

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received 7/15/24 11:47 a.m. Initial Submittal
Paid _____ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 1202 S. Park Street

Title: Park Lofts Apartments

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

UDC meeting date requested August 28, 2024

- New development Alteration to an existing or previously-approved development
 Informational Initial Approval Final Approval

3. Project Type

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

Signage

- Comprehensive Design Review (CDR)
 Modifications of Height, Area, and Setback
 Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Ross Treichel
Street address 2501 Parmenter Street, Suite 300A
Telephone 608-836-7570

Company Sketchworks Architecture, LLC
City/State/Zip Middleton, WI 53562
Email rtreichel@sketchworksarch.com

Project contact person Ross Treichel
Street address 2501 Parmenter Street, Suite 300A
Telephone 608-836-7570

Company Sketchworks Architecture, LLC
City/State/Zip Middleton, WI 53562
Email rtreichel@sketchworksarch.com

Property owner (if not applicant) Julian Walters (Eminent Development Corporation)
Street address 3910 Dallas Dr. **City/State/Zip** Madison, WI 53719
Telephone 608-235-5837 **Email** jwalters@eminentdc.com

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

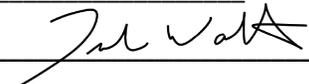
- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location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

5. Required Submittal Materials

- Application Form**
 - A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
 - For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)
- Electronic Submittal**
 - Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
 - Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Ross Treichel Relationship to property Architect
 Authorizing signature of property owner  Date 7/15/2024

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

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

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

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

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

July 15, 2024

City of Madison
Planning Division
Urban Design Commission
Attn: Jessica Vaughn
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-4635

RE: 1202 S. Park Street
Land Use Application
Conditional Use
UDC Initial and Final Approval

Dear Commission members:

On behalf of Julian Walters (Eminent Development Corporation), Sketchworks Architecture, LLC is submitting this letter of intent for a Land Use Application and Conditional Use for a proposed mixed-use development on South Park Street.

Existing Conditions

This is a vacant lot which lies in UDC District 7. The site is void of all structures and any trees or other landscaping. Some utilities are on site; however, all will need to be improved for this new development.

New Development

The new development seeks to construct a 5-story mixed-use residential building. The core purpose of this development is designed for Youth Centered Housing, a use sought after by the City of Madison. This development will offer an affordable housing option for a demographic of young adults transitioning out of foster care households. The population may include a range from single young adults to young families with children.

The development will have 44 residential apartment units, a fitness center, club room on the 5th floor with large patio, individual storage rooms for each apartment unit, and 17 indoor parking stalls. The building will also have full-time building management personnel with their own office.

Park Lofts will also be a new location for JustDane, a non-profit company who helps underserved communities with skills to rebuild or succeed in their daily lives. JustDane will have an average of 1 full-time staff member during regular business hours, with additional staff members occasionally at this facility during larger meetings or conferences. They will have one office and a ~550 sf multi-purpose meeting room.

Site Design

We have included the design of a bus shelter on our property as requested by Madison Metro. The shelter is 3-sided, generally glass in nature, with clear anodized aluminum frames. Due to the grades in the southeast corner of our lot and the adjacent lot, we have placed the shelter approximately 13' north of the southern property line.

The site also accommodates a requested pedestrian connection from Park Street to High Street via a sidewalk along the south property line. The north side of the property is clear of all obstructions for open space, approximately 880 sf.

The upper roof will hold 2,000 sf of green roof, building mechanicals, and be solar ready.

Parking

There is limited vehicle parking along Park Street, and the bus stop will further prevent available parking immediately in front of the property. High Street has on-street parking, with an estimated 6 stalls directly adjacent to the site.

Vehicle and bicycle access to secure interior parking will occur from the west on High Street, to avoid traffic concerns on Park Street. There will be 17 vehicle stalls and 40 bicycle stalls inside the building. We also have 6 exterior bicycle stalls for short term and business use.

This development also provides 16 TDM points, with 5 points being required. Below is a list of provided components:

- Dedicated access to bike parking
- Indoor covered bike parking near entrance
- Improved surrounding pedestrian infrastructure
- Delivery support amenities
- Provides affordable housing at 60% of AMI

Additional information can be found in the submittal package.

Floor Plans

The first floor contains commercial space, accessed from Park Street, a fitness center, 2 residential units, secure bike parking, the internal garbage room, a mechanical room, and the vehicle parking garage. Floors 2-5 are all residential units (11/floor on levels 2-4, 10 on 5th floor), with the 5th floor also home to the club room and patio. Resident access would be gained from either Park Street or High Street, with an elevator placed nearest the Park Street entry.

Residential dwelling unit summary:

Studio:	6 (14%)
1-bedroom:	13 (29%)
1-bedroom + den:	7 (16%)
<u>2-bedroom:</u>	<u>18 (41%)</u>
Total Units:	44

Exterior Design

The building exterior will consist of dark, earth toned brick masonry at street level for a durable base, with khaki and dark steel blue colored fiber cement panels for a more monolithic aesthetic, plus a lighter blue vertical PVC composite siding at the northeast corner and accented on each stair tower. Glazing will be aluminum storefront at commercial spaces and common areas, and vinyl window systems at dwelling units. Railing systems will be aluminum with glass panels for all residential Juliet balconies, and the roof top patio railing system.

The bus stop shelter will be integrated to the Park Street elevation (SE corner), including a bench and canopy overhang. The structure shown is 3' deep and 10' wide with glass walls and roof, with clear anodized framing.

