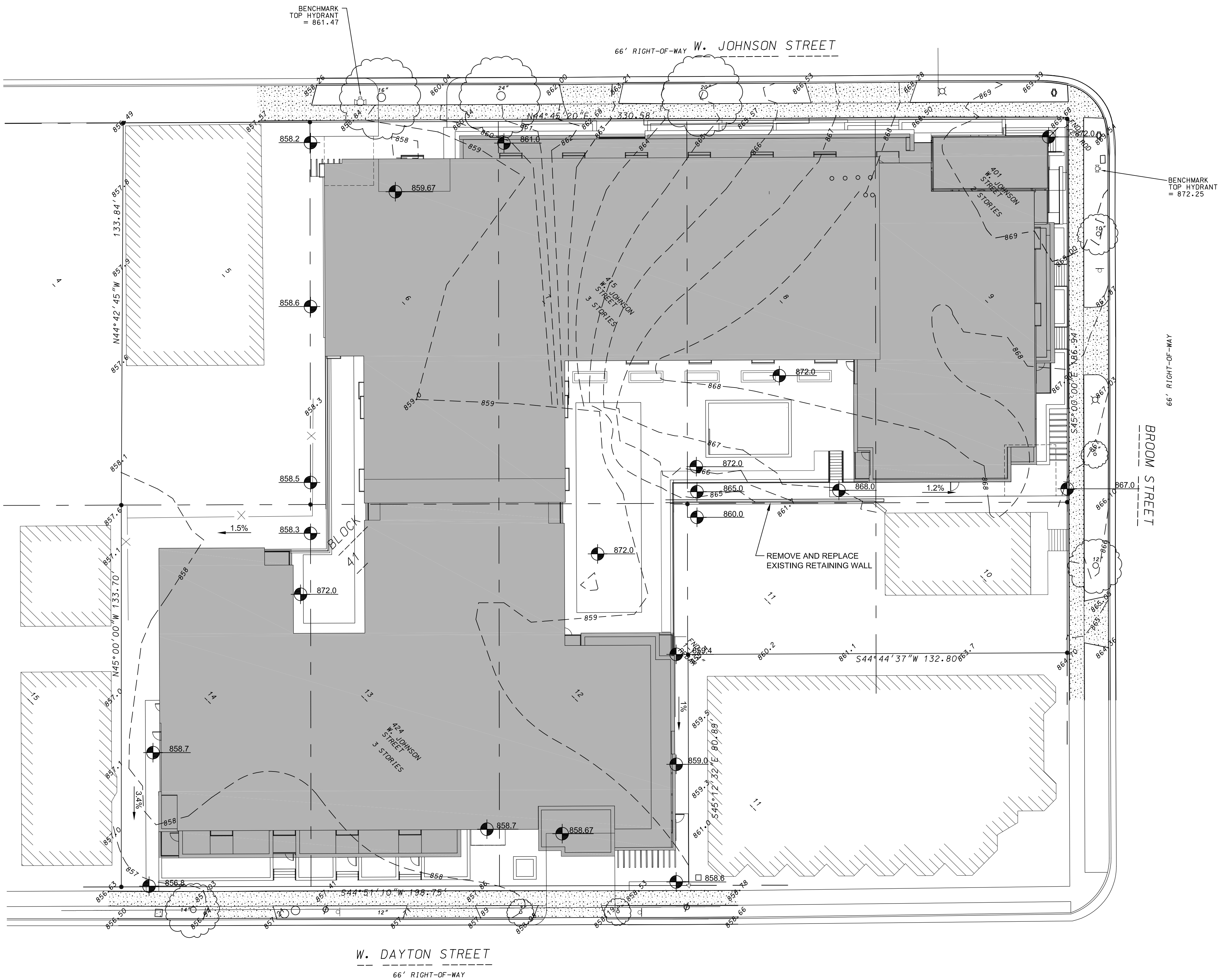
PLJ Project Number:
2012.36.00

Drawn By:
PLJ

Drawing No:

--

PROJECT
NORTH
TRUE
NORTH
1
--
LOCATOR MAP
12" = 1'-0"



- NOTES
1. EROSION CONTROL PRACTICES SHALL BE PLACED AT THE COMMENCEMENT OF CONSTRUCTION. ALL PRACTICES SHALL BE INSPECTED AFTER A RAINFALL EVENT OF 0.5" OR GREATER AND/OR WEEKLY AND REPAIRED AS NECESSARY.
 2. A STONE TRACKING PAD SHALL BE INSTALLED AT EACH ACCESS POINT TO THE SITE.
 3. THE CONTRACTOR SHALL INSPECT STREETS ADJACENT TO THE SITE A MINIMUM OF ONCE DAILY AND CLEAN AS NECESSARY. CLEANING SHALL BE BY SWEEPING AND NOT HYDRAULIC FLUSHING. MUD AND DEBRIS TRACKED ONTO CITY STREETS SHALL BE IMMEDIATELY CLEANED UP.
 4. INLET FILTERS FOR EXISTING INLETS SHALL BE INSTALLED AT THE COMMENCEMENT OF CONSTRUCTION. INLET FILTERS FOR NEW INLETS TO BE INSTALLED BY THE UTILITY CONTRACTOR AS SOON AS THE STRUCTURE IS SET. INLET FILTERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL A SATISFACTORY STAND OF GRASS HAS BEEN ACHIEVED AROUND THE BUILDINGS, THEN REMOVED.
 5. EROSION MAT SHALL BE WDOT CLASS I, TYPE A, UNLESS OTHERWISE SPECIFIED.
 6. ALL DISTURBED AREAS SHALL BE RESTORED PER THE LANDSCAPE PLAN (SEE SHEET L100).
 7. UNTIL ACCEPTANCE OF THIS PROJECT, EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLAN SHALL BE THE MINIMUM ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE CITY ENGINEER OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

Consultants:

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

02/13/2013	LAND USE APPLICATION RE-SUBMITTAL	
01/02/2013	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

**Johnson Dayton
Apartments**
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

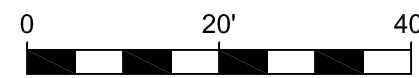
Drawing Title:

Grading Plan

PLI Project Number:
2012.36.00

Drawing No.

C100



© 2009 Potter Lawson Architects

Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

03/13/13	URBAN DESIGN RE-SUBMITTAL	
02/26/13	AMENDMENT TO LAND USE APPLICATION	
02/13/13	LAND USE APPLICATION RE-SUBMITTAL	
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:

ARCHITECTURAL SITE PLAN

PLJ Project Number:

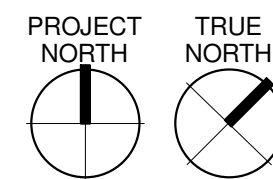
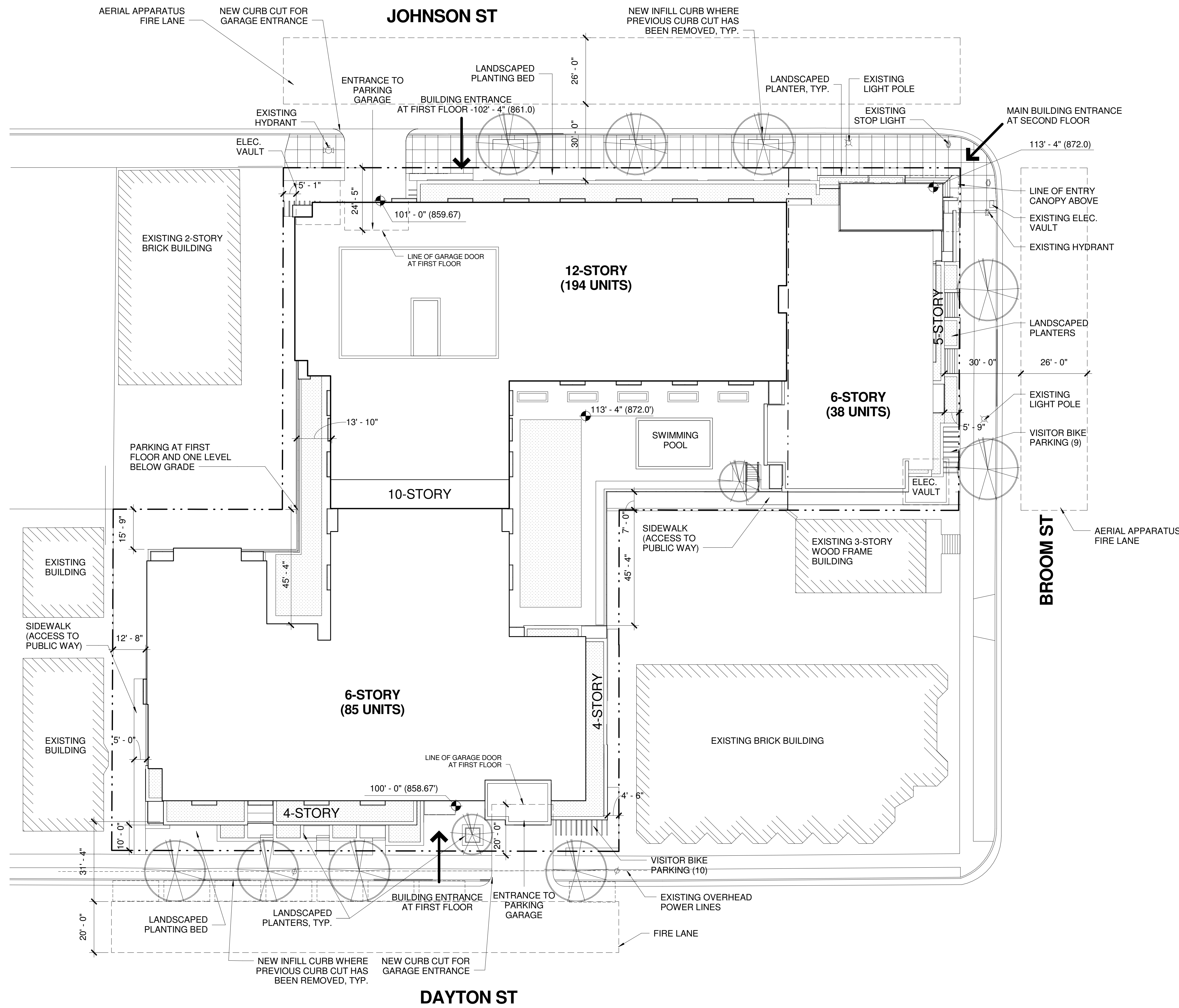
2012.36.00

Drawn By:

PLJ

Drawing No.

C102



1
C102

ARCHITECTURAL SITEPLAN
1" = 20'-0"

© 2013 Potter Lawson Architects

Consultants:



Notes:

JOHNSON DAYTON APARTMENTS - PLANT LIST				
Common Name	Scientific Name	Size	Quantity	Root
Annabelle Hydrangea	<i>Hydrangea arborescens 'Annabelle'</i>	#5	3	Cont.
Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora Autumn Brilliance'</i>	#	1	B&B
Autumn Joy Sedum	<i>Sedum spectabile Autumn Joy'</i>	#1	30	Cont.
Black Eyed Susan	<i>Rudbeckia 'Vitte's Little Suzy'</i>	#1	20	Cont.
Brilliant Red Chokeberry	<i>Aronia 'arbutiflora Brilliantissima'</i>	#5	6	Cont.
Caesar's Brother™ Iris	<i>Iris sibirica Caesar's Brother™</i>	#1	24	Cont.
Chanticleer Callery Pear	<i>Pyrus calleryana 'Chanticleer'</i>	2"	1	B&B
Emerald Arborvitae	<i>Thuja occidentalis 'Smaragd'</i>	6"	20	B&B
Glossy Black Chokeberry	<i>Aronia melanocarpa var. elata</i>	#5	6	Cont.
Green Mound Alpine Currant	<i>Ribes alpinum 'Green Mound'</i>	#3	13	Cont.
Green Sargent Juniper	<i>Juniperus chinensis sargentii 'Viridis'</i>	#2	3	Cont.
Green Velvet Boxwood	<i>Buxus micro var. koreana 'Green Velvet'</i>	#3	20	Cont.
Kalm St. John's Wort	<i>Hypericum kalmianum</i>	24"	13	B&B
Karl Foerster Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	#3	59	Cont.
Knockout Shrub Rose	<i>Rosa 'Radrazz'</i>	#3	10	Cont.
Little Henry Dwarf Sweetspire	<i>Rea virginica Sprich'</i>	#3	27	Cont.
May Night Salvia	<i>Salvia nemorosa 'Mainacht'</i>	#1	19	Cont.
Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	#5	3	Cont.
Palace Purple Coral Bells	<i>Heuchera micrantha 'Palace Purple'</i>	#1	46	Cont.
Pardon Me Daylily	<i>Hemerocallis 'Pardon Me'</i>	#1	4	Cont.
Prairie Fire Switch Grass	<i>Panicum virgatum 'Prairie Fire'</i>	#3	15	Cont.
Summer Wine Ninebark	<i>Physocarpus opulifolius 'Seward'</i>	#5	6	Cont.
Walkers Low Catmint	<i>Nepeta x faasseni 'Walkers Low'</i>	#1	13	Cont.

