

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

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**  
**Legistar # \_\_\_\_\_**

DATE SUBMITTED: 10-16-13

**Action Requested**  
 Informational Presentation  
 Initial Approval and/or Recommendation  
 Final Approval and/or Recommendation

UDC MEETING DATE: 10-23-13

**PLEASE PRINT!**

**PLEASE PRINT!**

PROJECT ADDRESS: 7401 Mineral Point Road, Madison, WI 53719

ALDERMANIC DISTRICT: District 9

OWNER/DEVELOPER (Partners and/or Principals)  
CBL & Associates Properties, Inc.

ARCHITECT/DESIGNER/OR AGENT:  
JSD Professional Services, Inc.

2030 Hamilton Place Boulevard, Suite 500

161 Horizon Drive Suite 101

Chattanooga, TN 37421

Verona, WI 53593

CONTACT PERSON: Trey Conway

Address: 2030 Hamilton Place Boulevard, Suite 500  
Chattanooga, TN 37421

Phone: 423.553.8730

Fax: 423.90.8602

E-mail address: trey\_conway@cblproperties.com

Justin Frahm

JSD Professional Services, Inc.

Verona, WI 53593

608.848.5060 ext. 226

608.848.2255

justin.frahm@jdsdinc.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 \_\_\_\_\_

\*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.

10/16/2013

**LETTER OF INTENT**

To: City of Madison Urban Design Commission/Plan Commission  
Re: West Towne Shopko Development  
Developer: CBL & Associates Properties, Inc.

Dear Commission Members:

Included in this submittal is information pertaining to a new development project by CBL & Associates within the West Towne Mall development, generally located at the corner of the Shopko property, the mall ring road and Mineral Point Road. The project replaces one vacant out-parcel, with new restaurant construction which will add both temporary construction and full-time restaurant service employment opportunities to the local job market. One existing parcels is currently being combined into three separate parcels through the City's subdivision process.

***Existing Conditions***

The current site contains a 77,666 SF vacant asphalt paved parking lot containing 241 parking spaces and associated infrastructure. A perimeter 5' wide concrete sidewalks extends around the site adjacent to the mall ring road. There is one existing curb cut to the Steinhafel's Mattress paved area.

***Project Details***

The development project includes the following:

- Demolition of existing selective paving, and infrastructure (excluding underground public utilities and easements).
- New construction of 11,710 SF of two single-story restaurant buildings with maximum height of 25' above finished grade elevation.
- 168 new automobile parking stalls and 7 accessible spaces for a total of 175 parking stalls; facilities for parking of 16 bicycles distributed in 2 separate locations within site.
- Vehicular access will be provided at 4 locations: southeast property corner from ring road (no change/existing); northern property (existing location/internal modification); and two on the western property (new location/ single curb cut versus two existing curb cuts)
- Pedestrian features to include expanded perimeter sidewalks at 7'-0" wide; new sidewalk/crosswalk connection from north side of new building to Mineral Point Road; offsite sidewalk/crosswalk connection from existing sidewalk from the mall ring road to development's building sidewalk; and sidewalk passage/node between new buildings.
- Landscaping per attached Landscape Plans
- Site Lighting to include relamping/reuse of existing area light poles; building mounted sconce lighting and ornamental light poles for building sidewalk lighting; and a combination of ornamental light poles between new buildings.
- Signage: A signage package will be submitted as tenants are secured and proposed signage will be consistent with Chapter 31 and other City Ordinances.

- Two outdoor seating areas containing 44 seats and 64 seats respectively in locations shown on plans. \*Use and hours of operation to be determined.
  - Zoning: CC – Commercial Center District
  - Hours of Operation: Retail operation - 10:00am to 10:00pm Monday through Sunday
  - Construction Schedule (\*):
    - Demolition of existing structure            February-March, 2014
    - Site Preparation                                    March- June, 2014
    - Building Construction                         June- October, 2014
    - Tenant Fixturing                                 October- November, 2014
    - Grand Opening                                    November-December, 2014
- (\*) Pending Construction Contract with General Contractor

**Parties Involved**

Developer	CBL & Associates Properties, Inc. Contact:        Trey Conway 423.553.8730 Trey_Conway@cblproperties.com
Property Owner	Spirit SPE Portfolio 2006-1, LLC Contact:        Jennifer McGinnity 920.429.4780 Jennifer.McGinnity@shopko.com
Civil Engineer:	JSD Professional Services, Inc. Contact:        Justin Frahm 608.848.5060 Justin.Frahm@jsdinc.com
Landscape Architect:	JSD Professional Services, Inc. Contact:        Justin Frahm 608.848.5060 Justin.Frahm@jsdinc.com
Surveyor:	JSD Professional Services, Inc. Contact:        Justin Frahm 608.848.5060 Justin.Frahm@jsdinc.com
General Contractor:	To Be Determined

**Summary**

The development of this site will accomplish the removal of existing vacant and deteriorating properties within West Towne Mall and the creation of a vibrant and distinctive restaurant center that enhances pedestrian movement and reconnects the existing site with the remainder of the mall. We look forward to working with the City to make the West Towne development project a successful addition to the City of Madison's retail experiences.

Respectfully submitted by,

Trey Conway  
CBL & Associates Properties, Inc.



# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 7401 Mineral Point Road, Madison, WI 53717  
Project Title (if any): \_\_\_\_\_

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

### 3. Applicant, Agent & Property Owner Information:

Applicant Name: Trey Conway Company: CBL & Associates Properties, Inc.  
 Street Address: 2030 Hamilton Place Blvd., Su. 500 City/State: Chattanooga, TN Zip: 37421  
 Telephone: (423) 553-8730 Fax: (423) 490-8802 Email: trey\_conway@cblproperties.com

Project Contact Person: Justin Frahm Company: JSD Professional Services, Inc.  
 Street Address: 161 Horizon Drive Suite 101 City/State: Verona, WI Zip: 53593  
 Telephone: (608) 848-5000 Fax: (608) 848-2255 Email: justin.frahm@jsdinc.com

Property Owner (if not applicant): Spirit SPE Portfolio 2006-1, LLC  
 Street Address: 7401 Mineral Point Road City/State: Madison, WI Zip: 53717

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Two (2) proposed free standing restaurant buildings

Development Schedule: Commencement 02/01/14 Completion 11/01/14



## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans Including:\***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alderman Paul Skidmore, District 9, 9/16/13


→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

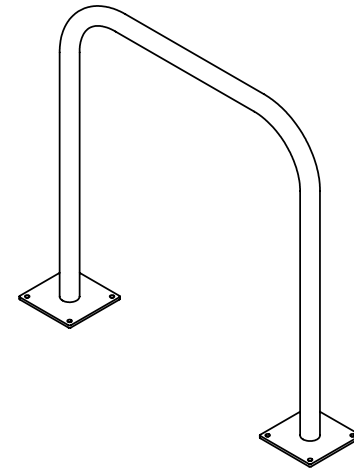
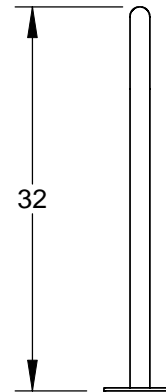
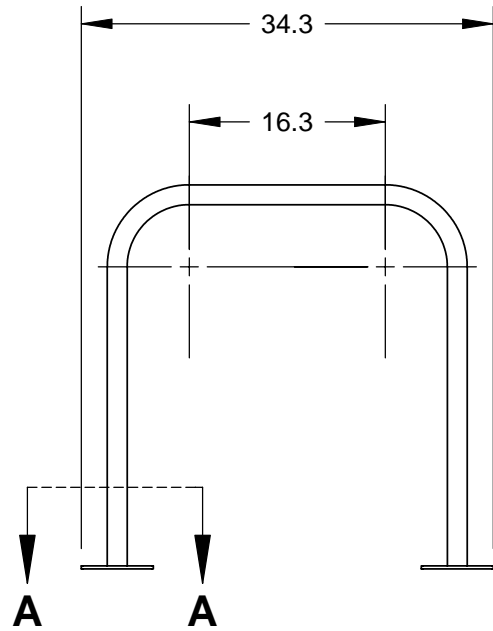
Planning Staff: DAT meeting Date: 9/19/13 Zoning Staff: DAT meeting Date: 9/19/13

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Trey Conway Relationship to Property: Developer

Authorizing Signature of Property Owner  Date 10/15/13

Mark Weinheimer  
Senior Vice President



2X 6" X 6" X .25" SQUARE  
FLANGE MOUNTING PLATE  
WITH 4  $\phi$ 5/8" MOUNTING HOLES

NOTE:

1. DO NOT SCALE DRAWING.
2. INTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



WE BRING CYCLING TO LIFE

**SARIS CYCLING GROUP**

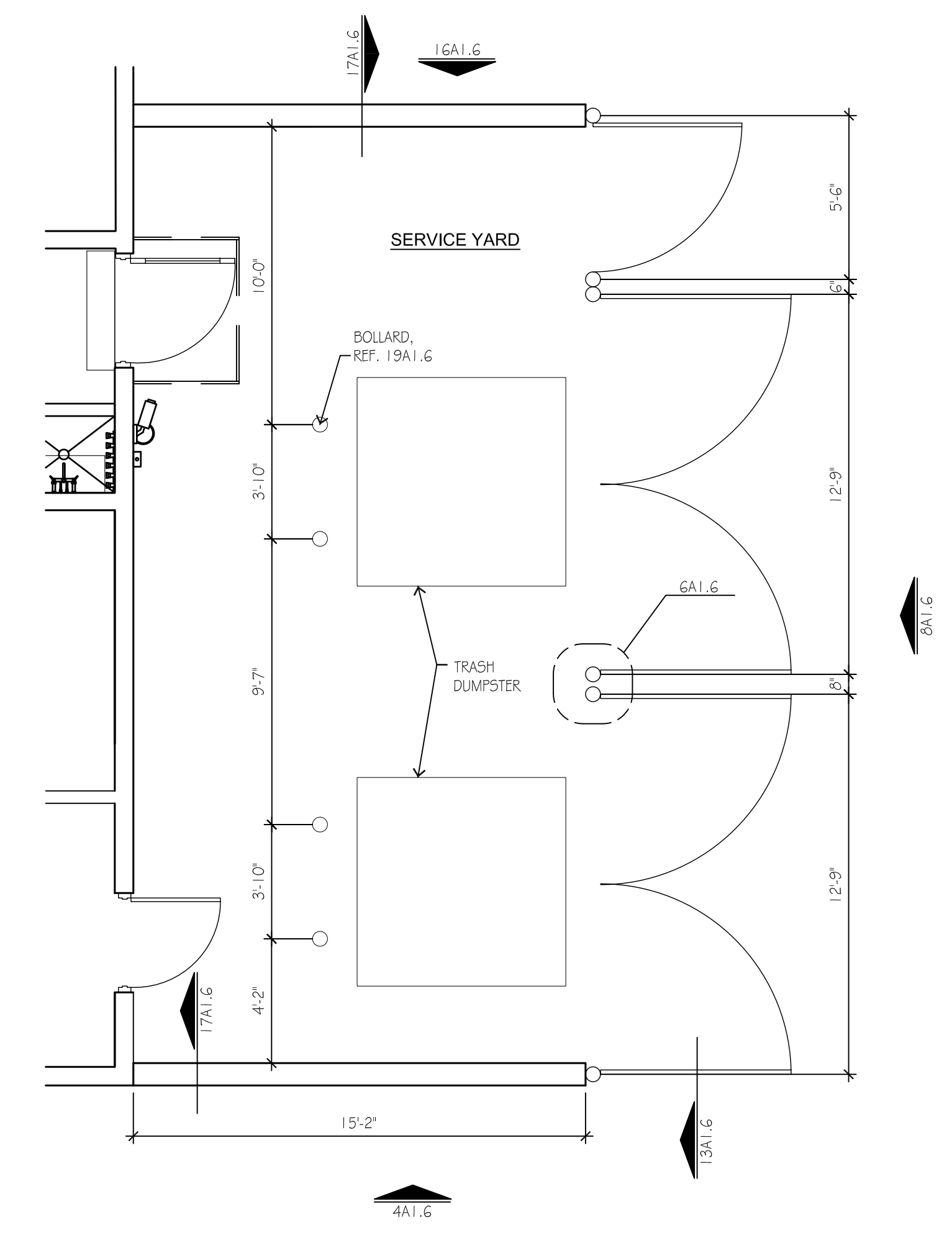
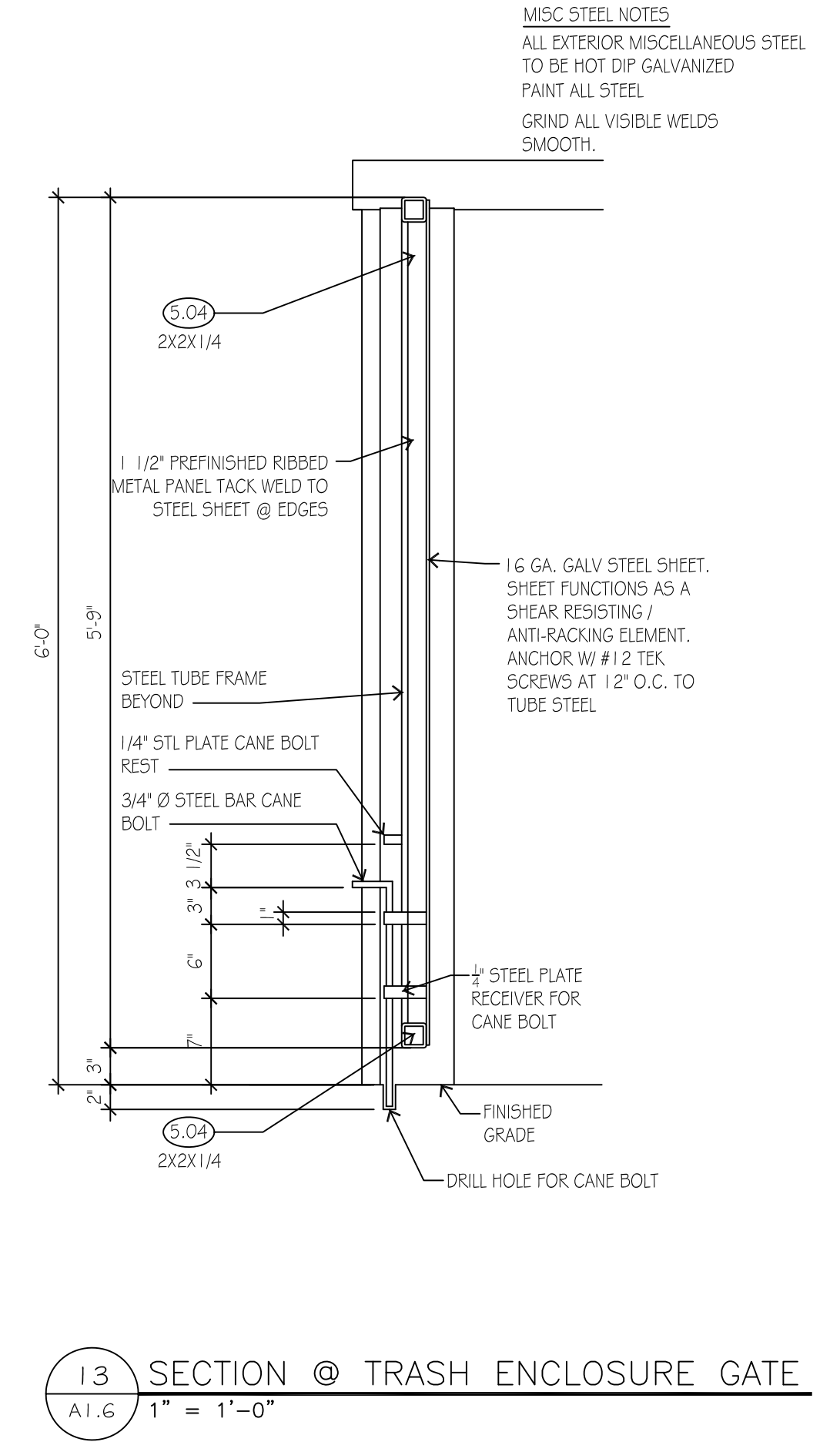
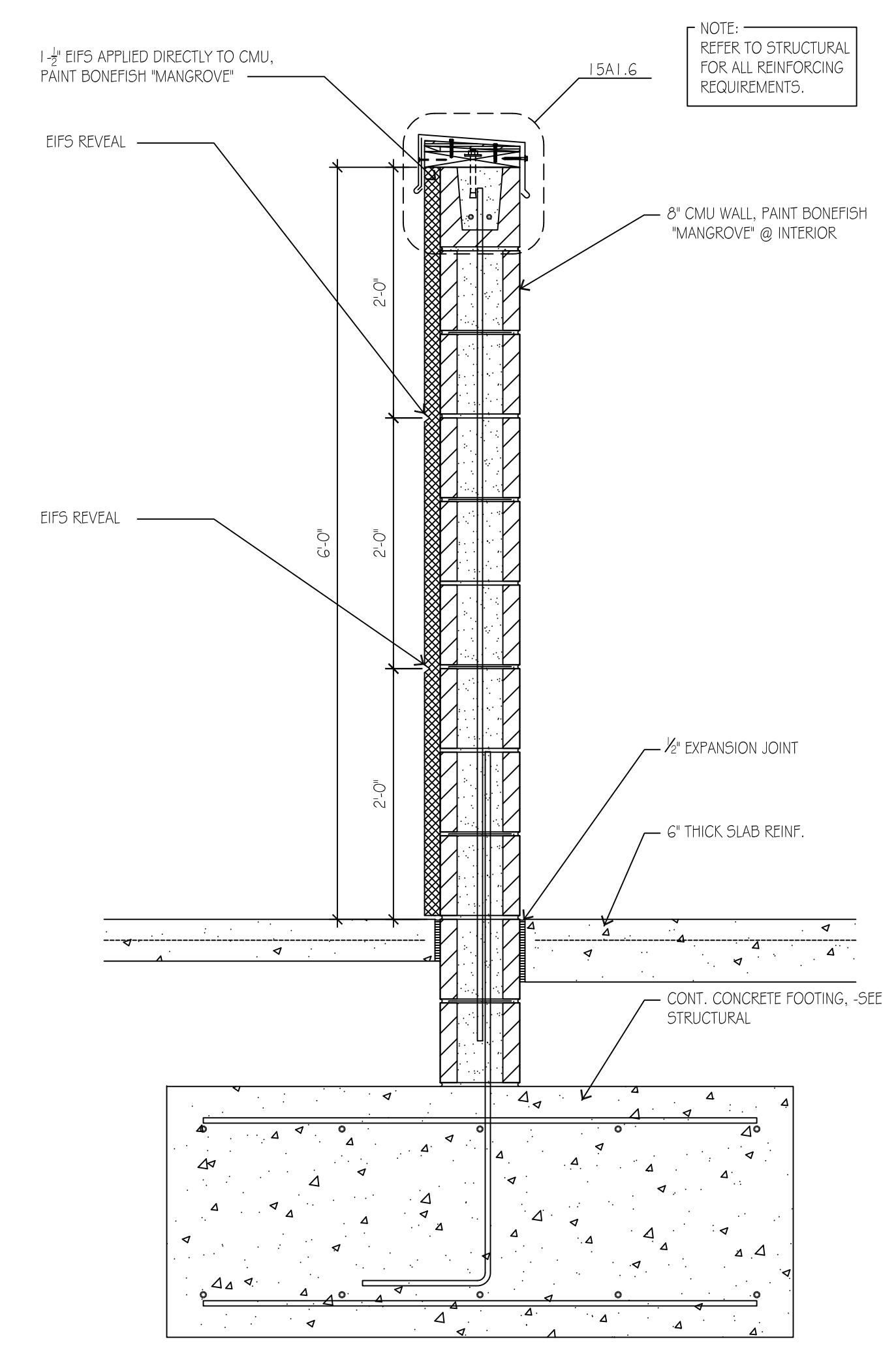
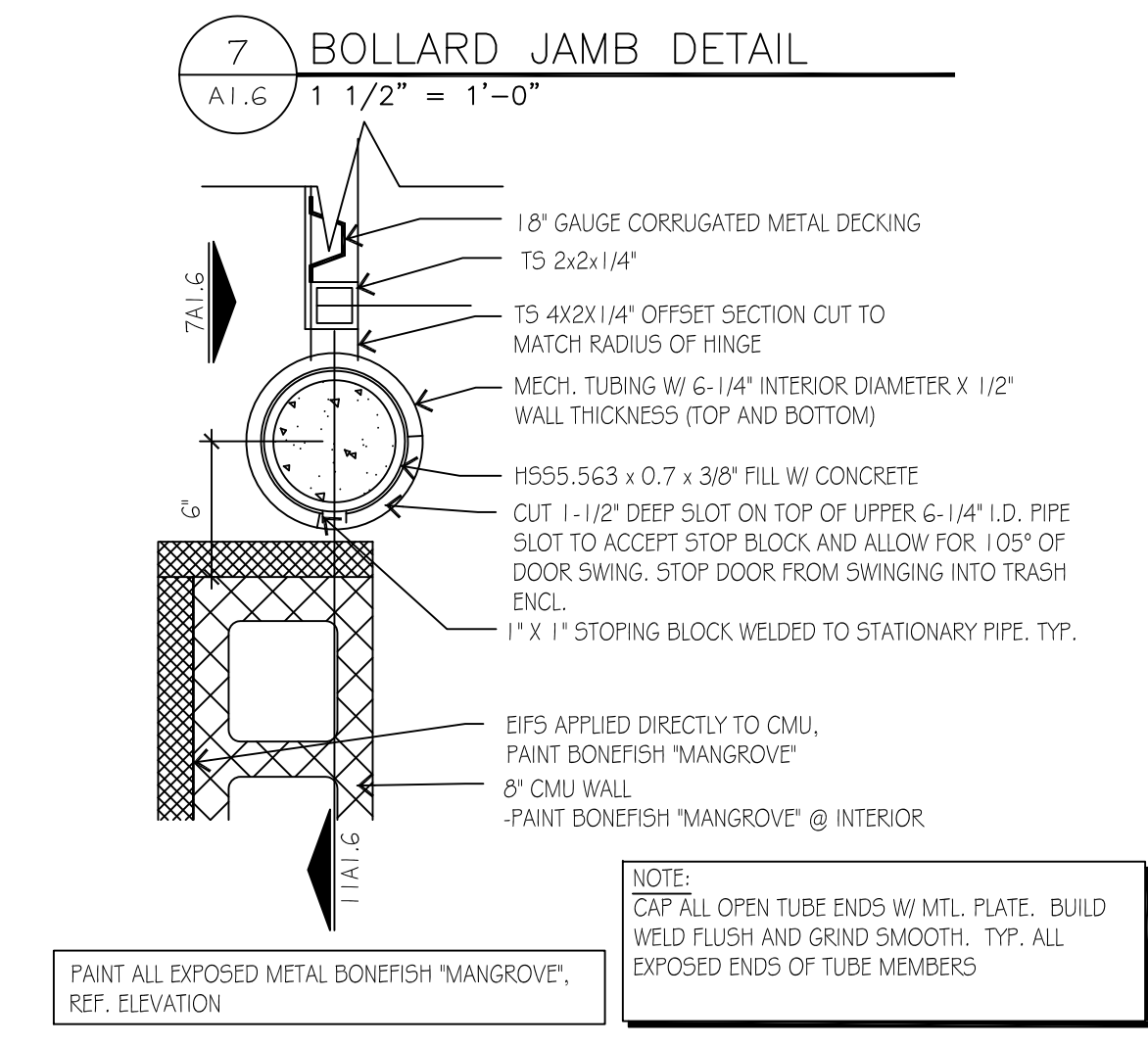
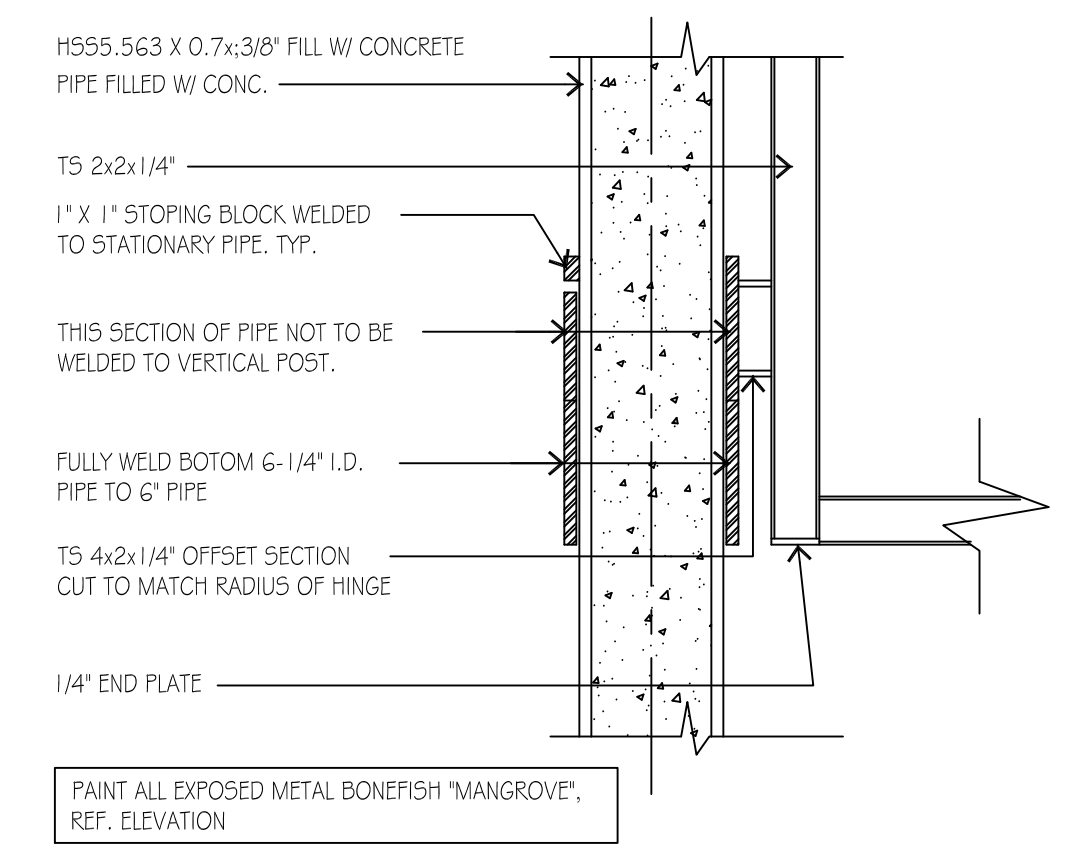
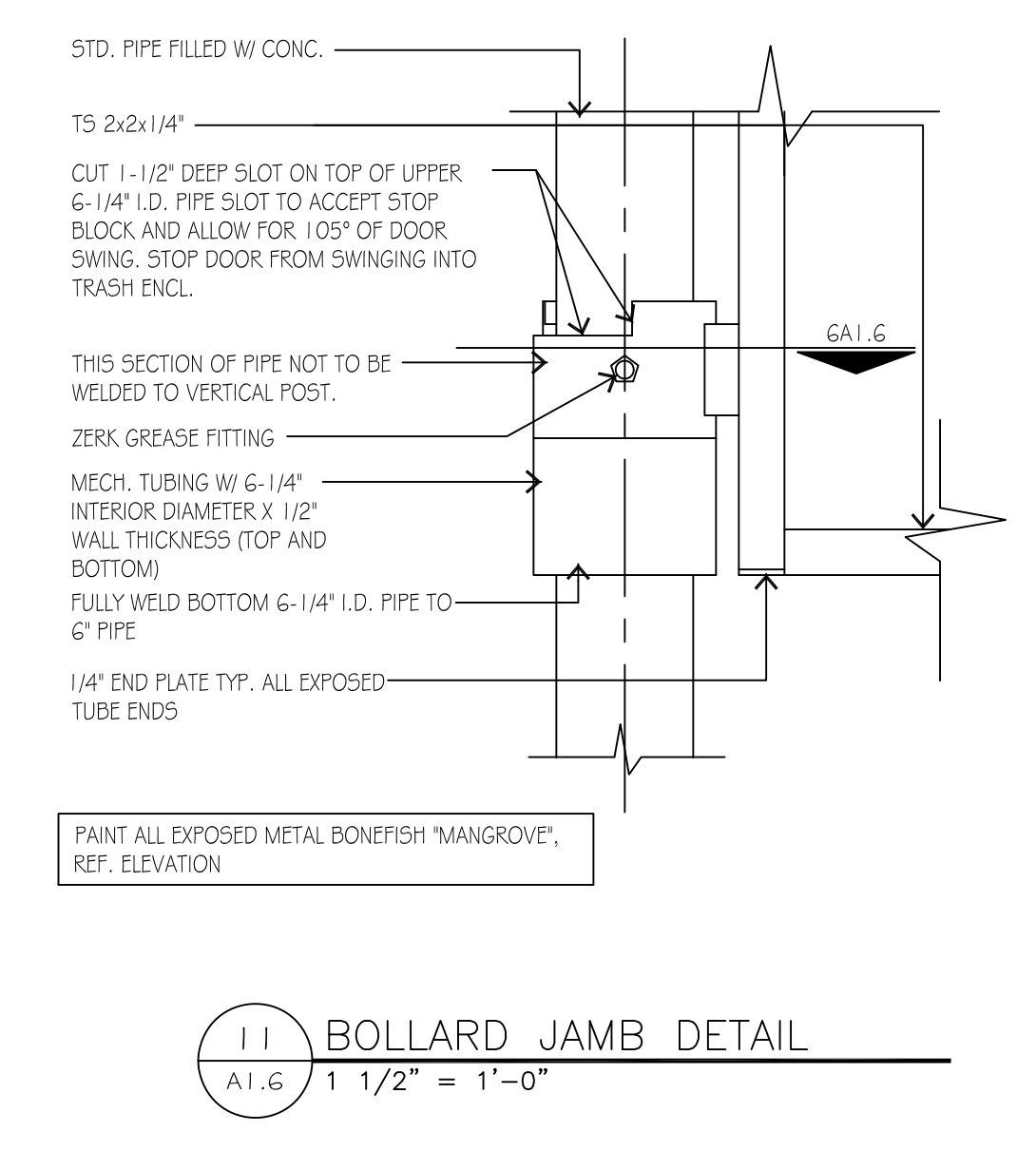
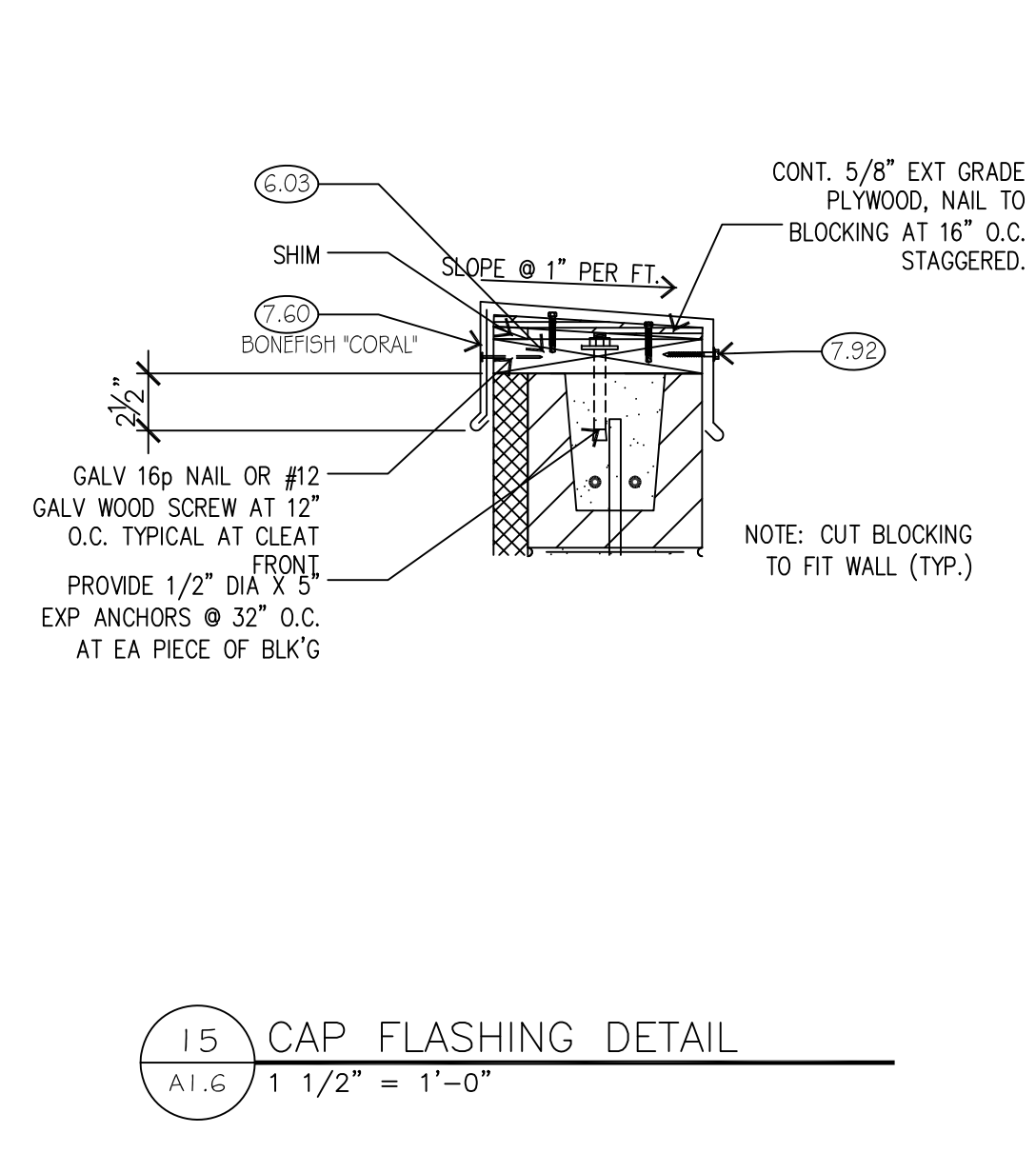
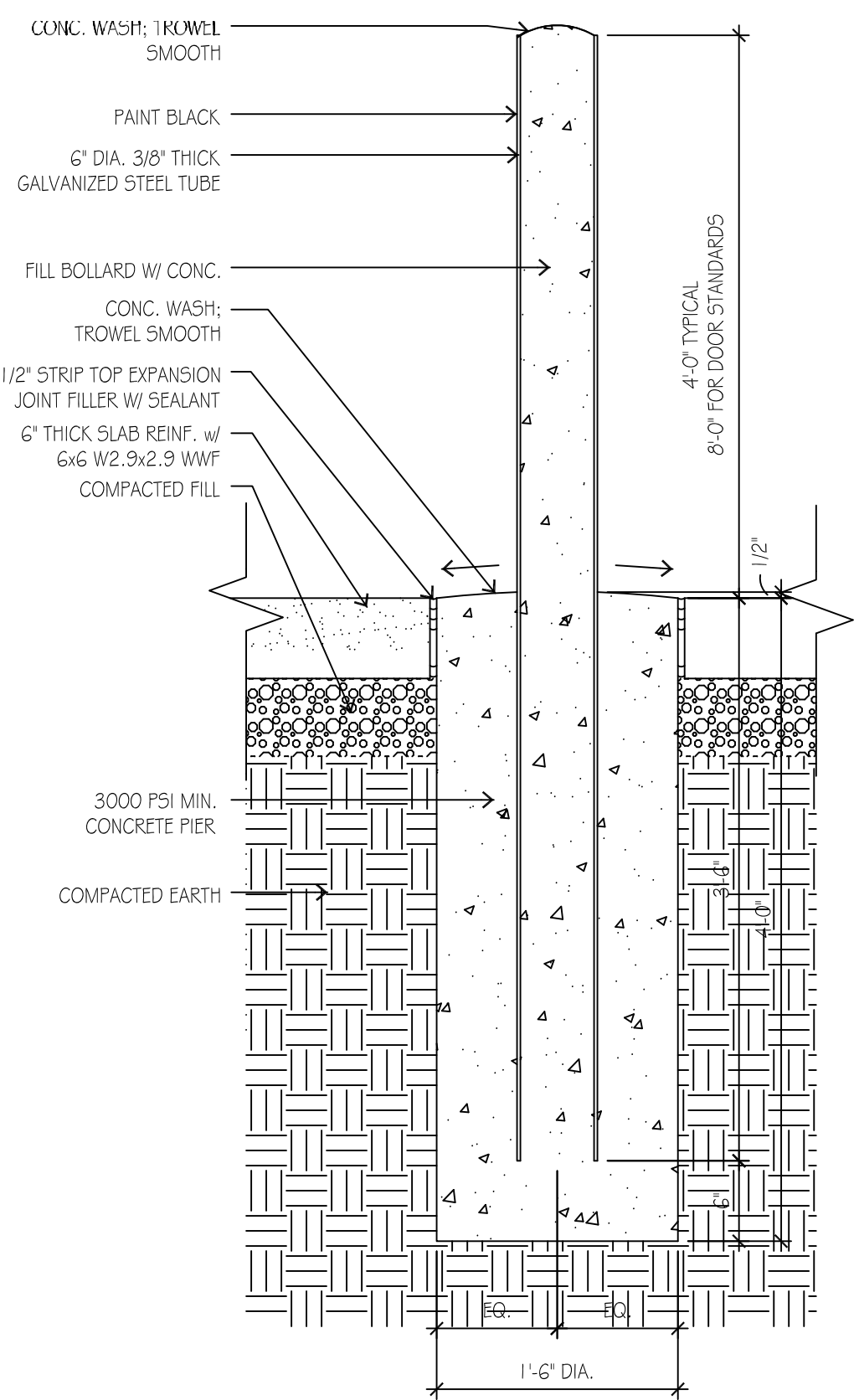
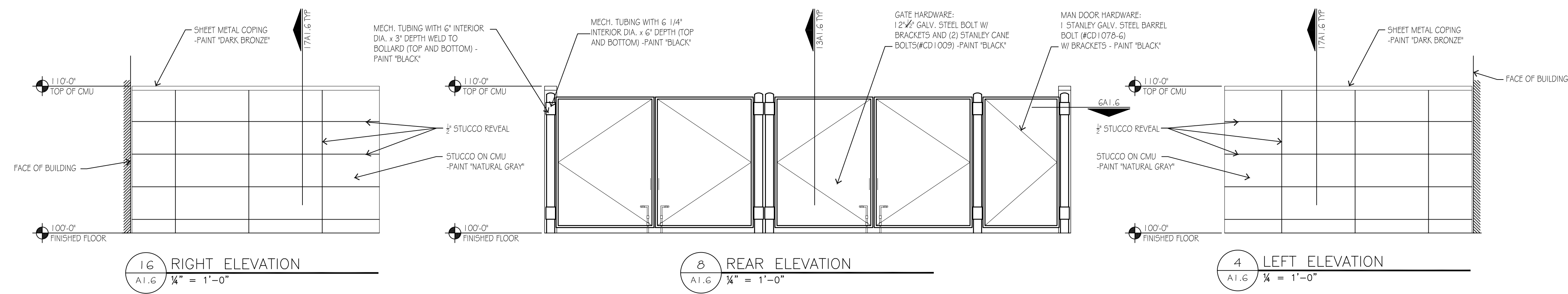
5253 VERONA RD., MADISON WI. 53711  
1-800-783-7257 / 1-608-274-1702  
WWW.SARISPARKING.COM