Urban Design District No. 7 Design Criteria

1. Building Setbacks and Orientation.

- a. The requirement reads that new buildings shall have a setback between 1'-10' from the front property line. As designed, our building has setbacks of 9.3' at southeast corner, 9.6' at northeast corner.

We chose to have the building set back near the farthest limitation for a few reasons. The first of which was to provide green space for foundation plantings along the front façade, giving the building a softer curb appeal. Secondly, we wanted bicycle parking visible to the front door and close enough that visitors did not feel as though bikes were not welcome. Lastly, with the inclusion of the Metro bus stop on the site and limited space to “push” the shelter into the building, we felt having the shelter within our “green space” zone was not only appropriate but worked well with the design.

2. Building Massing and Articulation.

- a. The building massing on each façade has unique articulation based on setback requirements and building program. The Park Street façade has 3 individual articulations, and the remaining facades are less noticeable, however they still showcase movement in the building, as well as playing to the sloping grades of the site.

The main entry is framed with an awning, paired with two leaf glass storefront doors to draw your attention to it. The commercial tenant is treated with a unique storefront design to set it apart from the rest of the first floor. And the bus shelter plays a muted role in the overall design, almost mimicking the storefront when looking at the east elevation.

Each façade incorporates the same 5 materials in similar fashions. The lighter blue vertical tongue and groove siding represents smaller, vertical elements. The darker blue and gray tones represent larger pop-out spaces. Tan tones are the core of the building, and it's all held to the base with darker masonry.

3. Building Height.

- a. The building is 5 stories in total height. The 5th story is stepped back from the Park Street façade 15'. The stepback not only improves the design of the building, but also allows for a unique patio experience from the club room and a residential unit with views of Downtown Madison, Lake Monona and the entire Bay Creek neighborhood.

We also applied a shallow awning on the 5th floor to give the front of the building a top. This will provide shade for solar heat gain in the club room and residential unit, as well as providing a distinctive architectural element.

4. Windows and Entrances.

- a. The first-floor accounts for 1,324 SF of the front façade and as designed we're providing 487 sf, or 37% glazing. Apart from structural elements and ceiling plenum areas, virtually every square foot of wall is covered in glass. The inclusion of the bus shelter prohibits the addition of more glass, as we believe it would be poor design to have a wall of glass behind a bus shelter, in any situation.

5. Materials and Colors.

- a. Every material selected for this development was selected for its long-term durability and ease of maintenance. The base of the building is almost exclusively masonry, and where it is not, we are using a PVC composite which is more resistant to the elements than fiber cement or fiber concrete products. Away from the first floor we start to introduce fiber cement paneling (Nichiha or equal) which has a long-standing history with quality and design.

We strived to make sure the building included a splash of color yet have the overall feeling that it was clean and refined.

6. Signage.

- a. Sign design is not finalized, however, building mounted signs are currently the design path. A separate sign review submittal will occur at a later date.

7. Parking and Service Areas.

- a. All off-street parking is structured and out of sight from neighboring sites. The building also includes a fully enclosed trash and recycling room with direct access from the building for tenants, and exterior access for removal.

Building access is made via three entrances around the building: Park Street main entrance with secure access for tenants to residential corridors, the elevator lobby, and parking garage, as well as access along the south, and along the east (High Street). We are also providing pedestrian access from Park Street to High Street via the sidewalk along the south property line.

8. Landscape and Open Space.

- a. The development utilizes all available open space at ground level on the north side of the site. This area provides approximately 880 SF of open space for any tenant to utilize. We're also providing a 980 SF patio on the 5th floor to accommodate more open space for tenants to use.

We've also provided other pockets of dense landscaping to provide a softer transition from pedestrian areas, as well as screening for mechanical equipment. And our upper roof (top of 5th floor) will be home to 2,000 SF of green roof.

9. Site Lighting and Furnishings.

- a. Site lighting is limited due to the open areas of the site. The building does incorporate a few wall sconces to provide necessary light along walking and exiting paths. All down lights are full cut-off certified. We also have decorative wall sconces along the north wall at the two residential units, and along the 5th floor club room patio and the residential unit facing east.

This development, in accordance with the provided information pursuant of the Urban Design District No. 7 Design Criteria, accommodates any applicable requirement from sections 10-14.

Development Summary:

- Current Zoning: CC-T (Commercial Corridor – Transitional)
- Urban Design District No. 7
- Property Area: 15,047 sf (approximately)
- Five-story building above grade
 - Façade is stepped back 15' at the fifth floor along Park Street
- 11,463 sf building footprint
- 44 residential dwelling units
- 750 sf commercial space
- 17 at-grade parking stalls
- 46 bicycle parking stalls
- 2,000 sf green roof

Project Schedule:

This project is seeking municipal approvals (UDC, Plan Commission, Common Council) through the end of October 2024. We are scheduled to submit for building permit review in early December 2024. Construction is planned to commence April 1, 2025, with occupancy to occur in Q1 2026.

All our design and development team members are excited to be part of this historic development and look forward to seeing how this project can help better the lives of the youth of the city.