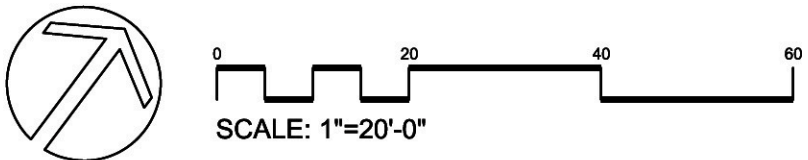
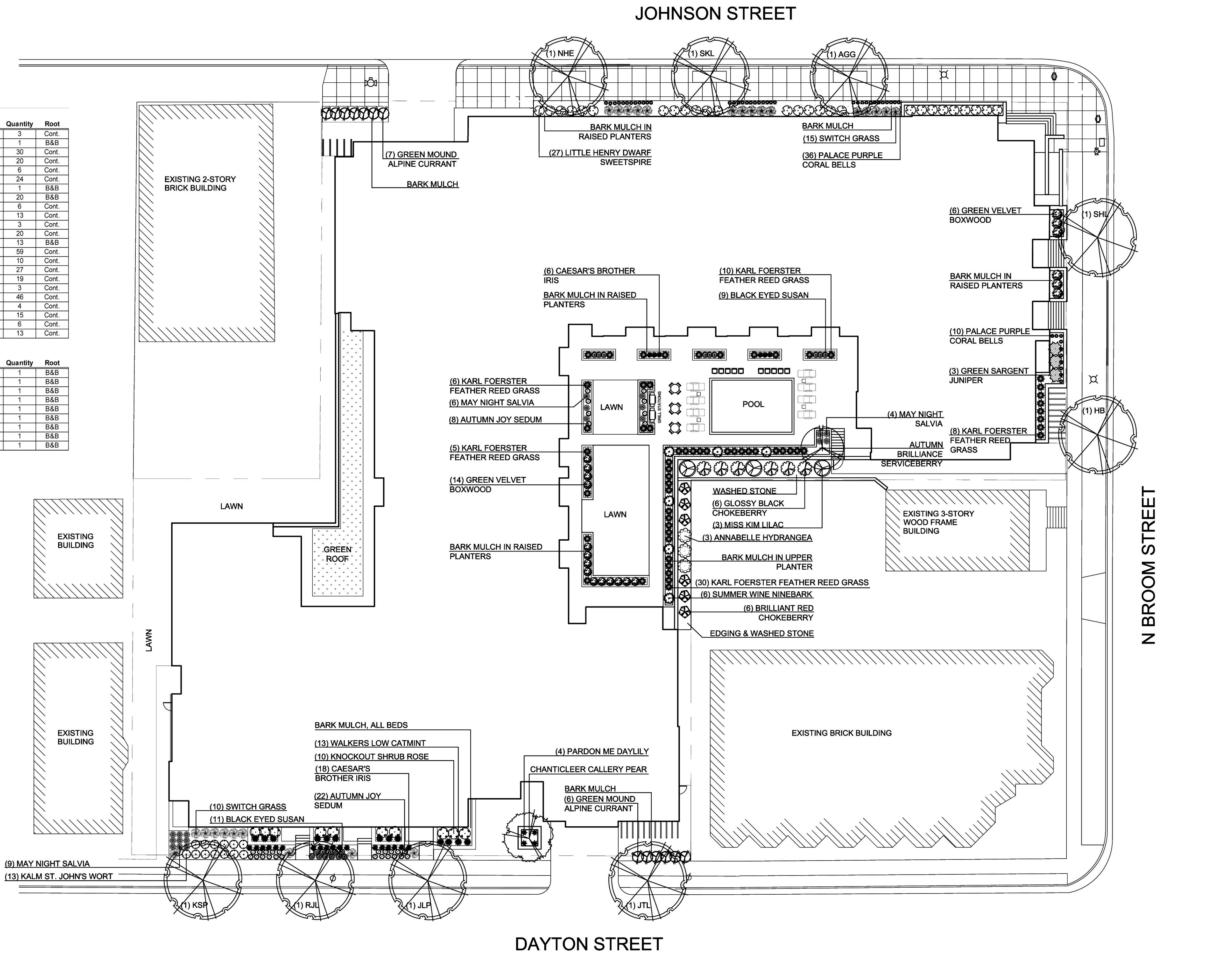
JOHNSON DAYTON APARTMENTS - STREET TREE LIST				
Common Name	Scientific Name	Size	Quantity	Root
Autumn Gold Ginkgo - AGG	<i>Ginkgo biloba 'Autumn Gold'</i>	2.5"	1	B&B
Common Hackberry - HB	<i>Celtis occidentalis</i>	2.5"	1	B&B
Japanese Tree Lilac - JTL	<i>Syringa reticulata 'Ivory Silk'</i>	2.5"	1	B&B
Jill Callery Pear - JLP	<i>Pyrus calleryana 'Jitram'</i>	2.5"	1	B&B
Korean Sun Pear - KSP	<i>Pyrus taurei 'Westwood'</i>	2.5"	1	B&B
New Horizon Elm - NHE	<i>Ulmus 'New Horizon'</i>	2.5"	1	B&B
Red Jewel Crabapple - RJC	<i>Malus x 'Red Jewel'</i>	2.5"	1	B&B
Skyline Honeylocust - SKL	<i>Gleditsia triacanthos var. 'Inermis Skyline'</i>	2.5"	1	B&B
Street Keeper Honeylocust - SKL	<i>Gleditsia triacanthos 'Dreves'</i>	2.5"	1	B&B

GENERAL NOTES:

- BARK MULCH TO BE BROWN DYED, RECYCLED HARDWOOD, WITH PRE-EMERGENT HERBICIDE.
- WASHED STONE TO BE 1.5" CAPITOL WASHED WITH WEED BARRIER FABRIC.
- BED EDGING TO BE 3" WIDE X 4" DEEP ALUMINUM, MILL FINISH

STREET TREE NOTES:

- EXISTING TERRACE TREES TO BE REMOVED FOR CONSTRUCTION.
- TREE SPECIES AND FINAL LOCATION TO BE COORDINATED WITH CITY FORESTRY



PRELIMINARY
NOT FOR CONSTRUCTION

02/26/13	AMENDMENT TO LAND USE APPLICATION	
02/13/13	LAND USE APPLICATION RE-SUBMITTAL	
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

Johnson Dayton
Apartments
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:

LANDSCAPE PLAN

PLI Project Number:
2012.36.00

Drawing No.

Drawn By:

BNF

L100

N. Broom Street



6
D101

EXISTING STREETScape AT N. Broom Street



5
D101

EXISTING STREETScape AT OPPOSITE SIDE OF Broom Street



4
D101

EXISTING STREETScape AT W. DAYTON STREET



3
D101

EXISTING STREETScape AT OPPOSITE SIDE OF W. DAYTON ST



2
D101

EXISTING STREETScape AT W. JOHNSON STREET



1
D101

EXISTING STREETScape AT OPPOSITE SIDE OF W. JOHNSON STREET

Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

PHOTOGRAPHS OF
EXISTING CONTEXT

PLJ Project Number:
2012.36.00

Drawing No.

Drawn By:
PLJ

D101

Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

03/13/13	URBAN DESIGN RE-SUBMITTAL	
02/13/13	LAND USE APPLICATION RE-SUBMITTAL	
01/09/13	REVISED	
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

OVERALL BELOW GRADE
PARKING

PLJ Project Number:
2012.36.00

Drawing No.

A002

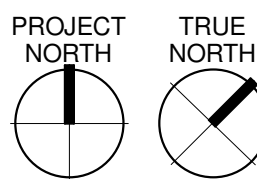
Drawn By:

PLJ

©2013 Potter Lawson Architects

BASEMENT LEVEL 1 PARKING OVERALL

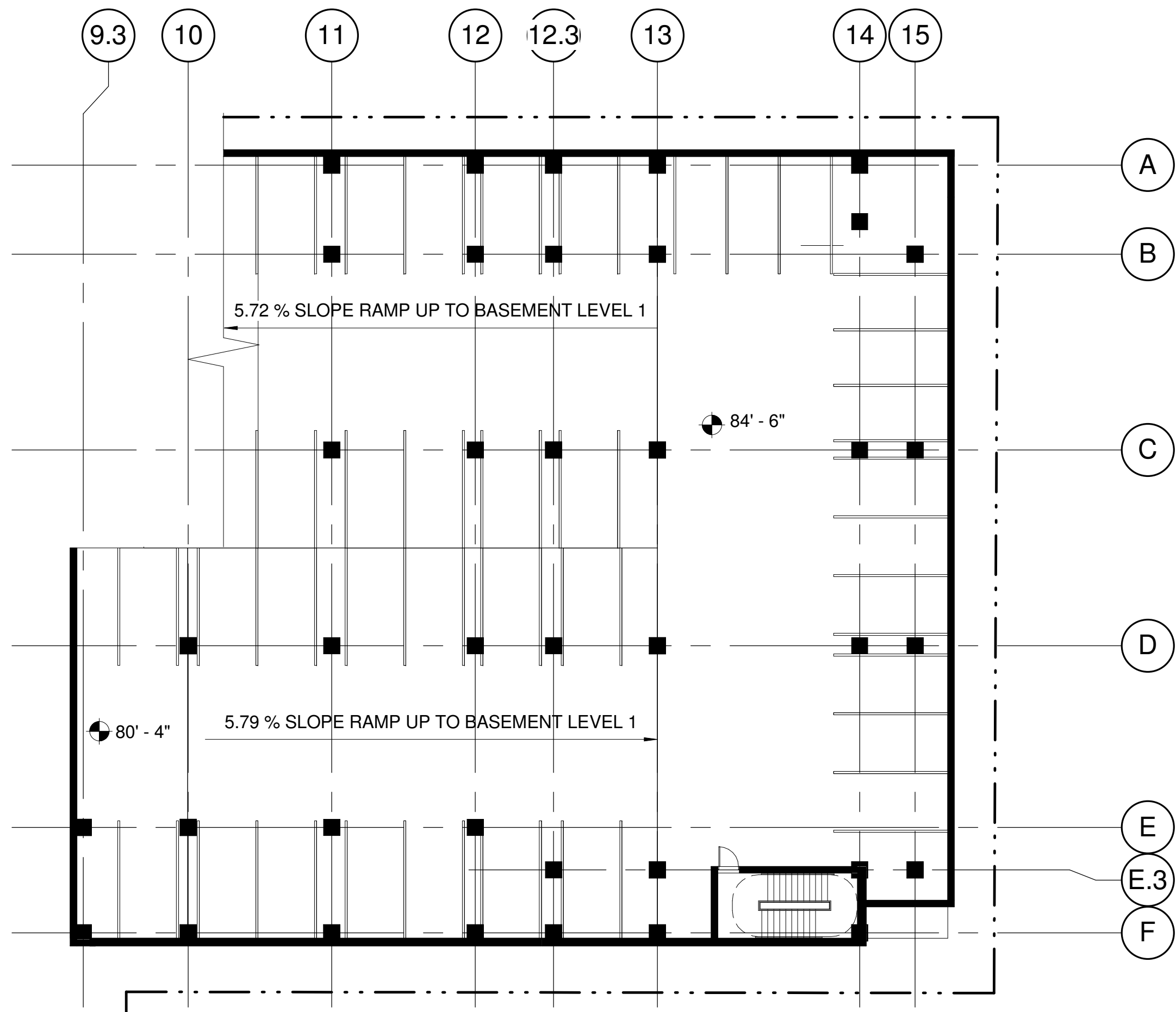
1/16" = 1'-0"



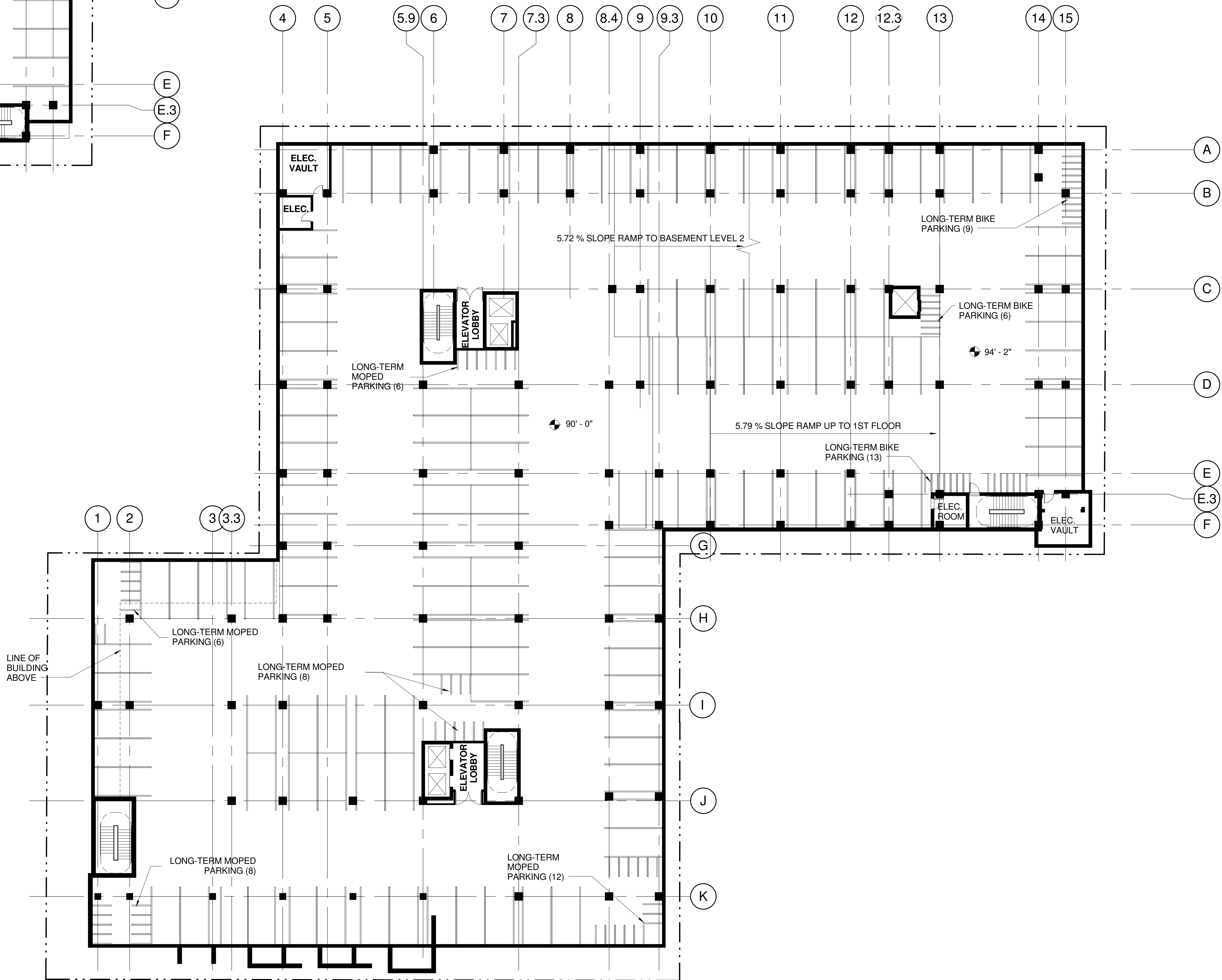
1

A002

3/11/2013 1:52:16 PM



2 BASEMENT LEVEL 2
A002 1/16" = 1'-0"



LINE OF
BUILDING
ABOVE

Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

03/13/13	URBAN DESIGN RE-SUBMITTAL	
02/26/13	AMENDMENT TO LAND USE APPLICATION	
02/13/13	LAND USE APPLICATION RE-SUBMITTAL	
01/28/13	UPDATED FLOOR PLAN	
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:

OVERALL FIRST FLOOR
PLAN

PLJ Project Number:

2012.36.00

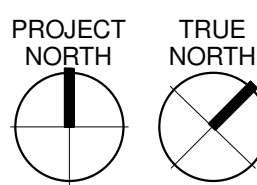
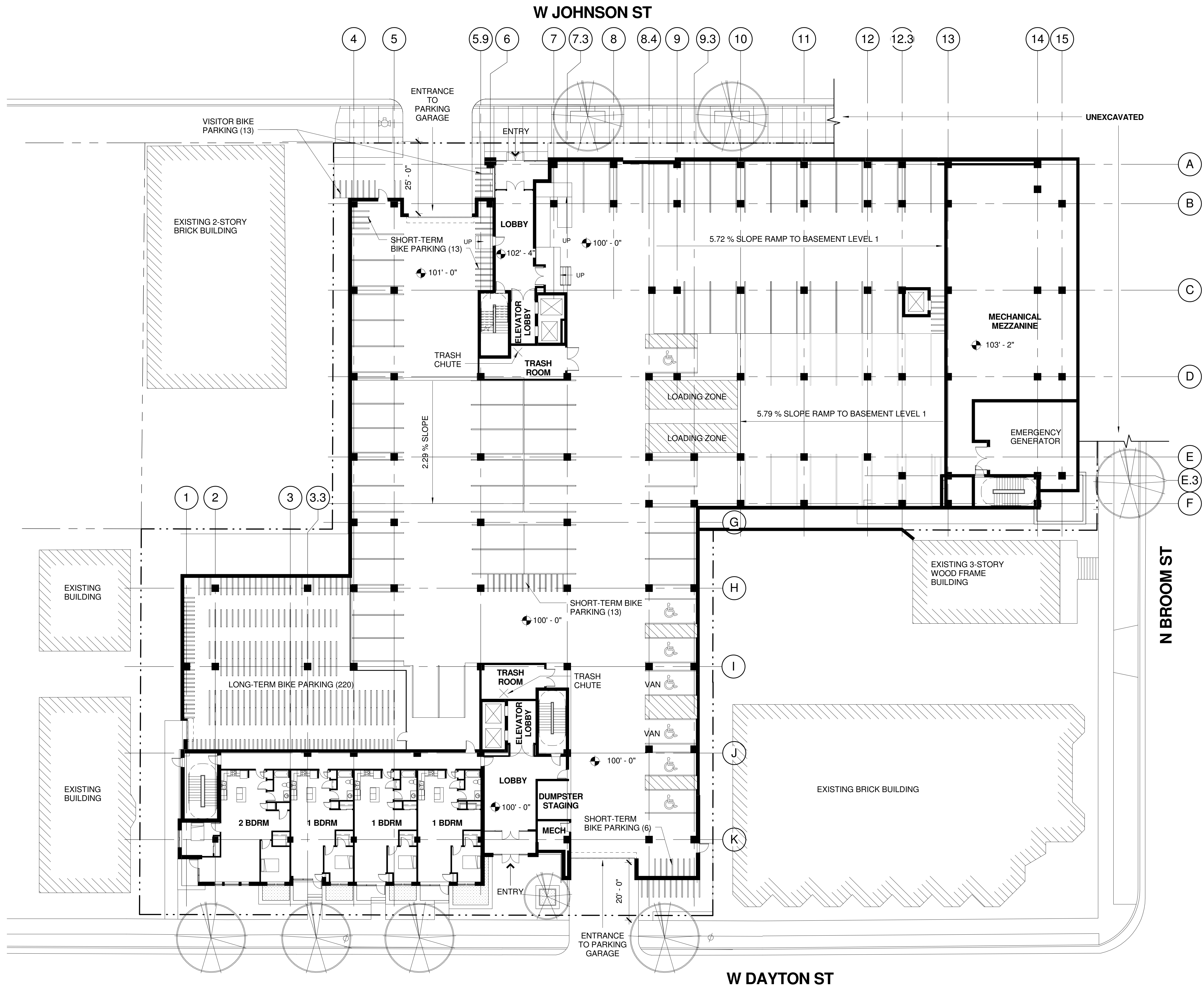
Drawn By:

PLJ

Drawing No.

A003

© 2013 Potter Lawson Architects



1

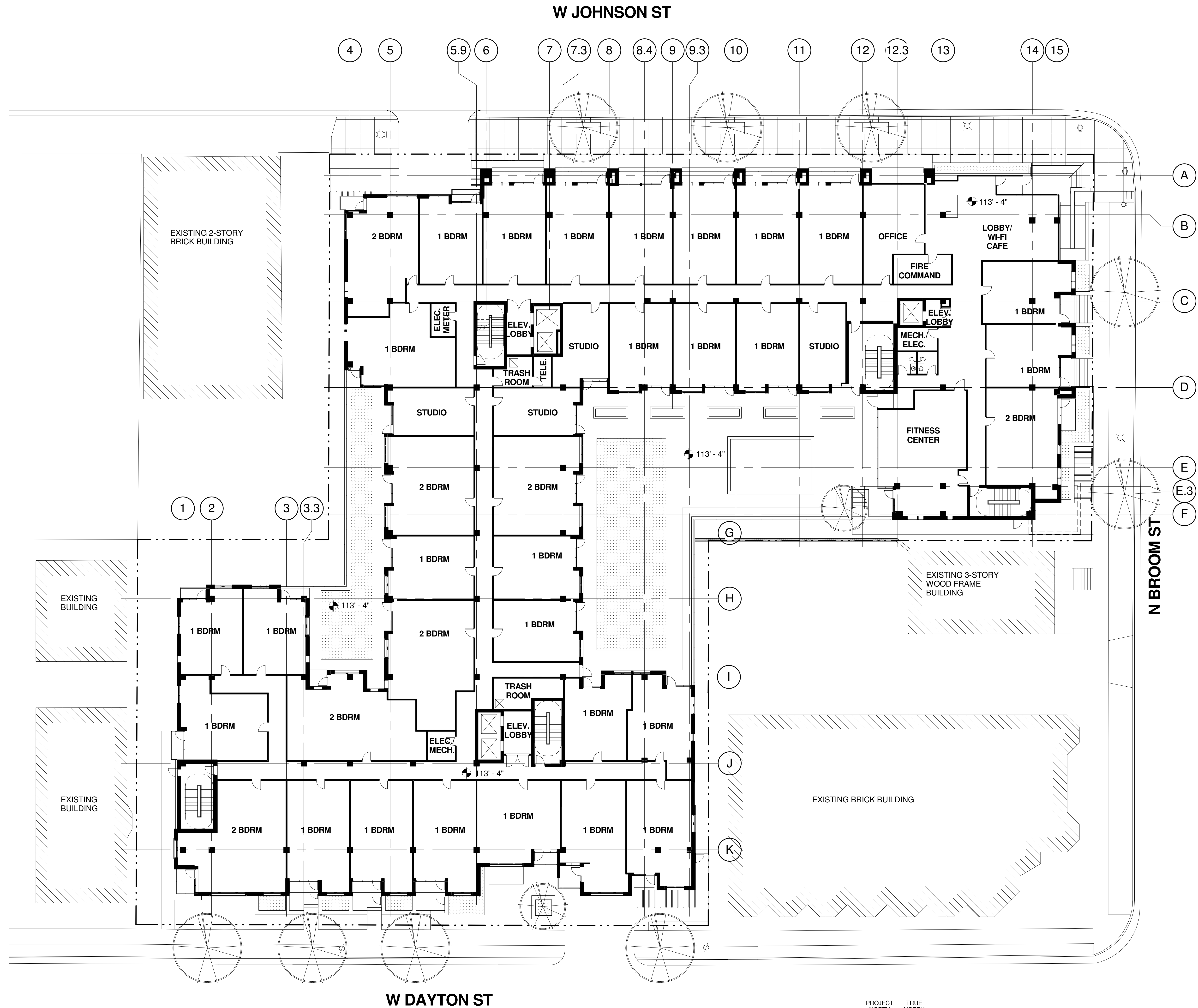
A003

OVERALL FIRST FLOOR PLAN

1/16" = 1'-0"

Consultants:

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

03/13/13	URBAN DESIGN RE-SUBMITTAL	
02/26/13	AMENDMENT TO LAND USE APPLICATION	
02/13/13	LAND USE APPLICATION RE-SUBMITTAL	
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

OVERALL SECOND FLOOR
PLAN

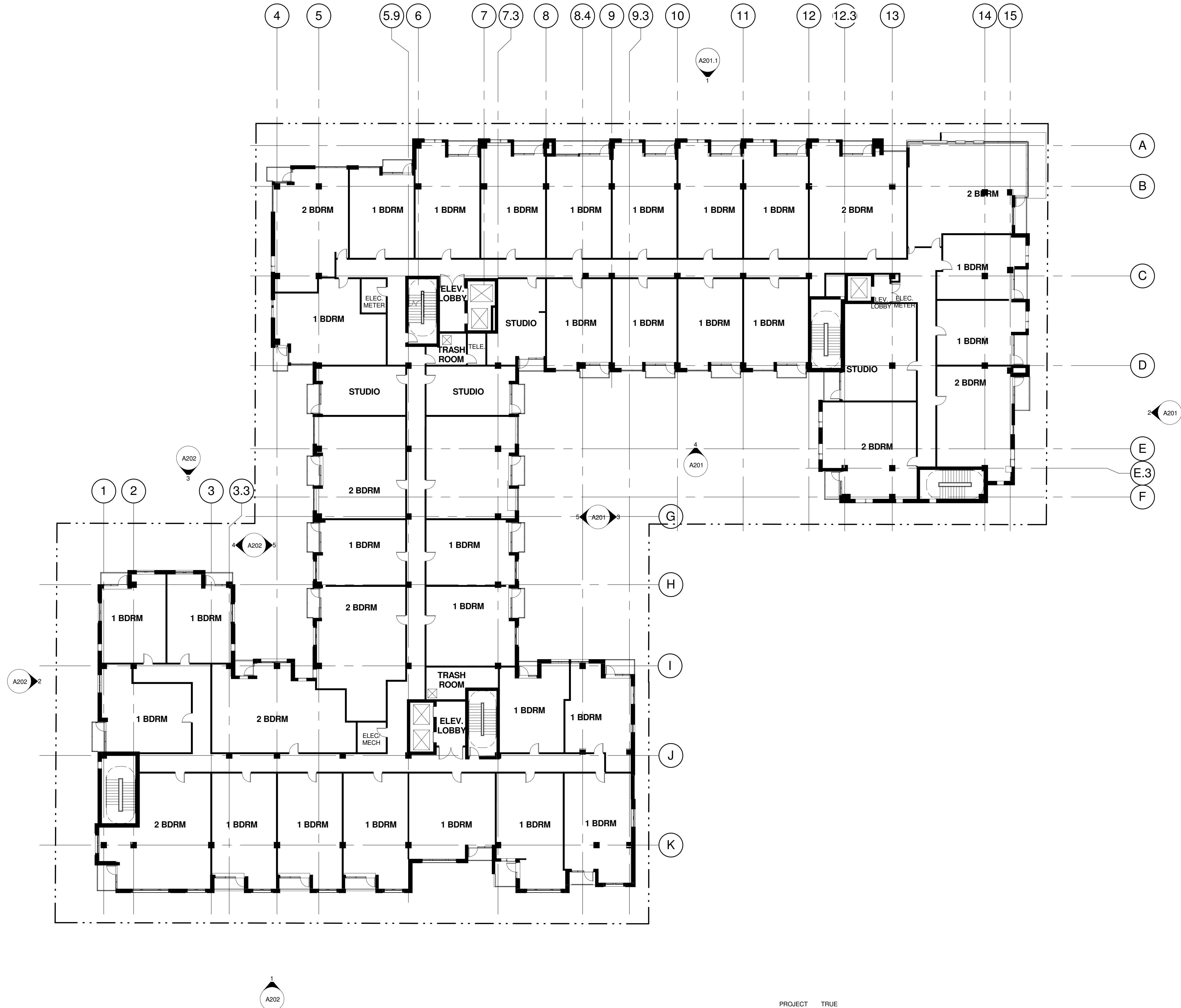
PLJ Project Number:
2012.36.00
Drawn By:
PLJ

Drawing No.
A004

© 2013 Potter Lawson Architects

Consultants:

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

03/13/13	URBAN DESIGN RE-SUBMITTAL	
02/13/13	LAND USE APPLICATION RE-SUBMITTAL	
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

OVERALL THIRD FLOOR
PLAN

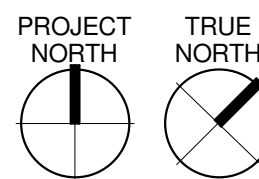
PLJ Project Number:
2012.36.00

Drawing No.