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TITLE:

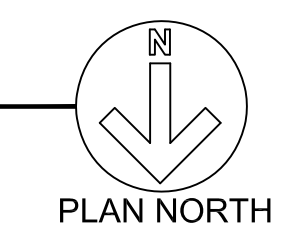
**6903 - 2 BIKE FM BIKE DOCK**



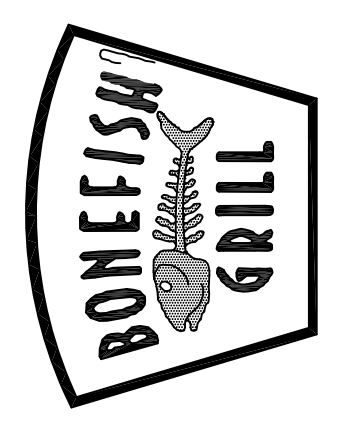


MISC STEEL NOTES  
ALL EXTERIOR MISCELLANEOUS STEEL TO BE HOT DIP GALVANIZED  
PAINT ALL STEEL  
GRIND ALL VISIBLE WELDS SMOOTH.

NOTE: DIMENSIONS ARE TO FACE OF STUD OR CMU



BONEFISH GRILL  
MADISON, WI



project number  
12020.002  
drawing issuance  
PERMIT 05.14.12  
drawing revisions  
No. Description Date

professional seal

drawing title  
DUMPSTER ENCLOSURE PLAN, ELEVATIONS,  
SECTIONS, & DETAILS  
drawing number  
**A1.6**



# Jason's deli®

## Sign A

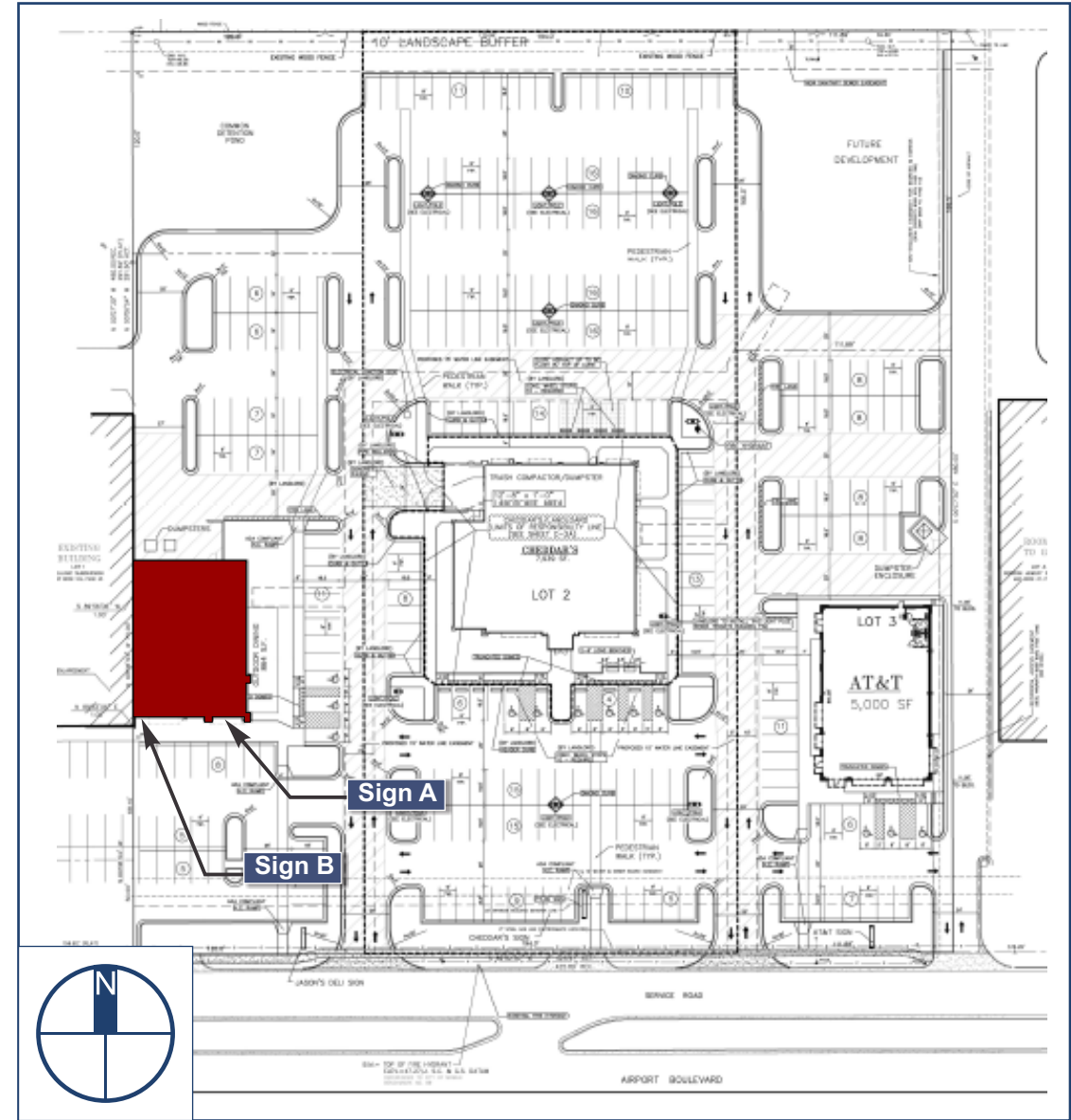
Sign:	12" Jason's Deli w/ 11" ToGo letters
Sign Type:	Channel Letters on a shoebox pan/ Aluminum Frame and Reverse Lit Letters
Illumination:	Internally Illuminated LED
Square Footage:	21.29
To Grade:	Top of sign to grade = 13'-3" Bottom of sign to grade = 10'-2 1/2"

## Sign B

Sign:	16" Jason's Deli
Sign Type:	Channel Letters on a shoebox pan/ Aluminum Frame
Illumination:	Internally Illuminated LED
Square Footage:	25.08
To Grade:	Top of sign to grade = 16'-9 1/2" Bottom of sign to grade = 14'-1 1/4"

## Sign C

Sign:	Jason's Deli
Sign Type:	New Pole Sign
Illumination:	Internally Illuminated Fluorescent lamps
Square Footage:	192.66



Client: Jasons Deli  
 Site #: JD-A16234  
 Address: 3756 Airport Road  
 Mobile AL 36608  
 Mobile

REVISION INFO	05/03/2012	Original Rendering	BC

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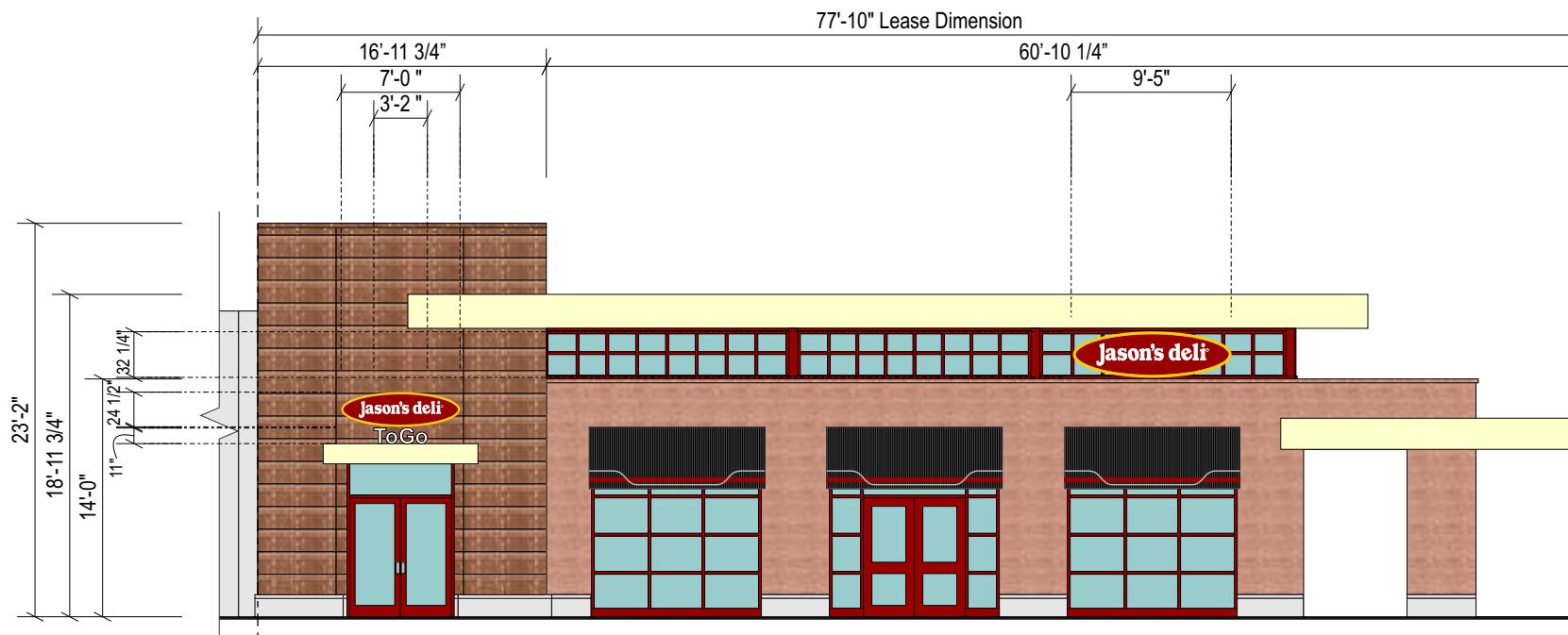


**Sign A**

Sign:	12" Jason's Deli w/ 11" ToGo letters
Sign Type:	Channel Letters on a shoebox pan/ Aluminum Frame and Reverse Lit Letters
Illumination:	Internally Illuminated LED
Square Footage:	21.29
To Grade:	Top of sign to grade = 13'-3" Bottom of sign to grade = 10'-2 1/2"

**Sign B**

Sign:	16" Jason's Deli
Sign Type:	Channel Letters on a shoebox pan/ Aluminum Frame
Illumination:	Internally Illuminated LED
Square Footage:	25.08
To Grade:	Top of sign to grade = 16'-9 1/2" Bottom of sign to grade = 14'-1 1/4"



**Front Elevation (South)**

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

Allowable Square Footage this Elevation: 350

Actual Square Footage this Elevation: 46.73

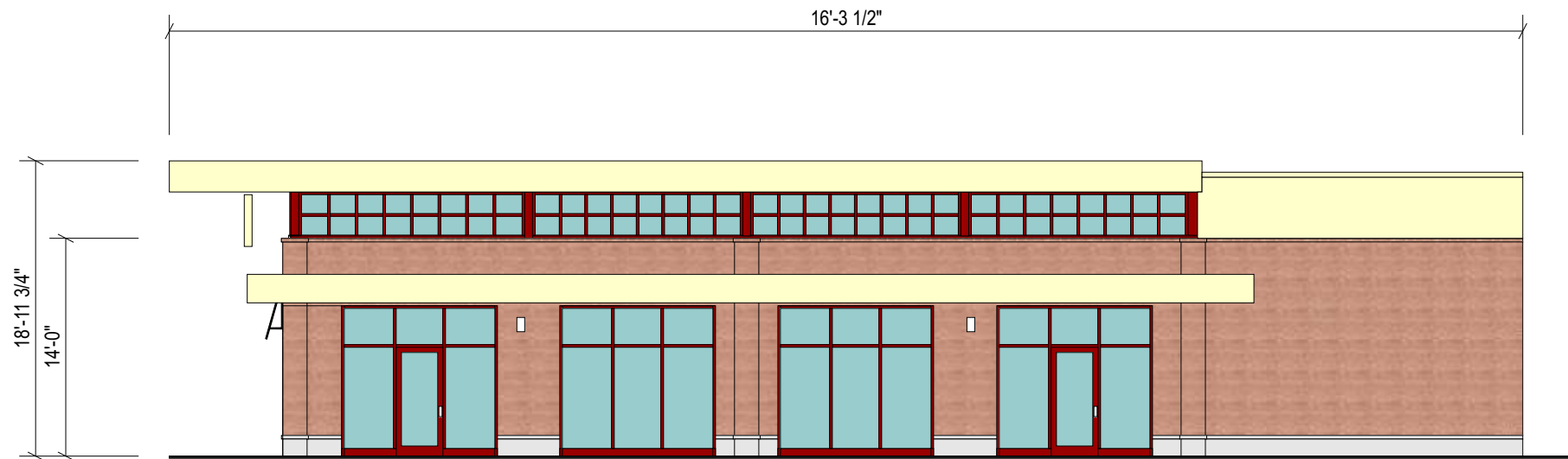


Client: Jasons Deli  
 Site #: JD-A16234  
 Address: 3756 Airport Road  
 Mobile AL 36608  
 Mobile

REVISION INFO	05/03/2012	Original Rendering	BC

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**Side Elevation (East)**

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

Allowable Square Footage this Elevation: **350**

Actual Square Footage this Elevation: **0.00**



Client: Jasons Deli  
 Site #: JD-A16234  
 Address: 3756 Airport Road  
 Mobile AL 36608  
 Mobile

REVISION INFO	DATE	DESCRIPTION	BY
	05/03/2012	Original Rendering	BC

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## Sign A

Sign:	12" Jason's Deli w/ 11" ToGo letters
Sign Type:	Channel Letters on a shoebox pan/ Aluminum Frame and Reverse Lit Letters
Illumination:	Internally Illuminated LED
Square Footage:	21.29
To Grade:	Top of sign to grade = 13'-3" Bottom of sign to grade = 10'-2 1/2"

## Electrical Detail:

White LEDs (GE MiniMax)  
 (X) 60w Transformer @ 0.85 Amps Each  
 Total Amps: X.XX  
 (1) 20 amp 120V Circuit Req.

## General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

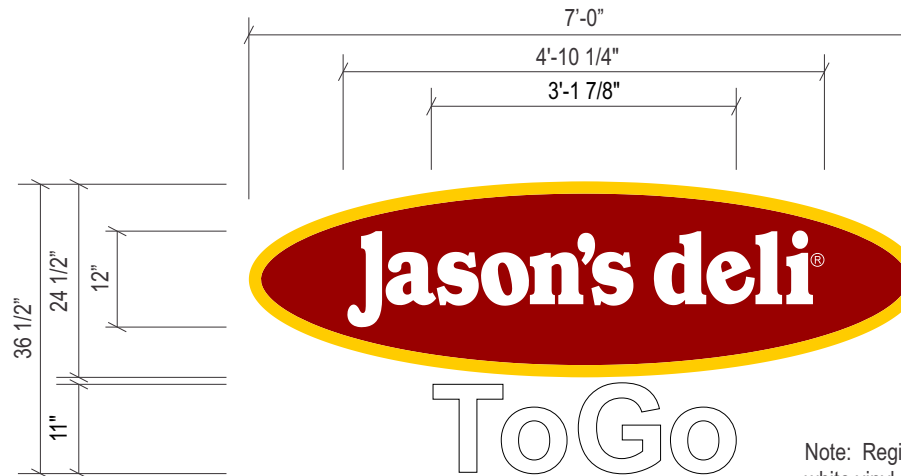
- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*  
 \*For multiple signs, a disconnect is permitted but not required for each section

## Specifications: ToGo

1. Existing Facade: Brick
2. 0.065" Aluminum letter returns painted to match black
3. 0.125" x 1" Trim cap to match black
4. 3/16" Clear lexan backs  
(interior of sign can painted ultra white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic
7. Waterproof disconnect switch per NEC 600-6
8. Primary electrical feed
9. Transformers
10. 2" Sleeve spacers w/ mounting hardware to suit
11. 0.75" x 0.0625" Aluminum angle pop-riveted to backs attached to returns via #8 Pan-head screws

## Specifications: Jason's deli

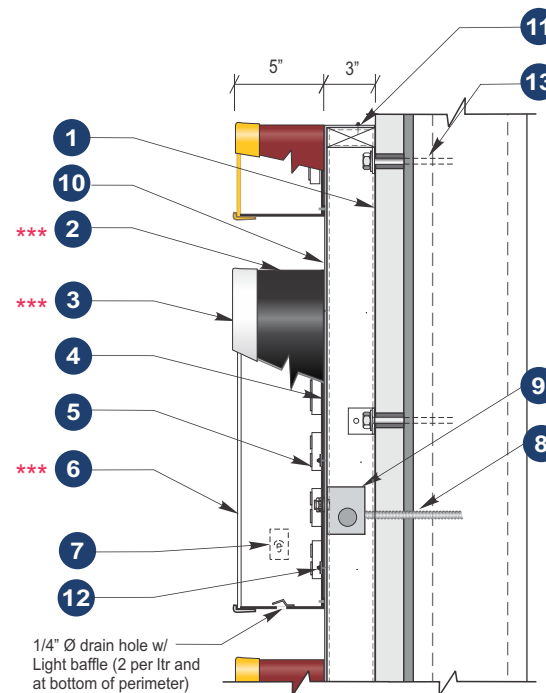
1. Existing Facade: TBD
2. 0.040" Aluminum letter returns painted to match black (channel letters) and ptm PMS#1805 red (Perimeter Channel Trim)
3. 0.125" x 1" trim cap to match white (channel letters) and yellow (Perimeter Channel Trim)
4. 3mm Signabond Lite composite backs  
(interior of sign can painted ultra white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic (Channel Letters) and 3/16" #2037 Yellow acrylic for the Perimeter Channel Trim
7. Waterproof disconnect switch per NEC 600-6
8. Primary electrical feed
9. Transformers
10. 0.080" Aluminum shoe-box ptm PMS# 1805 Red  
(all jumps contained within shoe-box)
11. #12 TEC screws fastening shoe-box to 3" x 1" Aluminum Square Tube Mounting Frame. (2" x 2" x 1/4" Aluminum mount tabs welded to frame)
12. #12 x 1" TEC screws with 1/4" fender washers
13. Mounting hardware to suit



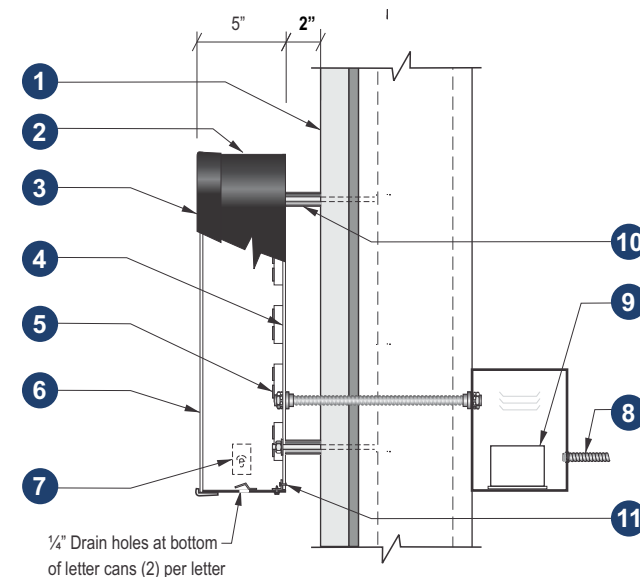
## Sign Layout Detail

Scale: 3/4" = 1'-0"

Note: Registration Mark to be white vinyl applied to face of background



Section @ LED Channel Letter/ Shoebox  
 Front-Lit (Self Contained) Scale: N.T.S.



Section @ LED Channel Letter  
 Reverse-lit / Front-lit (Remote) Scale: N.T.S.

Jason's deli®

Client: Jasons Deli  
 Site #: JD-A16234  
 Address: 3756 Airport Road  
 Mobile AL 36608  
 Mobile

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05/03/2012	Original Rendering	BC

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AnchorSign®  
 1.800.213.3331



**Sign B**

Sign:	16" Jason's Deli
Sign Type:	Channel Letters on a shoebox pan/ Aluminum Frame
Illumination:	Internally Illuminated LED
Square Footage:	25.08
To Grade:	Top of sign to grade = 16'-9 1/2" Bottom of sign to grade = 14'-1 1/4"



**Sign Layout Detail**

Scale: 1/2" = 1'-0"

Note: Registration Mark to be white vinyl applied to face of background

Note: Attachment detail for this sign will be determined prior to permitting and production

**Electrical Detail:**

White LEDs (GE MiniMax)  
(X) 60w Transformer @ 0.85 Amps Each  
Total Amps: X.XX  
(1) 20 amp 120V Circuit Req.

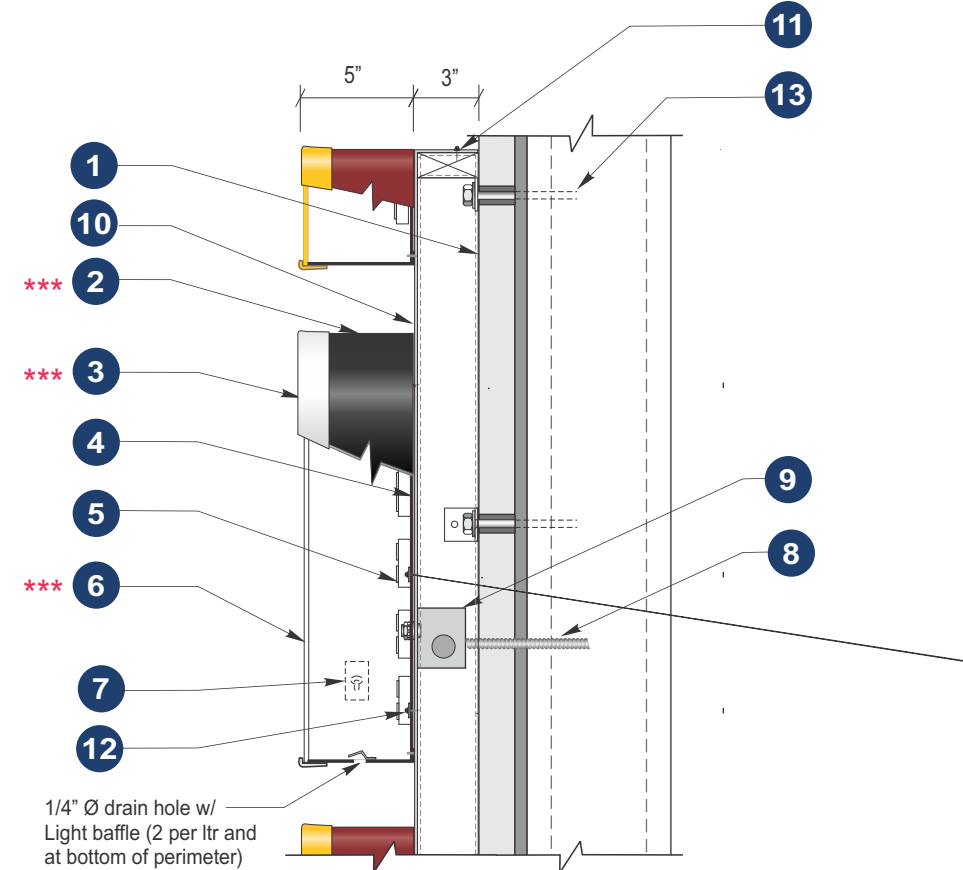
**General Notes:**

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*  
\*For multiple signs, a disconnect is permitted but not required for each section

**Specifications: Channel Letters**

1. Existing Facade: TBD
2. 0.040" Aluminum letter returns painted to match black (channel letters) and ptm PMS#1805 red (Perimeter Channel Trim)
3. 0.125" x 1" trim cap to match white (channel letters) and yellow (Perimeter Channel Trim)
4. 3mm Signabond Lite composite backs (interior of sign can painted ultra white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic (Channel Letters) and 3/16" #2037 Yellow acrylic for the Perimeter Channel Trim
7. Waterproof disconnect switch per NEC 600-6
8. Primary electrical feed
9. Transformers
10. 0.080" Aluminum shoe-box ptm PMS# 1805 Red (all jumps contained within shoe-box)
11. #12 TEC screws fastening shoe-box to 3" x 1" Aluminum Square Tube Mounting Frame. (2" x 2" x 1/4" Aluminum mount tabs welded to frame)
12. #12 x 1" TEC screws with 1 1/4" fender washers
13. Mounting hardware to suit



**Section @ LED Channel Letter/ Shoebox Front-Lit (Self Contained)**  
Scale: N.T.S.

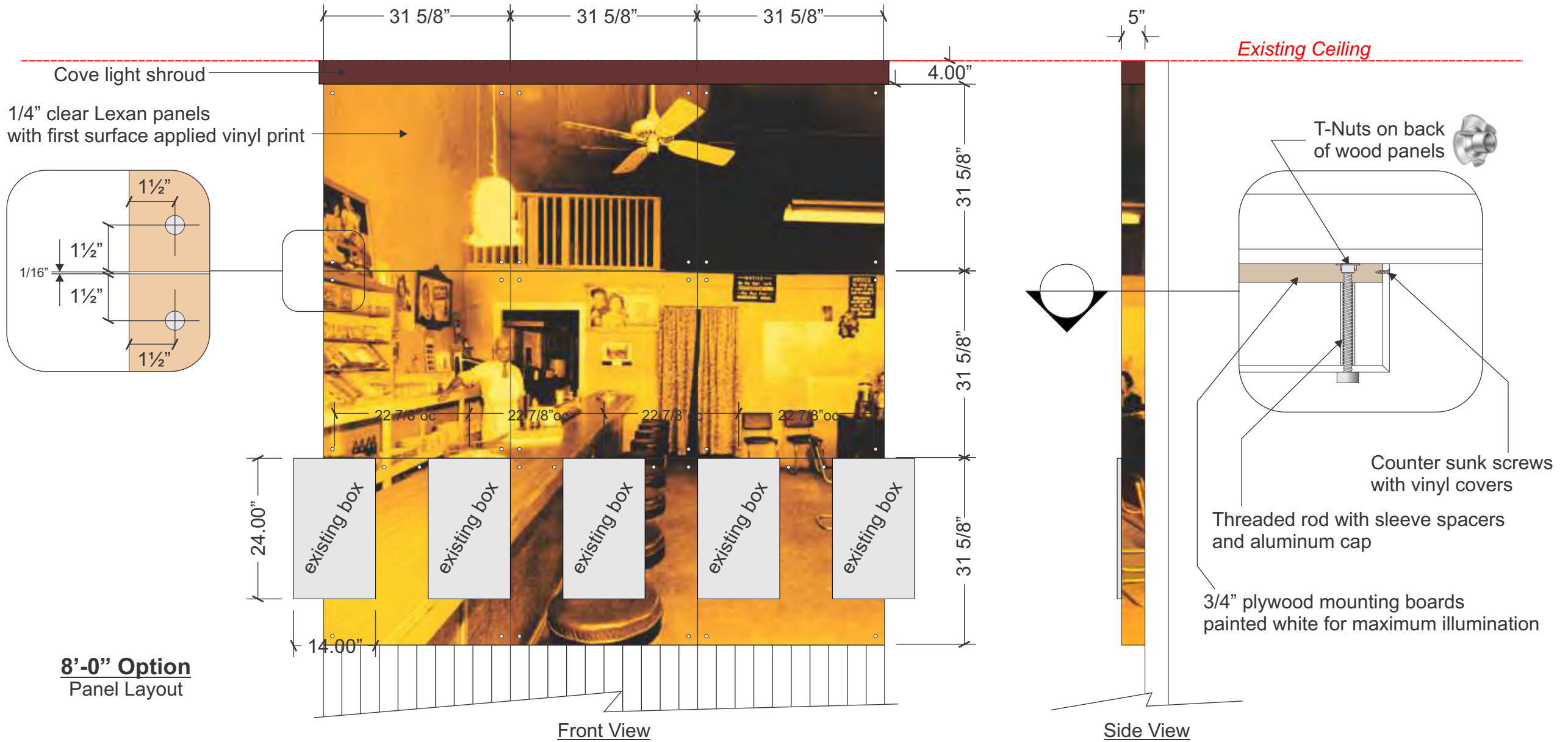


Client:	Jasons Deli
Site #:	JD-A16234
Address:	3756 Airport Road Mobile AL 36608 Mobile

REVISION INFO	05/03/2012	Original Rendering	BC

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**8'-0" Option**  
Panel Layout

Front View

Side View

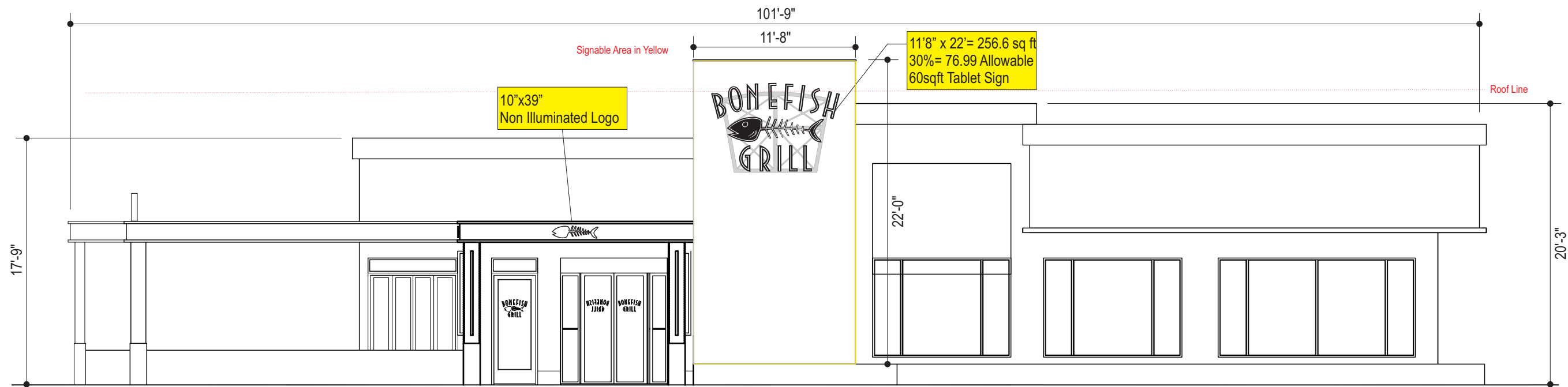


Client: Jasons Deli  
 Site #: JD-A16234  
 Address: 3756 Airport Road  
 Mobile AL 36608  
 Mobile

REVISION INFO	05/03/2012	Original Rendering	BC

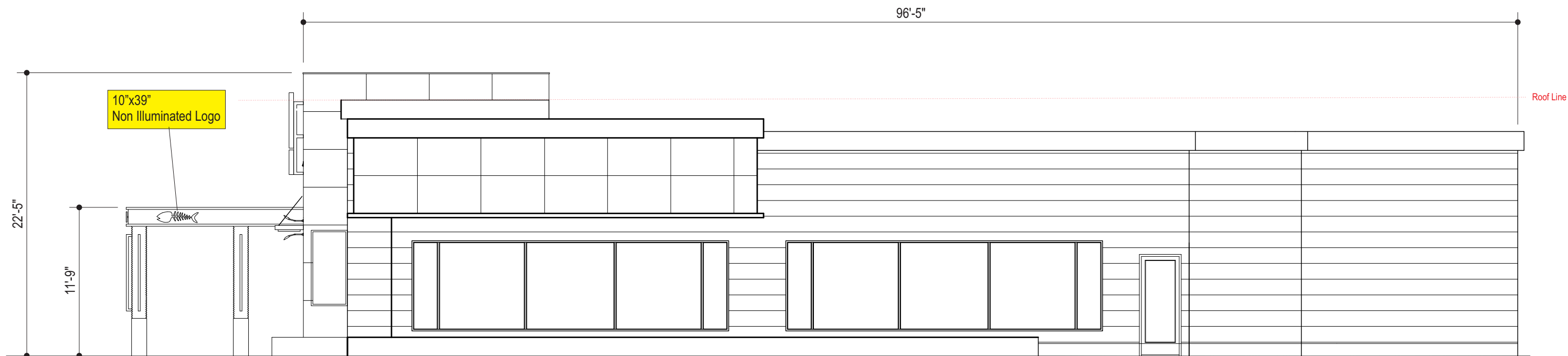
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**South/Front Elevation**

Scale: 1/8" = 1' @ 11X17



**East/Right Side Elevation**

Scale: 1/8" = 1' @ 11X17

CLIENT:	Bonefish Grill
LOCATION:	Madison, WI
DATE:	10.14.13
DRAWING #	BON-Madison-E1
DRAWN BY:	CB
APPROVED BY:	
STORE #	X
SHEET SIZE	11 x 17

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REV #	DESCRIPTION	DATE	BY
1	REVISED PER CITY COMMENTS	10/15/13	DD



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**CUSTOMER APPROVAL:**

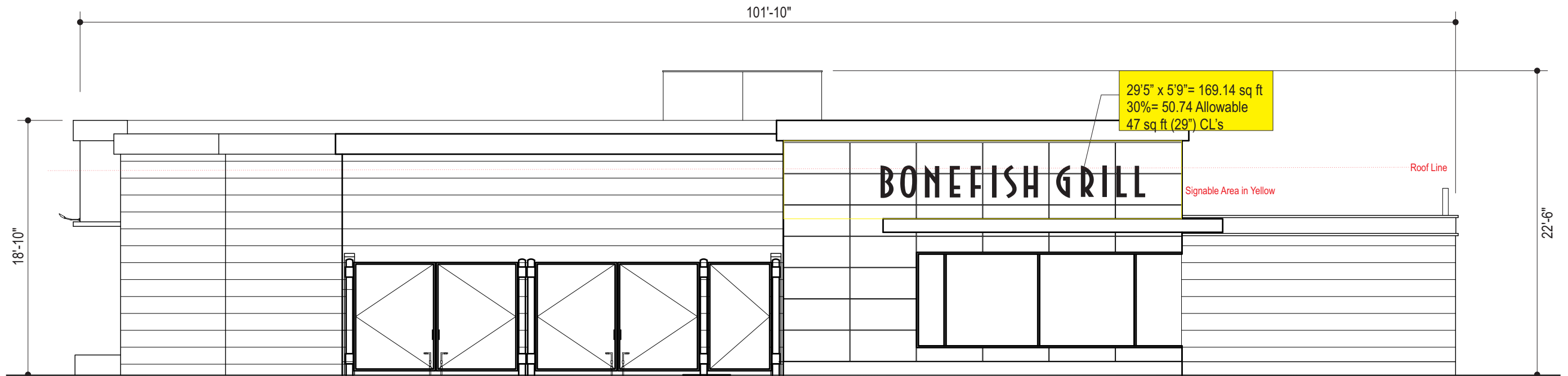
SIGNATURE \_\_\_\_\_  
DATE: \_\_\_\_\_  
APPROVAL RECEIVED BY UNITED \_\_\_\_\_  
DATE: \_\_\_\_\_

**IMPORTANT:**

PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.