Respectfully,



Ross Treichel, Project Manager
Sketchworks Architecture, LLC

MODIFICATIONS:

#	Date:	Description:
1		
2		
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5		
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8		
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12		
13		
14		
15		

Prepared By: ZHG 03/26/24
SHEET TITLE:

**ALTA / NSPS
LAND TITLE
SURVEY**

SHEET NUMBER:

1 OF 1

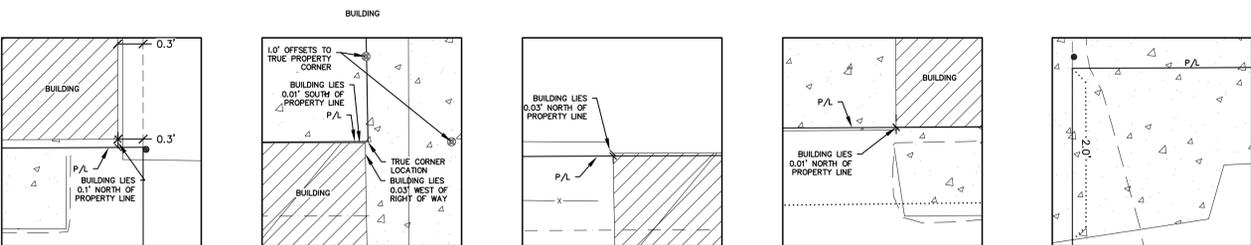
PROJECT NO: 23-13499

ALTA / NSPS LAND TITLE SURVEY

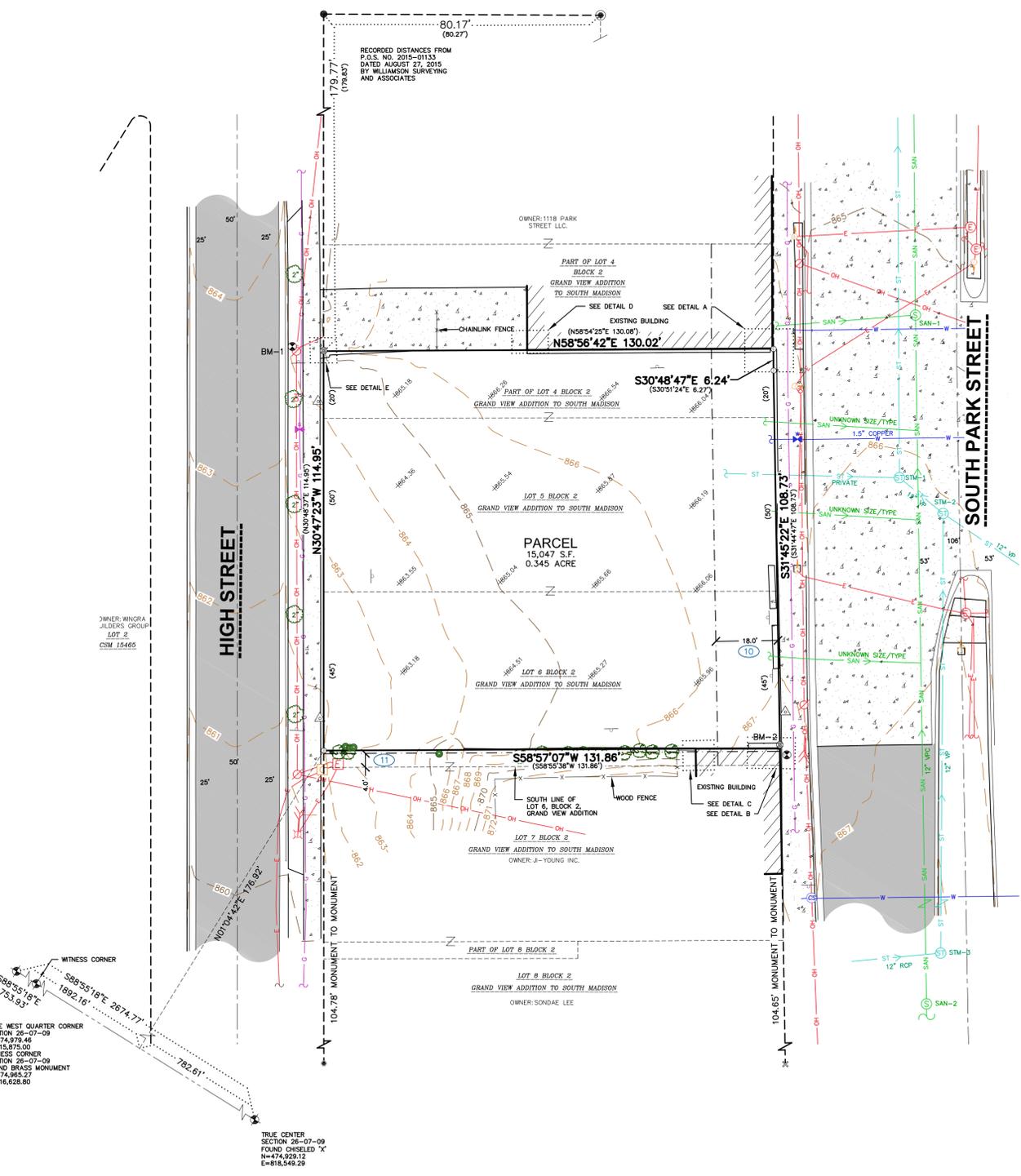
PART OF LOTS 4 AND 6 AND ALL OF LOT 5, BLOCK 2, GRAND VIEW ADDITION TO SOUTH MADISON, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



VICINITY MAP
NOT TO SCALE



DETAIL A SCALE 1:1
DETAIL B SCALE 1:1
DETAIL C SCALE 1:1
DETAIL D SCALE 1:1
DETAIL E SCALE 1:1



WITNESS CORNER
S88°55'18"E 73.93'
S88°55'18"E 2674.77'
1892.16'