A005

Drawn By:
PLJ

© 2013 Potter Lawson Architects



1
A005

OVERALL THIRD FLOOR PLAN (FOURTH FLOOR SIMILAR)
1/16" = 1'-0"

Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

03/13/13	URBAN DESIGN RE-SUBMITTAL	
02/13/13	LAND USE APPLICATION RE-SUBMITTAL	
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

OVERALL FIFTH FLOOR
PLAN

PLJ Project Number:
2012.36.00

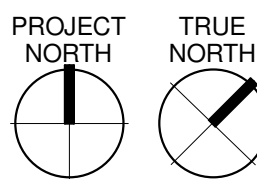
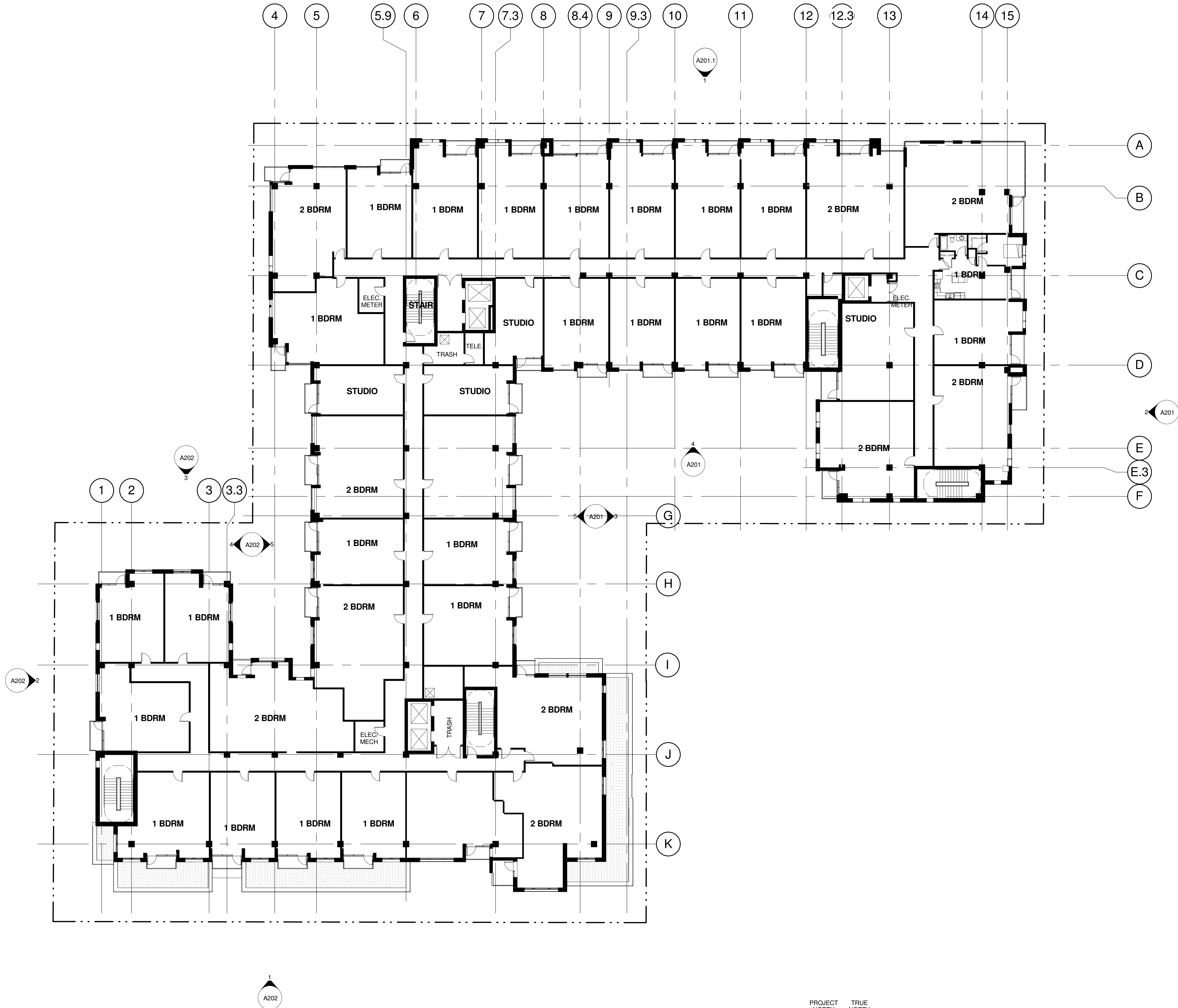
Drawing No.

A006

Drawn By:

PLJ

© 2013 Potter Lawson Architects



1
A006

OVERALL FIFTH FLOOR PLAN
1/16" = 1'-0"

Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

03/13/13	URBAN DESIGN RE-SUBMITTAL	
02/13/13	LAND USE APPLICATION RE-SUBMITTAL	
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:

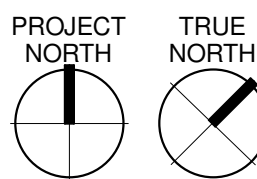
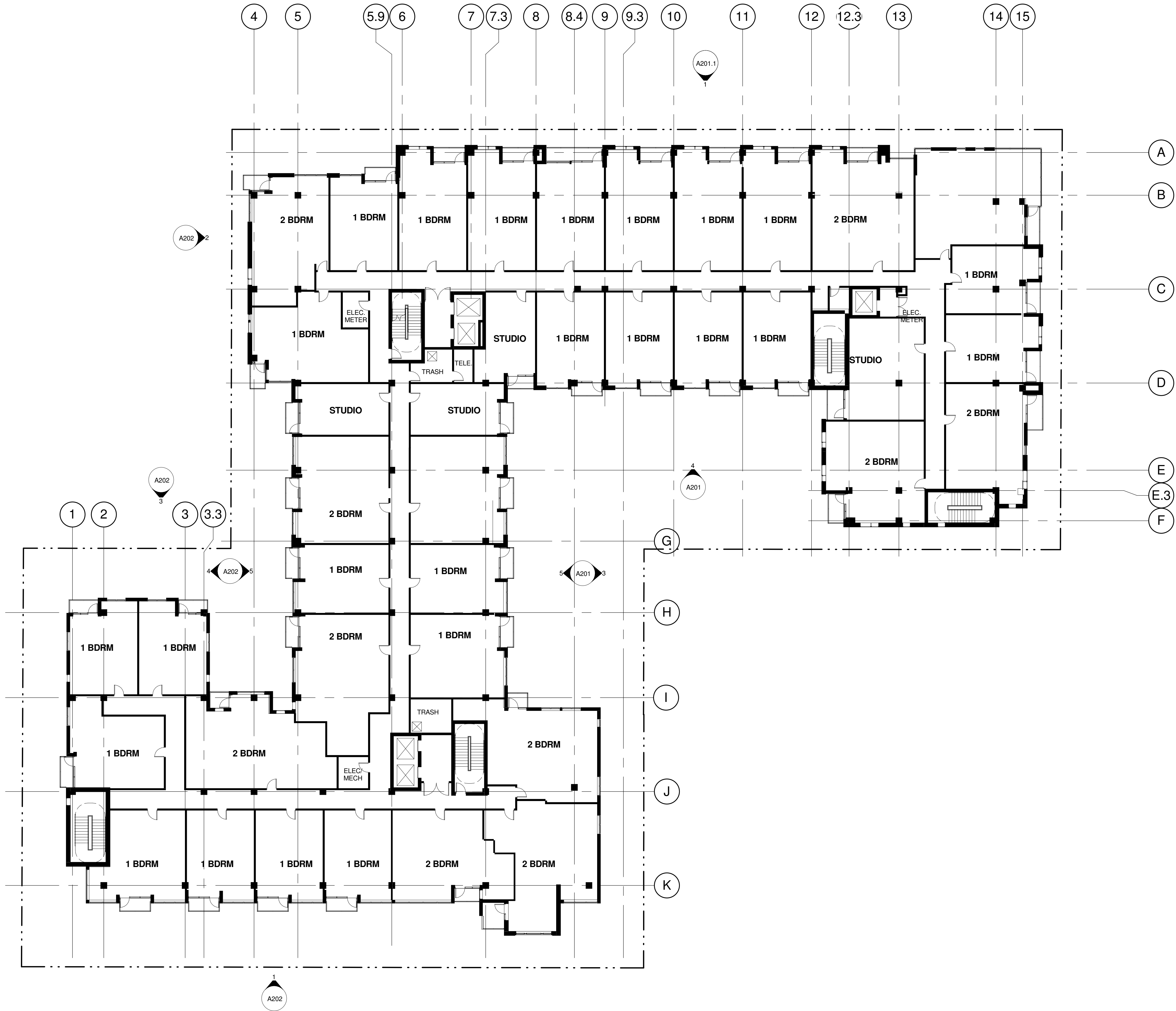
OVERALL SIXTH FLOOR
PLAN

PLJ Project Number:
2012.36.00

Drawing No.

A007

Drawn By:
PLJ



1

A007

OVERALL SIXTH FLOOR PLAN

1/16" = 1'-0"

© 2013 Potter Lawson Architects

Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

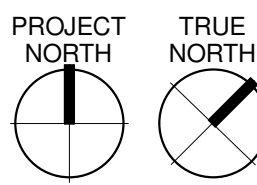
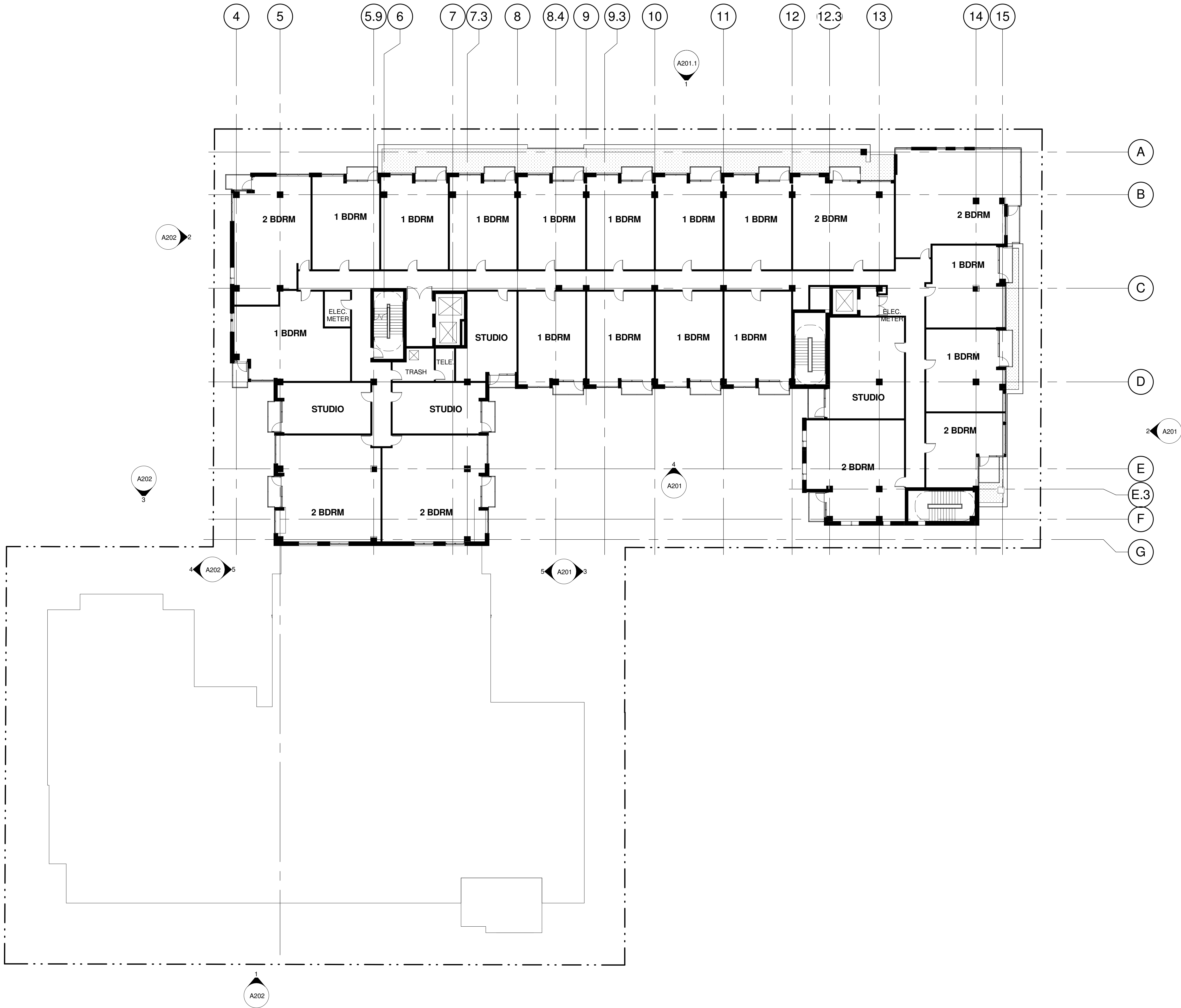
OVERALL SEVENTH FLOOR
PLAN

PLJ Project Number:
2012.36.00

Drawing No.