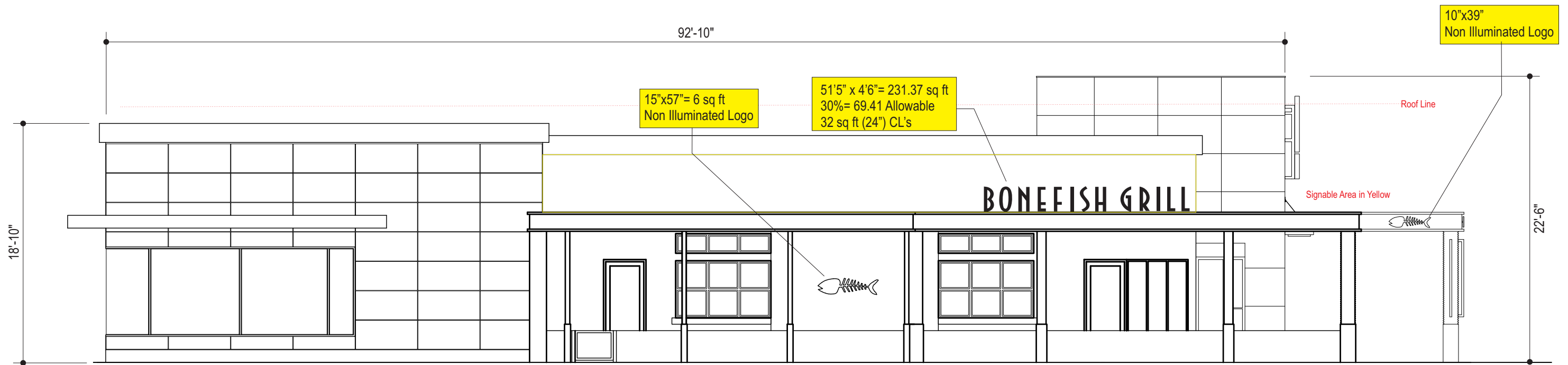


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**North/Rear Elevation**

Scale: 1/8" = 1' @ 11X17





**West/Left Side Elevation**

Scale: 1/8" = 1' @ 11X17

CLIENT:	Bonefish Grill		
LOCATION:	Madison, WI		
DATE:	10.14.13	STORE #	X
DRAWING #	BON-Madison-E2		
DRAWN BY:	CB	APPROVED BY:	
		SHEET SIZE	11 x 17

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REV #	DESCRIPTION	DATE	BY
1	REVISED PER CITY COMMENTS	10/15/13	DD



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**CUSTOMER APPROVAL:**

SIGNATURE \_\_\_\_\_

DATE: \_\_\_\_\_

APPROVAL RECEIVED BY UNITED \_\_\_\_\_

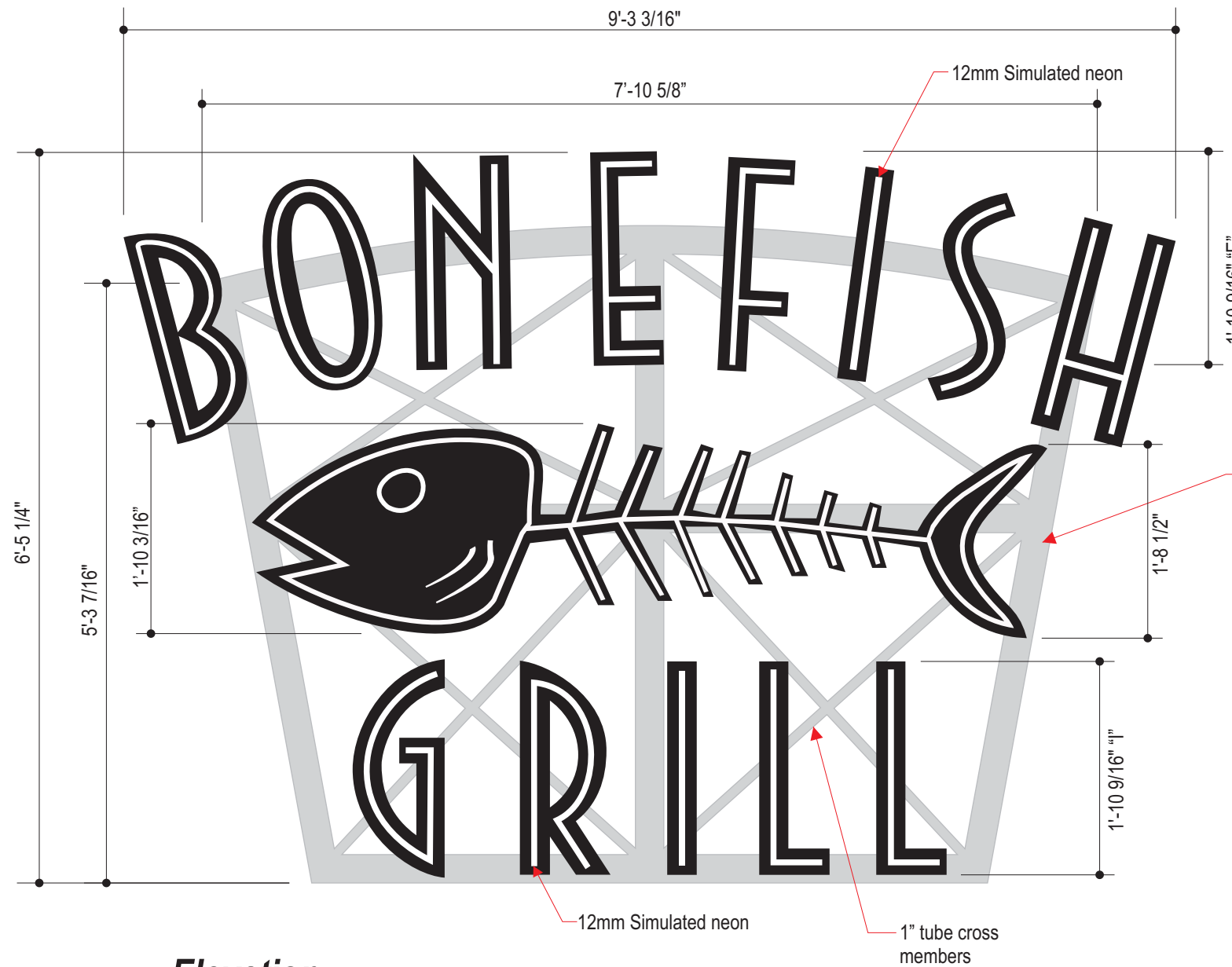
DATE: \_\_\_\_\_

**IMPORTANT:**

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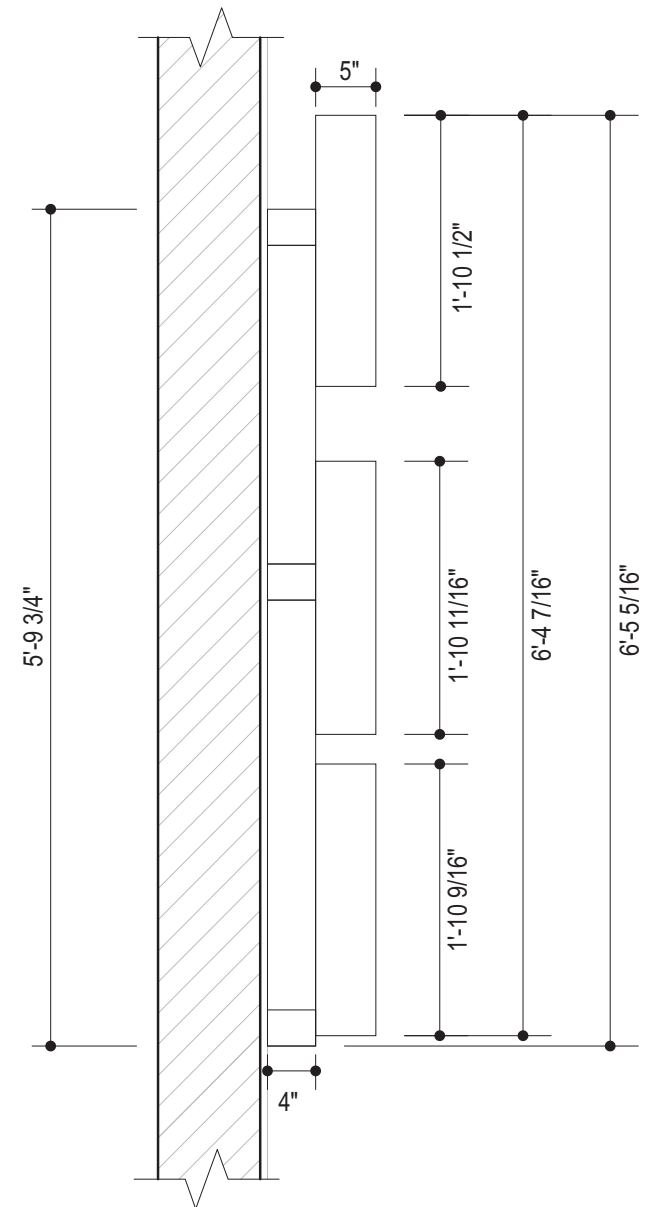


FINAL DIMENSIONS TBD

2 3/4" wide on face and 4" returns with brushed aluminum swirl finish and clear coated.

**Elevation**

Scale: 3/4" = 1' @ 11X17




**Section Through Centerline**

Scale: 3/4" = 1' @ 11X17

CLIENT:	Bonefish Grill		
LOCATION:	Madison, WI		
DATE:	10.14.13	STORE #	X
DRAWING #	BON-Madison-Tablet60		
DRAWN BY:	CB	APPROVED BY:	
		SHEET SIZE	11 x 17

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REV #	DESCRIPTION	DATE	BY


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**CUSTOMER APPROVAL:**

SIGNATURE \_\_\_\_\_

DATE: \_\_\_\_\_

APPROVAL RECEIVED BY UNITED \_\_\_\_\_

DATE: \_\_\_\_\_

**IMPORTANT:**

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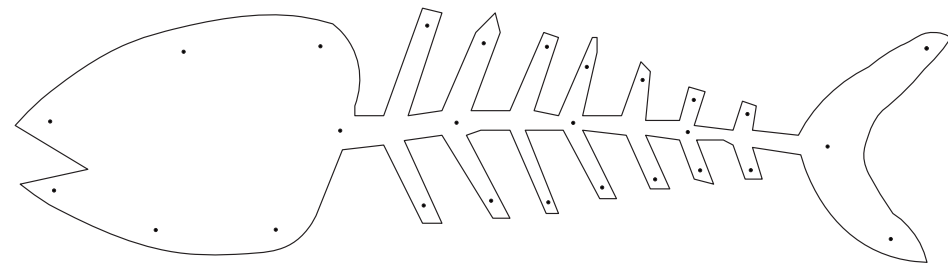
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**BON- 2.7 SQFT LOGO**  
**10" X 39" = 2.7 SQFT**



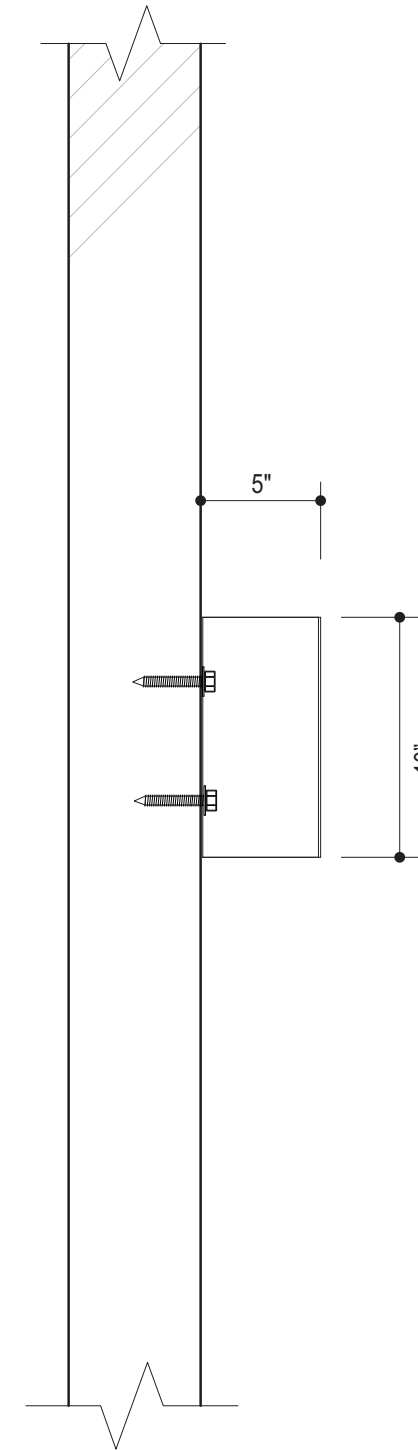
**Elevation**

Scale: 1 1/2" = 1' @ 11X17



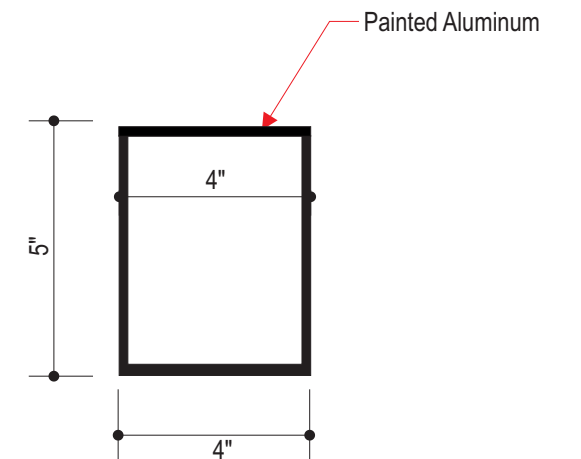
**Mounting**

Scale: 1 1/2" = 1' @ 11X17



**Section**

Scale: 1 1/2" = 1' @ 11X17





**Section "A-A"**

Scale: 3" = 1' @ 11X17

CLIENT:	Bonefish Grill
LOCATION:	Madison, WI
DATE:	10/15/13
DRAWING #	BON-2.7SQFT-LOGO
DRAWN BY:	DD
	STORE # X
	SHEET SIZE 11 x 17

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REV #	DESCRIPTION	DATE	BY



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**CUSTOMER APPROVAL:**

SIGNATURE \_\_\_\_\_

DATE: \_\_\_\_\_

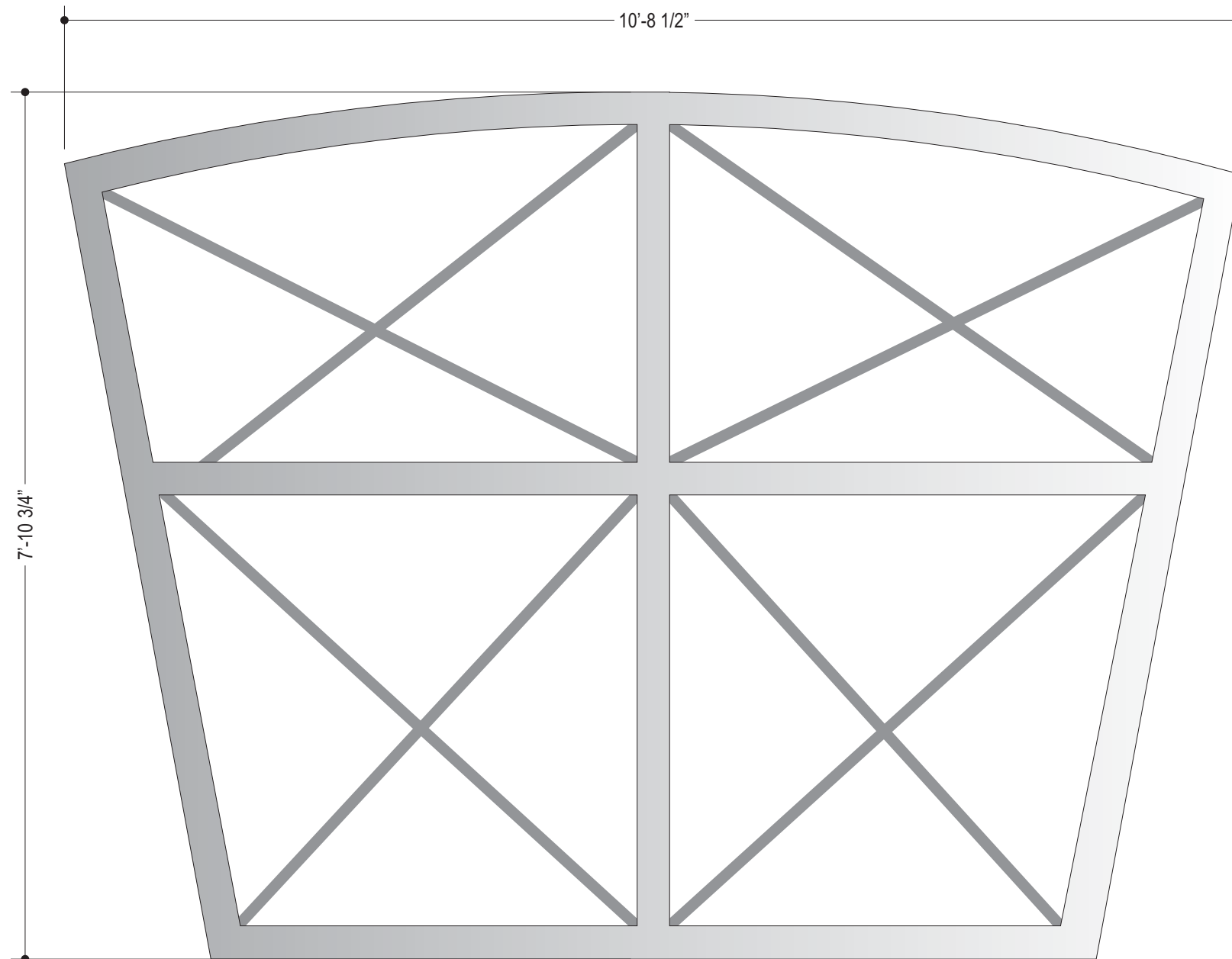
APPROVAL RECEIVED BY UNITED \_\_\_\_\_

DATE: \_\_\_\_\_

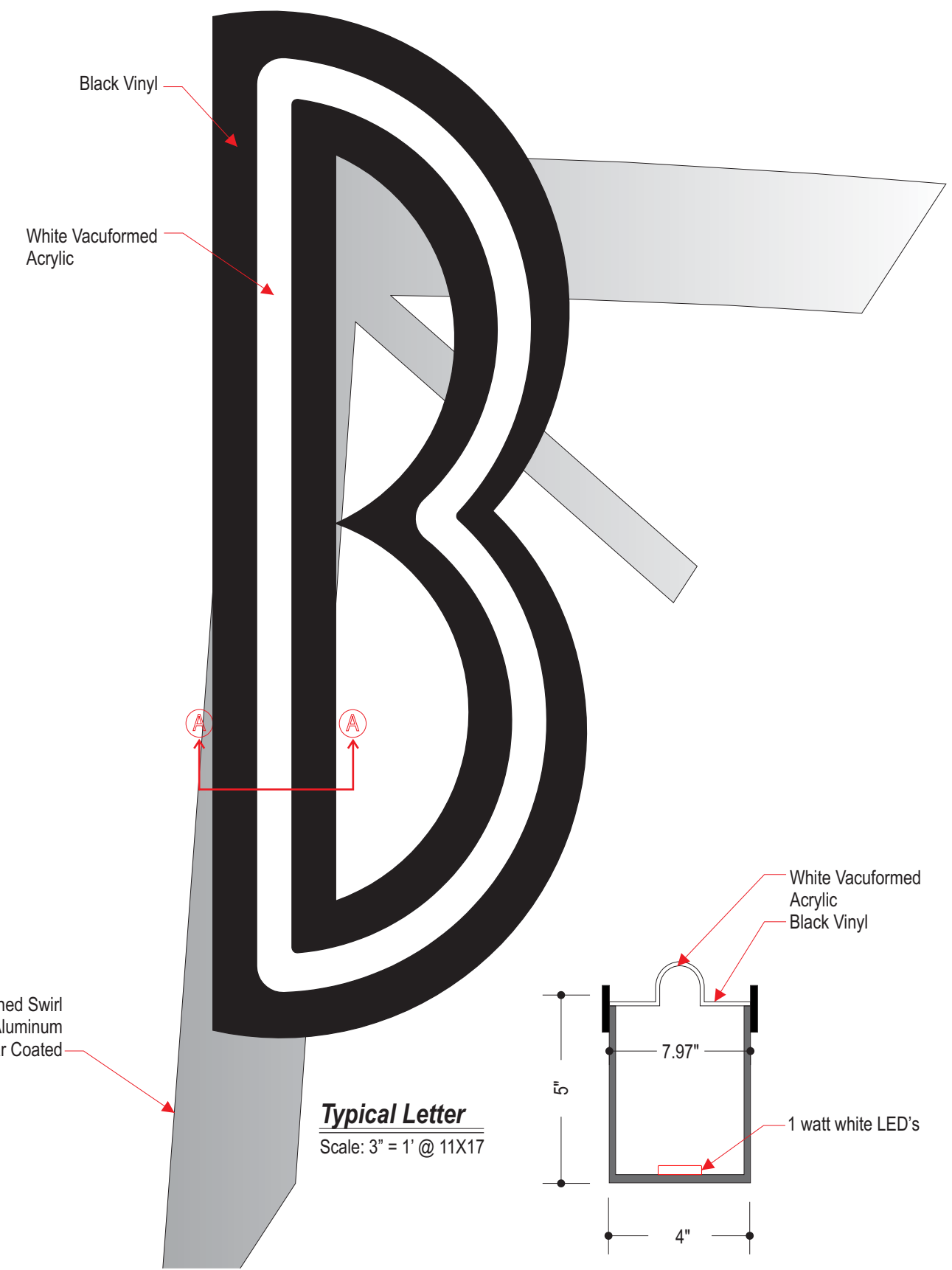
**IMPORTANT:**  
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**Elevation Grid**  
Scale: 3/4" = 1' @ 11X17



CLIENT:	Bonefish Grill		
LOCATION:	Various		
DATE:	6-04-13	STORE #	X
DRAWING #:	BFG-Tablet-NEW 2		
DRAWN BY:	AGG	SHEET SIZE	11 x 17

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REV #	DESCRIPTION	DATE	BY
#1	Added 75sqft Tablet	11/12/10	JJM

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

**CUSTOMER APPROVAL:**

SIGNATURE \_\_\_\_\_

DATE: \_\_\_\_\_

APPROVAL RECEIVED BY UNITED

DATE: \_\_\_\_\_

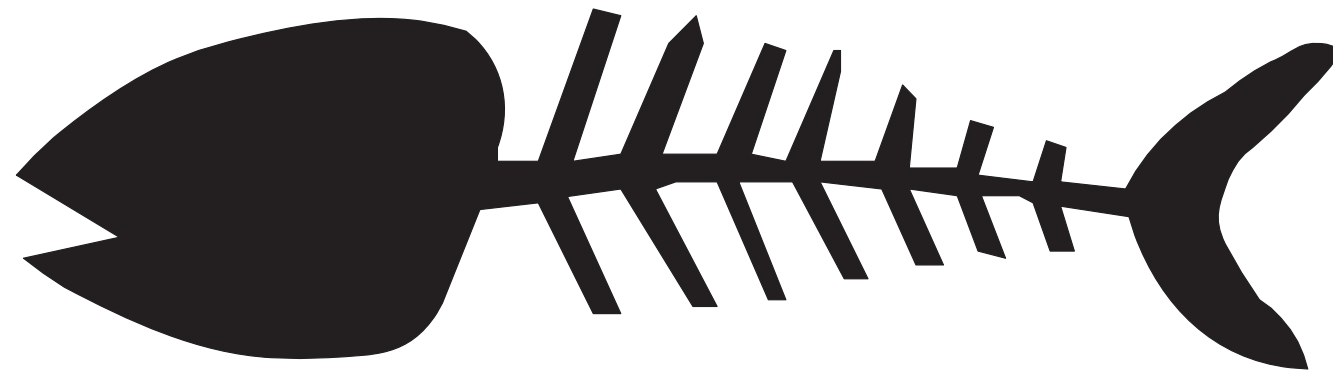
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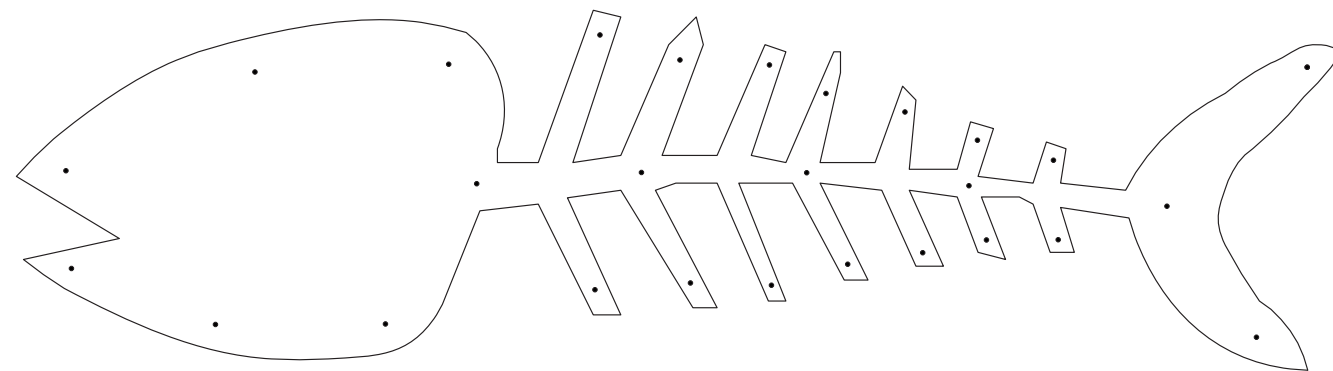
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**BON-6SQFT LOGO**  
 1'-3" X 4'-9" = 6 SQFT



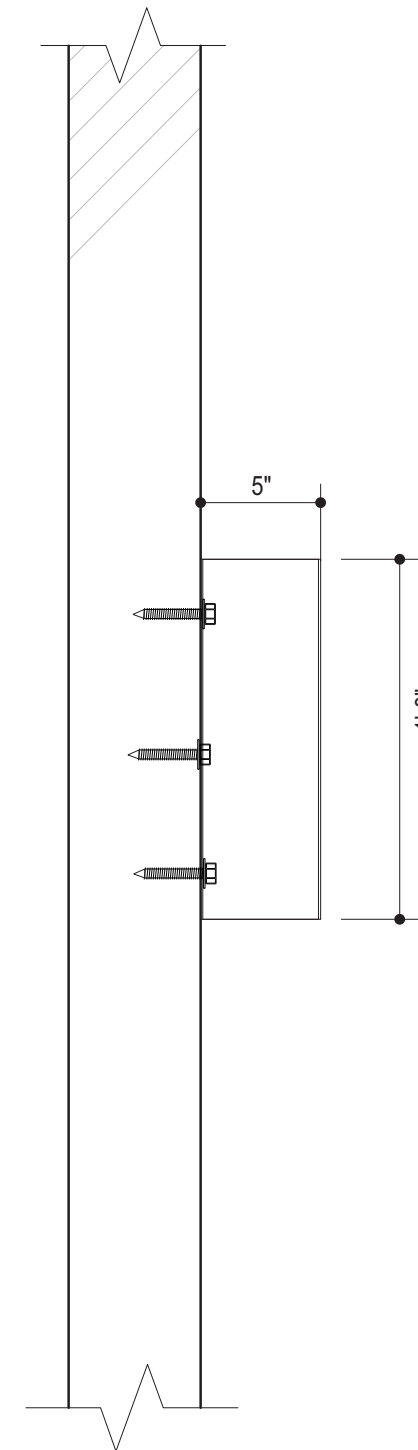
**Elevation**

Scale: 1 1/2" = 1' @ 11X17



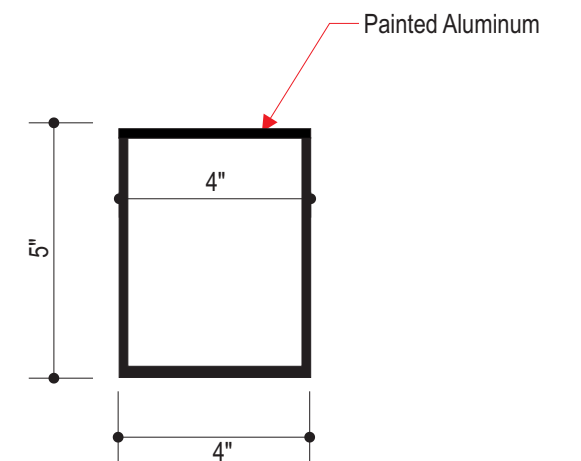
**Mounting**

Scale: 1 1/2" = 1' @ 11X17



**Section**

Scale: 1 1/2" = 1' @ 11X17



**Section "A-A"**

Scale: 3" = 1' @ 11X17

CLIENT:	Bonefish Grill
LOCATION:	Madison, WI
DATE:	10/15/13
DRAWING #	BON-6SQFT-LOGO
DRAWN BY:	DD
	STORE # X
	SHEET SIZE 11 x 17

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REV #	DESCRIPTION	DATE	BY



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**CUSTOMER APPROVAL:**

SIGNATURE \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 APPROVAL RECEIVED BY UNITED \_\_\_\_\_  
 DATE: \_\_\_\_\_