TRUE CENTER
SECTION 26-07-09
FOUND CHISELED 'X'
N=474,929.12
E=818,549.29

LEGEND

⊗ CHISELED 'X' SET	○ TRAFFIC SIGNAL	— W WATER LINE
● 3/4" x 24" REBAR SET (1.50 LBS/LF)	○ CABLE PEDESTAL	— ST STORM SEWER
○ 3/4" REBAR FOUND	○ BUSH	— NG NATURAL GAS
● 1" IRON PIPE FOUND	● STUMP	— OH OVERHEAD LINE
○ 1 1/4" REBAR FOUND	— CENTERLINE	— E UNDERGROUND ELECTRIC
▲ CONTROL POINT	— RIGHT-OF-WAY LINE	▨ BUILDING
▲ BENCHMARK	— SETBACK LINE	▨ WALL LINE
● BOLLARD	— SECTION LINE	▨ 875 INDEX CONTOUR
● SIGN	— PARCEL BOUNDARY	▨ 874 INTERMEDIATE CONTOUR
○ SANITARY MANHOLE	— PROPERTY LINE	▨ SPOT ELEVATION
○ CURB STOP/SERVICE VALVE	— PLATTED LOT LINE	▨ BITUMINOUS PAVEMENT
○ STORM MANHOLE	— EASEMENT LINE	▨ RETAINING WALL
○ ELECTRIC MANHOLE	— FENCE LINE	▨ CONCRETE PAVEMENT
○ ELECTRIC TRANSFORMER	— EDGE OF PAVEMENT	▨ EDGE OF BITUMINOUS
○ LIGHT POLE	— CONCRETE CURB & GUTTER	○ END OF FLAGGED UTILITIES
○ POWER POLE	— SANITARY SEWER	○ DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
○ POWER POLE W/GUY		

NOTES

- FIELD WORK PERFORMED ON MARCH 20, 2024.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, NAD83(11). THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 29-07-09, RECORDED AS S88°55'18"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE WITNESSING THE CENTER OF SECTION 26, T07N, R09E, ELEVATION = 865.99'
- CONTOUR INTERVAL IS ONE FOOT.
- 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. DIGGER'S HOTLINE TICKET No.'s 2024117659 AND 2024117680, WITH A CLEAR DATE OF MARCH 20, 2024.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF MADISON ENGINEERING DEPARTMENT
MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS)
CHARTER COMMUNICATIONS
A&T DISTRIBUTION
DEAN MEDICAL CENTER
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP NUMBER 55025C0417G, EFFECTIVE DATE OF JANUARY 2, 2009.
- ITEM 6(a)(b) CURRENT ZONING CLASSIFICATION WAS REQUESTED BUT NOT PROVIDED BY THE INSURER AT THE TIME OF THE SURVEY.
- ITEM 9 THERE ARE 00 PARKING SPACES AND 00 HANDICAP SPACES FOR A TOTAL OF 00 PARKING SPACES.
- ITEM 11 NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- ITEM 17 THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES PER CITY OF MADISON ENGINEERING. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.
- ITEM 18 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

- (FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1206526-MAD, EFFECTIVE DATE: JANUARY 19, 2024 AT 7:30 A.M.)
- 9 PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSE. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - 10 EASEMENT TO STATE OF WISCONSIN RECORDED MARCH 18, 1948 IN VOLUME 210 OF MISCELLANEOUS AT PAGE 334, AS DOCUMENT NO. 761194 AND DISCLOSED ON QUIT CLAIM DEED RECORDED JUNE 18, 1999 AS DOCUMENT NO. 3125301. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - 11 EASEMENT TO WISCONSIN TELEPHONE COMPANY RECORDED JUNE 3, 1949 IN VOLUME 221 OF MISCELLANEOUS AT PAGE 420, AS DOCUMENT NO. 781310 AND DISCLOSED ON QUIT CLAIM DEED RECORDED JUNE 18, 1999 AS DOCUMENT NO. 3125301. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - 12 DECLARATION OF RESTRICTIVE COVENANT DATED AUGUST 23, 2017 AND RECORDED AUGUST 23, 2017 AS DOCUMENT NO. 5351598. ALSO RECORDED AUGUST 23, 2017 AS DOCUMENT NO. 5358653. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - 13 LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OF FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - 14 RIGHTS OF WAY FOR DRAINAGE DITCHES, TILES, FEEDERS AND LATERALS, AND OTHER DRAINAGE EASEMENTS, IF ANY. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - 15 RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCE-1206526-MAD, EFFECTIVE DATE: JANUARY 19, 2024 AT 07:30 A.M.)
SOUTHEASTERLY 20 FEET OF LOT FOUR (4), BLOCK TWO (2), ALL OF LOT FIVE (5), BLOCK TWO (2), AND THE NORTHWESTERLY FORTY-FIVE (45) FEET OF LOT SIX (6), BLOCK TWO (2), GRAND VIEW ADDITION TO SOUTH MADISON, IN THE CITY OF MADISON, EXCEPTING THE NORTHEASTERLY 20 FEET THEREOF.