Drawn By:
PLJ

A008



1
A008

OVERALL SEVENTH FLOOR PLAN
1/16" = 1'-0"

©2013 Potter Lawson Architects

Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

03/13/13	URBAN DESIGN RE-SUBMITTAL	
02/13/13	LAND USE APPLICATION RE-SUBMITTAL	
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

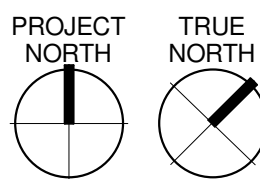
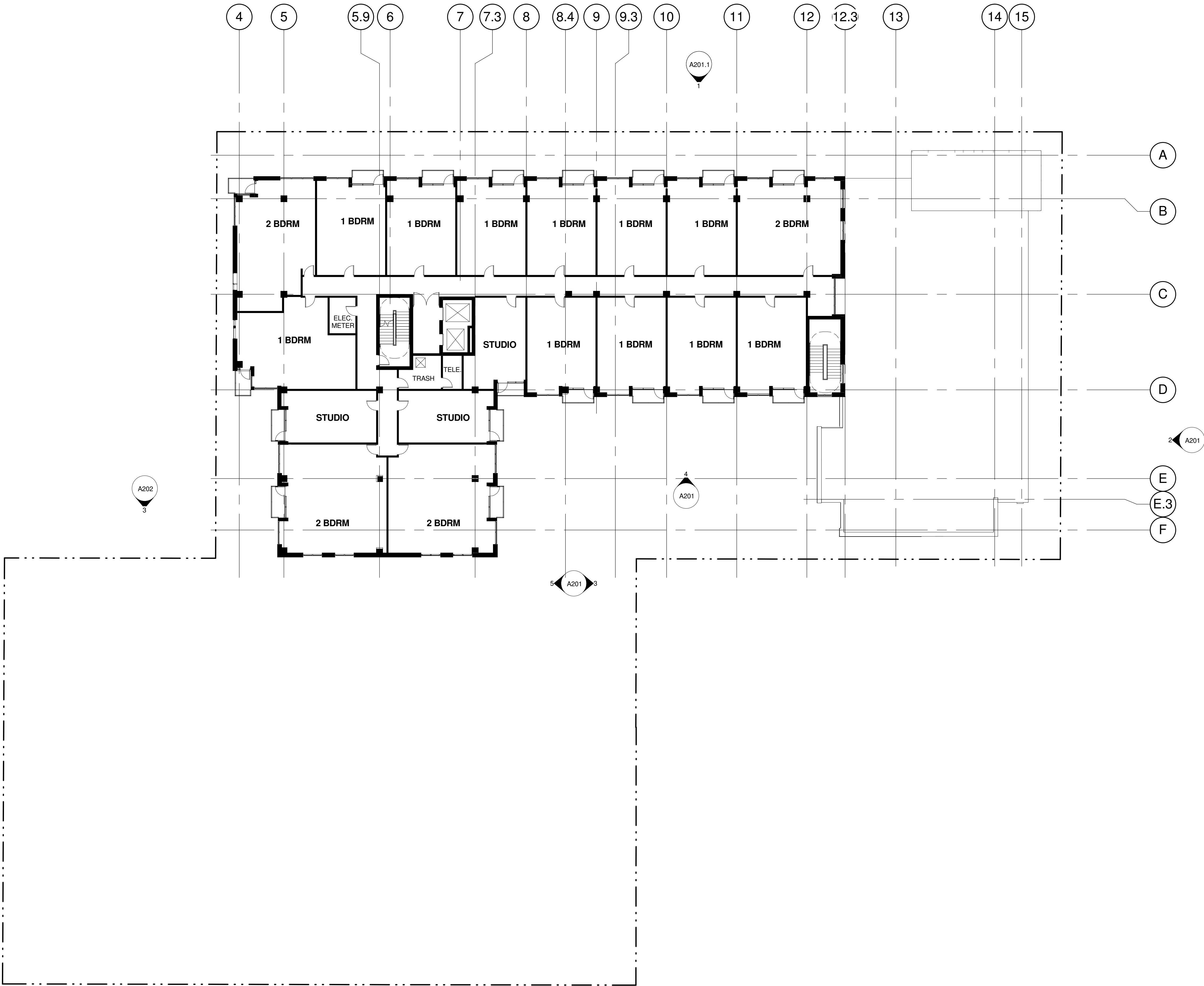
OVERALL EIGHTH FLOOR
PLAN

PLJ Project Number:
2012.36.00

Drawing No.

A009

Drawn By:
PLJ



1
A009

OVERALL EIGHTH FLOOR PLAN (NINTH AND TENTH FLOORS SIMILAR)

1/16" = 1'-0"

© 2013 Potter Lawson Architects

Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

03/13/13	URBAN DESIGN RE-SUBMITTAL	
02/13/13	LAND USE APPLICATION RE-SUBMITTAL	
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

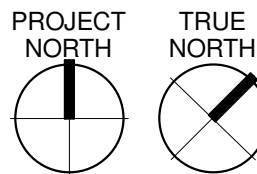
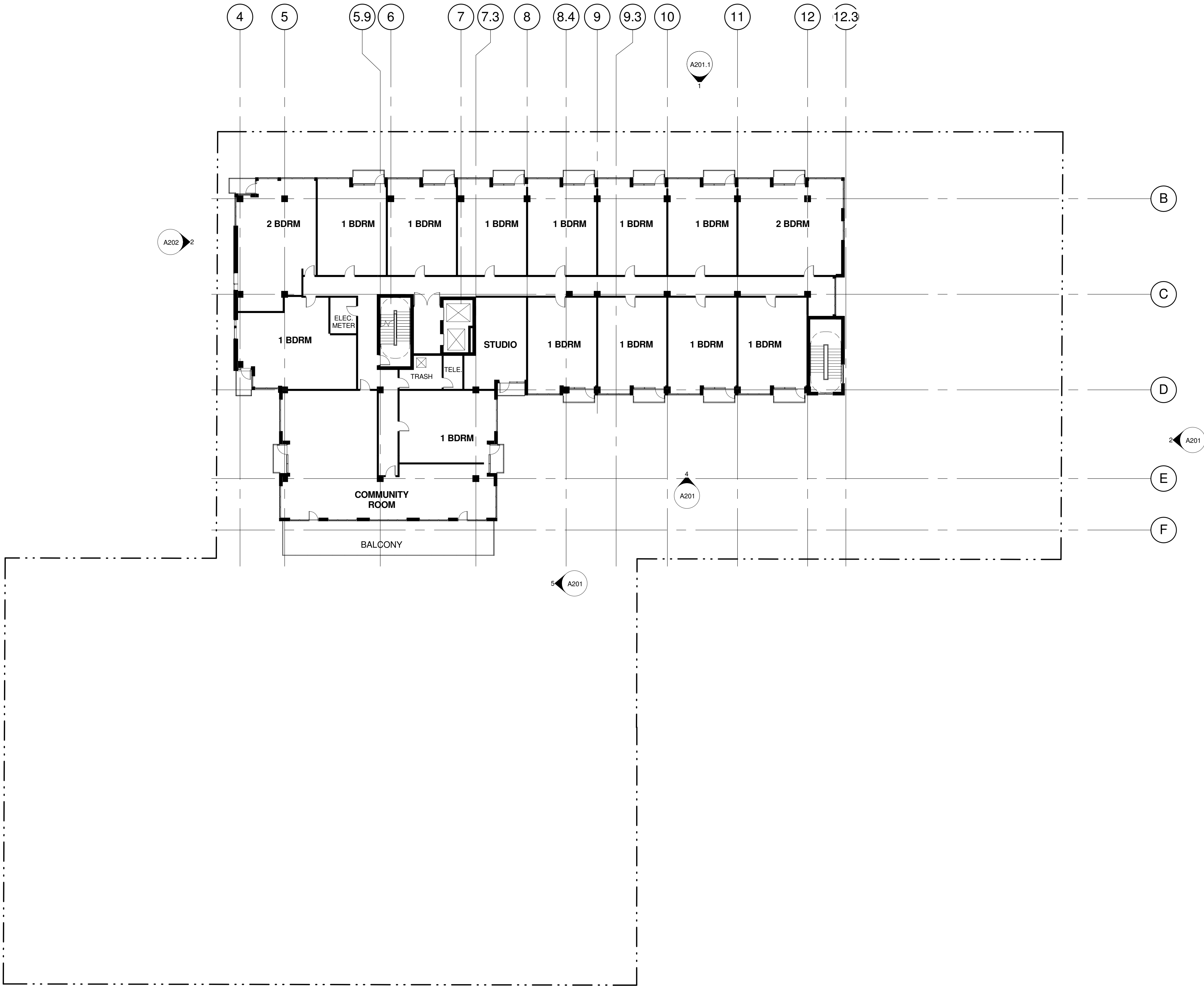
OVERALL ELEVENTH FLOOR
PLAN

PLJ Project Number:
2012.36.00

Drawing No.

Drawn By:
PLJ

A010



1

A010

OVERALL ELEVENTH FLOOR PLAN

1/16" = 1'-0"

© 2013 Potter Lawson Architects

Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

03/13/13	URBAN DESIGN RE-SUBMITTAL	
02/13/13	LAND USE APPLICATION RE-SUBMITTAL	
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

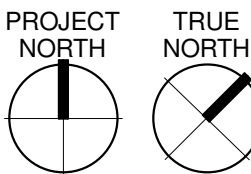
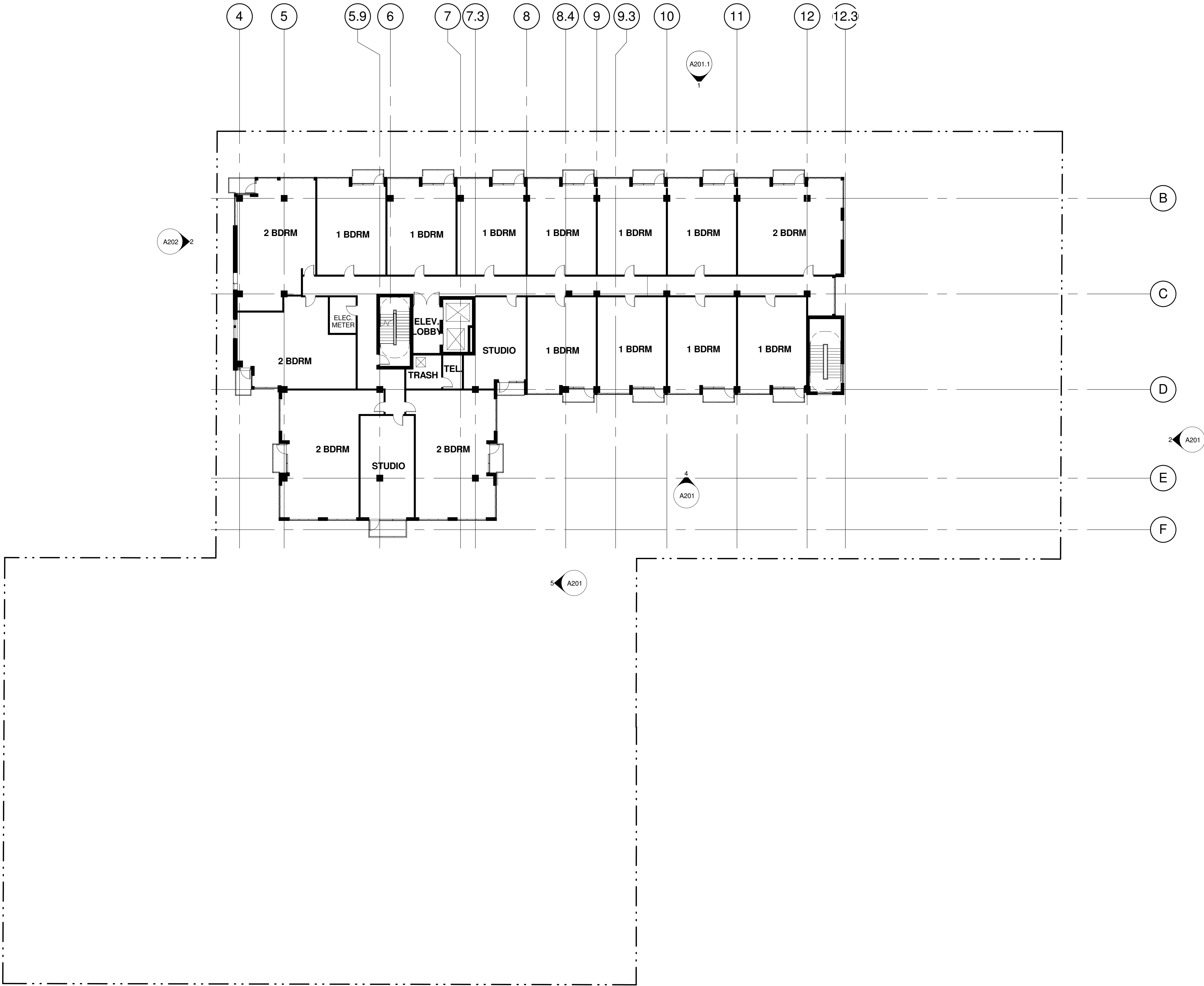
OVERALL TWELFTH FLOOR
PLAN

PLJ Project Number:
2012.36.00

Drawing No.