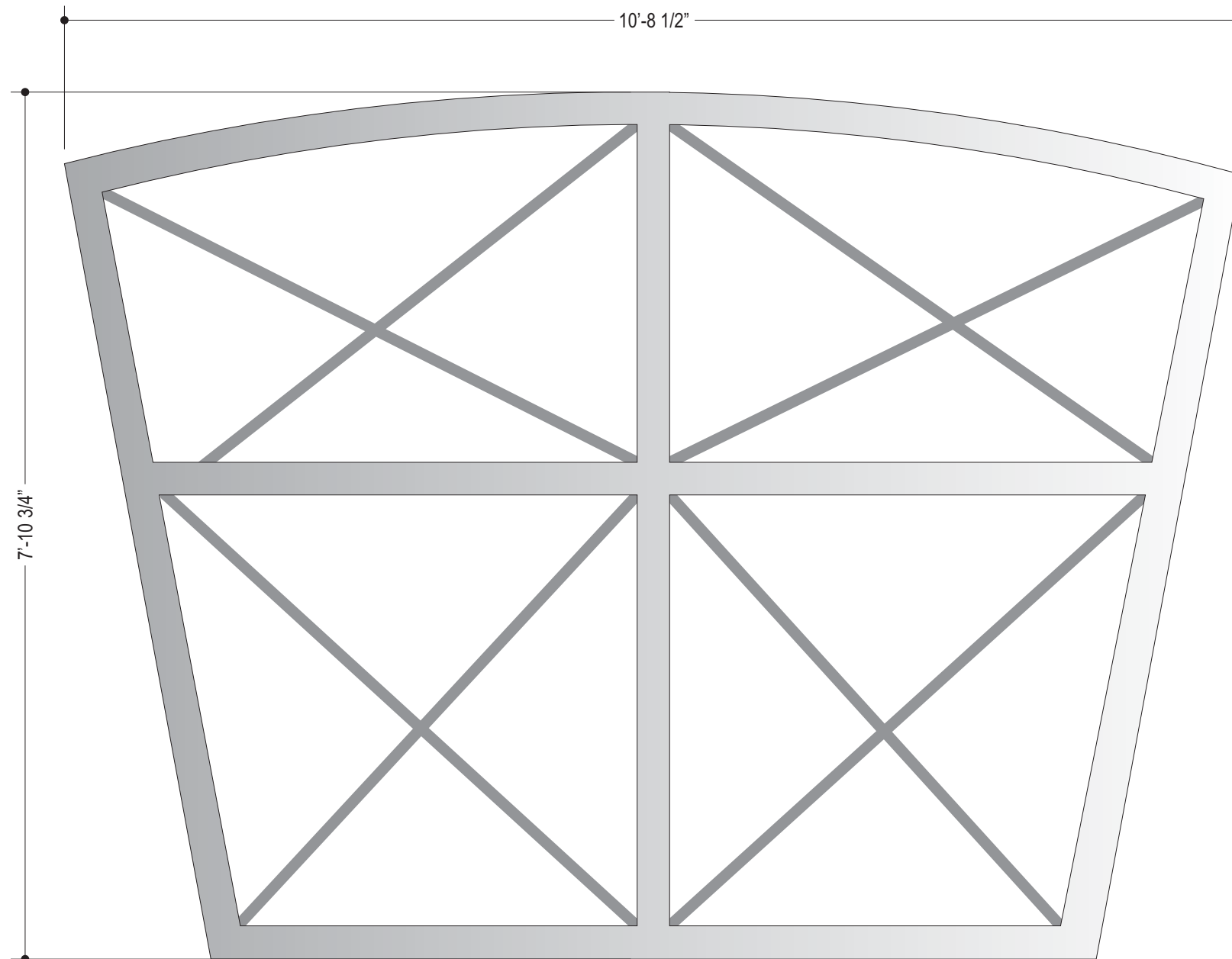
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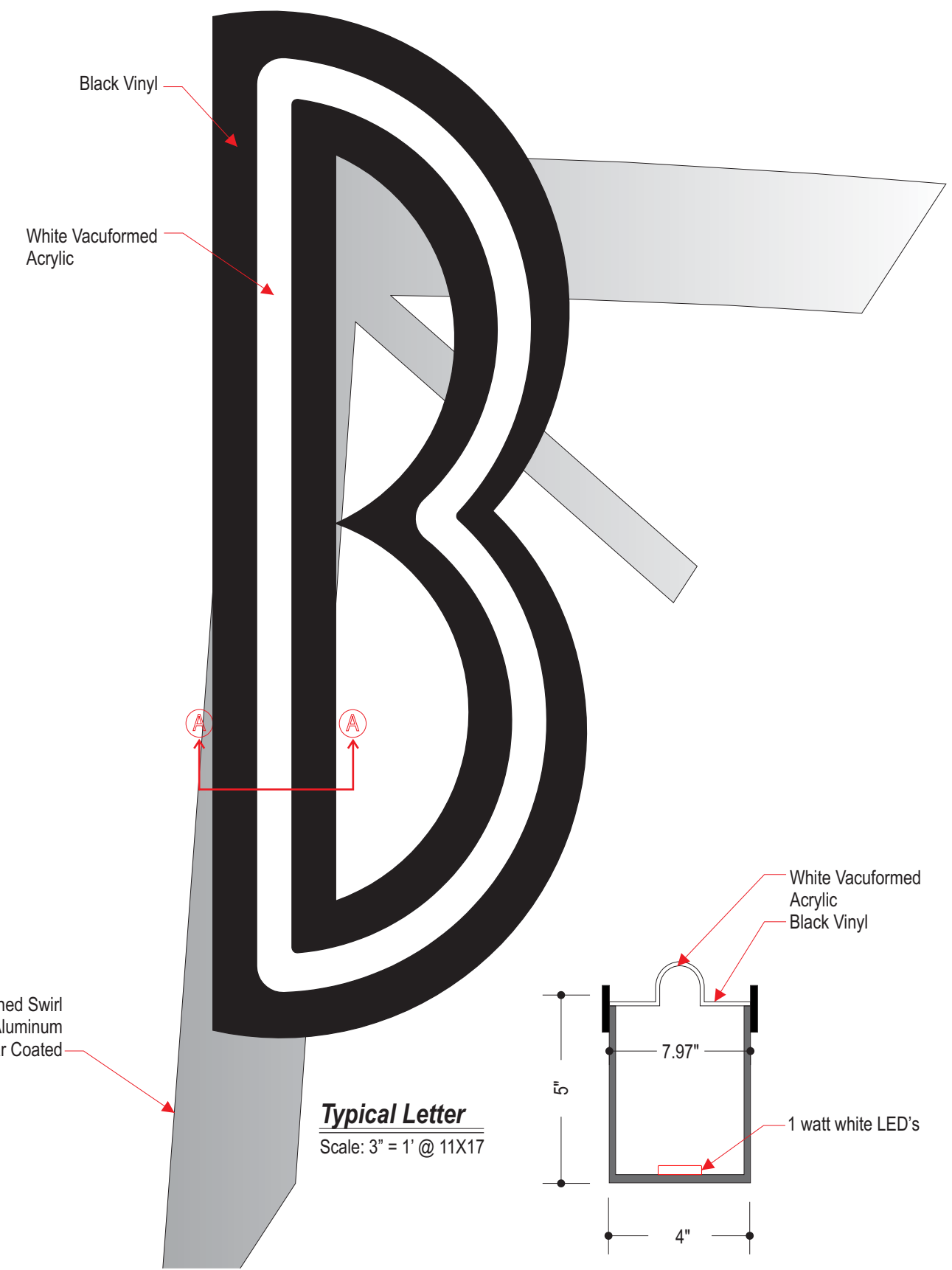


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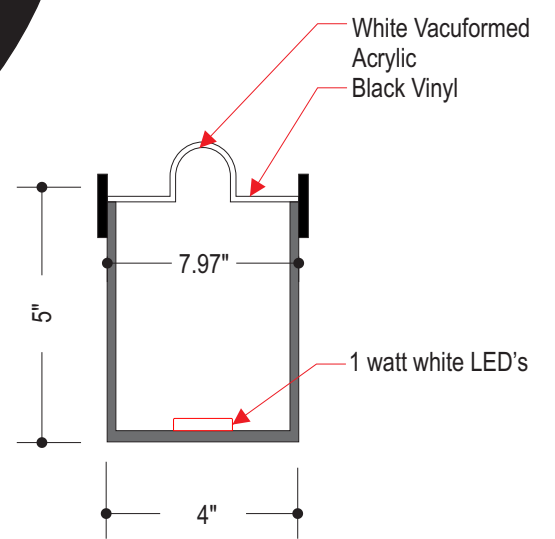




**Elevation Grid**  
Scale: 3/4" = 1' @ 11X17



**Typical Letter**  
Scale: 3" = 1' @ 11X17





**Section "A-A"**  
Scale: 3" = 1' @ 11X17

CLIENT:	Bonefish Grill
LOCATION:	Various
DATE:	6-04-13
DRAWING #:	BFG-Tablet-NEW 2
DRAWN BY:	AGG
	STORE # X
	SHEET SIZE 11 x 17

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REV #	DESCRIPTION	DATE	BY
#1	Added 75sqft Tablet	11/12/10	JJM



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**CUSTOMER APPROVAL:**


SIGNATURE \_\_\_\_\_

DATE: \_\_\_\_\_

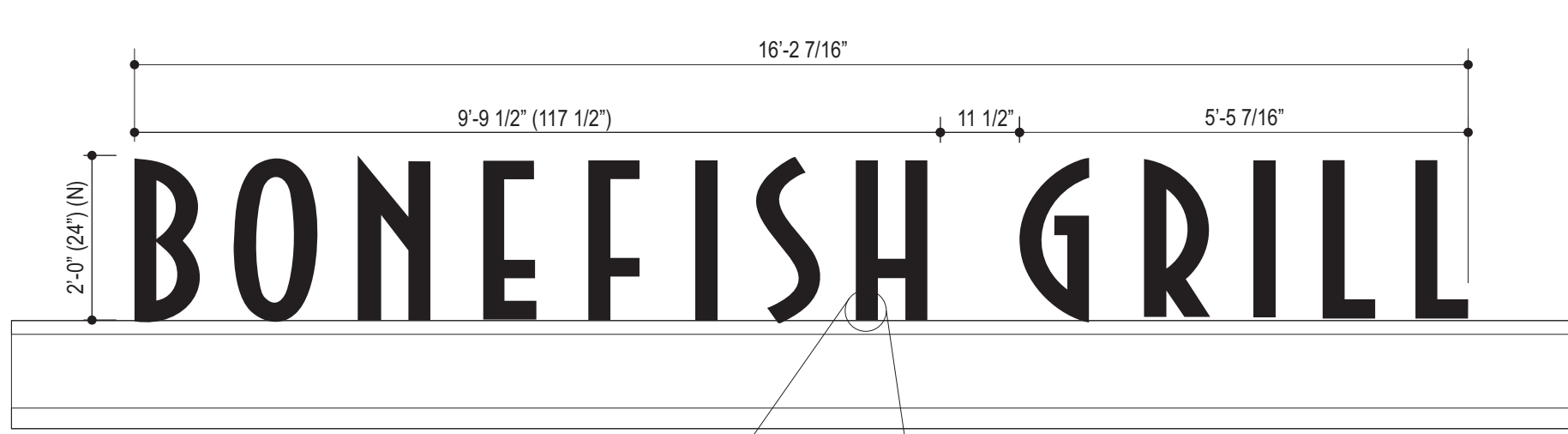
APPROVAL RECEIVED BY UNITED \_\_\_\_\_

DATE: \_\_\_\_\_

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**Bonefish Grill 24" Day/Night Channel Letters**  
**LED Illumination w/ Custom Canopy Mount**

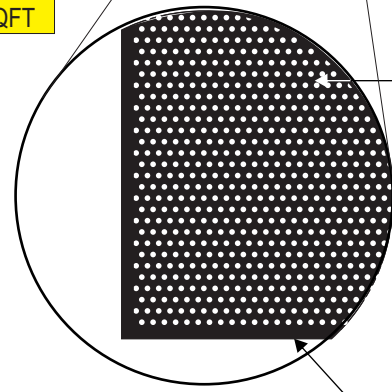


**BFG-24D**

Scale: 1/2"=1'-0" @ 11x17

**BFG-24D**

24 X 161.75 = 26.95SQFT



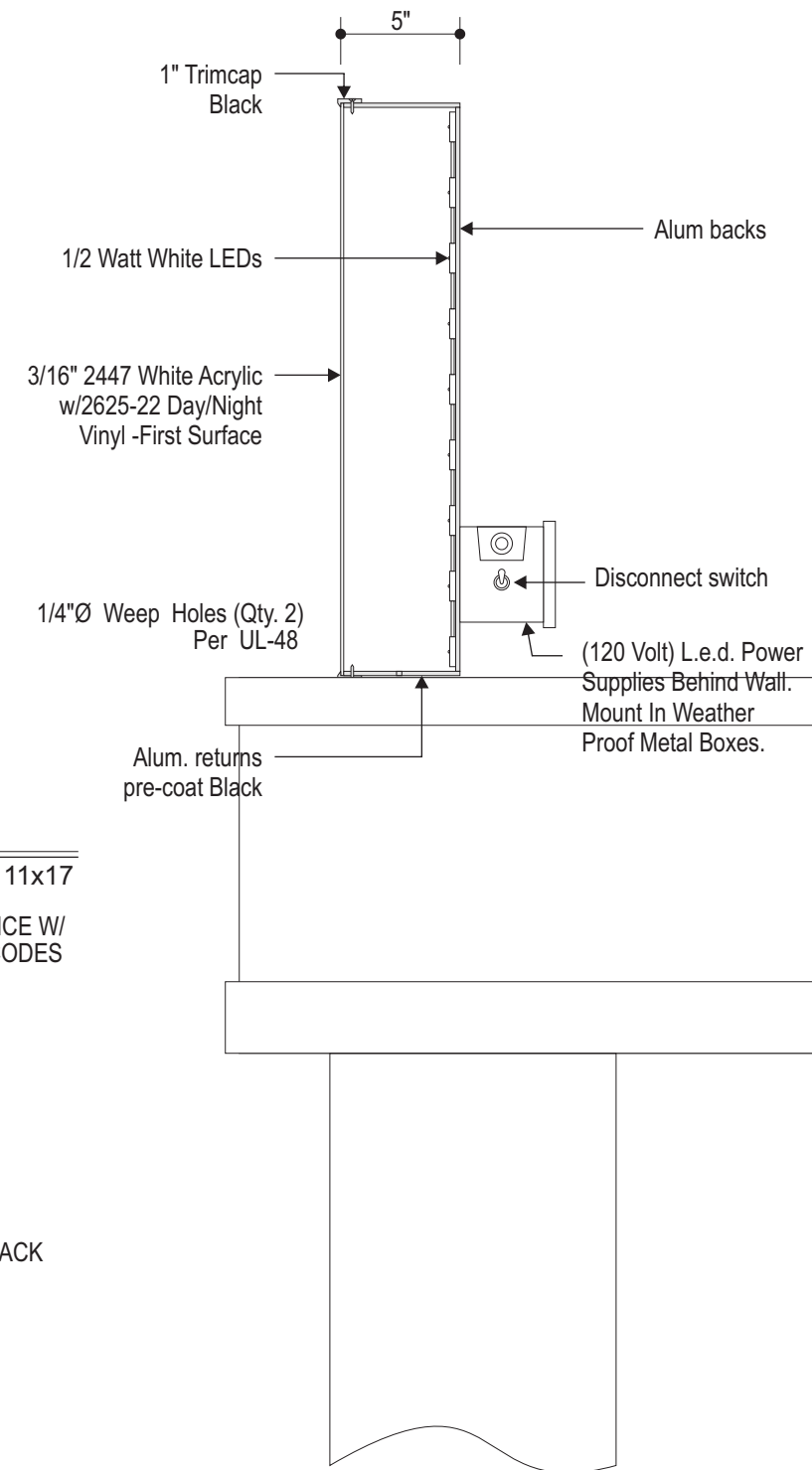
BLACK PERFORATED VINYL ON FIRST SURFACE OF WHITE #2447 PLASTIC FACES (LETTERS APPEAR BLACK DURING THE DAY AND ILLUMINATE WHITE AT NIGHT).

1" BLACK JEWELITE

**Section:**

Scale: 1 1/2"=1'-0" @ 11x17

INSTALL IN ACCORDANCE W/  
 NATIONAL ELECTRIC CODES



NIGHT PERSPECTIVE

GENERAL SPECIFICATION:

- 5" DEEP ALUMINUM CHANNEL LETTERS, PRE-COAT BLACK RETURNS.
- 2447 WHITE ACRYLIC FACE WITH FIRST SURFACE #2625-222 DUAL-COLOR FILM (BLACK DAY / WHITE NIGHT). RETAIN WITH 1" BLACK TRIMCAP.
- ILLUMINATE WITH 1/2 WATT WHITE VENTEX LED'S. REMOTE POWER SUPPLIES AS REQUIRED.
- MOUNT FLUSH TO FASCIA.

CLIENT:	Bonefish Grill
LOCATION:	Madison, WI
DATE:	10.14.13
DRAWING #:	BON-Madison-24CL
DRAWN BY:	CB

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REV #	DESCRIPTION	DATE	BY
1	REVISED FROM CITY COMMENTS	10/15/13	DD

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**CUSTOMER APPROVAL:**

SIGNATURE \_\_\_\_\_

DATE: \_\_\_\_\_

APPROVAL RECEIVED BY UNITED \_\_\_\_\_

DATE: \_\_\_\_\_

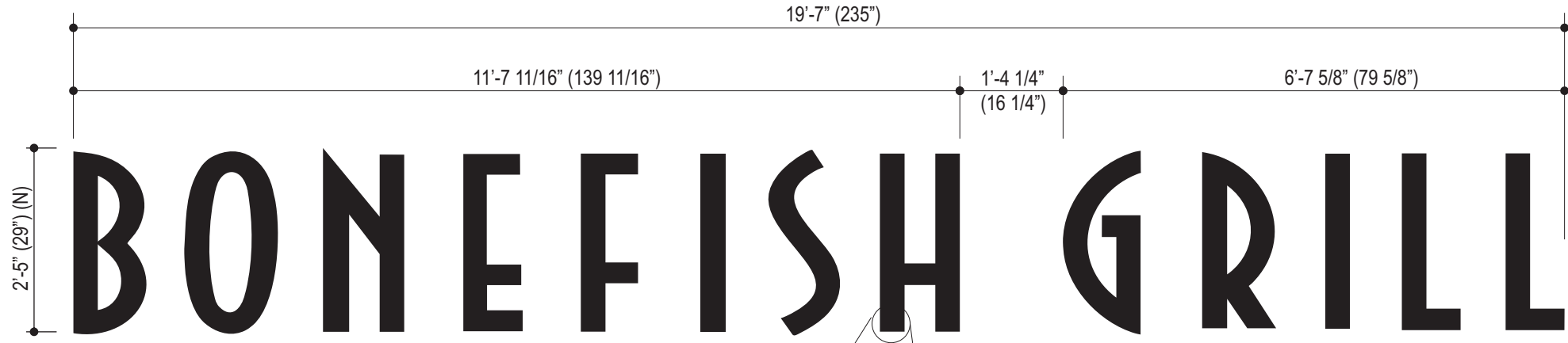
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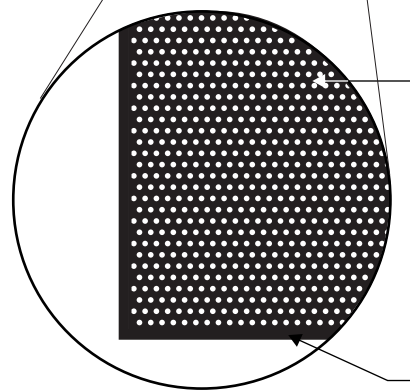
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Bonefish Grill 29" Day/Night Channel Letters  
LED Illumination

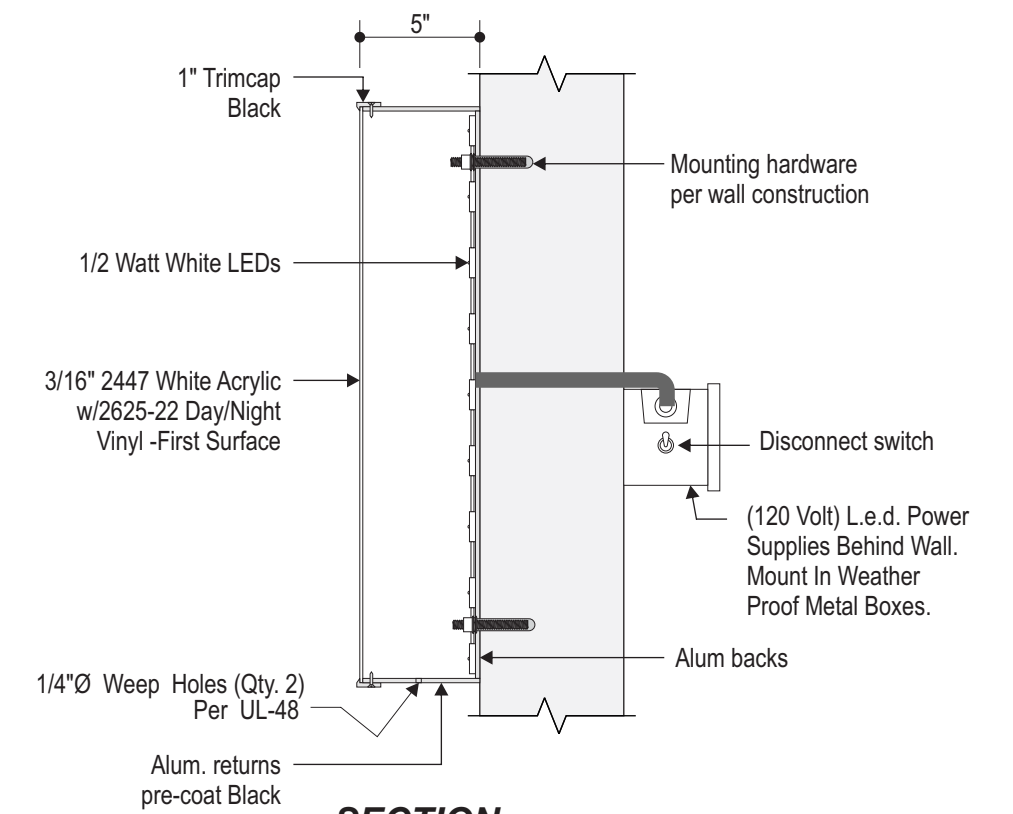


**BFG-29 CL**  
Scale: 1/2"=1'-0" @ 11x17

**BFG-29 CL**  
2'-5" X 19'-7" = 47.3 SQFT

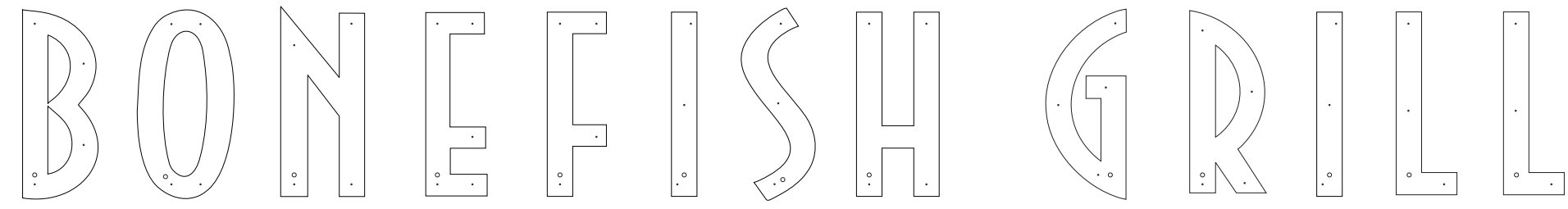


BLACK PERFORATED VINYL ON FIRST SURFACE OF WHITE #2447 PLASTIC FACES (LETTERS APPEAR BLACK DURING THE DAY AND ILLUMINATE WHITE AT NIGHT).  
1" BLACK JEWELITE



**SECTION:**  
Scale: N/A=1'-0" @ 11x17  
INSTALL IN ACCORDANCE W/  
NATIONAL ELECTRIC CODES

**GENERAL SPECIFICATION:**  
-5" DEEP ALUMINUM CHANNEL LETTERS, PRE-COAT BLACK RETURNS.  
-2447 WHITE ACRYLIC FACE WITH FIRST SURFACE #2625-222 DUAL-COLOR FILM (BLACK DAY / WHITE NIGHT). RETAIN WITH 1" BLACK TRIMCAP.  
-ILLUMINATE WITH 1/2 WATT WHITE VENTEX LED'S. REMOTE POWER SUPPLIES AS REQUIRED.  
-MOUNT FLUSH TO FASCIA.



NIGHT PERSPECTIVE

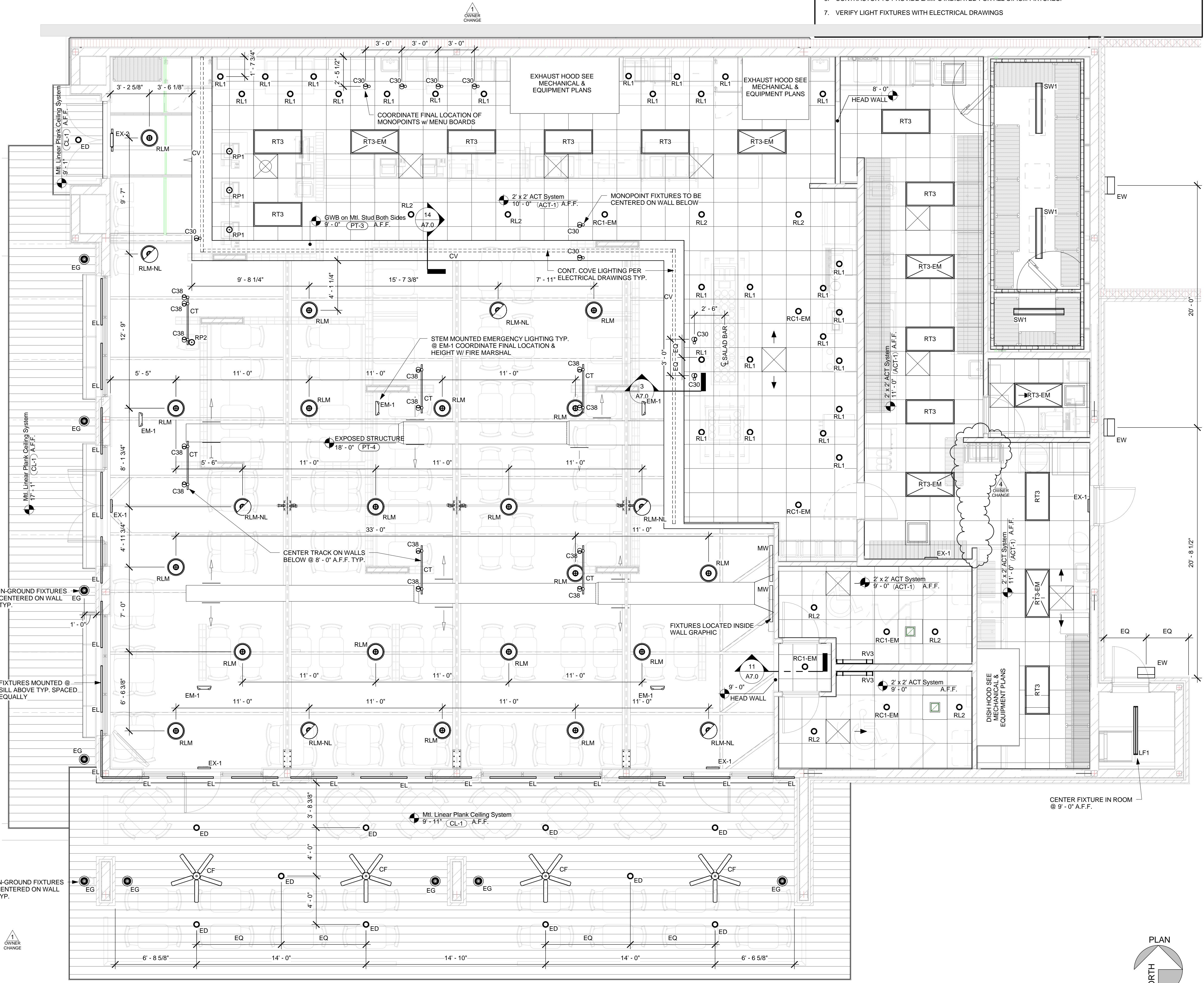
**Mounting Detail**  
Scale: 1/2"=1'-0" @ 11x17

<b>CLIENT:</b> Bonefish Grill <b>LOCATION:</b> Madison, WI <b>DATE:</b> 10.14.13 <b>DRAWING #:</b> BON-24D-LED <b>DRAWN BY:</b> CB	STORE # X	THIS DESIGN IS SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.	REV #	DESCRIPTION	DATE	BY	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.	<b>CUSTOMER APPROVAL:</b> SIGNATURE _____ DATE: _____ APPROVAL RECEIVED BY UNITED _____ DATE: _____	<b>IMPORTANT:</b> PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.	United Sign Systems 206 Tower Drive Oldsmar, Florida 34677 unitedsignsystems.com 888-704-1516 A Division of United Advantage Sign Companies, Inc.
	SHEET SIZE									
	11 x 17									



MARK	COUNT	LINEAR FEET	MANUFACTURER	MODEL	DESCRIPTION	LAMP
INTERIOR						
C30	9		CONTECH	CTL830-B	PER 30 LED MONO POINT HEAD	LED14E6P930ZKFLB (TCP)
C38	3		JANMAR	72ZDLK18LEDLPAR20FL-30KBLK	TRACK HEAD BLACK FINISH	LED
CT	6		ARL	48L	4' FOOT SINGLE CIRCUIT TRACK	LED
EM1	5	78 LF	EXTRONIX	LE60	60" LED TRACK LIGHT POWER SUPPLY	N/A
EM4	5		EXTRONIX	VEX-LRP-WB-WH	RECESSED EMERGENCY LIGHT STEM MOUNTED	N/A
EM5	5		EXTRONIX	VEX-LRP-WB-WH-EL90	LED EXIT SIGN	N/A
EX-2	1		TEXAS	C232AV	COMBINATION EXIT SIGN / EMERGENCY LIGHT	F32TB / ADV835 / ALTO
LF1	1		LED POWER	AL-HB4046-WASP-25-24	4'-0" 2 LAMP STRIP FLOURESCENT	F32TB / ADV835 / ALTO
MW	2		CONTECH	RA6142/EMV-EBAS	46" LED FOR MURAL BACK LIGHTING	N/A
RC1-EM	6		CONTECH	RL38 / CTR3002-CLR	6" ROUND DOWN LIGHT W/ EMERGENCY BATTERY BACK UP	PLT 32W / 835 / 4P / ALTO
RL1	29		CONTECH	H-15117-119/96	6" ROUND DOWN LIGHT	LED17E6P930ZKFLB (TCP)
RL2	8		CONTECH	H-15117-119/96	6" ROUND DOWN LIGHT	PT 32W / 835 / 4P / ALTO
RLM	19		HI-LITE	H-15117-119/96	PENDANT	PLT 32W / 835 / 4P / ALTO
RLM-NL	6		BESA	TJC-4123VAWH-SN	STILO PENDANT CABLE MOUNTED	PLT 26W / 530 / 4P / ALTO
RP1	3		TECH	700TDPLAP-B-CF	FLAVA PENDANT	F32TB / ADV835 / ALTO
RP2	1		TEXAS	131A-3326-MV	RECESSED 2x4 LENSED FLUOR TROFFER	F32TB / ADV835 / ALTO
RT3	11		EMERSON	GE2256-4P	4'-0" SELED FLOURESCENT	F32TB / ADV835 / ALTO
RT3-EM	6		EMERSON	GE2256-4P	4'-0" SELED FLOURESCENT	F32TB / ADV835 / ALTO
RV3	3		EMERSON	GE2256-4P	4'-0" SELED FLOURESCENT	F32TB / ADV835 / ALTO
SW1	3		CRESCENT	SIT-1-532-1-UNV	4'-0" SELED FLOURESCENT	F32TB / ADV835 / ALTO
EXTERIOR						
CF	4		TBD		CEILING FAN (SEE ELEC. DWGS)	
ED	11		INTENSE	IFH626-E	EXTERIOR RATED RECESSED CFL DOWNLIGHT	PLC 26W / 835 / 4P / ALTO
EG	9		BK	T4335-FL-TR-0-BZP-120-ICEE	IN-GRADE METAL HALIDE UPLIGHT W/ LOW HEAT LENS MOUNTED FLUSH TO GRADE	CDM ELITE 35 / TC / 930
EL	19		LED POWER	AL-HB4046-WASP-120-24	EXTERIOR RATED LINEAR LED UPLIGHTING	LED
EW	3		STONCO	WPM71-PMA	SURFACE MOUNTED METAL HALIDE WALL PACK	70W / MH

**NOTE:**  
 FIXTURE QUANTITIES SHOWN ARE APPROXIMATE THE LIGHTING VENDOR IS RESPONSIBLE FOR DETERMINING EXACT FIXTURE COUNTS REQUIRED FOR PROJECT. GC IS RESPONSIBLE FOR COORDINATING FINAL FIXTURE QUANTITIES WITH LIGHTING VENDOR PRIOR TO BIDDING, ORDERING & INSTALLATION



- GENERAL NOTES**
- ALL DIMENSIONS ARE TAKEN FROM FINISH SURFACE UNLESS OTHERWISE INDICATED.
  - ALL CEILING HEIGHT INDICATED ARE TO BE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE.
  - LOCATE ALL TRACK & RECESSED FIXTURES @ CENTERLINE OF TILE UNLESS OTHERWISE INDICATED.
  - LIGHTING @ ALL FOOD PREP AREAS & KITCHEN HAS BEEN DESIGNED TO PROVIDE 50 fc @ WORK LEVEL. LIGHTING IN ALL OTHER AREAS HAS BEEN DESIGNED TO PROVIDE AT LEAST 10c @ 30' A.F.F. ALL EXPOSED LAMPS IN FOOD PREP AREAS ARE TO BE ENCAPSULATED COATED PAR LAMPS.
  - CONTRACTOR TO PROVIDE LAMPS INDICATED FOR ALL O.F.C.I. FIXTURES.
  - VERIFY LIGHT FIXTURES WITH ELECTRICAL DRAWINGS

**Design Consultant:**  
**ARCHITECTURE**  
 Innovation and Design in  
 Architecture, Inc.  
 115 Pine Ave. Suite 250  
 Long Beach, CA 90802  
 www.idaexperience.net

**Architect:**  
**GEOFFREY B. LIM**  
 AIA, NCARB, LEED AP

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**Project Owner:**  
**Jason's deli**  
 2400 BROADWAY  
 BEAUMONT, TX 77702

**Stamp:**  
 STATE OF ALABAMA  
 GEOFFREY B. LIM  
 7059  
 REGISTERED ARCHITECT

**Issue For:**  
 CONSTRUCTION SET

**Issue Date:**  
 07-06-2012

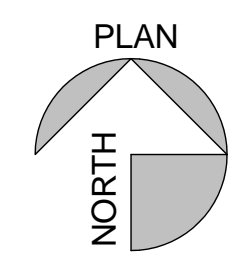
NO.	REASON	DATE
1	PERMIT COMMENTS / OWNER CHANGE	05-09-12
4	OWNER CHANGE	8-23-12