FOR INFORMATIONAL PURPOSES ONLY:
ADDRESS: 1202 S. PARK STREET, MADISON, WI

TAX KEY NUMBER: 251/0709-262-0905-2

SURVEYOR'S CERTIFICATE

TO:
i) FIRST AMERICAN TITLE INSURANCE COMPANY,
ii) SKETCHWORKS ARCHITECTURE,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON

Todd J. Buhr
TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR
Email: todd.buhr@jsdinc.com
Website: www.jsdinc.com

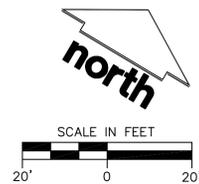
04/12/2024
DATE



BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	865.28	NAIL IN POWERPOLE ON THE NORTHWEST CORNER OF PROPERTY
BM-2	867.42	CHISELED "X" ON SOUTHWEST CORNER OF PROPERTY

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



GRADING AND EARTHWORK NOTES

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY [FIRM NAME], TITLED [REPORT TITLE], ISSUE DATE [DATE]. ALL REFERENCES TO THE 'GEOTECHNICAL REPORT' SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
7. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
10. SOIL MATERIAL SPECIFICATIONS:
 - 10.1. FILL AND BACKFILL MATERIALS
 - 10.1.1. MATERIAL SHALL BE SATISFACTORY. MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT, IF SATISFACTORY MATERIALS ARE NOT AVAILABLE, ON-SITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
 - 10.2. IMPORTED FILL MATERIAL
 - 10.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ON-SITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL, AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6".
 - 10.3. GRANULAR FILL
 - 10.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.

CITY FORESTRY NOTES

1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
4. SECTION 107.13(C) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCINGS IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
7. ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)) - ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. A LANDSCAPE PLAN AND STREET TREE PLANTING PLAN SHALL BE SUBMITTED IN PDF FORMAT TO CITY FORESTRY FOR APPROVAL OF PLANTING LOCATIONS WITHIN THE RIGHT OF WAY AND TREE SPECIES. ALL AVAILABLE STREET TREE PLANTING LOCATIONS SHALL BE PLANTED WITHIN THE PROJECT BOUNDARIES.
8. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

CITY TRAFFIC ENGINEERING NOTES

1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BUY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	DRAINAGE DIRECTION
	GRADE BREAK
	RETAINING WALL
	RAILING
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	FLAG POLE
	BOLLARD
	BOLLARD WITH ADA PARKING SIGN
	BIKE RACK
	SAWCUT EXISTING PAVEMENT
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	8'x4'x4" INSULATION (PLAN VIEW)
	8'x4'x4" INSULATION (PROFILE VIEW)
	SILT FENCE
	CONSTRUCTION ENTRANCE
	EROSION MATTING
	SPOT ELEVATION
	EP - EDGE OF PAVEMENT
	FG - FINISH GRADE
	EC - EDGE OF CONCRETE
	BOC - BACK OF CURB
	MATCH - MATCH EXISTING GRADE
	HP - HIGH POINT
	SW - SIDEWALK
	DITCH CHECK
	INLET PROTECTION
	DEMOLITION - REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
	DEMOLITION - PAVEMENT MILL AND OVERLAY
	DEMOLITION - REMOVAL OF RETAINING WALL
	DEMOLITION - REMOVAL OF ASPHALT SURFACES
	DEMOLITION - REMOVAL OF CONCRETE SURFACES
	DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES
	DEMOLITION - REMOVAL OF UTILITIES
	DEMOLITION - REMOVAL OF LANDSCAPE BEDDING
	TREE REMOVAL
	SHRUB REMOVAL
	PROTECT EXISTING TREE

D

C

B

A

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Project Status	
07-15-2024	LAND USE SUBMITTAL

PROJ. # 23081-01
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NOTES & LEGEND

C1.1

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. ###, PROJECT NO. ####)