Drawn By:
PLJ

A011



1

A011

OVERALL TWELFTH FLOOR PLAN

1/16" = 1'-0"

© 2013 Potter Lawson Architects

Consultants:

Notes:

- 1 BRICK TYPE 1
- 2 BRICK TYPE 2
- 3 BRICK TYPE 3
- 4 WINDOW WALL FRAMING SYSTEM
- 5 METAL WALL PANEL - TYPE 1 COLOR A
- 6 METAL WALL PANEL - TYPE 1 COLOR B
- 7 METAL WALL PANEL - TYPE 2
- 8 METAL GUARD RAIL
- 9 WINDOW UNIT
- 10 BRICK TYPE 4
- 11 O.H. COILING DOOR
- 12 ENTRY CANOPY
- 13 METAL GUARD RAIL
- 14 CONC. STAIR WITH METAL HANDRAILS
- 15 CURTAINWALL FRAMING
- 16 HOLLOW METAL DOOR
- 17 PRECAST WALL COPING OR ACCENT BAND
- 18 CONCRETE DECK
- 19 METAL - WALL COPING/FLASHING/ ROOF EDGE
- 20 SIGNAGE AREA
- 21 PAINTED STEEL LINTEL
- 22 METAL WALL PANEL - TYPE 3

PRELIMINARY
NOT FOR CONSTRUCTION

03/13/13	URBAN DESIGN RE-SUBMITTAL	
02/26/13	AMENDMENT TO LAND USE APPLICATION	
02/13/13	LAND USE APPLICATION RE-SUBMITTAL	
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:

BUILDING ELEVATIONS

Project Number:
2012.36.00

Drawing No.

A201

Drawn By:
Author

© 2013 Potter Lawson Architects



Consultants:

Notes:

- 1 BRICK TYPE 1
- 2 BRICK TYPE 2
- 3 BRICK TYPE 3
- 4 WINDOW WALL FRAMING SYSTEM
- 5 METAL WALL PANEL - TYPE 1 COLOR A
- 6 METAL WALL PANEL - TYPE 1 COLOR B
- 7 METAL WALL PANEL - TYPE 2
- 8 METAL GUARD RAIL
- 9 WINDOW UNIT
- 10 BRICK TYPE 4
- 11 O.H. COILING DOOR
- 12 ENTRY CANOPY
- 13 METAL GUARD RAIL
- 14 CONC. STAIR WITH METAL HANDRAILS
- 15 CURTAINWALL FRAMING
- 16 HOLLOW METAL DOOR
- 17 PRECAST WALL COPING OR ACCENT BAND
- 18 CONCRETE DECK
- 19 METAL - WALL COPING/FLASHING/ ROOF EDGE
- 20 SIGNAGE AREA
- 21 PAINTED STEEL LINTEL
- 22 METAL WALL PANEL - TYPE 3



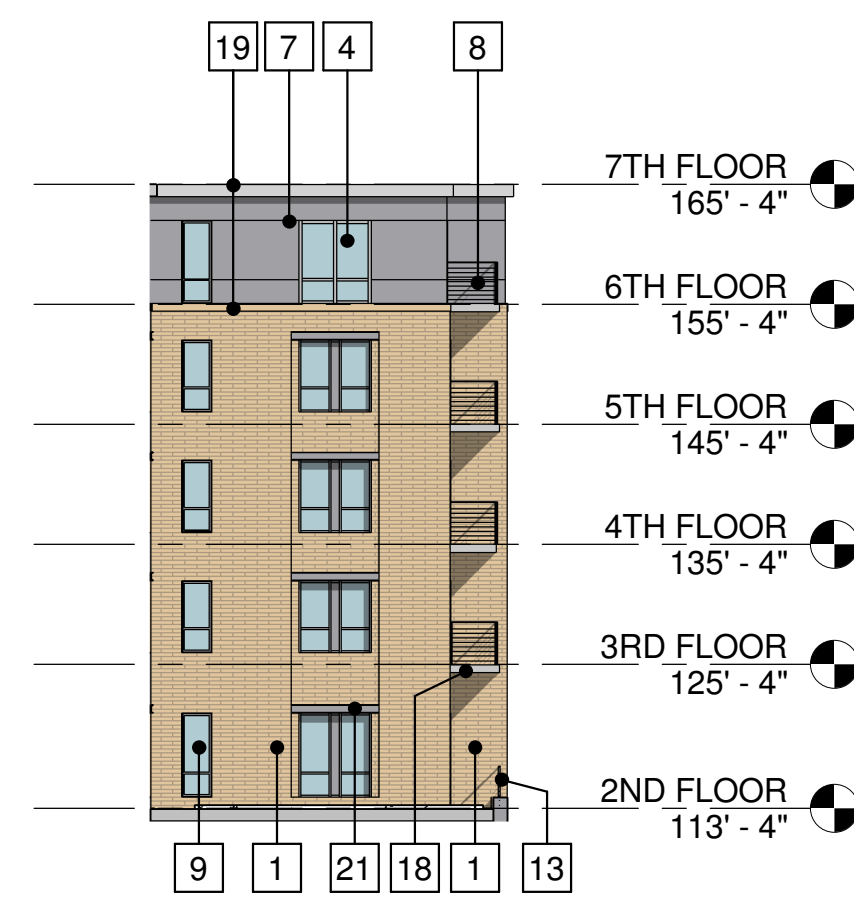
2 WEST ELEVATION
A202 1/16" = 1'-0"



1 SOUTH ELEVATION - DAYTON STREET
A202 1/16" = 1'-0"



5 WEST COURT ELEVATION
A202 1/16" = 1'-0"



4 EAST COURT ELEVATION
A202 1/16" = 1'-0"



3 NORTH ELEVATION
A202 1/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:

BUILDING ELEVATIONS

PLJ Project Number:

2012.36.00

Drawn By:

PLJ

Drawing No.

A202

© 2013 Potter Lawson Architects



WEST JOHNSON & NORTH BROOM STREET CORNER



WEST DAYTON STREET - EAST END



WEST DAYTON STREET - WEST END



BUILDING MASSING FROM NORTH



BUILDING MASSING FROM SOUTH

Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

03/13/13	URBAN DESIGN RE-SUBMITTAL	
02/26/13	AMENDMENT TO LAND USE APPLICATION	
02/13/13	LAND USE APPLICATION RE-SUBMITTAL	
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

JOHNSON DAYTON
APARTMENTS
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:

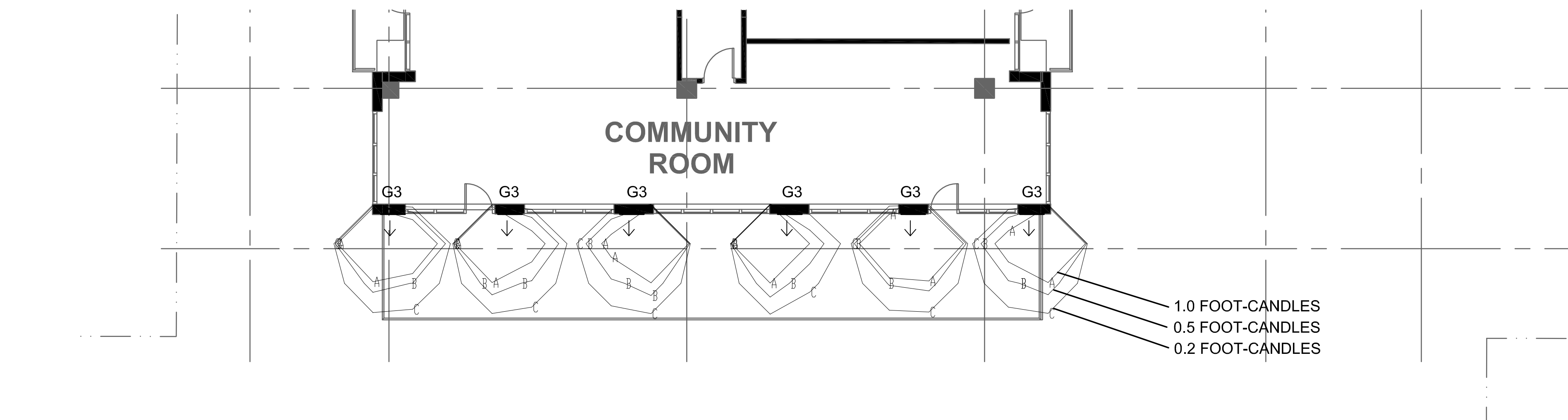
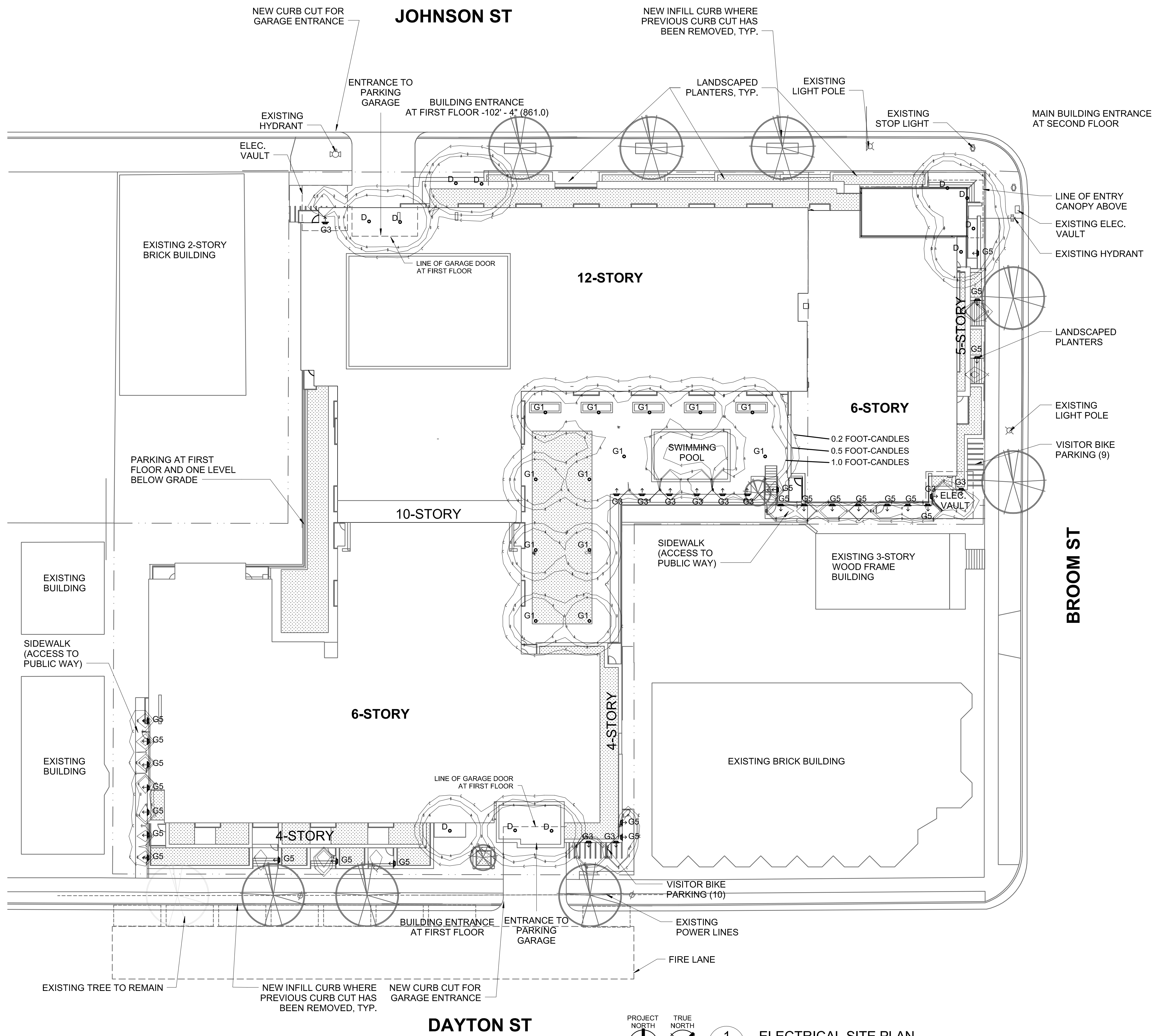
3D IMAGES

Project Number:
2012.36.00

Drawing No.