**Principal in Charge:**  
 JOSH COOK  
**Project Manager:**  
 WESLEY STEPHENS  
**Drawn by:**  
 WESLEY STEPHENS

**Project Address:**  
 JASON'S DELI - MOBILE, AL  
 3756 AIRPORT BLVD  
 MOBILE, AL 36608

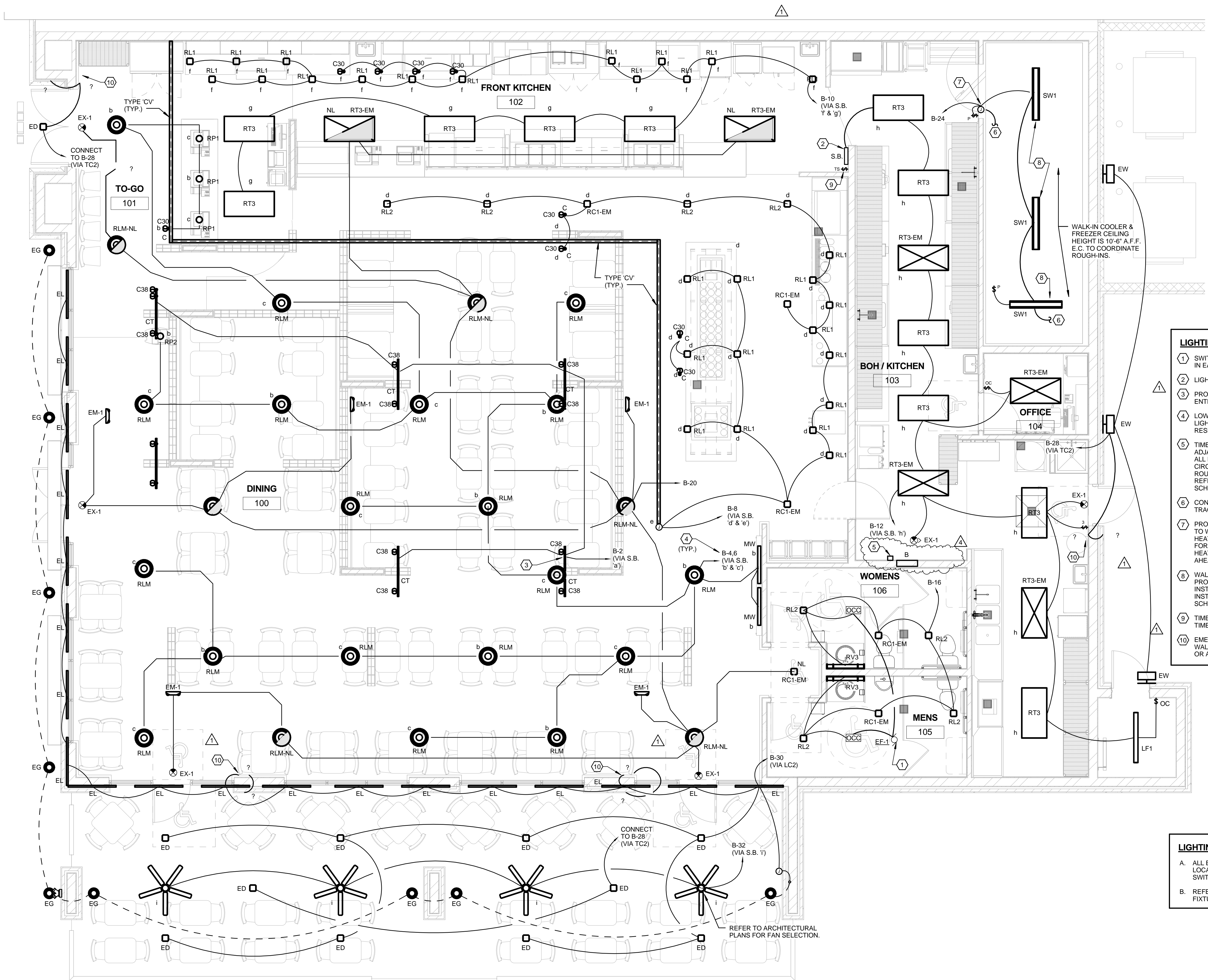
**Project Number:**  
 05-004-12  
**Sheet Title:**  
 REFLECTED CEILING PLAN

**Sheet Number:**  
 A2.0



**1 REFLECTED CEILING PLAN**  
 1/4" = 1'-0"





- LIGHTING KEY NOTES:**
- SWITCH EXHAUST FAN WITH OCCUPANCY SWITCH IN EACH RESTROOM. REFER TO 6/E0.2.
  - LIGHTING SWITCH BANK (S.B.). REFER TO 4/E0.2.
  - PROVIDE (1) INTEGRAL 2 AMP TRACK LIMITER FOR ENTIRE 20' RUN OF TRACK (FIVE 4' TRACKS).
  - LOWER CASE LETTER INDICATES SWITCH AT LIGHTING SWITCH BANK. REFER TO 4/E0.2 FOR RESPECTIVE CIRCUIT NUMBER.
  - TIME CLOCK AND CONTACTORS MOUNTED ADJACENT TO PANEL 'B'. SIGNAGE CIRCUIT(S) AND ALL LIGHTING CIRCUITS, EXCEPT FOR NIGHT LITE CIRCUIT & EMERGENCY/EXIT LIGHTS, TO BE ROUTED THROUGH TIME CLOCK CONTACTOR(S). REFER TO 5/E0.2 FOR WIRING DIAGRAM AND SCHEDULE.
  - CONNECT 120V TO DOOR HEATERS AND HEAT TRACING. SEE KEY NOTE #7.
  - PROVIDE JUNCTION BOX FOR 120V CONNECTION TO WALK-IN COOLER/FREEZER LIGHTS, DOOR HEATERS & HEAT TRACE. VERIFY WITH VENDOR FOR EXACT LOCATION AND REQUIREMENTS. DOOR HEATERS & HEAT TRACE SHALL BE CONNECTED AHEAD OF LIGHT SWITCHING.
  - WALK-IN COOLER/FREEZER LIGHTS TO BE PROVIDED BY COOLER/FREEZER VENDOR, INSTALLED BY E.C. LAMPS TO BE FURNISHED & INSTALLED BY E.C. REFER TO LIGHTING FIXTURE SCHEDULE.
  - TIMER SWITCH FOR AFTER-HOURS OVERRIDE OF TIMECLOCK. REFER TO 5/E0.2.
  - EMERGENCY LIGHTING BATTERY HOUSING TO BE WALL MOUNTED UP HIGH NEAR ROOF STRUCTURE OR ABOVE ACCESSIBLE CEILING.

- LIGHTING GENERAL NOTES:**
- ALL EMERGENCY LIGHTS & EXIT SIGNS ON A LOCAL CIRCUIT SHALL BE CONNECTED AHEAD OF SWITCH (HOT) FOR CONTINUOUS OPERATION.
  - REFER TO ARCHITECTURAL PLANS FOR LIGHTING FIXTURE MOUNTING HEIGHTS.

1 LIGHTING PLAN  
E1.0 SCALE: 1/4" = 1'-0"

**Design Consultant:**  
**ARCHITECTURE**  
 Innovation and Design in  
 Architecture, Inc.  
 115 Pine Ave.  
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**Project Owner:**  
**Jason's deli**  
 OWNER PROJECT ADDRESS

**Stamp:**  
 ALABAMA REGISTERED PROFESSIONAL ENGINEER  
 THOMAS C. NIELSEN  
 05/12

**Issue For:**  
 CONSTRUCTION SET

**Issue Date:**  
 07-06-2012

NO.	REASON	DATE
1	CODE COMMENTS / OWNER CHANGES	05/09/12
4	OWNER CHANGE	08/28/12

**PRINCIPAL IN CHARGE:**  
 Approver  
**PROJECT MANAGER:**  
 Checker  
**DRAWN BY:**  
 Author

**Project Address:**  
 JASON'S DELI - MOBILE, AL  
 3756 AIRPORT BLVD  
 MOBILE, AL 36608

**Project Number:**  
 05-004-12

**Sheet Title:**  
 LIGHTING PLAN

**Sheet Number:**  
 E1.0

**McVEIGH & MANGUM**  
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 email: mail@McVeighMangum.com  
 Eng. of Record: Thomas C. Nielsen License No. 23967





# MILLENIUM FINITE™



PROJECT INFORMATION	
Job Name	
Fixture Type	
Catalog Number	
Approved by	

## FN SERIES – LOW PROFILE

### PRODUCT FEATURES:

- » Surface wall mount; 9" & 15"
- » Full cutoff Type II, III, IV or IVN optic patterns
- » Dark-Sky friendly
- » Designlights Consortium listed (DLC)
- » Peace of Mind Guarantee®



FN9L

FN15L



### SPECIFICATIONS

**HOUSING:** High-impact resistant, UV-stabilized injection molded polycarbonate. Marine-grade die-cast aluminum ballast/driver housing.

**DOOR:** High-impact resistant, UV-stabilized injection molded polycarbonate with detachable hinge. Secured to housing with four (4) captive, recessed Torx® (or optional Phillips head) stainless steel screws. Lens sealed with closed-cell silicone gasket and secured to door frame with heavy gauge stainless steel brackets.

**GASKETING:** Closed cell, silicone "O" ring gasket seals joint between polycarbonate housing and die-cast aluminum ballast housing and joint between polycarbonate housing and polycarbonate lens frame assembly. Thick gauge, die-cut, closed cell neoprene with self-adhesive gasket seals joint between housing and mounting surface or accessory surface conduit adapter.

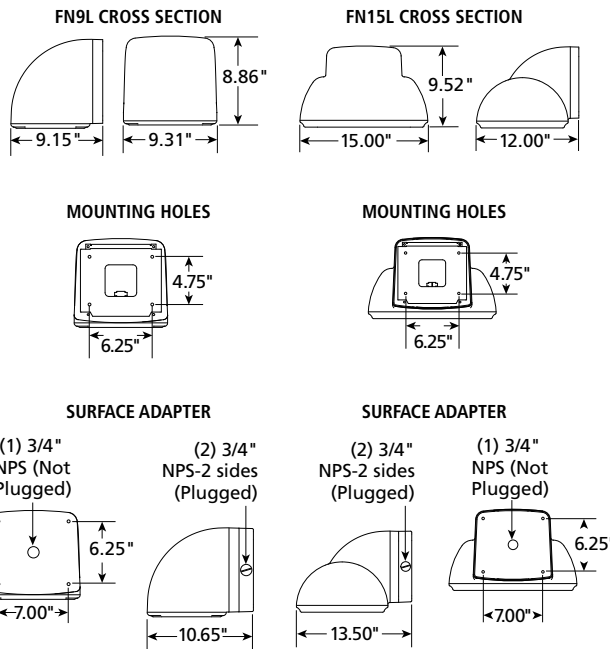
**ELECTRICAL:** Fluorescent electronic 120/277/347 and dual voltage ballasts high power factor (<10% THD), HID ballasts high power factor. Metal halide lamps utilize pulse start technology. Shock absorbing, medium base lamp sockets provided for HID lamps. See Lamp Type for electronic halide ballast option LED: Replaceable high-brightness ANSI 4000K (65 CRI min.), 5000K (65 CRI min.), and 5700K (70 CRI min.) white LED array. See Options for higher CRI lamp availability. 120-277VAC High Power Factor Electronic Dimming Constant Current driver. Luminaire is certified to UL Standards by either Underwriters Laboratory or Intertek Testing Laboratory for wet location.

**INSTALLATION:** Fixture is factory pre-wired and includes gasketed, 16-gauge stainless steel quick mounting plate. Once four-point mounted to wall (required for Peace of Mind Guarantee®) or accessory surface conduit adapter, allows quick mounting with hook-and-lock mechanism. Quick mounting plate bolts to wall (fasteners by other), fixture attaches to mounting plate with two (2) captive Torx® (or optional Phillips head) screws, which are concealed but accessible from bottom.

**SURFACE CONDUIT ADAPTER (ACCESSORY):** Marine-grade die-cast aluminum construction includes die-cut gaskets and two 3/4" threaded connection ports. Once four-point mounted to wall (required for Peace of Mind Guarantee®) allows same quick mounting (hook-and-lock) capability as described in the Installation section above.

**WARRANTY:** One (1) year warranty against defects in materials and workmanship. Five (5) year warranty on LED lamps and driver for defects resulting in a fixture lumen depreciation of 30% or greater.

**LISTINGS:** Luminaire is certified to UL Standards by either Underwriters Laboratory or Intertek Testing Laboratory for wet location. UL certified IP64 per IEC 60598. IESNA-designated full cut-off. IDA-Approved™ Dark-Sky Friendly Fixture. Product listed on Designlights Consortium QPL. Photometry tested to the IESNA LM-79-08 standard by an ILAC/ISO17025 accredited laboratory.



### ORDERING INFORMATION

Model	Optic System	Lens Type	Finish	Lamp Type	Lamp Qty	Voltage	Options	Accessories
-------	--------------	-----------	--------	-----------	----------	---------	---------	-------------

#### Model

- FN9L** 9" Full Cutoff Low Profile
- FN15L** 15" Full Cutoff Low Profile

#### Optic System

- 2** Type II
- 3** Type III (LED only)
- 4** Type IV (LED only)
- (Available with one lamp only on the 15")
- 4N** Type IV Narrow (LED only)

#### Lens Type

- 7** .187" Clear Polycarbonate (n/a with two lamps or HID)
- A** .250" Clear Tempered Glass (STD w/HID)

#### Finish

- DB** Dark Bronze
- MB** Matte Black
- MW** Matte White
- CC** Custom Color (Consult factory)

#### Lamp Type (Qty/Ballast/Volt/Starting Temp)

- 9"**
- 26L40K** 26 Watt 4000K LED
- 26L50K** 26 Watt 5000K LED
- 26L57K** 26 Watt 5700K LED
- 18Q** 18 Watt Quad (2/RS/120/277,347/0°F)
- 26P** 26 Watt PLT (1,2/RS/120/277,347/0°F)
- 32P** 32 Watt PLT (1/RS/120/277,347/0°F)
- 15"**
- 26L40K** 26 Watt 4000K LED
- 26L50K** 26 Watt 5000K LED
- 26L57K** 26 Watt 5700K LED
- 50L40K** 50 Watt 4000K LED
- 50L50K** 50 Watt 5000K LED
- 50L57K** 50 Watt 5700K LED
- 80L40K** 80 Watt 4000K LED
- 80L50K** 80 Watt 5000K LED
- 80L57K** 80 Watt 5700K LED
- 26Q** 26 Watt Quad (1,2/RS/120,277,347/0°F)
- 32P** 32 Watt PLT (1,2/RS/120,277,347/0°F)
- 42P** 42 Watt PLT (1,2/RS/120,277,347/0°F)
- 50M** 50 Watt MH (1/HPF/120,277,347/-20°F)
- 50S** 50 Watt HPS (1/HPF/120,277,347/-40°F)
- 70M** 70 Watt MH (1/HPF/120,277,347/-20°F)
- 70ME** 70 Watt MH (1/EB/120,277/-20°F)
- 70S** 70 Watt HPS (1/HPF/120,277,347/-40°F)

#### Lamp Quantity (See Lamp Type)

- 1** One Lamp
- 2** Two Lamps

#### Voltage

- 120** 120 Volts
- 277** 277 Volts
- 347\*** 347 Volts
- DV** 120-277 Volts (fluorescent or LED only)

#### Options

- LEL** Integral Emergency Battery Backup (Available with FN15L, 26 Watt LED only)
- 2C** Two Circuit Wiring (2 Lamp Quantity only) (n/a in LED)
- FS** Single Fuse & Holder
- PH** Phillips Head Fasteners
- QRC** Hot/Cold Quartz Restrike (15" only) (HID only)
- QS2** Two Quartz sockets (max. 50W ea.) (15" only) (HID only)

#### Accessories

- 50QL** 50 Watt DC Bayonet Base Quartz Lamp (15" only)
- 9500** Torx® Screwdriver
- SA** Die-Cast Surface Adapter

\* n/a with LED Option



www.kenall.com

P: 800-4-Kenall

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1020 Lakeside Drive Gurnee, Illinois 60031

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# LR4™

## Four-Inch Architectural LED Downlight

### Product Description

The LR4™ architectural LED downlight delivers up to 540 lumens of exceptional 90+ CRI light while achieving over 51 lumens per watt. This breakthrough performance is achieved by combining the high efficacy and high-quality light of Cree TrueWhite® Technology. The LR4 is available in moderate or deep recess, warm or neutral color temperatures, and has a variety of trim options. It must be used with the Cree H4 housing, making the LR4 perfect for use in commercial new construction applications.

### Performance Summary

Utilizes Cree TrueWhite® Technology
Active Color Management
<b>Delivered Light Output: LR4E-15:</b> 540 lumens, <b>LR4E-30:</b> 515 lumens
<b>Input Power: LR4E-15:</b> 10.5 watts, <b>LR4E-30:</b> 11.1 watts
CRI: 90
CCT: 2700K, 3500K
<b>Warranty:</b> 10 years†
<b>Lifetime:</b> Designed to last 50,000 hours
<b>Dimming:</b> Dimmable to 20%*
<b>Shield Angles:</b> 15° or 30°

### Ordering Information

Example: LR4E-15 + H4 + LT4-15A OR LR4E-30 + H4 + LT4-30A  
 Fully assembled luminaire is composed of three components that must be ordered separately:  
 LR4: Light engine    H4: Recessed architectural housing    LT4: Snap-in architectural trim

Light Engines	
<b>LR4E-15</b>	2700K, 15° Shield (Moderate Recess)
<b>LR4E-15C</b>	3500K, 15° Shield (Moderate Recess)
<b>LR4E-30</b>	2700K, 30° Shield (Deep Recess)
<b>LR4E-30C</b>	3500K, 30° Shield (Deep Recess)

Housing	
<b>H4</b>	Recessed housing with GU24 socket

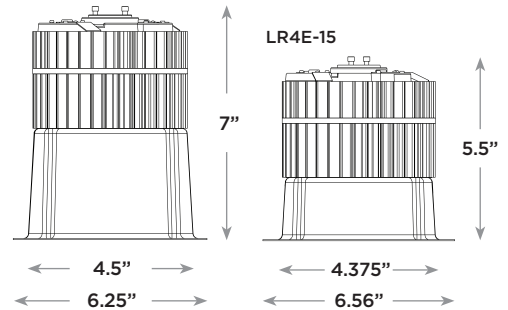
Trims	
<b>LT4-15A/LT4-30A</b>	<b>LT4-15AB/LT4-30AB</b>
Diffuse anodized finish trim	Black anodized finish trim
<b>LT4-15AW/LT4-30AW</b>	<b>LT4-15WH/LT4-30WH</b>
Wheat diffuse anodized finish trim	Smooth white trim
<b>LT4-15AP/LT4-30AP</b>	<b>LT4-15BB/LT4-30BB</b>
Pewter diffuse anodized finish trim	Flat black finish trim and reflector

NOTE: Light engine and trim reflector depth must match for appropriate fit.  
 \* Reference [www.cree.com/lighting](http://www.cree.com/lighting) for recommended dimmers.  
 † See [www.cree.com/lighting](http://www.cree.com/lighting) for warranty terms.

LR4



LR4E-30



The LR4 downlight ships as three components: a housing, light engine, and trim. Each component must be ordered separately.

H4 Housing



LR4 Light Engine

LT4 Trim





## Product Specifications

### CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology mixes the light from the highest performing red and unsaturated yellow LEDs. This patented approach delivers an exclusive combination of 90+ CRI, beautiful light characteristics, and lifelong color consistency, all while maintaining high luminous efficacy—a true no compromise solution.

### CONSTRUCTION & MATERIALS

- Durable cold-rolled steel housing protects LEDs, driver and power supply. Adjustable flip clips resist heat while providing retention for flush ceiling fit.
- Thermal management system uses extruded aluminum heat sink to conduct heat away from LEDs and transfer it to the plenum space for optimal performance. LED junction temperatures stay below specified maximum even when installed in attic insulation with ambient temperatures exceeding 60 C.
- Suitable for insulated and non-insulated ceilings.
- Snap-in trim (sold separately) integrates reflector and flange to redirect light while creating a comfortable visual transition from the lens to the ceiling plane.

### OPTICAL SYSTEM

- Unique combination of reflective and refractive optical components achieves a uniform, comfortable appearance while eliminating pixelation and color fringing. This ensures smooth light patterns are projected with no hot spots and minimal striations.
- Components work together to optimize distribution, balancing the delivery of high illuminance levels on horizontal surfaces with an ideal amount of light on walls and vertical surfaces. This increases the perception of spaciousness.
- Diffusing lens shields direct view of LEDs while lower reflector balances brightness of lens with the ceiling to create a low-glare high angle appearance. When installed with 30° trim, deep set diffusing lens provides more precise optical control with greater visual cut-off.

### ELECTRICAL SYSTEM

- Integral, high-efficiency driver and power supply.
- **Power Factor** > 0.9 nominal
- **Input Voltage:** 120V, 60Hz
- **Dimming:** Dimmable to 20% with most incandescent dimmers. Reference [www.cree.com/lighting](http://www.cree.com/lighting) for recommended dimmers.

### REGULATORY & VOLUNTARY QUALIFICATIONS

- ENERGY STAR® qualified.
- cULus Listed
- Exceeds California Title-24 high efficacy luminaire requirements.
- IC air-tight rated, tested in accordance with ASTM E283.
- Suitable for damp locations.

## Application Reference

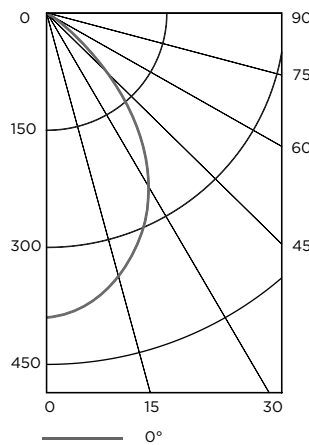
Open Space						
Spacing	Shield	Lumens	Wattage	LPW	w/ft²	Average FC
4 x 4	15° (LR4E-15)	540	10.5	51	0.60	33
	30° (LR4E-30)	515	11.1	46	0.66	32
6 x 6	15° (LR4E-15)	540	10.5	51	0.28	15
	30° (LR4E-30)	515	11.1	46	0.31	15
8 x 8	15° (LR4E-15)	540	10.5	51	0.15	8
	30° (LR4E-30)	515	11.1	46	0.17	8
10 x 10	15° (LR4E-15)	540	10.5	51	0.10	5
	30° (LR4E-30)	515	11.1	46	0.11	5

10' Ceiling, 80/50/20 Reflectances, 2.5 workplane.  
LLF: 1.0 Initial. Open Space: 50' x 40' x 10'

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## Photometry

### LR4E-15 LT4-15A BASED ON ITL TEST #: 59866



### Intensity (Candlepower) Summary

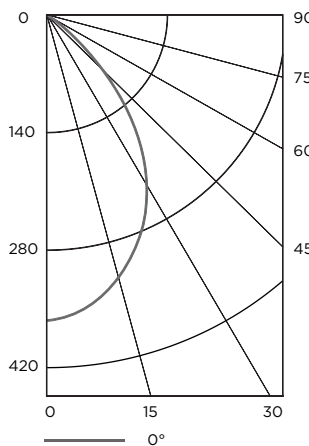
Angle	Mean CP
0°	378
5°	373
15°	340
25°	278
35°	200
45°	114
55°	52
65°	19
75°	1
85°	0
90°	0

### Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fix
0-30	259	47.9%	47.9%
0-40	383	70.9%	70.9%
0-60	518	96%	96%
0-90	540	100%	100%

Reference [www.cree.com/lighting](http://www.cree.com/lighting) for detailed photometric data.

### LR4E-30 LT4-30A BASED ON ITL TEST #: 59865



### Intensity (Candlepower) Summary

Angle	Mean CP
0°	362
5°	357
15°	325
25°	266
35°	191
45°	109
55°	50
65°	18
75°	1
85°	0
90°	0

### Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fix
0-30	275	53.5%	53.5%
0-40	314	76.9%	76.9%
0-60	509	98.8%	98.8%
0-90	515	100%	100%

Reference [www.cree.com/lighting](http://www.cree.com/lighting) for detailed photometric data.



**LEGEND (PROPOSED)**

- PROPERTY LINE
- EDGE OF PAVEMENT
- CONCRETE PAVEMENT

**JSD** Professional Services, Inc.  
 7 Engineers • Surveyors • Planners  
 1800 W. WISCONSIN STREET, SUITE 101  
 MADISON, WISCONSIN 53703  
 TEL: (608) 262-8011  
 WWW.JSDINC.COM

- SERVICES PROVIDED TO:
- PLANNING & DESIGN SERVICES
  - CIVIL ENGINEERING
  - SURVEYING & MAPPING
  - CONSTRUCTION SERVICES
  - PLANNING & DEVELOPMENT
  - TRANSPORTATION ENGINEERING
  - STRUCTURAL ENGINEERING
  - MAINTENANCE OPERATIONS
  - 181 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593 FAX  
 (608) 785-1111  
 MADISON | MILWAUKEE  
 KENOSHA | JEFFERSON  
 WWW.JSDINC.COM

PROJECT:  
**7401 MINERAL POINT ROAD**

PROJECT LOCATION:  
 COUNTY, WI

JSD PROJECT NO.:

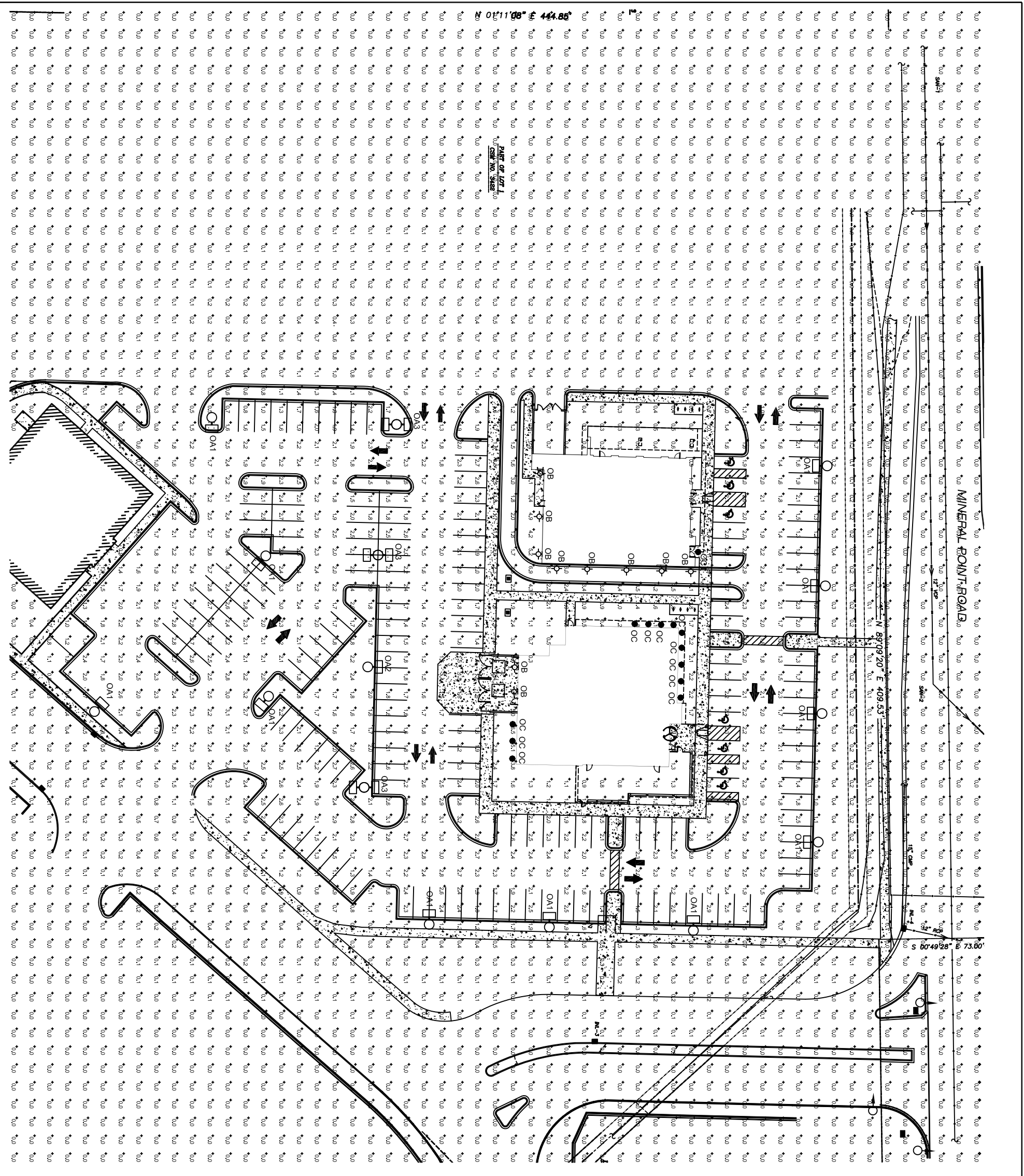
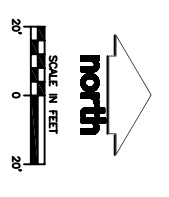
SCALE: AS SHOWN  
 SHEET NO.:

ALTHOUGH EVERY EFFORT HAS BEEN MADE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAME.

**DIAGNOSIS & NOTIFICATION**  
 1800 W. WISCONSIN STREET, SUITE 101  
 MADISON, WISCONSIN 53703  
 TEL: (608) 262-8011  
 WWW.JSDINC.COM

SHEET TITLE:  
**SITE LIGHTING PLAN**

SHEET NUMBER:  
**ES-1.0**



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SERVICES PROVIDED TO:

LIGHTING FIXTURE SCHEDULE												
TYPE	DESCRIPTION	LIGHTING FIXTURE			LAMP DATA							
		MANUFACTURER	CATALOG NO.	MOUNTING	CEILING TYPE	LENS	VOLT NO.	WATT	TYPE	MANUFACTURER	CATALOG NO.	NOTES
0A1	SINGLE HEAD PARKING LOT POLE	MCGRAW-EDISON	TL-320-MP-MT-SL-BZ-MA101G-BZ	POLE	NA	GLASS	MVOLT 1	320W	PSMH	GE	MA6320/8BU/P/A	35 FOOT SQUARE STEEL POLE ON 3 FOOT BASE
0A2	SINGLE HEAD PARKING LOT POLE	MCGRAW-EDISON	TL-320-MP-MT-4F-BZ-MA101G-BZ	POLE	NA	GLASS	MVOLT 1	320W	PSMH	GE	MA6320/8BU/P/A	35 FOOT SQUARE STEEL POLE ON 3 FOOT BASE
0A3	DOUBLE HEAD PARKING LOT POLE	MCGRAW-EDISON	(2)TL-320-MP-MT-SL-BZ-MA101-BZ	POLE	NA	GLASS	MVOLT 1	320W	PSMH	GE	MA6320/8BU/P/A	35 FOOT SQUARE STEEL POLE ON 3 FOOT BASE
0B	OUTLET WALLPACK FIXTURE	GENALL	PN15-4-7-X-50LAK-DV-SL	WALL	NA	GLASS	MVOLT 1	50W	LED	NA	NA	
0C	OUTLET WALLPACK FIXTURE	ORIE	1BF-15-HH-1-15AW/14-30W	CEILING	XX	OPEN	120	10.5	LED	NA	NA	
0C1	OUTLET WALLPACK FIXTURE	INTENSE	FR825-E-10810C	CEILING	XX	OPEN	120	28W	CFI	GE	FR808T4/SPX41	

PROJECT:  
7401 MINERAL POINT ROAD

PROJECT LOCATION:  
COUNTY, WI

JSD PROJECT NO.:

SHEET NUMBER:

ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PREPARE THESE PLANS AND SPECIFICATIONS ACCURATELY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAME.

**DESIGNERS & NOTIFIERS**  
Toll Free (800) 242-8011  
Madison Area (608) 222-1151  
www.jsdinc.com

SHEET TITLE:  
SITE LIGHTING SCHEDULES

SHEET NUMBER:  
ES-2.0

**DESCRIPTION**

The McGraw-Edison Talon is the most versatile, functionally designed, universally adaptable outdoor luminaire available. The Talon brings outstanding performance to walkways, parking lots, roadways, loading docks, building areas, and any security lighting application. U.L. listed and CSA certified for wet locations. IP65 Rated.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		<b>OA1, OA2 &amp; OA3</b>
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

**SPECIFICATION FEATURES**

**Construction**

One-piece heavy-wall, die-cast aluminum construction with integral reveal channels along top surface of housing. Internal cast-in wall separates optical and electrical chambers allowing components to operate cooler. One-piece die-cast aluminum door frame with integral cast-in gasket channel seals optical chamber to an IP65 rating. Stainless steel latches and hinges allow for toolless opening and removal of door frame.

**Electrical**

Electrical componentry mounted on a swing-down galvanized steel power tray with integral handle. Electrical disconnects allow tray to be completely removed from the housing providing ample hand and tool room for attachment of fixture during installation.

**Optical**

**REFLECTOR:** Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring plugs and are field rotatable in 90° increments.

**Mounting**

Extruded 10 1/2" aluminum arm includes internal bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor friendly arrival of product on site.

**Finish**

Housing and arm finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.



**TLL  
TALON LARGE**

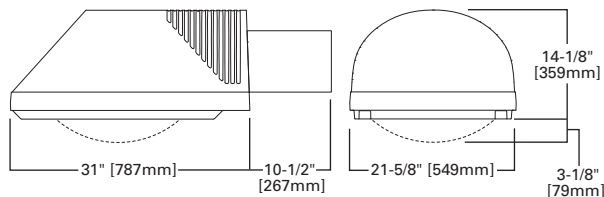
**250 - 1000W**  
Pulse Start Metal Halide  
High Pressure Sodium  
Metal Halide

**ARCHITECTURAL  
AREA LUMINAIRE**



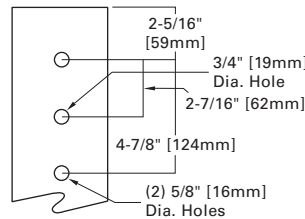
NOTE: In all flat glass configurations only.