PRELIMINARY

Project Status

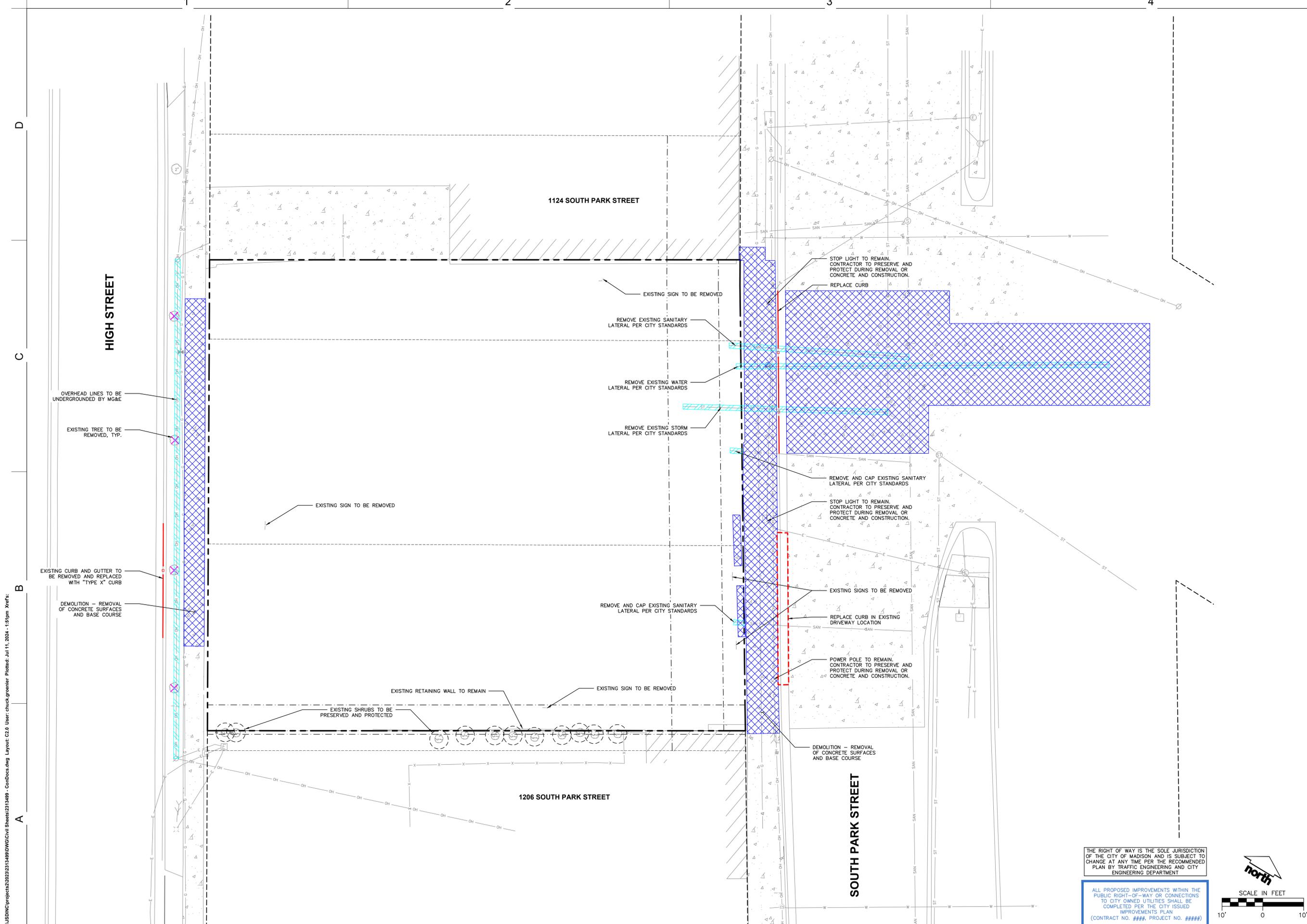
07-15-2024 LAND USE SUBMITTAL

PROJ. # 23081-01

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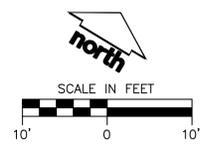
**DEMOLITION
PLAN**

C2.0



THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. ###- PROJECT NO. ####)



PRELIMINARY

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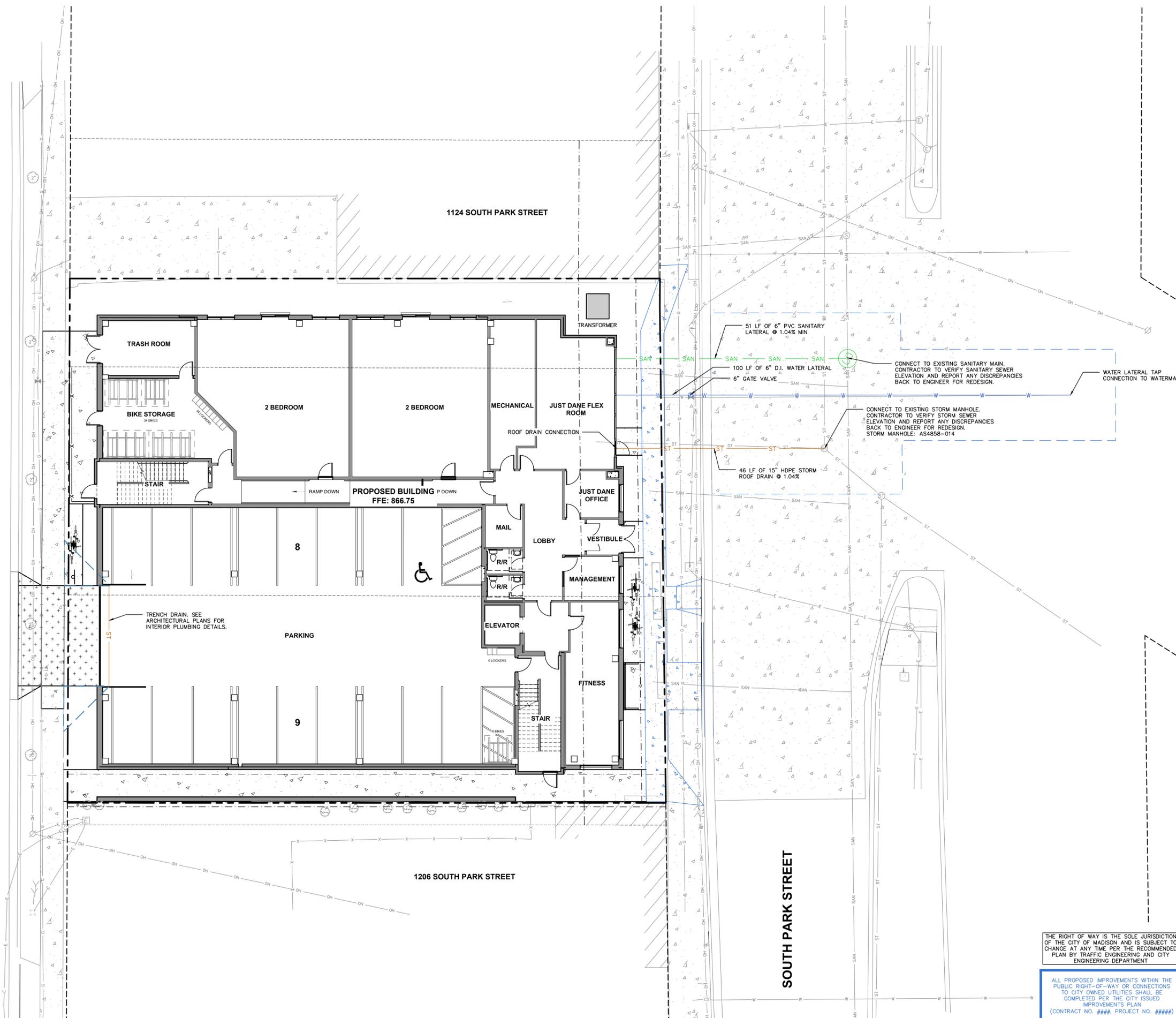
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HIGH STREET