Drawn By:
Author

A203



Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

03/13/13	URBAN DESIGN RE-SUBMITTAL	
02/13/13	LAND USE APPLICATION RE-SUBMITTAL	
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

**Johnson Dayton
Apartments**
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:

EXTERIOR LIGHTING PLAN

PLJ Project Number:
2012.36.00
Drawn By:
PLJ

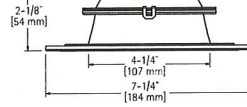
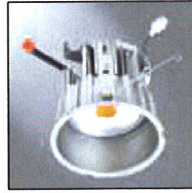
Drawing No:

E002



493SCS06 Solite® Regressed Lens with Specular Clear Reflector and White Trim Ring

- Halo matte white trim ring with specular clear reflector
- Upper specular aluminum reflector for optical control and enhanced lumen delivery
- Wet location listed for use in showers and protected canopy applications; and IP66 Ingress Protection rated
- Die-cast aluminum reflector and trim ring
- Trim ring height of .160" at OD and .180" at ID
- Provides clearance for remodeler flange and gasket for AIR-TITE™ seal

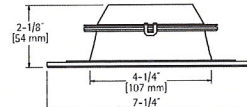
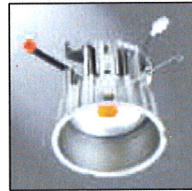


493SCS06
Regressed Solite® Lensed
Specular Reflector
with White Trim Ring

Showerlight

493HS06 Solite® Regressed Lens with Haze Reflector and White Trim Ring

- Halo matte white trim ring with Haze reflector
- Upper specular aluminum reflector for optical control and enhanced lumen delivery
- Wet location listed for use in showers and protected canopy applications; and IP66 Ingress Protection rated
- Die-cast aluminum reflector and trim ring
- Trim ring height of .160" at OD and .180" at ID
- Provides clearance for remodeler flange and gasket for AIR-TITE™ seal

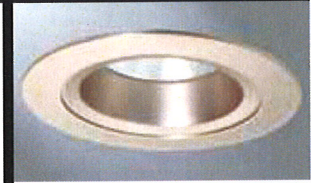
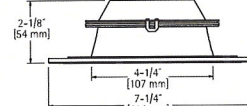
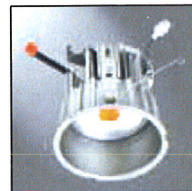


493HS06
Regressed Solite® Lensed
Haze Reflector
with White Trim Ring

Showerlight

493SNS06 Solite® Regressed Lens with Satin Nickel Reflector and Satin Nickel Trim Ring

- Halo Satin Nickel trim ring with Satin Nickel reflector
- Upper specular aluminum reflector for optical control and enhanced lumen delivery
- Wet location listed for use in showers and protected canopy applications; and IP66 Ingress Protection rated
- Die-cast aluminum reflector and trim ring
- Trim ring height of .160" at OD and .180" at ID
- Provides clearance for remodeler flange and gasket for AIR-TITE™ seal

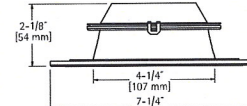
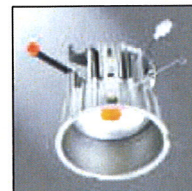


493SNS06
Regressed Solite® Lensed
Satin Nickel Reflector
with Satin Nickel
Trim Ring

Showerlight

493TBZ06 Solite® Regressed Lens with Tuscan Bronze Reflector and Tuscan Bronze Trim Ring

- Halo Tuscan Bronze trim ring with Tuscan Bronze reflector
- Upper specular aluminum reflector for optical control and enhanced lumen delivery
- Wet location listed for use in showers and protected canopy applications; and IP66 Ingress Protection rated
- Die-cast aluminum reflector and trim ring
- Trim ring height of .160" at OD and .180" at ID
- Provides clearance for remodeler flange and gasket for AIR-TITE™ seal

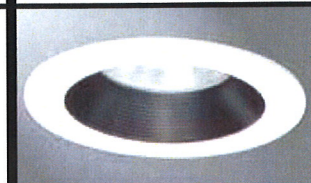
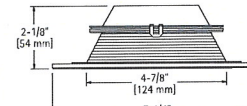
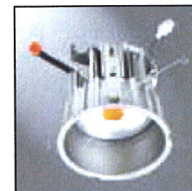


493TBZ06
Regressed Solite® Lensed
Tuscan Bronze Reflector
with Tuscan Bronze
Trim Ring

Showerlight

493BBS06 Solite® Regressed Lens with Black Baffle and White trim Ring

- Halo matte white trim ring with Black Baffle
- Upper specular aluminum reflector for optical control and enhanced lumen delivery
- Wet location listed for use in showers and protected canopy applications; and IP66 Ingress Protection rated
- Die-cast aluminum baffle and trim ring
- Trim ring height of .160" at OD and .180" at ID
- Provides clearance for remodeler flange and gasket for AIR-TITE™ seal



493BBS06
Regressed Solite® Lensed
Black Baffle with
White Trim Ring

Showerlight

Photometric Data Summary

LUMINAIRE: ML712840TUNVD010-493SNS06
 HALO 6" RECESSED LED DOWNLIGHT
 LOWER TRIM REFLECTOR, SPECULAR
 SOLITE GLASS LENS WITH MODULE ML712840TUNVD010

TEST #ML712840

DATE: 1/2/2013

TOTAL LUMINAIRE EFFICIENCY = 100.3

BALLAST:

BALLAST FACTOR: 1.00

LAMP: 24 WATTS

LUMENS PER LAMP: 1144

WATTS: 26

SPACING CRITERION: $0^\circ = 0.83$ $90^\circ = 0.83$

LUMINOUS OPENING IN FEET

LENGTH: -0.50

WIDTH: -0.50

HEIGHT: 0.00

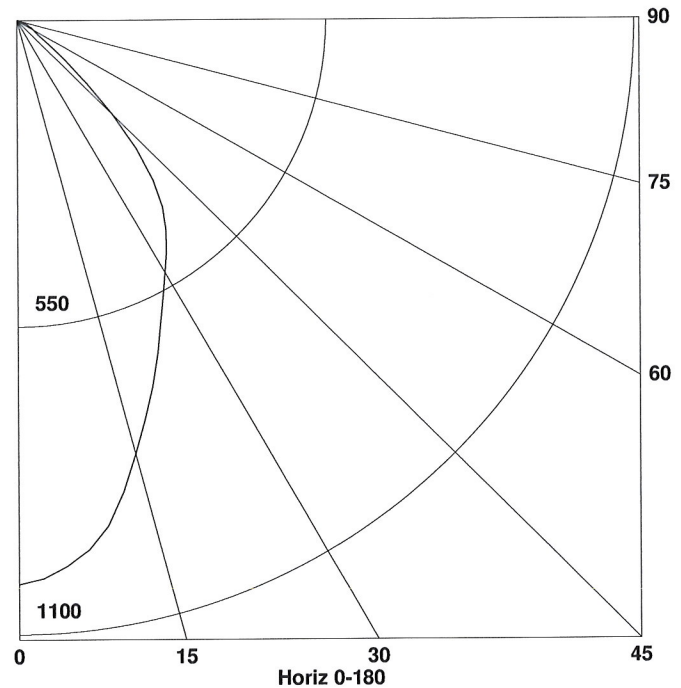
ZONAL LUMENS

ZONE	LUMENS	% LAMP	% FIXTURE
0-30	596	52.1	51.9
0-40	880	76.9	76.7
0-60	1115	97.5	97.2
0-90	1148	100.3	100.0
0-180	1148	100.3	100.0

CANDELA SUMMARY

ANGLE	0.0
0.0	1010
7.5	956
15.0	804
22.5	647
30.0	523
37.5	422
45.0	239
52.5	71
60.0	34
67.5	19
75.0	7
82.5	2
90.0	0

INDOOR CANDELA PLOT



0.0 ———

THIS REPORT IS BASED ON IES TEST DATA FOR A SPECIFIC LAMP/BALLAST COMBINATION. EXTRAPOLATION OF THESE DATA FOR OTHER LAMP/BALLAST COMBINATIONS MAY PRODUCE ERRONEOUS RESULTS. THE BALLAST FACTOR MUST BE APPLIED TO THE LUMEN OUTPUT RATING ASSIGNED TO THE LAMP(S) OR TO THE CANDELA VALUES SHOWN.

Job:
Type:
Notes:

GI



LED BOLLARD

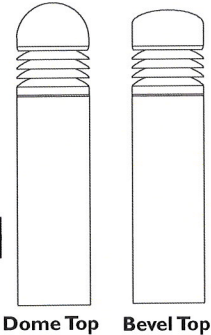
Page 1 of 3

BRM832 / BRM 836 School Bollards Featuring Motion Response

Gardco's BRM832 dome top and BRM836 beveled top louvered LED School Bollards provide uniform illumination and superior spacings. A high-strength galvanized steel tenon throughout the length of the luminaire provides solid vandal resistance. Rugged extruded and cast construction with silicone seals and gasketing assure years of trouble-free service. Gardco's advanced stack-louver LED technology and Motion Response provide maximized light output and maximum energy savings.

PREFIX	HEIGHT	LED CONTROL	LED SELECTION	LIGHTED COVERAGE	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.



PREFIX

BRM832	LED Dome Top School Bollard
BRM836	LED Bevel Top School Bollard

HEIGHT

42"
36"

LED CONTROL

MR	Motion Response LEDs stay on Low Level (8 watts) when no motion is present. LEDs increase to full light output (41 watts) when motion detected.
-----------	--

CWL Constant Wattage Full Light Output
Full light output only (41 watts). No motion sensor included.

(Note: A variation of LED wattage (+/- 8%) may occur due to LED manufacturer's forward volt specification and ambient temperature.)

LED SELECTION

CW	6,500°K, 75CRI
NW	4,300°K, 75CRI
WW	3,000°K, 75CRI

LIGHTED COVERAGE

360	360° lighted louvers
180	180° lighted louvers (Provides reduced backside light.)

VOLTAGE

UNIV	120V through 277V, 50hz to 60hz input.
347¹	347V

Voltage Note:

1. 347V bollards require and include a step-down transformer in bollard.

Solid Colors

LA	Amber
LR	Red
LG	Green
LB	Blue

Consult factory for lead times on LEDs other than CW, NW, and WW.

FINISH

BRP	Bronze Paint	OC	Optional Color Paint Specify RAL designation as ex: OC-RAL7024.
BLP	Black Paint		
WP	White Paint		
NP	Natural Aluminum Paint		
BGP	Beige Paint	SC	Special Color Paint Specify. Must supply color chip.
VP	Verde Green Paint		
LGP	Light Granite Paint		
DGP	Dark Granite Paint		
LSP	Light Sandstone Paint		
DSP	Dark Sandstone Paint		
RBP	Red Brick Paint		

OPTIONS

SPR	Surge Protection for 120V through 277V Input meeting ANSI C62.41.2
SPRH	Surge Protection for 347V through 480V Input meeting ANSI C62.41.2

1611 Clovis Barker Road, San Marcos, TX 78666

(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

© 2012 Koninklijke Philips Electronics N.V. All Rights Reserved.

Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

G200-010/1012

PHILIPS

GARDCO

Photometric Data Summary

LUMINAIRE: BRM830-CW-360-BRP
LED BOLLARD

TEST #BRM830-C

DATE: 1/2/2013

TOTAL LUMINAIRE EFFICIENCY = 100.0

BALLAST:

BALLAST FACTOR: 1.00

LAMP:

LUMENS PER LAMP: 718

WATTS: 41

SPACING CRITERION: 0° = N/A 90° = N/A

LUMINOUS OPENING IN FEET

LENGTH: 0.00

WIDTH: 0.00

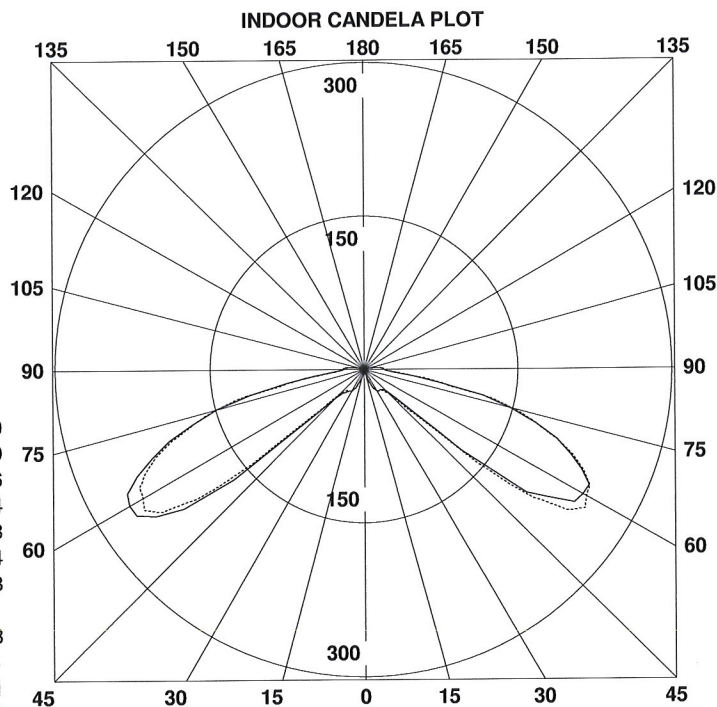
HEIGHT: 0.00

ZONAL LUMENS

ZONE	LUMENS	% LAMP	% FIXTURE
0-30	11	1.5	1.5
0-40	27	3.7	3.7
0-60	269	37.5	37.5
0-90	693	96.5	96.5
90-120	23	3.2	3.2
90-130	24	3.3	3.3
90-150	25	3.4	3.4
90-180	25	3.5	3.5
0-180	718	100.0	100.0

CANDELA SUMMARY

ANGLE	0.0	60.0	77.5	105.0	180.0
0.0	0	0	0	0	0
15.0	4	5	5	5	6
30.0	24	24	24	24	24
45.0	30	35	34	34	38
60.0	245	256	258	249	264
75.0	147	152	148	147	148
90.0	19	20	20	20	21
105.0	4	3	3	4	3
120.0	1	1	1	1	1
135.0	1	1	1	1	1
150.0	0	0	0	0	0
165.0	0	0	0	0	0
180.0	0	0	0	0	0



180.0-0.0 ——— 270.0-90.0 - - - - -

THIS REPORT IS BASED ON IES TEST DATA FOR A SPECIFIC LAMP/BALLAST COMBINATION. EXTRAPOLATION OF THESE DATA FOR OTHER LAMP/BALLAST COMBINATIONS MAY PRODUCE ERRONEOUS RESULTS. THE BALLAST FACTOR MUST BE APPLIED TO THE LUMEN OUTPUT RATING ASSIGNED TO THE LAMP(S) OR TO THE CANDELA VALUES SHOWN.

Job:
Type:
Notes:

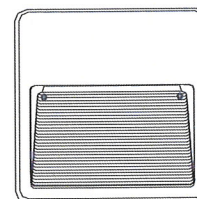
G3

94 Line

Page 1 of 2

946 Recessed Square Aisle Lights

The Philips Gardco 946 high output recessed aisle lights are architecturally styled luminaires precisely constructed of cast aluminum. The 946 is specifically designed to incorporate state of the art high lumen per watt H.I.D. sources to 100W. Precisely positioned microbaffles ensure minimal faceplate brightness. A field convertible junction box further enhances its design flexibility. Self-compensating silicone gasketing completely excludes moisture, insects and contaminants. An optional cast guard provides added vandal protection to the horizontal aperture.