**DIMENSIONS**

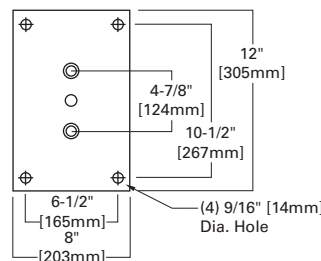


**ARM DRILLING**

**TYPE "M"**



**WALL DRILLING**



**WATTAGE TABLE**

Lamp Type	Wattage
Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 875, 1000W
High Pressure Sodium (HPS)	250, 400, 750, 1000W
Metal Halide (MH)	250, 400, 1000W

**ENERGY DATA**

**CWA Ballast Input Watts**

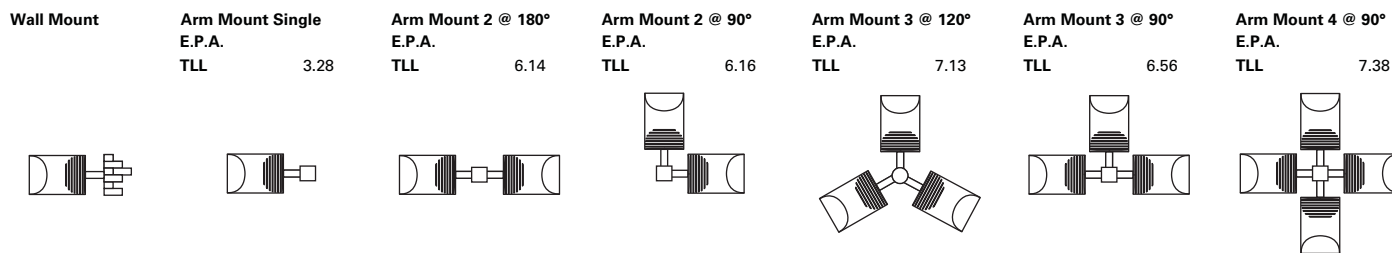
250W HPS HPF (295 Watts)
250W MP HPF (283 Watts) ©
320W MP HPF (361 Watts) ©
350W MP HPF (397 Watts) ©
400W HPS HPF (457 Watts)
400W MP HPF (452 Watts) ©
450W MP HPF (508 Watts) ©
750W HPS HPF (840 Watts)
750W MP HPF (820 Watts) ©
1000W HPS HPF (1100 Watts)
1000W MP HPF (1070 Watts) ©
1000W MH HPF (1080 Watts)

**EPA**  
Effective Projected Area: (Sq. Ft.)  
3.28 with 10.5" ARM

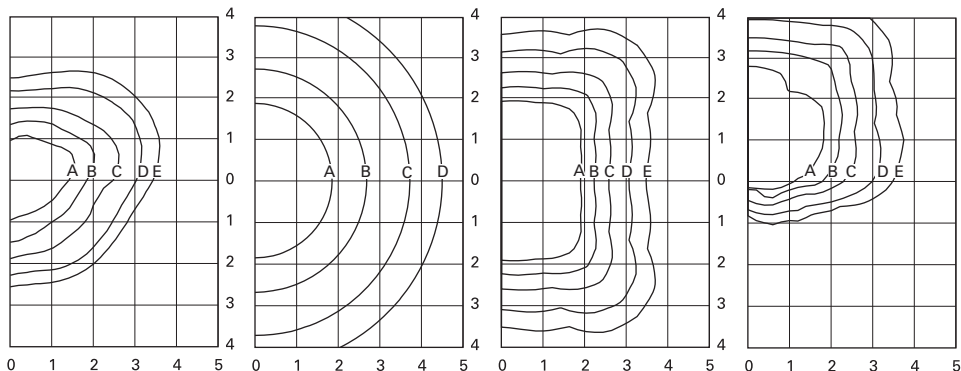
**SHIPPING DATA**  
Approximate Net Weight:  
400W 91 lbs. (41.36 kgs.)  
1000W 98 lbs. (44.54 kgs.)



**MOUNTING CONFIGURATIONS**



**PHOTOMETRICS [Complete IES files available at www.cooperlighting.com]**

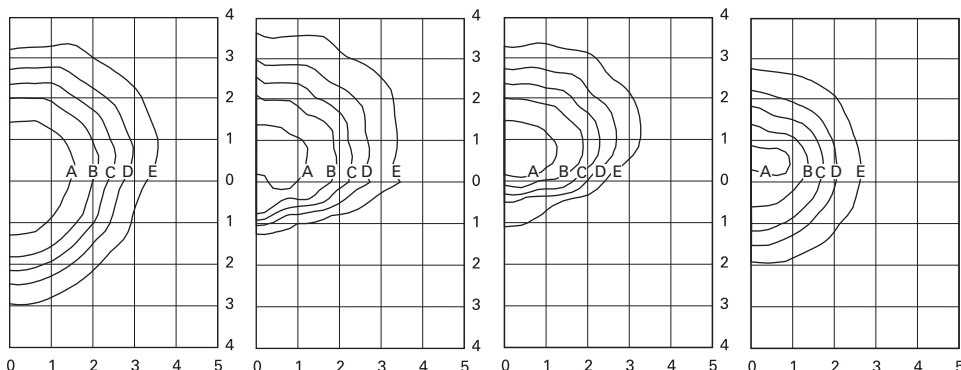


<b>TLL-400-MP-3F-FG</b> 400-Watt MP 40,000-Lumen Clear Lamp Type III Formed Flat Glass	<b>TLL-400-MP-AR-SG</b> 400-Watt MP 44,000-Lumen Clear Lamp Area Round Sag Glass	<b>TLL-1000-MH-AS-FG</b> 1000-Watt MH 110,000-Lumen Clear Lamp Area Square Flat Glass	<b>TLL-1000-MH-SL-FG</b> 1000-Watt MH 110,000-Lumen Clear Lamp Spill Light Eliminator Flat Glass
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**Footcandle Table**

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
<b>400W [3F]/1000W [AS/SL]</b>					
25'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
<b>400W [AR]</b>					
25'	1.44	0.72	0.29	0.14	--
30'	1.00	0.50	0.20	0.10	--
35'	0.73	0.37	0.15	0.07	--



<b>TLL-1000-MH-3V-FG</b> 1000-Watt MH 110,000-Lumen Clear Lamp Type III Vertical Flat Glass	<b>TLL-1000-MH-4V-FG-HS</b> 1000-Watt MH 110,000-Lumen Clear Lamp Type IV Automotive Perimeter Flat Glass w/House-side Shield	<b>TLL-1000-MH-3V-FG-EHS</b> 1000-Watt MH 110,000-Lumen Clear Lamp Type III Vertical Flat Glass—External House-side Shield	<b>TLL-1000-MH-AF-FG</b> 1000-Watt MH 110,000-Lumen Clear Lamp Automotive Front Row Flat Glass
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**Footcandle Table**

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
<b>1000W [3V/4V-HS/3V-EHS]</b>					
25'	7.20	2.88	1.44	0.72	0.29
30'	5.00	2.00	1.00	0.50	0.20
35'	3.65	1.46	0.73	0.37	0.15
<b>1000W [AF]</b>					
25'	30.00	10.00	3.00	1.00	0.20
27'	25.50	8.50	2.55	0.85	0.17
30'	20.70	6.90	2.07	0.69	0.14



ORDERING INFORMATION

Sample Number: TLL-1000-MP-5T-SL-FG-BK

<p><b>Product Family</b> <sup>1</sup> TLL=Talon Site Large</p> <p><b>Lamp Wattage</b> MP 250: 250W 320: 320W 350: 350W 400: 400W 750: 750W 875: 875W 1000: 1000W<sup>2</sup></p> <p>HPS 250: 250W 400: 400W 750: 750W 1000: 1000W<sup>2</sup></p> <p>MH <sup>3</sup> 250: 250W 400: 400W 1000: 1000W<sup>2</sup></p> <p><b>Lamp Type</b> MP=Pulse Start Metal Halide HPS=High Pressure Sodium MH=Metal Halide<sup>3</sup></p>	<p><b>Voltage</b> <sup>4</sup> 120=120V 208=208V 240=240V 277=277V 347=347V 480=480V</p> <p>DT: Dual-Tap<sup>5</sup> MT: Multi-Tap<sup>5</sup> TT: Triple-Tap<sup>5</sup> 5T: 5-Tap<sup>5</sup></p>	<p><b>Distribution</b> <u>Horizontal Lamp</u> 2F=Type II Formed 2S=Type II Segmented<sup>2, 6</sup> 3F=Type III Formed 3S=Type III Segmented<sup>2, 6</sup> 4F=Type IV Formed 4S=Type IV Segmented<sup>2, 6</sup> 5F=Type V Formed 5S=Type V Segmented<sup>2, 6</sup> SL=Spill Light Eliminator</p> <p><u>Vertical Lamp</u> 3V=Type III Vertical 4V=Type IV Automotive Perimeter AR: Area Round AS: Area Square AF: Automotive Front Row</p> <p><b>Lens Type</b> FG: Flat Glass SG=Sag Glass</p>	<p><b>Color</b> <sup>7</sup> AP=Grey BZ=Bronze BK=Black WH=White DP=Dark Platinum GM=Graphite Metallic</p>	<p><b>Options</b> CEC=California Title 20 Compliant Ballast (Applies to 250-320W and 400W MP only) F: Single Fuse (120, 277 or<sup>8</sup> 347V) FF: Double Fuse (208, 240 or<sup>8</sup> 480V) L: Lamp Included EM: Quartz Restrike w/Delay<sup>9</sup> (Also Strikes at Cold Start) O: Quartz Restrike<sup>9</sup> EM/SC: Quartz Emergency<sup>9</sup> Separate Circuit R: NEMA Twistlock Photocontrol Receptacle HS: Internal House-side<sup>10</sup> Shield WM: Wall Mount with 10 1/2 Inch Arm DM: Direct Mount for Round or Square Pole DW=Direct Wall Mount HL=Hi/Low Dimming<sup>11</sup></p>	<p><b>Accessories</b> <sup>12</sup> MA1010-XX=Single Tenon Adapter for 3 1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3 1/2" O.D. Tenon MA1012-XX=3@120° Tenon Adapter for 3 1/2" O.D. Tenon MA1013-XX=4@90° Tenon Adapter for 3 1/2" O.D. Tenon MA1014-XX=2@90° Tenon Adapter for 3 1/2" O.D. Tenon MA1015-XX=2@120° Tenon Adapter for 3 1/2" O.D. Tenon MA1016-XX=3@90° Tenon Adapter for 3 1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2 3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2 3/8" O.D. Tenon MA1019-XX=3@120° Tenon Adapter for 2 3/8" O.D. Tenon MA1045-XX=4@90° Tenon Adapter for 2 3/8" O.D. Tenon MA1048-XX=2@90° Tenon Adapter for 2 3/8" O.D. Tenon MA1049-XX=3@90° Tenon Adapter for 2 3/8" O.D. Tenon OA/RA1016=NEMA Twistlock Photocontrol (105-285V) OA/RA1027=NEMA Twistlock Photocontrol (480V) OA/RA1201=NEMA Twistlock Photocontrol (347V) OA/RA1013=Photocontrol Shorting Cap MA1214-XX=External House-side Shield Kit [EPA = 0.94]</p>
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OA2

OA1 & OA3

OA1 & OA2

OA3

**Notes:** 1 10 1/2" arm and round pole adapter included with fixture. 2 Requires reduced envelope lamp. 3 250 and 400W are available for non-US markets only. 4 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information. 5 Dual-Tap ballast is 120/277V wired 277V. Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 277/347/480V wired 347V. 5-Tap ballast is 120/208/240/277/480V wired 480V. 6 Maximum wattage on segmented optical distributions is 400W. 7 Custom and RAL color matching available upon request. Consult Cooper Lighting Representative for further information. 8 Must specify voltage. 9 Quartz options not available with SL and AF optics. 10 House-side shield not available on 5S, 5F, AS, AR, and SL optics. 11 Requires vertical lamp orientation. Provides 24V low voltage leads used in dimming control. 12 Order separately, replace XX with color designation.

# MILLENIUM FINITE™

PEACE OF MIND Guarantee®



## FN SERIES – LOW PROFILE

### PRODUCT FEATURES:

- » Surface wall mount; 9" & 15"
- » Full cutoff Type II, III, IV or IVN optic patterns
- » Dark-Sky friendly
- » Designlights Consortium listed (DLC)
- » Peace of Mind Guarantee®



FN9L

FN15L

DESIGNLIGHTS CONSORTIUM

### PROJECT INFORMATION

Job Name	
Fixture Type	OB
Catalog Number	
Approved by	

### SPECIFICATIONS

**HOUSING:** High-impact resistant, UV-stabilized injection molded polycarbonate. Marine-grade die-cast aluminum ballast/driver housing.

**DOOR:** High-impact resistant, UV-stabilized injection molded polycarbonate with detachable hinge. Secured to housing with four (4) captive, recessed Torx® (or optional Phillips head) stainless steel screws. Lens sealed with closed-cell silicone gasket and secured to door frame with heavy gauge stainless steel brackets.

**GASKETING:** Closed cell, silicone "O" ring gasket seals joint between polycarbonate housing and die-cast aluminum ballast housing and joint between polycarbonate housing and polycarbonate lens frame assembly. Thick gauge, die-cut, closed cell neoprene with self-adhesive gasket seals joint between housing and mounting surface or accessory surface conduit adapter.

**ELECTRICAL:** Fluorescent electronic 120/277/347 and dual voltage ballasts high power factor (<10% THD), HID ballasts high power factor. Metal halide lamps utilize pulse start technology. Shock absorbing, medium base lamp sockets provided for HID lamps. See Lamp Type for electronic halide ballast option LED: Replaceable high-brightness ANSI 4000K (65 CRI min.), 5000K (65 CRI min.), and 5700K (70 CRI min.) white LED array. See Options for higher CRI lamp availability. 120-277VAC High Power Factor Electronic Dimming Constant Current driver. Luminaire is certified to UL Standards by either Underwriters Laboratory or Intertek Testing Laboratory for wet location.

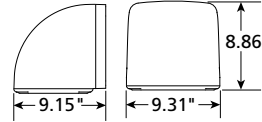
**INSTALLATION:** Fixture is factory pre-wired and includes gasketed, 16-gauge stainless steel quick mounting plate. Once four-point mounted to wall (required for Peace of Mind Guarantee®) or accessory surface conduit adapter, allows quick mounting with hook-and-lock mechanism. Quick mounting plate bolts to wall (fasteners by other), fixture attaches to mounting plate with two (2) captive Torx® (or optional Phillips head) screws, which are concealed but accessible from bottom.

**SURFACE CONDUIT ADAPTER (ACCESSORY):** Marine-grade die-cast aluminum construction includes die-cut gaskets and two 3/4" threaded connection ports. Once four-point mounted to wall (required for Peace of Mind Guarantee®) allows same quick mounting (hook-and-lock) capability as described in the Installation section above.

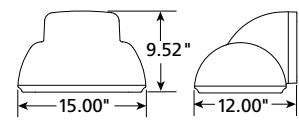
**WARRANTY:** One (1) year warranty against defects in materials and workmanship. Five (5) year warranty on LED lamps and driver for defects resulting in a fixture lumen depreciation of 30% or greater.

**LISTINGS:** Luminaire is certified to UL Standards by either Underwriters Laboratory or Intertek Testing Laboratory for wet location. UL certified IP64 per IEC 60598. IESNA-designated full cut-off. IDA-Approved™ Dark-Sky Friendly Fixture. Product listed on Designlights Consortium QPL. Photometry tested to the IESNA LM-79-08 standard by an ILAC/ISO17025 accredited laboratory.

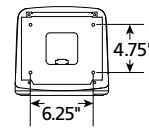
FN9L CROSS SECTION



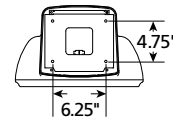
FN15L CROSS SECTION



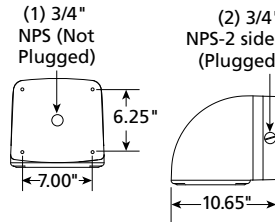
MOUNTING HOLES



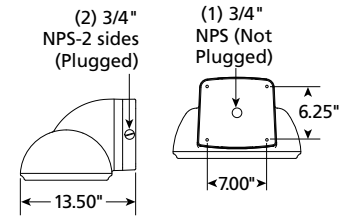
MOUNTING HOLES



SURFACE ADAPTER



SURFACE ADAPTER



### ORDERING INFORMATION

Model	Optic System	Lens Type	Finish	Lamp Type	Lamp Qty	Voltage	Options	Accessories
-------	--------------	-----------	--------	-----------	----------	---------	---------	-------------

**Model**  
**FN9L** 9" Full Cutoff Low Profile  
**FN15L** 15" Full Cutoff Low Profile

**Optic System**  
**2** Type II  
**3** Type III (LED only)  
**4** Type IV (LED only)  
 (Available with one lamp only on the 15")  
**4N** Type IV Narrow (LED only)

**Lens Type**  
**7** .187" Clear Polycarbonate  
 (n/a with two lamps or HID)  
**A** .250" Clear Tempered Glass (STD w/HID)

**Finish**  
**DB** Dark Bronze  
**MB** Matte Black  
**MW** Matte White  
**CC** Custom Color (Consult factory)

### Lamp Type (Qty/Ballast/Volt/Starting Temp)

**9"**  
**26L40K** 26 Watt 4000K LED  
**26L50K** 26 Watt 5000K LED  
**26L57K** 26 Watt 5700K LED  
**18Q** 18 Watt Quad (2/RS/120/277,347/0°F)  
**26P** 26 Watt PLT (1,2/RS/120/277,347/0°F)  
**32P** 32 Watt PLT (1/RS/120/277,347/0°F)

**15"**  
**26L40K** 26 Watt 4000K LED  
**26L50K** 26 Watt 5000K LED  
**26L57K** 26 Watt 5700K LED  
**50L40K** 50 Watt 4000K LED  
**50L50K** 50 Watt 5000K LED  
**50L57K** 50 Watt 5700K LED  
**80L40K** 80 Watt 4000K LED  
**80L50K** 80 Watt 5000K LED  
**80L57K** 80 Watt 5700K LED  
**26Q** 26 Watt Quad (1,2/RS/120,277,347/0°F)  
**32P** 32 Watt PLT (1,2/RS/120,277,347/0°F)  
**42P** 42 Watt PLT (1,2/RS/120,277,347/0°F)  
**50M** 50 Watt MH (1/HPF/120,277,347/-20°F)  
**50S** 50 Watt HPS (1/HPF/120,277,347/-40°F)  
**70M** 70 Watt MH (1/HPF/120,277,347/-20°F)  
**70ME** 70 Watt MH (1/EB/120,277/-20°F)  
**70S** 70 Watt HPS (1/HPF/120,277,347/-40°F)

### Lamp Quantity (See Lamp Type)

**1** One Lamp  
**2** Two Lamps

**Voltage**  
**120** 120 Volts  
**277** 277 Volts  
**347\*** 347 Volts  
**DV** 120-277 Volts (fluorescent or LED only)

**Options**  
**LEL** Integral Emergency Battery Backup  
 (Available with FN15L, 26 Watt LED only)  
**2C** Two Circuit Wiring (2 Lamp Quantity only) (n/a in LED)  
**FS** Single Fuse & Holder  
**PH** Phillips Head Fasteners  
**QRC** Hot/Cold Quartz Restrike (15" only) (HID only)  
**QS2** Two Quartz sockets (max. 50W ea.) (15" only) (HID only)

**Accessories**  
**50QL** 50 Watt DC Bayonet Base Quartz Lamp (15" only)  
**9500** Torx® Screwdriver  
**SA** Die-Cast Surface Adapter

\* n/a with LED Option



www.kenall.com

P: 800-4-Kenall

F: 847-360-1781

1020 Lakeside Drive Gurnee, Illinois 60031

When you see this image, you will know the Kenall product shown or described is manufactured in the USA with components purchased from US suppliers, and meets the Buy American requirements under the ARRA. Kenall has not determined the origin of its domestically purchased components or the subcomponents thereof. Content of specification sheets is subject to change; please consult www.kenall.com for current product details. © 2013 Kenall Mfg. Co. All rights reserved.

FN\_9\_15\_L-032113

# LR4™

## Four-Inch Architectural LED Downlight

### Product Description

The LR4™ architectural LED downlight delivers up to 540 lumens of exceptional 90+ CRI light while achieving over 51 lumens per watt. This breakthrough performance is achieved by combining the high efficacy and high-quality light of Cree TrueWhite® Technology. The LR4 is available in moderate or deep recess, warm or neutral color temperatures, and has a variety of trim options. It must be used with the Cree H4 housing, making the LR4 perfect for use in commercial new construction applications.

### Performance Summary

Utilizes Cree TrueWhite® Technology
Active Color Management
<b>Delivered Light Output: LR4E-15:</b> 540 lumens, <b>LR4E-30:</b> 515 lumens
<b>Input Power: LR4E-15:</b> 10.5 watts, <b>LR4E-30:</b> 11.1 watts
CRI: 90
CCT: 2700K, 3500K
<b>Warranty:</b> 10 years†
<b>Lifetime:</b> Designed to last 50,000 hours
<b>Dimming:</b> Dimmable to 20%*
<b>Shield Angles:</b> 15° or 30°

### Ordering Information

Example: LR4E-15 + H4 + LT4-15A OR LR4E-30 + H4 + LT4-30A

Fully assembled luminaire is composed of three components that must be ordered separately:

LR4: Light engine H4: Recessed architectural housing LT4: Snap-in architectural trim

Light Engines	
<b>LR4E-15</b>	2700K, 15° Shield (Moderate Recess)
<b>LR4E-15C</b>	3500K, 15° Shield (Moderate Recess)
<b>LR4E-30</b>	2700K, 30° Shield (Deep Recess)
<b>LR4E-30C</b>	3500K, 30° Shield (Deep Recess)
Housing	
<b>H4</b>	Recessed housing with GU24 socket
Trims	
<b>LT4-15A/LT4-30A</b>	Diffuse anodized finish trim
<b>LT4-15AB/LT4-30AB</b>	Black anodized finish trim
<b>LT4-15AW/LT4-30AW</b>	Wheat diffuse anodized finish trim
<b>LT4-15WH/LT4-30WH</b>	Smooth white trim
<b>LT4-15AP/LT4-30AP</b>	Pewter diffuse anodized finish trim
<b>LT4-15BB/LT4-30BB</b>	Flat black finish trim and reflector

NOTE: Light engine and trim reflector depth must match for appropriate fit.

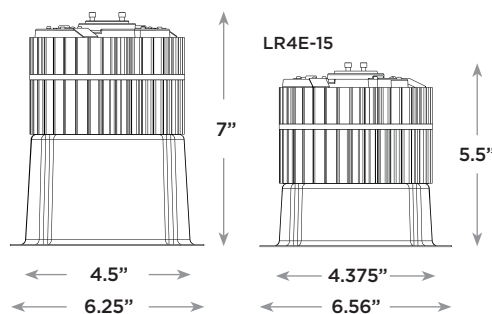
\* Reference [www.cree.com/lighting](http://www.cree.com/lighting) for recommended dimmers.

† See [www.cree.com/lighting](http://www.cree.com/lighting) for warranty terms.

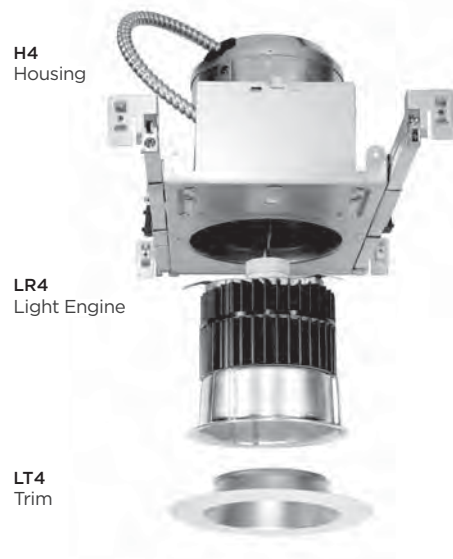
LR4



LR4E-30



The LR4 downlight ships as three components: a housing, light engine, and trim. Each component must be ordered separately.





## Product Specifications

### CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology mixes the light from the highest performing red and unsaturated yellow LEDs. This patented approach delivers an exclusive combination of 90+ CRI, beautiful light characteristics, and lifelong color consistency, all while maintaining high luminous efficacy—a true no compromise solution.

### CONSTRUCTION & MATERIALS

- Durable cold-rolled steel housing protects LEDs, driver and power supply. Adjustable flip clips resist heat while providing retention for flush ceiling fit.
- Thermal management system uses extruded aluminum heat sink to conduct heat away from LEDs and transfer it to the plenum space for optimal performance. LED junction temperatures stay below specified maximum even when installed in attic insulation with ambient temperatures exceeding 60 C.
- Suitable for insulated and non-insulated ceilings.
- Snap-in trim (sold separately) integrates reflector and flange to redirect light while creating a comfortable visual transition from the lens to the ceiling plane.

### OPTICAL SYSTEM

- Unique combination of reflective and refractive optical components achieves a uniform, comfortable appearance while eliminating pixelation and color fringing. This ensures smooth light patterns are projected with no hot spots and minimal striations.
- Components work together to optimize distribution, balancing the delivery of high illuminance levels on horizontal surfaces with an ideal amount of light on walls and vertical surfaces. This increases the perception of spaciousness.
- Diffusing lens shields direct view of LEDs while lower reflector balances brightness of lens with the ceiling to create a low-glare high angle appearance. When installed with 30° trim, deep set diffusing lens provides more precise optical control with greater visual cut-off.

### ELECTRICAL SYSTEM

- Integral, high-efficiency driver and power supply.
- **Power Factor** > 0.9 nominal
- **Input Voltage:** 120V, 60Hz
- **Dimming:** Dimmable to 20% with most incandescent dimmers. Reference [www.cree.com/lighting](http://www.cree.com/lighting) for recommended dimmers.

### REGULATORY & VOLUNTARY QUALIFICATIONS

- ENERGY STAR® qualified.
- cULus Listed
- Exceeds California Title-24 high efficacy luminaire requirements.
- IC air-tight rated, tested in accordance with ASTM E283.
- Suitable for damp locations.

## Application Reference

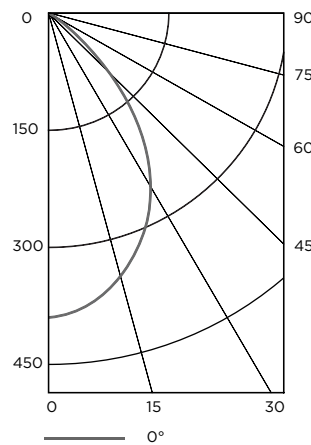
Open Space						
Spacing	Shield	Lumens	Wattage	LPW	w/ft²	Average FC
4 x 4	15° (LR4E-15)	540	10.5	51	0.60	33
	30° (LR4E-30)	515	11.1	46	0.66	32
6 x 6	15° (LR4E-15)	540	10.5	51	0.28	15
	30° (LR4E-30)	515	11.1	46	0.31	15
8 x 8	15° (LR4E-15)	540	10.5	51	0.15	8
	30° (LR4E-30)	515	11.1	46	0.17	8
10 x 10	15° (LR4E-15)	540	10.5	51	0.10	5
	30° (LR4E-30)	515	11.1	46	0.11	5

10' Ceiling, 80/50/20 Reflectances, 2.5 workplane.  
LLF: 1.0 Initial. Open Space: 50' x 40' x 10'

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## Photometry

### LR4E-15 LT4-15A BASED ON ITL TEST #: 59866



### Intensity (Candlepower) Summary

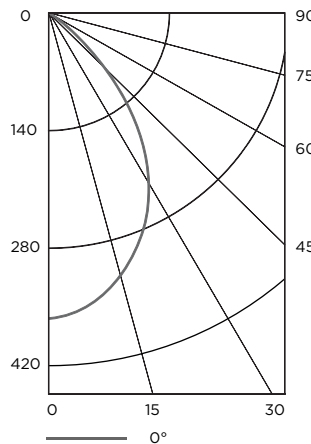
Angle	Mean CP
0°	378
5°	373
15°	340
25°	278
35°	200
45°	114
55°	52
65°	19
75°	1
85°	0
90°	0

### Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fix
0-30	259	47.9%	47.9%
0-40	383	70.9%	70.9%
0-60	518	96%	96%
0-90	540	100%	100%

Reference [www.cree.com/lighting](http://www.cree.com/lighting) for detailed photometric data.

### LR4E-30 LT4-30A BASED ON ITL TEST #: 59865



### Intensity (Candlepower) Summary

Angle	Mean CP
0°	362
5°	357
15°	325
25°	266
35°	191
45°	109
55°	50
65°	18
75°	1
85°	0
90°	0

### Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fix
0-30	275	53.5%	53.5%
0-40	314	76.9%	76.9%
0-60	509	98.8%	98.8%
0-90	515	100%	100%

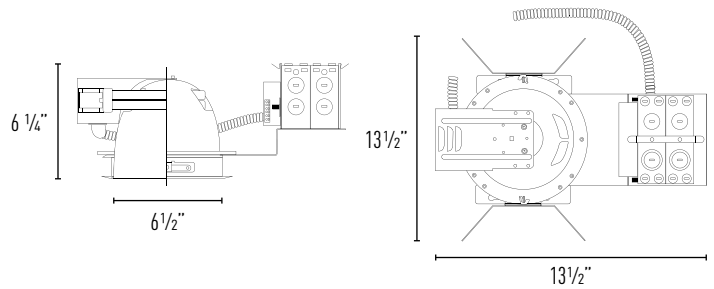
Reference [www.cree.com/lighting](http://www.cree.com/lighting) for detailed photometric data.



# IFH6 / IC610

6" Horizontal Compact Fluorescent / Open Reflector

JOB NAME		CATALOG NUMBER	
NOTES		TYPE	OC1



### Order Matrix | Example: IFH6226-ADV-1100

A	B	C	D
<b>A</b> Series		<b>C</b> Ballast	
<b>IFH6</b>	6" Horizontal Compact Fluorescent	<b>E</b> Electronic 120/277V <b>E-347</b> Electronic 347V <b>-ADV</b> Advance Mark 10 120V <b>-ADV-27</b> Advance Mark 10 277V <b>-ADV7</b> Advance Mark 7 120/277V <sup>1</sup> <b>-LUT</b> Lutron EcoSystem® 120/277V <b>-LUT-1</b> Lutron Hi-lume 1% 120V <sup>2</sup> <b>-LUT-1-27</b> Lutron Hi-lume 1% 277V <sup>2</sup>	
<b>B</b> Lamp		<b>D</b> Options	
<b>13</b>	(1) 13W DTT <sup>1</sup>	<b>-1100</b> C-Channel Bar Hanger	
<b>18</b>	(1) 18W DTT	<b>-1200</b> Flat Bar Hanger	
<b>26</b>	(1) 26W DTT/TRT	<b>-1400</b> Wood Joist Bar Hanger	
<b>32</b>	(1) 32W TRT	<b>-EM</b> Emergency 650 lm Max	
<b>42</b>	(1) 42W TRT	<b>-EM-13</b> Emergency 1300 lm Max	
<b>213</b>	(2) 13W DTT <sup>1</sup>	<b>-EM2</b> Emergency 650 lm Max w/ Integral Reflector Test Switch	
<b>218</b>	(2) 18W DTT	<b>-EM2-13</b> Emergency 1300 lm Max w/ Integral Reflector Test Switch	
<b>226</b>	(2) 26W DTT	<b>-FUSE</b> Fuse	

Notes:  
1 - 13W dimming only available with Mark 7.  
2 - Lutron Hi-lume 1% available in (1) 26W or (1) 32W only.

### 6" Open Reflector

High quality low iridescent reflector.

OD: 7 1/4"

<b>IC610C</b>	Clear Reflector / White Phenolic Ring
<b>IC610C-SF</b>	Clear Reflector / Self Flanged
<b>IC610C-SFW</b>	Clear Reflector / Self Flanged White
<b>IC610SD</b>	Semi Diffused Reflector / White Phenolic Ring
<b>IC610SD-SF</b>	Semi Diffused Reflector / Self Flanged
<b>IC610W</b>	White Reflector / White Phenolic Ring

### Designer Trim Option (for non-self flanged reflectors):

Reflector standard with white phenolic trim ring. Optional metal trim rings include: Specify **MW** (metal white), **B** (black), **SN** (satin nickel), **MO** (mocha). Not available with self flanged reflector.

Notes:  
4 - Self flanged reflectors are compatible with Infuz™ accessories only.

Cut-out: 6 1/2"

### DESCRIPTION

Horizontal compact fluorescent downlight provides superior performance. Designed for use in medium to high ceiling heights. Applications include retail, commercial and hospitality.

### SOCKET

Universal G24 4-Pin

### REFLECTOR OPTICS

Specification grade reflector with 1.2mm thickness. White phenolic trim ring standard with optional designer trims or self flanged.

### MOUNTING FRAME

Frame is constructed from heavy duty galvanized steel. Universal mounting brackets included. Compatible with C-channel, flat bar, wood joist bar hanger and EMT. Bar hangers must be ordered separately. C-channel are recommended for T-bar ceilings.

### BALLAST

Electronic multi-voltage technology enables operation at any input voltage from 120 to 277 volts, 50/60Hz. Dimming options include Advance Mark 7, Mark 10, Lutron Eco System or Lutron Hi-lume® 1%.

### EMERGENCY

- UL and cUL Listed
- Long-Life High-Temperature Recyclable
- Ni-Cad Battery
- Painted Steel Case
- 90-Minute Emergency Operation
- Includes Test Switch/Charge Indicator
- Dual Voltage 120/277V, 60Hz
- 5-Year Manufacturers Warranty

### ACCESSORIES

Compatible with decorative drop and Infuz™ accessories. See page 2 for decorative drop and Infuz™ accessories.

### LISTING

ETL listed for thru-branch wiring and damp locations. For Non-IC recessed installation. ETL listed to US and Canadian standards.



# 6" Decorative Recessed Accessories

JOB NAME		CATALOG NUMBER	
NOTES		TYPE	



DECORATIVE

Decorative glass and acrylic accessories are compatible with select reflectors. Customize and create your environment with the options below.

**ORDERING INFORMATION:**

Add accessory part number to the end of the reflector part number. (Example: IC610C-SF-D1R)

**Note:** Infuz decorative accessories are compatible with self flanged reflectors only.

ORDERING INFO	DESCRIPTION	OD	ID	THICKNESS
-D1R	6" Red Acrylic Ring 1 3/8"	7 3/4"	5 1/2"	1/8"
-D2R	6" Red Acrylic Ring 2 3/8"	7 3/4"	3 1/2"	1/8"
-D1B	6" Blue Acrylic Ring 1 3/8"	7 3/4"	5 1/2"	1/8"
-D2B	6" Blue Acrylic Ring 2 3/8"	7 3/4"	3 1/2"	1/8"
-D1G	6" Green Acrylic Ring 1 3/8"	7 3/4"	5 1/2"	1/8"
-D2G	6" Green Acrylic Ring 2 3/8"	7 3/4"	3 1/2"	1/8"
-D5	6" Tempered Glass Decorative Drop	7 3/4"	NA	5/32"
-D6	6" Tempered Glass Decorative Drop	7 3/4"	NA	5/32"
-D7	6" Tempered Glass Decorative Drop	7 3/4"	NA	5/32"
-D8	6" Tempered Glass Ring 1 3/8"	7 3/4"	5 1/2"	5/32"
-D9	6" Sandblasted Tempered Glass Ring 2 3/8"	7 3/4"	3 1/2"	5/32"



INFUZ

Infuz decorative accessories may be used with select reflectors. Accessory kits are factory installed. Custom material available by special order. Minimum order and lead times may apply. Consult factory.