1124 SOUTH PARK STREET

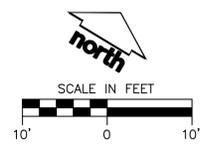
1206 SOUTH PARK STREET

SOUTH PARK STREET



THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. ###, PROJECT NO. ####)



PARK LOFTS
MIXED-USE DEVELOPMENT
1202 S. PARK STREET
MADISON, WI 53713

Project Status

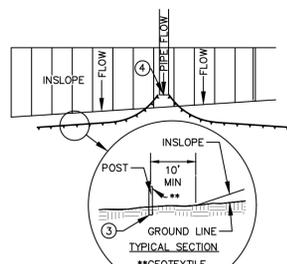
07-15-2024	LAND USE SUBMITTAL

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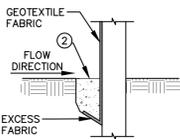
UTILITY PLAN

C5.0

PRELIMINARY

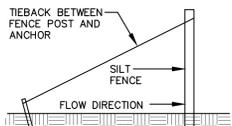
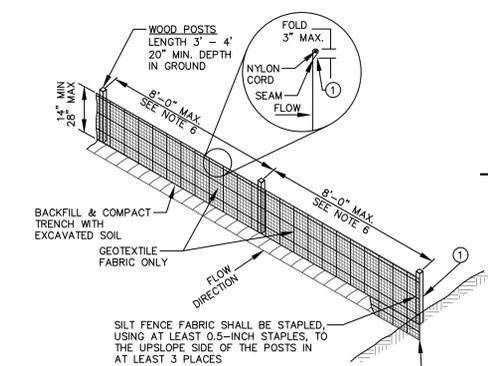


SILT FENCE ALONG SLOPES & OUTFALLS



NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

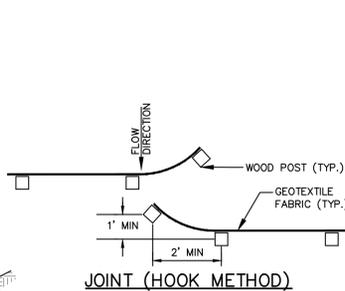
TRENCH DETAIL



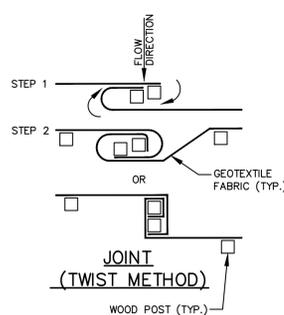
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

SILT FENCE

N.T.S.



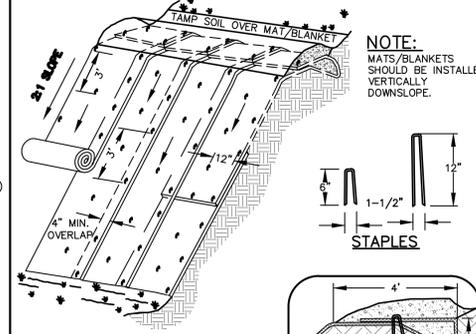
JOINT (HOOK METHOD)



JOINT (TWIST METHOD)

GENERAL NOTES:

- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
- SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNr TECHNICAL STANDARD 1056.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON-WOVEN)



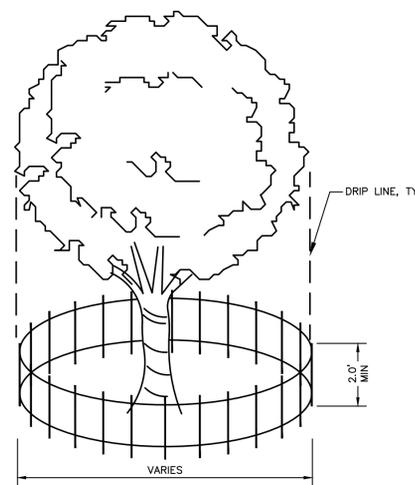
ISOMETRIC VIEW TYPICAL SLOPE SOIL STABILIZATION

GENERAL NOTES:

- EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
- ONLY WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
- APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION MATTING

N.T.S.



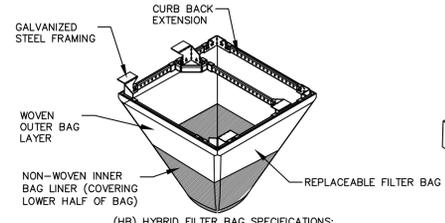
NOTE:

FENCE TO BE INSTALLED TO PROTECT EXISTING TREE(S) DURING CONSTRUCTION. CONTRACTOR TO COORDINATE FENCE LOCATION WITH OWNER PRIOR TO INSTALLATION. SILT FENCE MATERIAL OR OTHER APPROVED BARRIER MATERIAL MAY BE USED.