PREFIX	WALL TYPE	LAMP	VOLTAGE	FINISH	OPTIONS
946					

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

946

WALL TYPE

D Drywall
*Not suitable for concrete pour applications.
Also, if insulating material is present, it must
be kept at least 3" away from luminaire. Type
D units are thermally protecte*

C Concrete Pour
*Suitable for concrete pour
applications only.*

*NOTE: Back housings for concrete pour applications
(Types C) are available for pre-shipment. Contact
factory for details.*

LAMP

D Type

35 HPS¹ 26QF^{2,3}
50 HPS 32TRF^{2,3}
50 MH 42TRF^{2,3}

C Type

35 HPS¹ 50 MH
50 HPS 70 MH
70 HPS 100 MH
100 HPS

MH Metal Halide
HPS High Pressure Sodium
QF Quad Tube Fluorescent
TRF Triple Tube Fluorescent

26QF^{2,3}
32TRF^{2,3}
42TRF^{2,3}

1. 120V only
2. Suitable for 0°F starting temperature.
3. 26QF, 32TRF and 42TRF types feature an electronic fluorescent ballast that accepts 120V through 277V, 50hz or 60 hz input. Specify "UNIV" for 120V through 277V.

VOLTAGE

120
277
UNIV⁴

*4. 26QF, 32TRF and 42TRF types feature an
electronic fluorescent ballast that accepts
120V through 277V, 50hz or 60hz input.
Specify "UNIV" for 120V through 277V.*

FINISH

BLP Black Paint
BRP Bronze Paint
WP White Paint
NP Natural Aluminum Paint
OC Optional Color Paint
(Specify RAL designation.
ex: OC-RAL7024)
SC Special Color Paint
(Specify. Must supply color chip)

OPTIONS

F Fusing
CG Cast Guard over Lens

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

© 2011 Koninklijke Philips Electronics N.V. All Rights Reserved.

Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

79115-1111/0411

PHILIPS

GARDCO

Photometric Data Summary

LUMINAIRE: 946-100PSMH-BLP-CG
94 STEPLIGHT

TEST #946-100P

DATE: 1/2/2013

TOTAL LUMINAIRE EFFICIENCY = 15.4%

BALLAST:

BALLAST FACTOR: 1.00

LAMP:

LUMENS PER LAMP: 8100

WATTS: 129

SPACING CRITERION: 0° = N/A 90° = N/A

LUMINOUS OPENING IN FEET

LENGTH: 0.00

WIDTH: 0.70

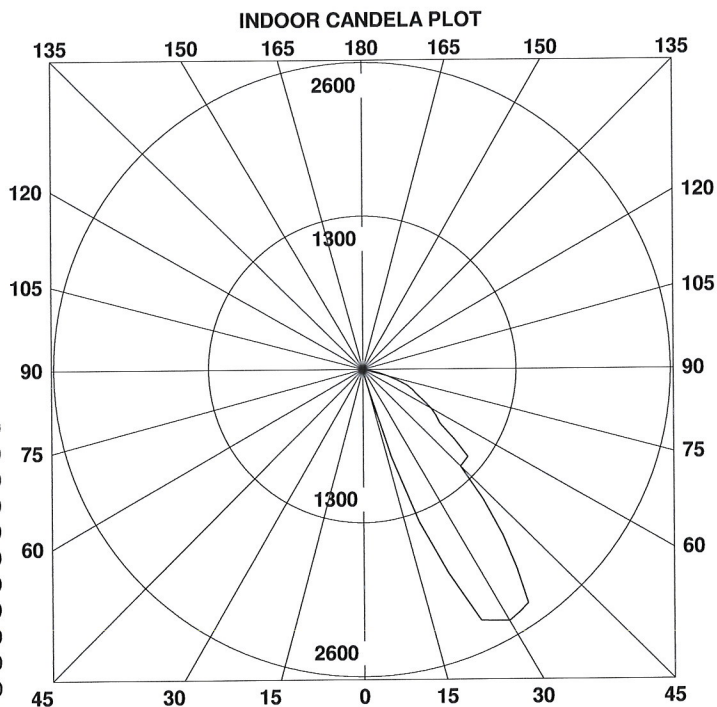
HEIGHT: -0.44

ZONAL LUMENS

ZONE	LUMENS	% LAMP	% FIXTURE
0-30	212	2.6	17.0
0-40	572	7.1	45.8
0-60	1083	13.4	86.7
0-90	1219	15.1	97.6
90-120	10	0.1	0.8
90-130	14	0.2	1.1
90-150	25	0.3	2.0
90-180	30	0.4	2.4
0-180	1250	15.4	100.0

CANDELA SUMMARY

ANGLE	0.0	45.0	90.0	135.0	180.0
0.0	0	0	0	0	0
15.0	154	109	0	0	0
30.0	2459	1255	0	0	0
45.0	1165	1467	0	0	0
60.0	666	128	0	0	0
75.0	218	13	0	0	0
90.0	13	3	0	0	0
105.0	13	3	0	0	0
120.0	13	7	0	0	0
135.0	26	13	0	0	0
150.0	38	13	0	0	0
165.0	13	13	0	0	0
180.0	0	0	0	0	0



180.0-0.0 ——— 270.0-90.0 - - - - -

THIS REPORT IS BASED ON IES TEST DATA FOR A SPECIFIC LAMP/BALLAST COMBINATION. EXTRAPOLATION OF THESE DATA FOR OTHER LAMP/BALLAST COMBINATIONS MAY PRODUCE ERRONEOUS RESULTS. THE BALLAST FACTOR MUST BE APPLIED TO THE LUMEN OUTPUT RATING ASSIGNED TO THE LAMP(S) OR TO THE CANDELA VALUES SHOWN.

Job:
Type:
Notes:

G5

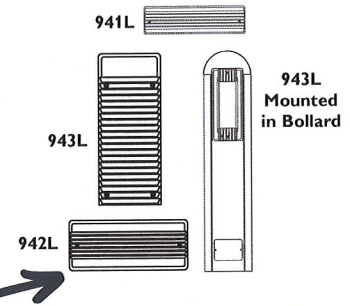


94 Line LED

Page 1 of 3

941L, 942L and 943L Step and Aisle Lights

The Philips Gardco 941L, 942L and 943L recessed aisle lights are architecturally styled luminaires precisely constructed of die cast aluminum, providing light with high performance, long life LED systems. Retrofit kits are also available, making it possible to update installations of classic 941, 942 and 943 Philips Gardco fluorescent and HID step lights to LED without the need to replace the back housing. A field adjustable junction box enhances design flexibility. Self-compensating silicone gasketing completely excludes moisture, insects and contaminants. A choice of three (3) architecturally designed faceplates allows for a variety of applications. The ribbed guard faceplate offers vandal protection for glass lenses.



PREFIX	WALL TYPE	FACEPLATE	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS
942L							

Enter the order code into the appropriate box above. Omit WALL TYPE for 943L-B25 and 943L-B40. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

Complete Luminaires	
941L ¹	Horizontal
942L	Horizontal
943L	Vertical
943L-B25	943L Mounted in 25" Bollard
943L-B40	943L Mounted in 40" Bollard
Retrofit Kits ¹	
RK-941L ^{1,2}	Horizontal
RK-942L ²	Horizontal
RK-943L ²	Vertical

WALL TYPE

D Drywall
Not suitable for concrete pour applications. Also, if insulating material is present, it must be kept at least 3" away from luminaire. Type D units are thermally protected. Non-IC luminaire.

C Concrete Pour
Suitable for concrete pour applications only.

NOTE: WALLTYPE does not apply to 943L-B25 and 943L-B40. Omit WALLTYPE for 943L-B25 and 943L-B40.

FACEPLATES

LV	Louver
DG	Diffuse Glass
RGD¹	Ribbed Guard with Diffuse Glass

1. 941L and RK-941L are not available with the RGD faceplate.
2. Retrofit kits are available in Wall Type "C" only (Concrete Pour). Retrofit kits are not available for existing Wall Type "D" (Drywall) luminaires. The step light portion of existing 943BL25 and 943BL40 units may be replaced utilizing RK-943L retrofit kits.

Back housings for concrete pour applications (Type C) are available for pre-shipment. Contact factory for details.

LED WATTAGE with LUMEN DATA

Order Code	Description	LED Current (mA)	Average System Watts ³	LED Selection	Absolute Initial Luminaire Lumens ⁴								
					941			942			943		
					Faceplate			Faceplate			Faceplate		
					LV	DG		LV	DG		LV	DG	
20LA	20 watt, LED integral lens array.	350	20	CW	64 (s)	564 (s)		124 (s)	652 (s)		123 (s)	596 (s)	
				NW	60	538		118	621		117	568 (s)	
31LA	31 watt, LED integral lens array.	530	31	CW	90 (s)	749 (s)		167 (s)	838 (s)		169 (s)	808 (s)	
				NW	85	713		159	798		161	770 (s)	
40LA ⁵	40 watt, LED integral lens array.	700	40	CW	See Note 5	See Note 5		221	1132		207 (s)	1010 (s)	
				NW	See Note 5	See Note 5		191	1063		197	962	

3. System input wattage may vary based on input voltage, by up to +/- 10%, and based on manufacturer forward voltage, by up to +/- 8%.

4. Lumen values based on photometric tests performed in compliance with IESNA LM-79. Values are for luminaires with a white faceplate. Values will vary based on faceplate color chosen.

Contact Gardco.Applications@philips.com for values not shown above.

5. 941L is not available in 40LA (700mA) LED wattage. Lumen values shown are based on Bronze painted faceplates. Values will vary based on the faceplate color.

(s) indicates values are scaled value based on tests of similar, but not identical, luminaire configurations.

1611 Clovis Barker Road, San Marcos, TX 78666

(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

© 2012 Koninklijke Philips Electronics N.V. All Rights Reserved.

Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

G200-040/1212

PHILIPS

GARDCO

Photometric Data Summary

LUMINAIRE: 941L-LV-20LA-NW-BRP
94 LED STEPLIGHT

TEST #941L-LV-

DATE: 1/2/2013

TOTAL LUMINAIRE EFFICIENCY = 100.0

BALLAST:

BALLAST FACTOR: 1.00

LAMP:

LUMENS PER LAMP: 54

WATTS: 20

SPACING CRITERION: 0° = N/A 90° = N/A

LUMINOUS OPENING IN FEET

LENGTH: 0.00

WIDTH: -0.75

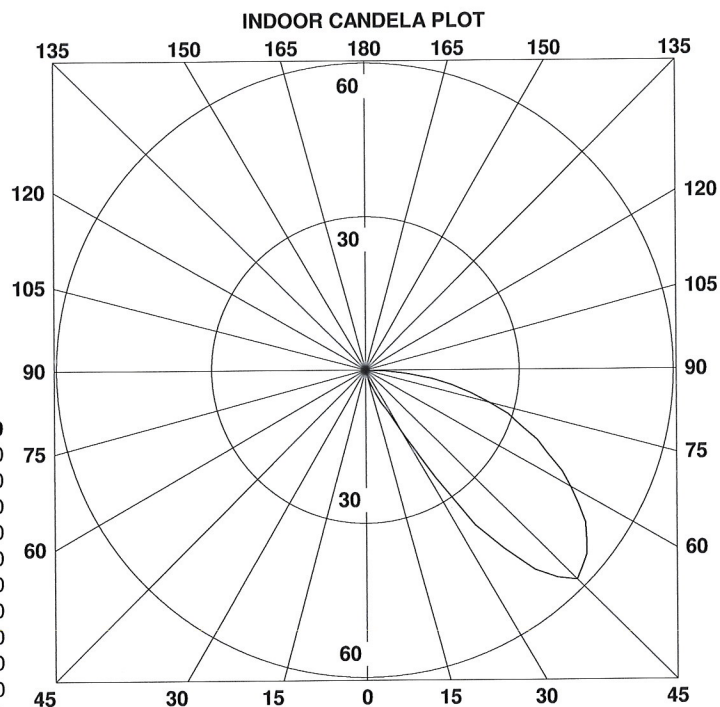
HEIGHT: 0.00

ZONAL LUMENS

ZONE	LUMENS	% LAMP	% FIXTURE
0-30	1	1.1	1.1
0-40	4	7.3	7.3
0-60	25	45.4	45.4
0-90	54	99.9	99.9
90-120	0	0.1	0.1
90-130	0	0.1	0.1
90-150	0	0.1	0.1
90-180	0	0.1	0.1
0-180	54	100.0	100.0

CANDELA SUMMARY

ANGLE	0.0	60.0	77.5	105.0	180.0
0.0	0	0	0	0	0
15.0	1	0	0	0	0
30.0	14	1	0	0	0
45.0	58	8	0	0	0
60.0	46	34	3	0	0
75.0	25	22	13	0	0
90.0	0	1	0	0	0
105.0	0	0	0	0	0
120.0	0	0	0	0	0
135.0	0	0	0	0	0
150.0	0	0	0	0	0
165.0	0	0	0	0	0
180.0	0	0	0	0	0



180.0-0.0 ——— 270.0-90.0 - - - - -

THIS REPORT IS BASED ON IES TEST DATA FOR A SPECIFIC LAMP/BALLAST COMBINATION. EXTRAPOLATION OF THESE DATA FOR OTHER LAMP/BALLAST COMBINATIONS MAY PRODUCE ERRONEOUS RESULTS. THE BALLAST FACTOR MUST BE APPLIED TO THE LUMEN OUTPUT RATING ASSIGNED TO THE LAMP(S) OR TO THE CANDELA VALUES SHOWN.