**How to Order:**

1. Enter your specified reflector under section "A".
2. Specify the Infuz adder on the reflector part number. (Example: IC610C-SF-IZDM-5-MO)

**Note:** Infuz decorative accessories are compatible with self flanged reflectors only.



**Flush Mount Recessed**

Order Matrix | Example: IC610C-SF-IFZFM-W-1

A	B	C	D
<b>A</b>   Reflector		<b>D</b>   Material	
	Specify Compatible Reflector	-1 Red Crush	
		-2 Blue Crush	
		-3 Tiger Thatch	
<b>B</b>   Series		-4 Linea Vert	
		-5 Bronze Weave	
-IFZFM	Infuz Flush Mount	-6 Fossil Leaf	
<b>C</b>   Inner Reflector			
-W	White		
-HZ	Haze		



**Drop Mount Recessed**

Order Matrix | Example: IC610C-SF-IFZDM-1-SN

A	B	C	D
<b>A</b>   Reflector		<b>C</b>   Material	
	Specify Compatible Reflector	-1 Red Crush	
		-2 Blue Crush	
		-3 Tiger Thatch	
<b>B</b>   Series		-4 Linea Vert	
		-5 Bronze Weave	
-IFZDM	Drop Mount	-6 Fossil Leaf	
		<b>D</b>   Drop Hardware	
		-SN	Satin Nickel
		-MO	Mocha



Type: Red Crush  
Item Code: 1



Type: Blue Crush  
Item Code: 2



Type: Tiger Thatch  
Item Code: 3



Type: Linea Vert  
Item Code: 4



Type: Bronze Weave  
Item Code: 5



Type: Fossil Leaf  
Item Code: 6







**Perspective 6 - Site Overview**

**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners

**CBL**  
CBL & ASSOCIATES PROPERTIES, INC.





**Perspective 5 - Jason's Deli Patio**

**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners

**CBL**  
CBL & ASSOCIATES PROPERTIES, INC.





**Perspective 4 - Jason's Deli Front Entry**

**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners

**CBL**  
CBL & ASSOCIATES PROPERTIES, INC.





**Perspective 3 - Mineral Point Road Intersection**

**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners

**CBL**  
CBL & ASSOCIATES PROPERTIES, INC.





**Perspective 2 - Internal Pedestrian Connection**





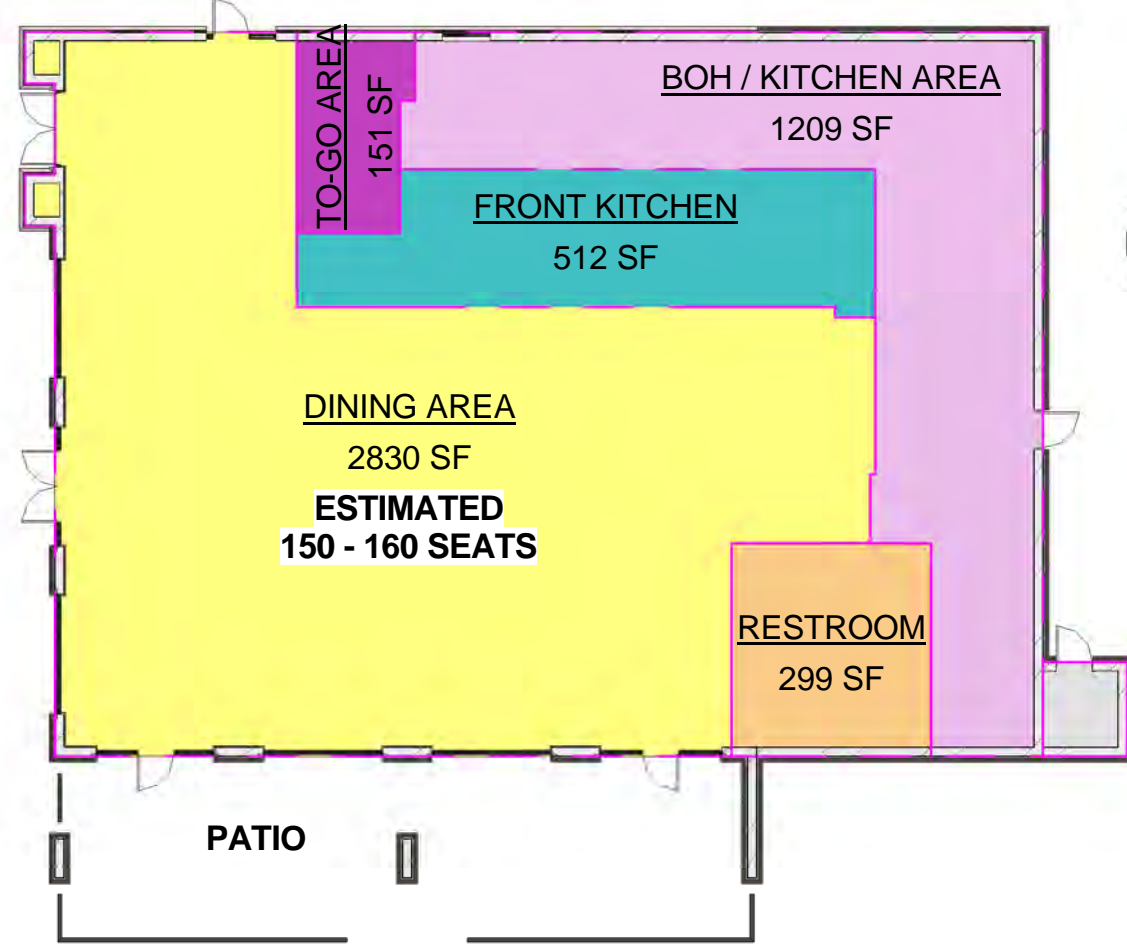


**Perspective 1 - Mineral Point Road Terrace**

**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners

**CBL**  
CBL & ASSOCIATES PROPERTIES, INC.





**OCCUPANCY CALCULATIONS**

AS DEFINED BY CODE:  
INTERIOR OCCUPANCY CALCULATED BY AREA

**OCCUPANT TOTALS**

AREA OCCUPANTS:	= 188
FIXED SEAT OCCUPANTS:	= 44
EXTERIOR SEATING OCCUPANTS:	= 64

**TOTAL OCCUPANT LOAD INTERIOR: = 232**

**TOTAL OCCUPANT LOAD EXTERIOR: = 64**

**TOTAL OCCUPANT LOAD: = 296**

AS DEFINED BY CODE:  
FIXED SEATING (1 PERSON FOR EACH 24" OF BOOTH LENGTH)

COUNT	BOOTH TYPE	OCCUPANTS
22	4' - 0" BOOTH	44
	23'-11" BANQUET	
	20'-7" BANQUET	
	15'-6" BANQUET	
	14'-6" BANQUET	
	12'-6" BANQUET	
TOTAL FIXED SEAT OCCUPANTS = 44		

AS DEFINED BY JURISDICTION:  
EXTERIOR SEATING OCCUPANCY CALCULATED PER SEAT

COUNT	TYPE	OCCUPANTS
64	TOTAL SEATS	PER SEAT = 64
TOTAL EXTERIOR SEATING OCCUPANTS = 64		

**PLUMBING FIXTURE REQUIREMENTS**

OCCUPANCY	WATER CLOSETS		URINALS	LAVATORIES	
	MALE	FEMALE	N/A	MALE	FEMALE
296 OCCUPANTS					
50% MALE / 50% FEMALE	1 PER 75	1 PER 75		1 PER 200	1 PER 200
148 MALE / 148 FEMALE					
FIXTURES REQUIRED	2	2		1	1
FIXTURES PROVIDED	1	2	1	1	1

**EXIT REQUIREMENTS**

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS		TRAVEL DISTANCE ALLOWABLE TRAVEL DISTANCE	TRAVEL DISTANCE DEAD END LIMIT	ARRANGEMENT MEANS OF EGRESS	
	REQUIRED	SHOWN ON PLANS			REQUIRED DISTANCE BETWEEN EXIT DOORS	ACTUAL DISTANCE SHOWN ON PLANS
OCCUPIED SPACE	2	4	250'	20'	> or = 34' - 0"	54' - 0"

**1 PRE-DESIGN AREA PLAN**

1/16" = 1'-0"

**Area Schedule (Rentable Space)**

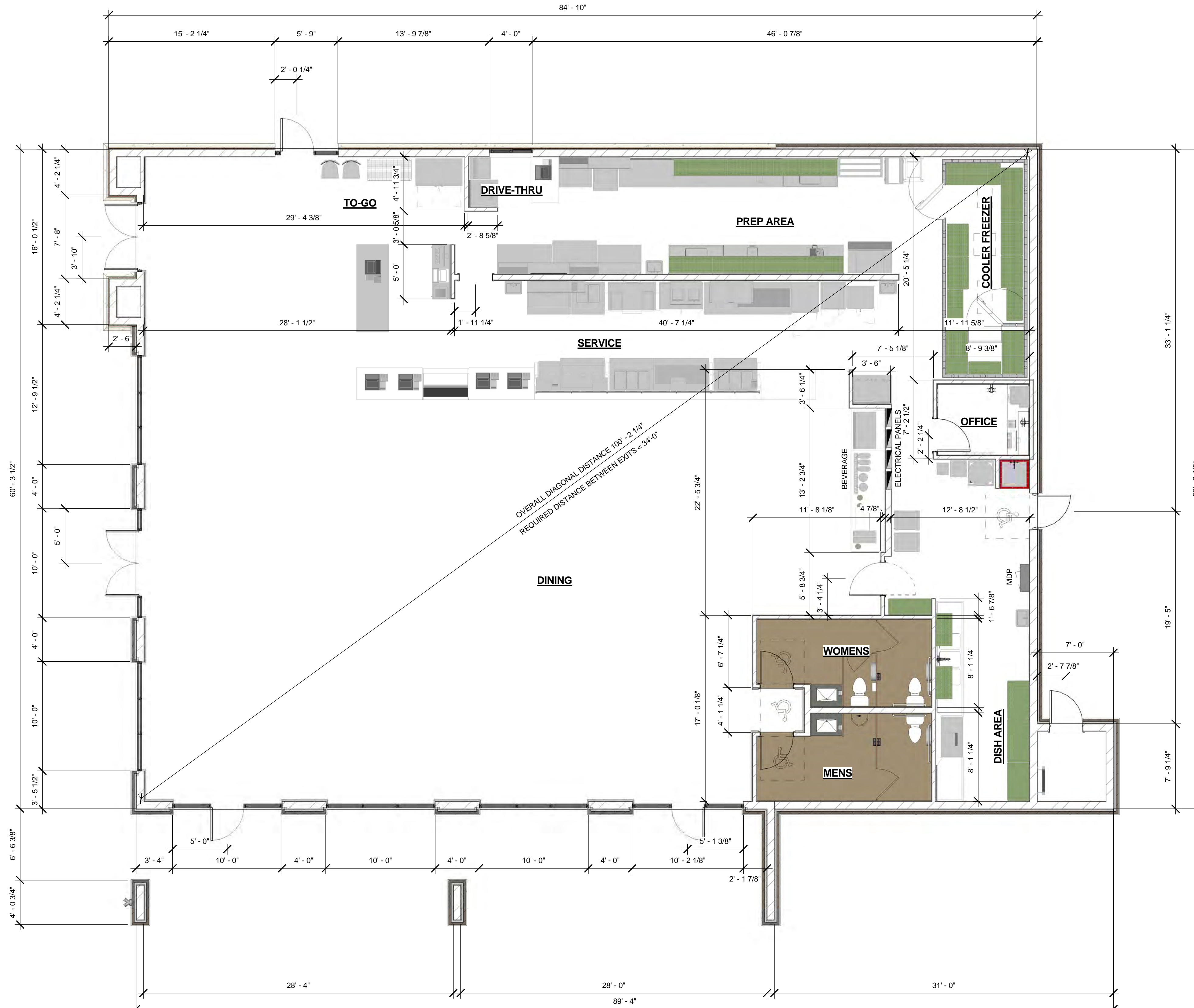
Name	Area	Percentage
DINING AREA	2830 SF	57%
BOH / KITCHEN AREA	1209 SF	24%
FRONT KITCHEN	512 SF	10%
RESTROOM	299 SF	6%
TO-GO AREA	151 SF	3%
Grand total	5000 SF	100%

GROSS BUILDING AREA: 5,000 SF

PATIO: 900 SF

TOTAL: 5,900 SF

TOTAL PARKING SPACES: 77



**2 PRE-DESIGN FLOOR PLAN**

3/16" = 1'-0"

**Design Consultant:**



**Architecture, Inc.**  
28 The Promenade North  
Long Beach, CA 90802  
www.idexperience.net

**Architect:**

**GEOFFREY B. LIM**  
AIA, NCARB, LEED AP

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**Project Owner:**



**Stamp:**

**Issue For:**

PRE-DESIGN

**Issue Date:**

10-15-13

NO.	REASON	DATE

**Principal in Charge:**

JOSH COOK

**Project Manager:**

WESLEY STEPHENS

**Drawn by:**

Author

**Project Address:**

JASON'S DELI - MADISON, WI

**Project Number:**

05-018-13

**Sheet Title:**

PRE-DESIGN DEVELOPMENT PLAN

**Sheet Number:**

PF1-1





FINISH SCHEDULE - EXTERIOR		
CODE	PRODUCT DATA	
	TYPE / STYLE / COLOR	MANUFACTURER / REP.
1	CYPRESS FOREST TUMBLED - QUEEN SIZE 27/8 x 7 5/8 x 2 3/4	STATESVILLE BRICK / 704-872-4123
2	RUSTED CORTEN PANEL SYSTEM	WESTERN STATES DECKING / PAUL RUBIO 949-929-1020
3	CAST CONC. FINAL TBD	
4	EIFS - COLOR: ALMOND 10407 (73)	PAREX
5	POWDER COAT - 049/15190 - RAL 1001	TIGER DRYLAC POWDER COATINGS
6	ENGINEERED WOOD PLANKING	

**Design Consultant:**



**ARCHITECTURE**  
 Innovation and Design in  
 Architecture, Inc.  
 216 The Promenade North  
 Long Beach, CA 90802  
 www.idaexperience.net

**Architect:**

**GEOFFREY B. LIM**  
 AIA, NCARB, LEED AP

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 Copyright Protected 2012

**Project Owner:**



2400 BROADWAY  
 BEAUMONT, TX 77702

**Stamp:**

**Issue For:**  
PRE-DESIGN

**Issue Date:**  
10-03-13

NO.	REASON	DATE

**PRINCIPAL IN CHARGE:**  
 Approver \_\_\_\_\_  
 PROJECT MANAGER:  
 Checker \_\_\_\_\_  
 DRAWN BY:  
 Author \_\_\_\_\_

**Project Address:**  
 JASON'S DELI - MADISON,  
 WI

**Project Number:**  
 05-018-13

**Sheet Title:**  
 SCHEMATIC ELEVATIONS

**Sheet Number:**  
 PF1-3



2 EXTERIOR PERSPECTIVE 2



1 EXTERIOR PERSPECTIVE 1





FINISH SCHEDULE - EXTERIOR		
CODE	PRODUCT DATA	
	TYPE / STYLE / COLOR	MANUFACTURER / REP.
1	CYPRESS FOREST TUMBLED - QUEEN SIZE 27/8 x 7 5/8 x 2 3/4	STATESVILLE BRICK / 704-872-4123
2	RUSTED CORTEN PANEL SYSTEM	WESTERN STATES DECKING / PAUL RUBIO 949-929-1020
3	CAST CONC. FINAL TBD	
4	EIFS - COLOR: ALMOND 10407 (73)	PAREX
5	POWDER COAT - 049/15190 - RAL 1001	TIGER DRYLAC POWDER COATINGS
6	ENGINEERED WOOD PLANKING	

**Design Consultant:**



**ARCHITECTURE**  
Innovation and Design in  
Architecture, Inc.  
28 The Promenade North  
Long Beach, CA 90802  
www.idaexperience.net

**Architect:**  
**GEOFFREY B. LIM**  
AIA, NCARB, LEED AP

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Copyright Protected 2012

**Project Owner:**



2400 BROADWAY  
BEAUMONT, TX 77702

**Stamp:**

**Issue For:**  
PRE-DESIGN

**Issue Date:**  
10-03-13

NO.	REASON	DATE

**PRINCIPAL IN CHARGE:**  
Approver: \_\_\_\_\_  
**PROJECT MANAGER:**  
Checker: \_\_\_\_\_  
**DRAWN BY:**  
Author: \_\_\_\_\_

**Project Address:**  
JASON'S DELI - MADISON,  
WI

**Project Number:**  
05-018-13

**Sheet Title:**  
SCHEMATIC ELEVATIONS

**Sheet Number:**

PF1-4

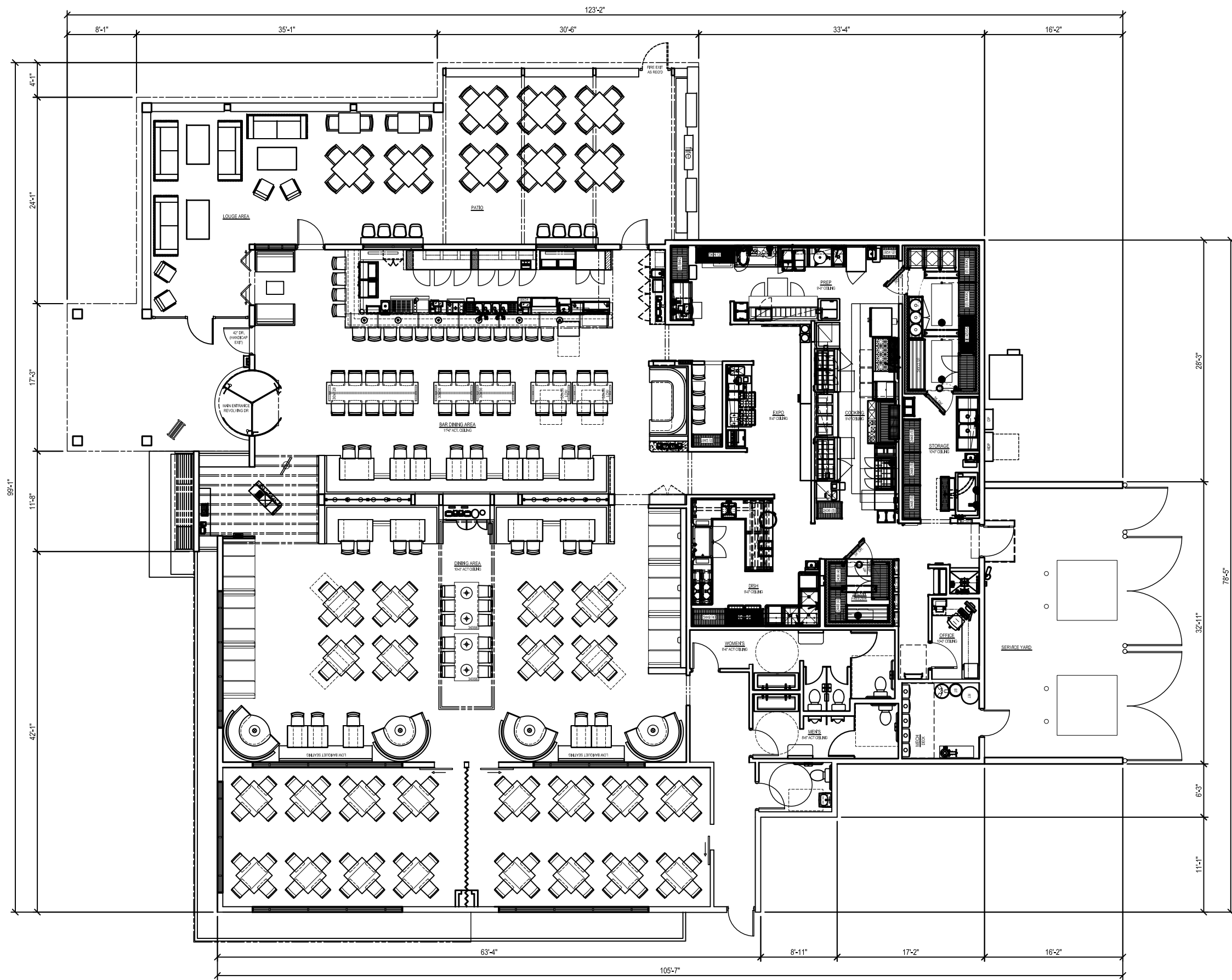


**2** EXTERIOR PERSPECTIVE 4



**1** EXTERIOR PERSPECTIVE 3





### RESTAURANT SEATING INFORMATION

BAR	TABLE	SEATS
BAR STOOLS	N/A	17
2 TOP TABLES	6	12
4 TOP TABLES	4	16
5 TOP TABLES	2	10
7 TOP TABLES	1	7
8 TOP TABLES	1	8
	14	70
DINING		
TABLE	SEATS	
2 TOP TABLES	5	10
4 TOP TABLES	14	56
5 TOP TABLES	8	40
6 TOP TABLES	2	12
	29	118
PRIVATE DINING		
TABLE	SEATS	
4 TOP TABLES	14	56
PATIO		
TABLE	SEATS	
STOOLS	N/A	8
2 TOP TABLES	2	4
4 TOP TABLES	8	32
	10	44
TOTALS		
TABLE	SEATS	
INTERIOR	57	244
EXTERIOR / PATIO	10	44
	67	288

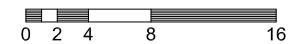
### RESTAURANT AREA INFORMATION

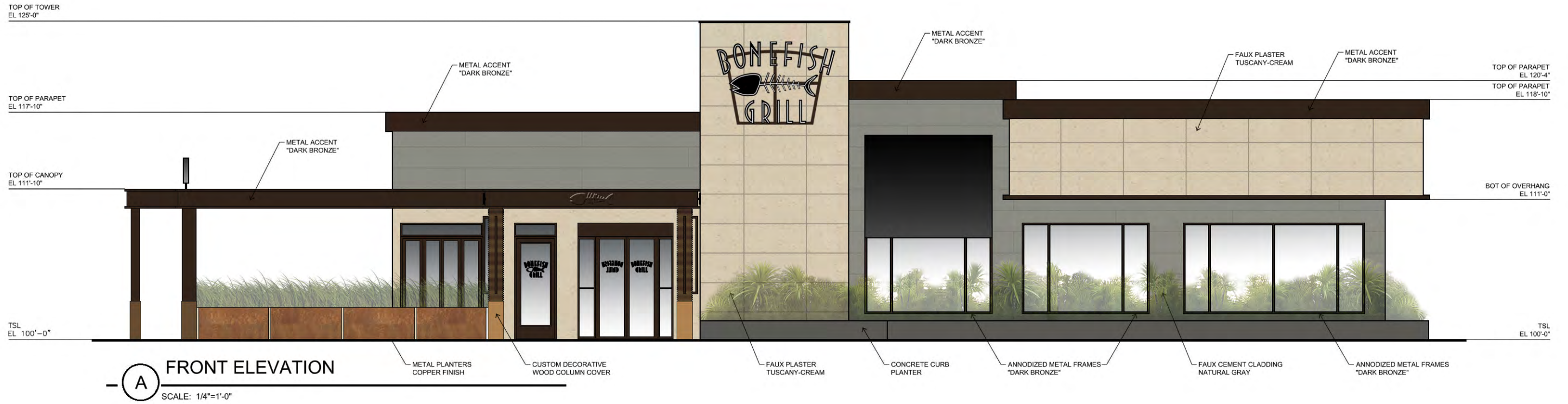
BUILDING SQUARE FOOTAGE	SIZE
WAITING	344
BAR	1,245
DINING	1,660
PRIVATE DINING	1,078
BOH	2,180
TOTAL	6,506
ADDITIONAL SQUARE FOOTAGE	
PATIO	843
LOUNGE / PORCH	460



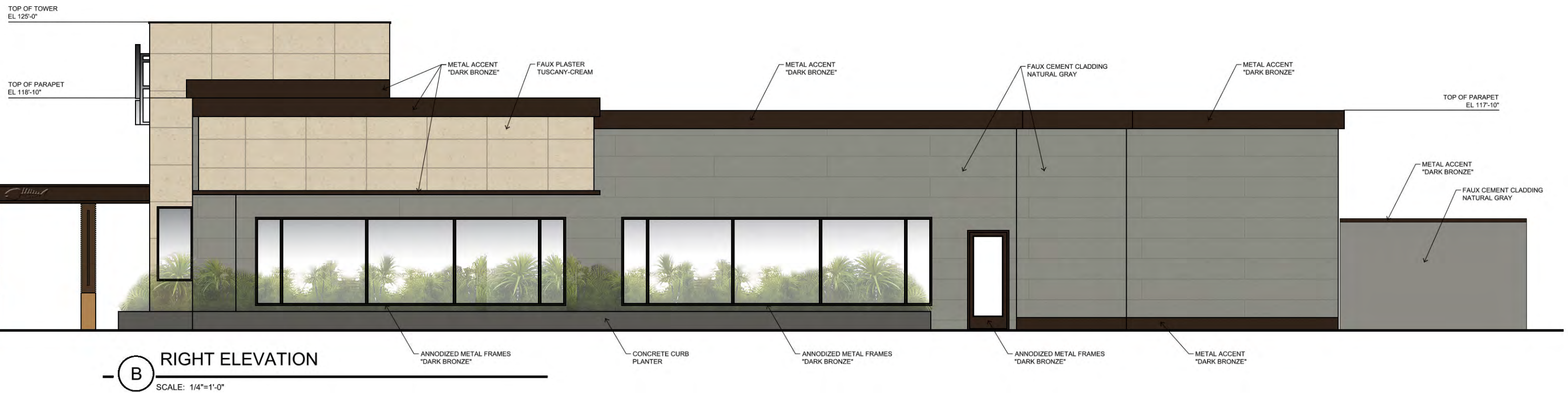
Madison, WI - Presentation Floor Plan  
 2013 Greenfield PDR Prototype (expanded) w/ Patio

10.11.13





**A FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**B RIGHT ELEVATION**  
SCALE: 1/4"=1'-0"

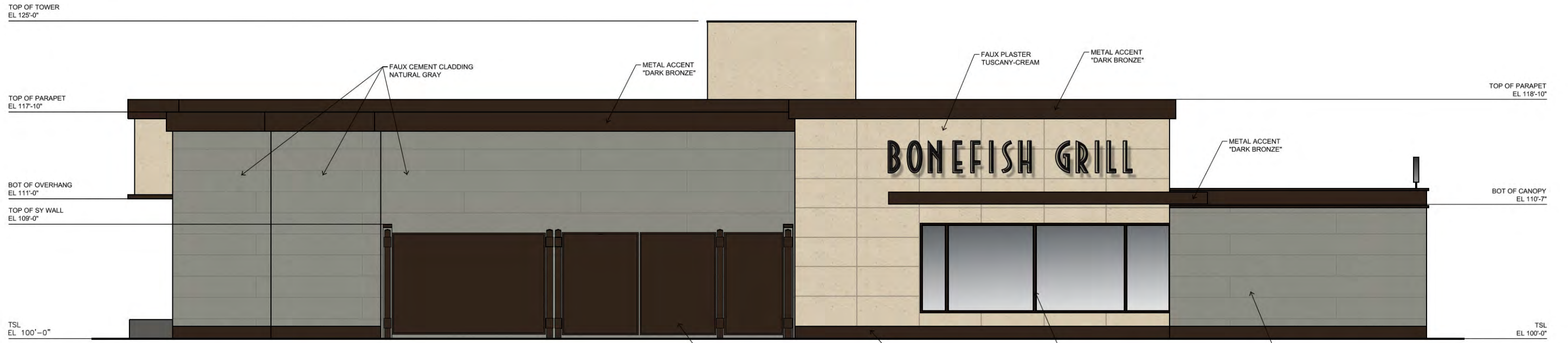


**Madison, WI - Presentation Elevations**  
**In-line Greenfield PDR w/ Patio**

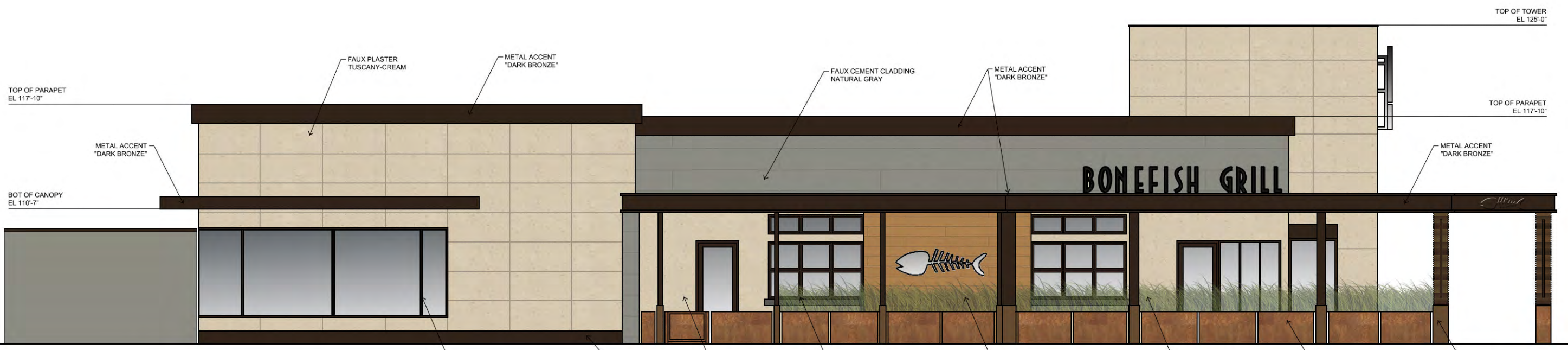
10.11.13







**C** REAR ELEVATION  
SCALE: 1/4"=1'-0"



**D** LEFT ELEVATION  
SCALE: 1/4"=1'-0"



Madison, WI - Presentation Elevations  
In-line Greenfield PDR w/ Patio

10.11.13



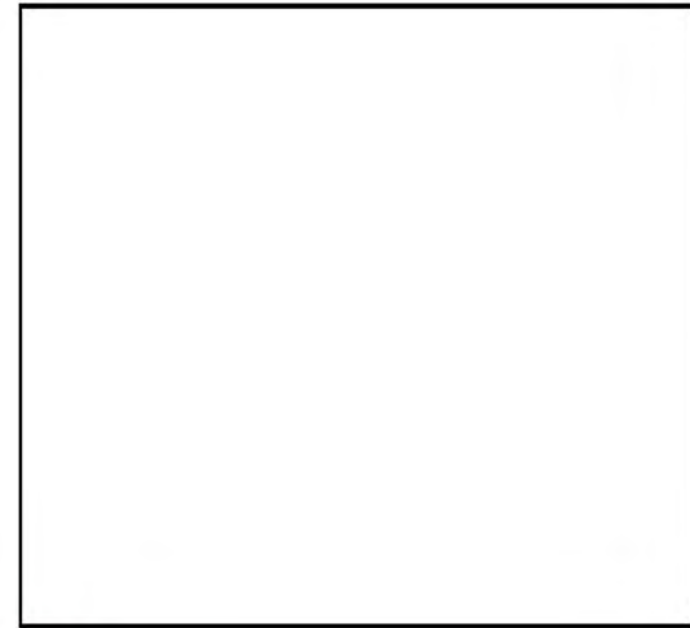




AMERICAN FIBER CEMENT CORPORATION  
FAUX CEMENT CLADDING  
EXTERIOR WALLS  
NATURA TC --  
COLOR: NATURAL GRAY (#N250)



TEXSTON  
STUCCO FINISH  
EXTERIOR WALLS  
TUSCANY COLOR CODE: VPC-4643D-091613



TBD  
FLOORING & LOW PLANT BEDS  
SPEC UNDETERMINED  
COLOR TO BE DARK CHARCOAL



CWC  
BUTTERNUT WOOD PLANKING  
EXTERIOR FEATURE WALL



PORCELONOSA USA  
IRONKER/COBRE  
TILE ABOVE FIRE PIT



PRISMATIC POWDERS  
POWDER COATING  
BLACK BRONZE II



TBD  
CUSTOM EXTERIOR PLANTERS





**CITY OF MADISON  
LANDSCAPE WORKSHEET**  
Section 28.142 Madison General Ordinance

Project Location / Address: **7401 MINERAL POINT ROAD, MADISON, WI**  
Name of Project: **WEST TOWNE MALL RESTAURANTS**  
Owner / Contact: **CBL PROPERTIES & ASSOCIATES, INC.**  
Contact Phone: \_\_\_\_\_ Contact Email: \_\_\_\_\_

\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. \*\*

**Landscape Calculations and Distribution**

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, internal sidewalks, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the R and IG districts as specified in (b) below.

Total square footage of developed area = **105,350 (INCLUDING STENHAFFEL'S SITE)**

Developed area divided by three hundred (300) square feet = **351 Landscape Units**

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.

Total square footage of developed area = \_\_\_\_\_

Developed area divided by six hundred (600) square feet = \_\_\_\_\_ Landscape Units

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table.

Landscape units multiplied by five (5) landscape points = **1755 Total Points Required**

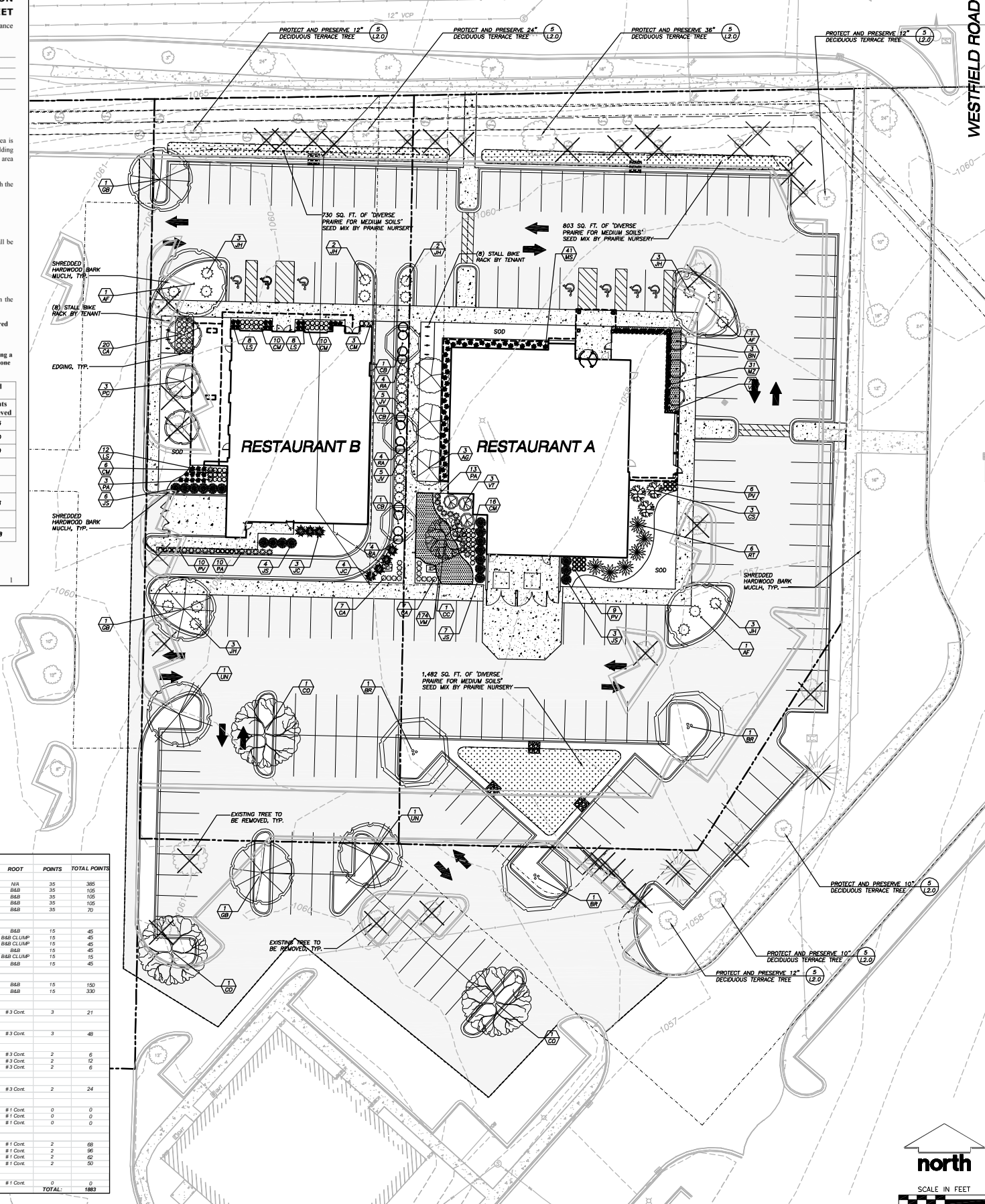
**Tabulation of Points and Credits**

Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fractions of more than one-half (1/2) shall be rounded up.

Plant Type/Element	Minimum Size at Installation	Points	Credits/Existing Landscaping		New/Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35	11	385	11	385
Ornamental tree	1 1/2 inch caliper	15			16	240
Evergreen tree	3 feet tall	15			32	480
Shrub, deciduous	18" or 3 gallon container size	2			24	48
Shrub, evergreen	18" or 3 gallon container size	3			23	69
Ornamental grasses	18" or 3 gallon container size	2			138	276
Ornamental decorative fencing or wall	n/a	4 per 10 lineal ft.				
<b>Sub Totals</b>				<b>385</b>		<b>1498</b>
<b>Total Number of Points Provided</b>			<b>1883</b>			

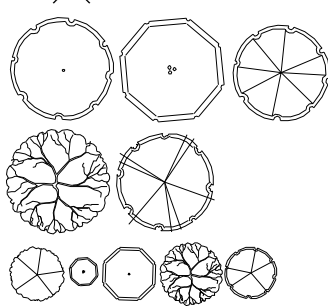
3/2013

**MINERAL POINT ROAD**



**LEGEND (PROPOSED)**

- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB LINE
- CONCRETE PAVEMENT
- STORMWATER INFILTRATION AREA
- GROUND COVER
- ALUMINUM EDGING
- PROPOSED TREE REMOVAL

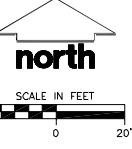


- MEDIUM EVERGREEN TREE
- MEDIUM EVERGREEN SHRUB
- LOW EVERGREEN SHRUB
- LARGE DECIDUOUS SHRUB
- MEDIUM DECIDUOUS SHRUB
- PERENNIAL
- ORNAMENTAL GRASS

**LANDSCAPE NOTES AND SPECIFICATIONS**

- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTION BY ANY OF THE REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5844 FOR UTILITY LOCATIONS AT LEAST THREE DAYS BEFORE DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKEOUT PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY IF THIS IS NOT POSSIBLE. PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH NET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLEED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTH AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT DO NOT MEET THE ABOVE CRITERIA. PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE TREES AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRENGTHENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS:** ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK AND 2601-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE INDISTINGUISHABLY SUPERIOR IN FORM, STURDYNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WITH LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS). PLANTS SHALL BE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT FAVORABLE GROWTH. PLANTS MUST BE FULLY ACCLIMATED TO LOCAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKWAY TREE TREES SHALL HAVE THIN BRANCHING WITH A MAXIMUM BRANCH HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS - SOIL:** PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:  
1. PLANTING AREAS = 2"±  
2. TREE PITS = SEE DETAILS  
PLANTING SOIL TO BE A MINIMUM 30" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR IN DETAILS. TOPSOIL TO BE CLEAN, FRAGMENT FREE FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS - ALL PLANTING AREAS:** ALL PLANTING AREAS SHALL RECEIVE FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE-FREE) SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - TREE RINGS:** ALL TREES PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOULDER CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRASS WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPSOIL APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - WEED BARRIER FABRIC:** ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK WOVEN.
- MATERIALS - EDGING:** EDGING SHALL BE 5" DEEP, ALUMINUM EDGING. OWNER SHALL APPROVE SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND BRANCHES AND REMOVE LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS. DOUBLE LEADERS AND LIMBS DAMAGED OR BROKEN DURING PLANTING SHALL CONFORM TO AMERICAN STANDARDS FOR TREE CARE OPERATIONS, AND ALSO, PRUNE TREES IN ACCORDANCE WITH NNA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE ANNUED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTI-FUNGUS TREE PAINT.
- CLEANUP:** DISPOSAL OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROPERLY CLEANED UP AND REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, DEBRIS OR OTHER DEBRIS BE ALLOWED ON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE:** CONTRACTOR FOR ALL PLANTINGS, BUFFER AREAS AND SOODED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FULL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASSES DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
<b>LARGE DECIDUOUS TREES</b>							
EX	11	Existing Large Deciduous Trees	VARIES	VARIES	N/A	35	385
AF	3	Autumn Blaze Maple	ACER *freemanii 'Jefferson'	2 1/2" Cal.	BBB	35	105
AB	3	Autumn Gold Oak (White Cultivar Only)	QUERCUS bicolor 'Autumn Gold'	2 1/2" Cal.	BBB	35	105
CD	3	Prince of Wales Honeysuckle	CILICIA canadensis 'Prince of Wales'	2 1/2" Cal.	BBB	35	105
UN	2	New Horizon Elm	ULMUS *NewHorizon'	2 1/2" Cal.	BBB	35	70
<b>MEDIUM DECIDUOUS TREES</b>							
AG	3	Autumn Brilliance Serviceberry (Single Leader Tree Form)	AMELANCHIER *x grandiflora 'Autumn Brilliance'	1 1/2" Cal.	BBB	15	45
BN	3	Howarth Maple	BETULA nigra	1 1/2" Cal.	BBB CLUMP	15	45
BN	3	Deer River Birch	BETULA nigra 'Fox Valley'	1 1/2" Cal.	BBB CLUMP	15	45
CB	3	Resplendent Honeysuckle	CAMPANULA bellidifolia 'Resplendent'	1 1/2" Cal.	BBB	15	45
CC	1	Golden Rainbow Columbian Spruce	CAROLINA canadensis 'Columbian Spruce'	1 1/2" Cal.	BBB CLUMP	15	15
PC	3	Cleveland Select Pear	PYRUS calleryana 'Cleveland Select'	1 1/2" Cal.	BBB	15	45
<b>MEDIUM EVERGREEN TREES</b>							
JV	10	Blue Arrow Juniper	JUNIPERUS virginiana 'Blue Arrow'	36" Min. Ht.	BBB	15	150
JS	22	Whisper Blue Juniper	JUNIPERUS scopulorum 'Whisper Blue'	36" Min. Ht.	BBB	15	330
<b>MEDIUM EVERGREEN SHRUBS</b>							
JC	7	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	24" Min. Ht.	#3 Cont.	3	21
<b>LOW EVERGREEN SHRUBS</b>							
JJ	16	Creeping Juniper	JUNIPERUS horizontalis	3-4" Ht.	#3 Cont.	3	48
<b>LARGE DECIDUOUS SHRUBS</b>							
CS	3	Red-bud Dogwood	CORNUS rubra	24-30" Min. Ht.	#3 Cont.	2	6
HT	4	Tiger Spire Spirea	SPARGANGLIA anglica 'Tiger Spire'	24-30" Min. Ht.	#3 Cont.	2	12
VT	3	Spring Red Compact Cranberry-leaved Vib.	VIBURNUM nitidum 'Spring Red'	24-30" Min. Ht.	#3 Cont.	2	6
<b>MEDIUM DECIDUOUS SHRUBS</b>							
RA	12	Green Mound Alpine Currant	RIBES alpinum 'Green Mound'	18" Min. Ht.	#3 Cont.	2	24
<b>PERENNIALS</b>							
ME	47	Osmorhiza	OSMORHIZA fraxinifolia	10"-12" Min. Ht.	#1 Cont.	0	0
LS	29	Gay's Golden Beauty Star	LIATRIS spicata 'Golden Beauty'	10"-12" Min. Ht.	#1 Cont.	0	0
PA	26	Russian Sage	PEROVSKIA aristata	10"-12" Min. Ht.	#1 Cont.	0	0
<b>ORNAMENTAL GRASSES</b>							
CA	34	Red Fescue Feather Reed Grass	CALAMAGROSTIS *x acutiflora 'Red Fescue'	10"-12" Min. Ht.	#1 Cont.	2	68
CH	46	Heavy Metal Feather Reed Grass	CALAMAGROSTIS *x acutiflora 'Heavy Metal'	10"-12" Min. Ht.	#1 Cont.	2	92
ME	31	Dark Zebra Grass	POA *x 'Dark Zebra'	10"-12" Min. Ht.	#1 Cont.	2	62
PV	25	Heavy Metal Switch Grass	PANICUM *x 'Heavy Metal'	10"-12" Min. Ht.	#1 Cont.	2	50
<b>GROUND COVER</b>							
MC	262	Periwinkle	VINCA major	3-4" Ht.	#1 Cont.	0	0
						<b>TOTAL:</b>	<b>1883</b>



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PROJECT:  
**WEST TOWNE MALL  
RESTAURANTS**

PROJECT LOCATION:  
**CITY OF MADISON  
DANE COUNTY, WI**

JSD PROJECT NO.: **13-5822E**

DATE	BY	REVISION
10-12-13	JL	10-12-13
10-15-13	JL	10-15-13

**PLAN MODIFICATIONS:**  
NO MODS

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

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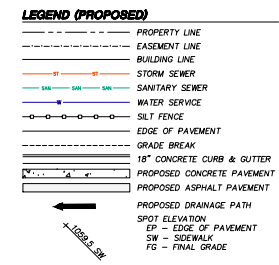
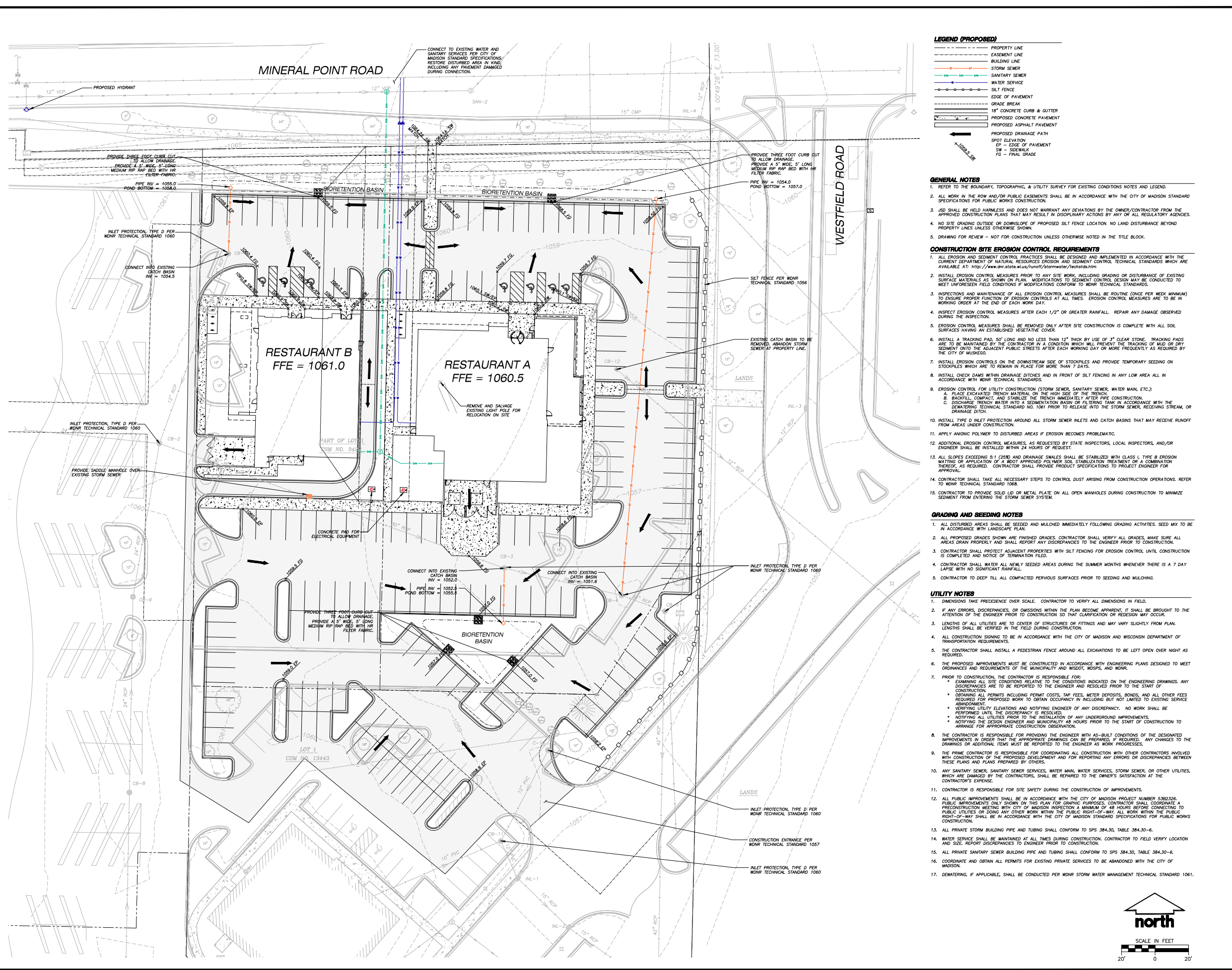
SHEET TITLE:  
**LANDSCAPE  
PLAN**

SHEET NUMBER:  
**L-1.0**





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- GENERAL NOTES**
- REFER TO THE BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
  - ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
  - NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
  - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

- CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
  - INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO MNR TECHNICAL STANDARDS.
  - INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
  - INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
  - EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
  - INSTALL A TRACKING PAD, 30' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
  - INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
  - INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH MNR TECHNICAL STANDARDS.
  - EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):  
 A. PLACE EXHAUSTED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.  
 B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.  
 C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
  - INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION.
  - APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
  - ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
  - ALL SLOPES EXCEEDING 3:1 (25%) AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATING OR APPLICATION OF MOST APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
  - CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO MNR TECHNICAL STANDARD 1068.
  - CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

- GRADING AND SEEDING NOTES**
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
  - ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
  - CONTRACTOR SHALL WATER ALL NEWLY SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
  - CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.

- UTILITY NOTES**
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
  - 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.
  - 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.
  - ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
  - THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
  - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISCONSIN DEPARTMENT OF TRANSPORTATION.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
    - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO CONSTRUCTION.
    - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY IN INCLUDING BUT NOT LIMITED TO EXISTING SERVICE ABANDONMENT.
    - 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 OBSTRUCTION.
  - 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.
  - THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHER.
  - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED BY THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
  - CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
  - ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON PROJECT NUMBER 5382326. PUBLIC IMPROVEMENTS ONLY FOR GRADING PURPOSES. CONTRACTOR SHALL COORDINATE A PRECONSTRUCTION MEETING WITH CITY OF MADISON INSPECTION A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES OR DURING ANY OTHER WORK WITHIN THE PUBLIC RIGHT-OF-WAY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  - ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-6.
  - WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
  - ALL PRIVATE SANITARY SEWER BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
  - COORDINATE AND OBTAIN ALL PERMITS FOR EXISTING PRIVATE SERVICES TO BE ABANDONED WITH THE CITY OF MADISON.
  - DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER MNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

**JSD Professional Services, Inc.**  
 Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
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- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 608.848.9000 PHONE | 608.848.2255 FAX  
 MADISON | MILWAUKEE  
 KENOSHA | APPLETON  
[www.jsdinc.com](http://www.jsdinc.com)

SERVICES PROVIDED TO:  
**CBL & ASSOCIATES PROPERTIES, INC.**

2030 HAMILTON PLACE BLVD., SUITE 500  
 CHATTANOOGA, TN 37421

PROJECT:  
**WEST TOWNE MALL RESTUARANTS**

PROJECT LOCATION:  
 CITY OF MADISON  
 DANE COUNTY, WI

JSD PROJECT NO.: 13-5822E

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: AWP 10-15-13  
 DRAWN: AWP 10-15-13  
 APPROVED: [Signature]

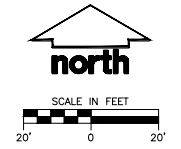
PLAN MODIFICATIONS:  
 LOCKED USE: 10-16-13

**DIGGER'S HOTLINE**

Toll Free (800) 242-8911  
 Milwaukee Area (414) 256-1191  
 Hearing Impaired TDD (800) 542-2289  
[www.DiggersHotline.com](http://www.DiggersHotline.com)

SHEET TITLE:  
**GRADING, EROSION CONTROL AND UTILITY PLAN**

SHEET NUMBER:  
**C-2.0**



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**LEGEND (PROPOSED)**

---	PROPERTY LINE
---	EASEMENT LINE
---	SAWTOOTH
---	BUILDING LINE
---	EDGE OF PAVEMENT
---	18" CONCRETE CURB & GUTTER
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT

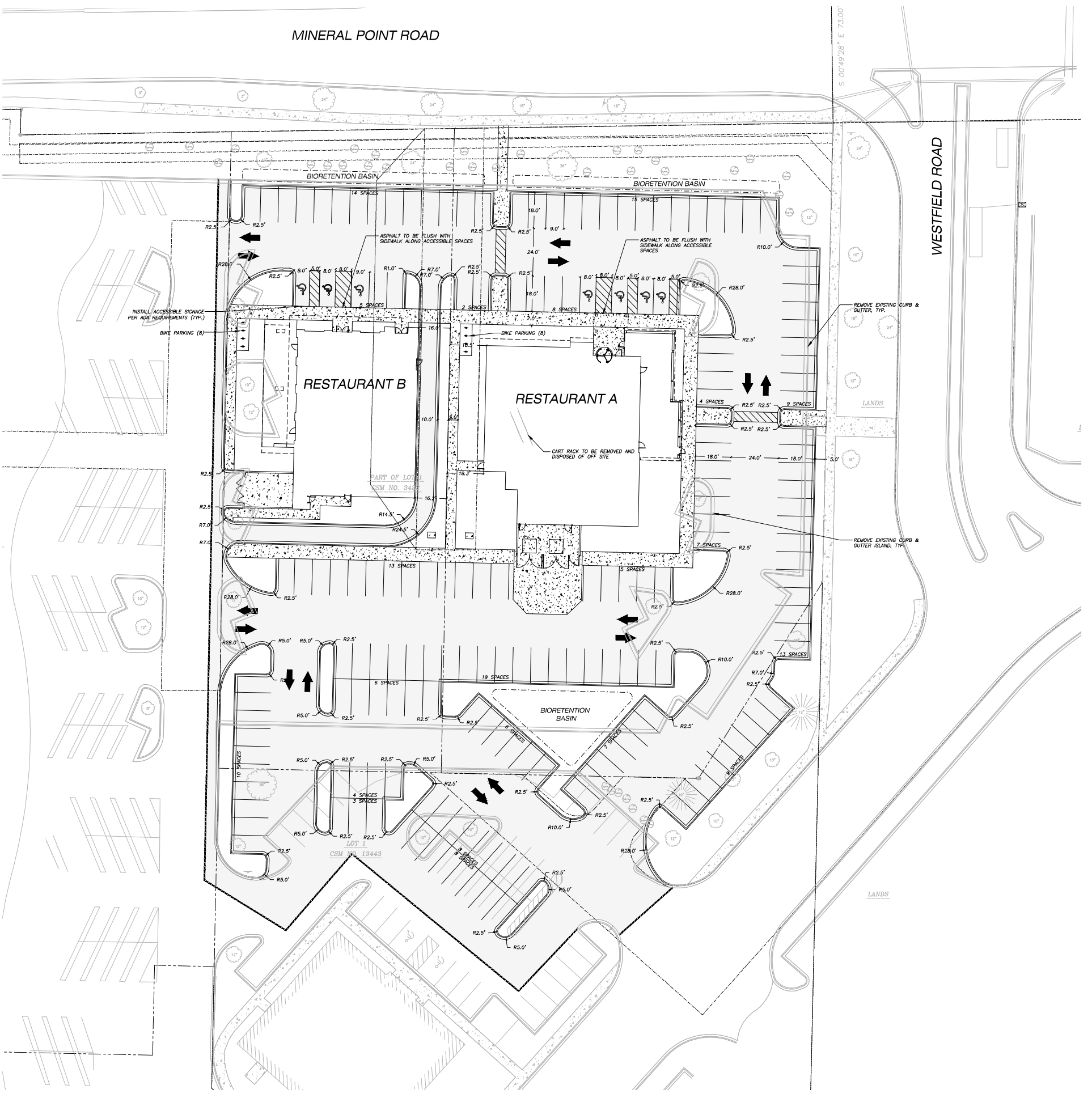
- GENERAL NOTES**
1. REFER TO THE BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
  2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
  4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION, NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
  5. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

- SITE PLAN NOTES**
1. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. ALL RADI TO FACE OF CURB UNLESS OTHERWISE NOTED.
  3. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
  4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
  5. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
  6. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-280V CONCRETE SEALANT.
  7. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
  8. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
  9. 2' x 4' TRUNCATED DOME SECTIONS SHALL BE PLACED AT ALL ADA RAMPS.

- DEMOLITION NOTES**
1. THE DEMOLITION PLAN SHOULD NOT BE CONSIDERED ALL-INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION TO COMPLETE THE PROPOSED IMPROVEMENTS.
  2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
  3. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
  4. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH ARTICLE 503 AND WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH ARTICLE 704.12 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
  5. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
  6. PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
  7. REFER TO LANDSCAPE PLAN FOR PROPOSED TREE REMOVAL.
  8. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENDOURCH 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 RADIALY 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.
  9. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH UTILITY OR ENGINEER AND OWNER PRIOR TO DEMOLITION.
  10. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
  11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED CITY OF MADISON RECYCLING PLAN.
  12. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.

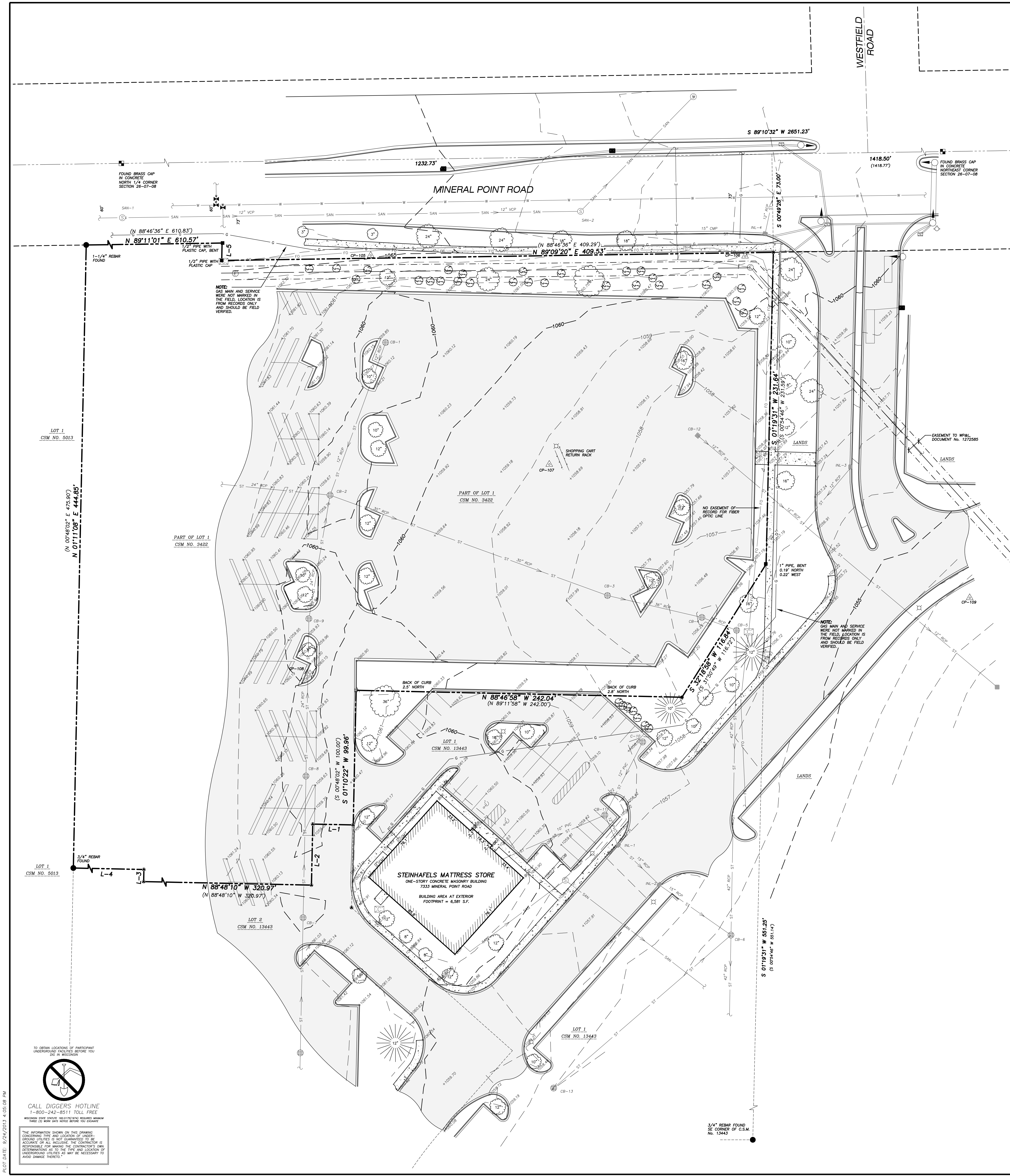
Parking Lot Plan Site Information Block

Site Address	7401 MINERAL POINT ROAD
Site acreage (total)	2.198
Number of building stories (above grade)	1
Building height	18-20'
CUHR type of construction (new structures or additions)	
Total square footage of buildings	11,710
Use of property	RESTAURANTS
Gross Square Feet of office	
Gross Square Feet of retail	11,710
Number of employees in warehouse	
Number of employees in production area	
Capacity of restaurant/place of assembly	
Number of bicycle stalls shown	16
Number of parking stalls:	shown
Small car	
Large car	168
Accessible	7
Total	175
Number of trees shown	



File: I:\2013\130822E\DWG\13-5822\_Col\_Designing\_Landscape\_C-1.0\_User: amarkas\_Plotter: Oct 15, 2013 - 4:18pm\_xref.rvt





- LEGEND**
- GOVERNMENT CORNER
  - PK/MAG NAIL FOUND
  - IRON PIPE FOUND (SIZE NOTED)
  - 3/4" REBAR FOUND
  - ✕ CHISELED "X" FOUND
  - DRILL HOLE FOUND
  - ▲ CONTROL POINT
  - SIGN
  - SANITARY MANHOLE
  - HYDRANT
  - WATER OR GAS VALVE
  - STORM MANHOLE
  - ROUND CASTED INLET
  - SQUARE CASTED INLET
  - CURB INLET
  - GAS REGULATOR/METER
  - ELECTRIC MANHOLE
  - LIGHT POLE
  - TRAFFIC SIGNAL
  - SIGNAL CONTROLLER BOX
  - CABLE PEDESTAL
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - BUSH
  - HANDICAP PARKING
  - PARCEL BOUNDARY
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - PLATTED LOT LINE
  - EASEMENT LINE
  - LANDSCAPE LIMITS
  - GUARD OR SAFETY RAIL
  - EDGE OF PAVEMENT
  - CONCRETE CURB & GUTTER
  - SANITARY SEWER
  - WATER LINE
  - STORM SEWER
  - NATURAL GAS
  - UNDERGROUND ELECTRIC
  - FIBER OPTIC
  - BUILDING
  - 1060 INDEX CONTOUR
  - 1061 INTERMEDIATE CONTOUR
  - SPOT ELEVATION
  - BITUMINOUS PAVEMENT
  - CONCRETE PAVEMENT
  - DISCONTINUED MAPPED PIPE LINE
  - ( ) RECORDED INFORMATION

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF SEPTEMBER 2, 2013.
  - BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER, BEARS S 89°10'32" W.
  - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, WISCONSIN. ELEVATION = 1040.01'
  - CONTOUR INTERVAL IS ONE FOOT.
  - SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
  - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS' HOTLINE TICKET NO. 20133511087.
  - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
  - THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
  - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
  - SITE LIGHTING CONNECTION WERE NOT MARKED IN THE FIELD.

**LEGAL DESCRIPTION**

PART OF LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NO. 3422, RECORDED IN VOLUME 13, ON PAGES 250-253, AS DOCUMENT NO. 1657742, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, JOHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878  
REGISTERED LAND SURVEYOR

DATE \_\_\_\_\_

**LINE TABLE**

LINE	BEARING	DISTANCE
L-1	N 88°49'56" W	30.06'
( )	N 89°11'58" W	30.00'
L-2	S 01°14'24" W	45.30'
( )	S 00°48'02" W	45.32'
L-3	N 01°05'48" E	8.99'
( )	N 01°02'02" E	9.00'
L-4	N 88°48'58" W	365.58'
( )	N 88°47'58" W	365.96'
L-5	S 01°12'27" W	12.93'
( )	S 00°48'02" W	13.00'

**SANITARY SEWER MANHOLES**

STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1066.71	W 1058.02	12"	VCP
SAN-2	1063.22	E 1058.01	12"	VCP
		NE 1052.88	12"	VCP

**STORM SEWER INLETS**

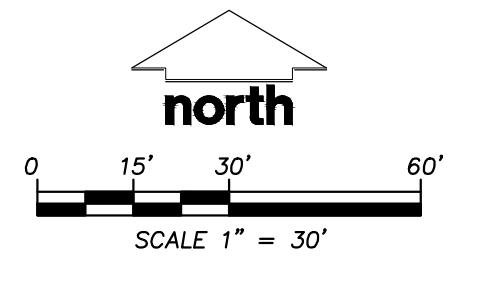
INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1056.79	NW 1052.24	12"	RCP
		SE 1051.97	15"	RCP
INL-2	1056.69	NW 1051.25	15"	RCP
		SE 1051.19	15"	RCP
INL-3	1056.05	SW 1052.80	12"	RCP
INL-4	1061.33	W 1058.67	15"	CMP
		NE 1058.57	12"	RCP

**CATCH BASINS**

STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
CB-1	1059.17	SW 1054.42	12"	RCP
CB-2	1059.35	NE 1052.54	12"	RCP
		NW 1052.44	24"	RCP
		S 1052.31	24"	RCP
		SE 1052.10	30"	RCP
CB-3	1057.48	NW 1048.92	30"	RCP
CB-4	1055.83	SE 1049.92	36"	RCP
		NW 1048.48	36"	RCP
		SE 1048.48	36"	RCP
CB-5	1056.89	NW 1048.12	36"	RCP
CB-6	1055.65	NW 1047.55	42"	RCP
		SE 1048.45	42"	RCP
CB-7	1059.64	S 1054.43	18"	RCP
		N 1054.38	24"	RCP
CB-8	1059.32	S 1053.48	24"	RCP
		N 1053.31	24"	RCP
CB-9	1059.25	S 1052.71	24"	RCP
		N 1052.55	24"	RCP
CB-10	1057.59	SW 1057.59	12"	PVC
CB-11	1059.04	NE 1053.60	12"	PVC
		SW 1053.71	10"	PVC
		SE 1053.08	12"	PVC
CB-12	1057.43	SE 1054.36	12"	RCP
CB-13	1056.97	NE 1053.22	10"	PVC

**BENCHMARKS**

BENCH MARK	ELEVATION	DESCRIPTION
CP-105	1065.27	REBAR AND CAP AT THE NORTHWEST CORNER OF SITE
CP-106	1061.92	REBAR AND CAP AT THE NORTHEAST CORNER OF SITE
CP-107	1058.90	M.A.G. NAIL BY LIGHT POLE NEAR THE CENTER OF THE SITE
CP-108	1060.31	REBAR AND CAP AT THE SOUTHWEST CORNER OF SITE
CP-109	1053.63	M.A.G. NAIL SOUTHEAST OF THE SITE



TO OBTAIN LOCATIONS OF PARTNERSHIP UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS' HOTLINE  
1-800-242-8511 TOLL FREE  
WISCONSIN STATE ENGINE REGISTRATION NUMBER: 3822 (25 YEAR DAYS SINCE BECAME REGISTERED)

THE INFORMATION SHOWN ON THIS DRAWING IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CONTRACTOR'S OWN INVESTIGATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.

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**EXISTING CONDITIONS SURVEY**

PART OF LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NO. 3422, RECORDED IN VOLUME 13, ON PAGES 250-253, AS DOCUMENT NO. 1657742, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**JSD Professional Services, Inc.**  
Engineers • Surveyors • Planners  
161 HORIZON DRIVE, SUITE 101  
MADISON, WISCONSIN 53703  
PHONE: (608)846-5060

DATE	DESCRIPTION
09-09-2013	DATE
09-20-2013	DATE
09-20-2013	DATE

PROJECT NO.: 13-5822  
FILE NO.: E-172  
SURVEYED BY: PB/UK  
F.B. NO./PG.: 225/72  
SHEET NO.: 1 OF 2





Ingree/Egress Looking West from Site



Existing Parking Area Looking West From S. Westfield Road Entry

**Existing Photos - Site Context Composite 1 & 2**

**JSD** Professional Services, Inc.  
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**CBL**  
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Existing Building and Parking Area Looking Southwest from Site



Ingress/Egress Looking Northeast from adjacent West Towne Mall Site

Existing Photos - Site Context Composite 1 & 2

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Adjacent Property to Northwest



Adjacent Property to Southwest



Adjacent Property to North



S. Westfield Road Intersection

## Existing Photos - Site Context





Adjacent Property to Southeast



Adjacent Property to South



Adjacent Property to South



Shopko Property Access Drive West of Site

## Existing Photos - Site Context





Mineral Point Road Sidewalk Looking East to Site



Parking Area Looking East to Site



Looking Northeast from Site



Looking Southeast from Site

## Existing Photos - Site Context





S. Westfield Road Entrance to West Towne Mall Development from Mineral Point



Sidewalk Connection to S. Westfield Road Entrance to West Towne Mall Development



Looking Northwest from Site



Looking East from Site

## Existing Photos - Site Context





# Locator Map

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**CBL**  
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