TREE PROTECTION

N.T.S.

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



(HB) HYBRID FILTER BAG SPECIFICATIONS:

CATCH-IT INLET FILTER (Temporary Inlet Protection)						
Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft)	Flow Ratings (CFS) HB (Hybrid Bag)	ADS PIN
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8 62LCBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3 62LCB3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2 62MBC2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2 62LSC3618HB
R-2501	Round (RD)	-26	-24	2.3	0.8	5.2 62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6 62MRD22HB

INSTALLATION INSTRUCTIONS:

- REMOVE GRATE FROM THE DRAINAGE STRUCTURE
- CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
- DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
- REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

MAINTENANCE GUIDELINES:

- EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
- REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE.
- DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG

PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4832	350 x 225 lbs	320 lbs
ELONGATION	ASTM D4832	30% x 12%	50%
CONSTRUCTURE	ASTM D4841	3000 lbs	65 lbs
TRIAXIAL TENSILE	ASTM D4833	110 x 75 lbs	45 lbs
UV RESISTANCE	ASTM D4855	90%	70%
OPENING SIZE (AOS)	ASTM D4873	20 US STD SEIVE	40 US STD SEIVE
PERMEABILITY	ASTM D4881	1.5 sec ⁻¹	2.0 sec ⁻¹
WATER FLOW RATE	ASTM D4881	200 gal/min/ft ²	140 gal/min/ft ²
MINIMUM FILTER BAG VOLUME		2 CUBIC FT	

FRAMED INLET PROTECTION

N.T.S.



REV. 12-7-2018

FIBER SILT SOCK

N.T.S.

GENERAL NOTES:

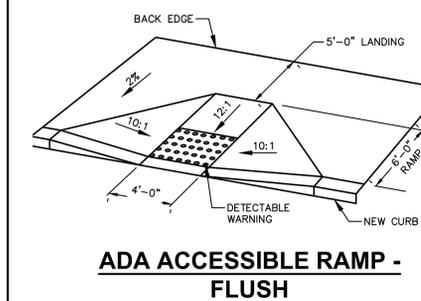
- EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASEFLOW OR A 4" TRENCH ON SLOPE CONTOURS.
- PLACE THE ROLL IN THE TRENCH AND ANCHOR WITH 2" x 2" POSTS PLACED ON BOTH SIDES OF THE ROLL AND SPACED LATERALLY ON 2' TO 4' CENTERS. TRIM THE TOP OF THE POSTS EVEN WITH THE EDGE OF THE ROLL, IF NECESSARY.
- NOTCH THE POSTS AND TIE TOGETHER, ACROSS THE ROLL, WITH 9 GAUGE GALVANIZED WIRE OR 1/8" DIAMETER BRAIDED NYLON ROPE.
- PLACE SOIL EXCAVATED FROM THE TRENCH BEHIND THE ROLL AND HAND TAMP. PLANT WITH SUITABLE HERBACEOUS OR WOODY VEGETATION AS SPECIFIED.

GENERAL NOTES:

- REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY _____ DATED _____. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.

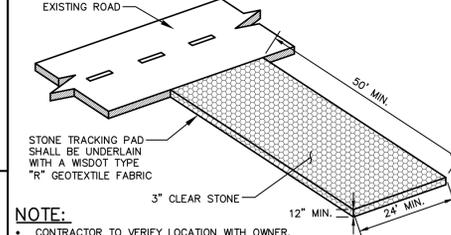
PAVEMENT SECTIONS

N.T.S.



ADA ACCESSIBLE RAMP - FLUSH

N.T.S.

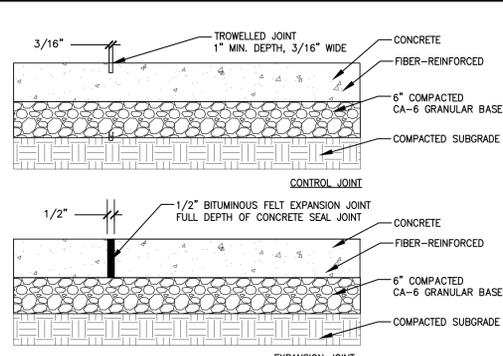


NOTE:

- CONTRACTOR TO VERIFY LOCATION WITH OWNER.
- MANUFACTURED TRACKOUT MATS ARE AN ACCEPTABLE ALTERNATIVE PER WDNr TECHNICAL STANDARD 1057.

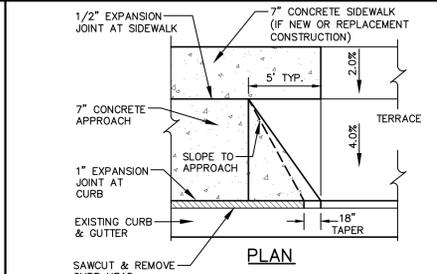
CONSTRUCTION ENTRANCE

N.T.S.



EXPANSION JOINT/CONTROL JOINT

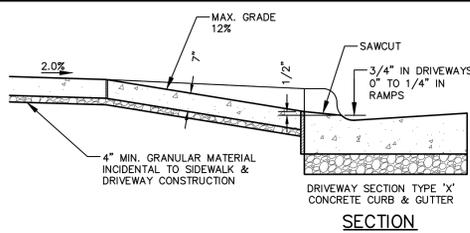
N.T.S.



COMMERCIAL ENTRANCE

N.T.S.

REV. 12-7-2018



SECTION

REV. 2-12-2021

File: \\USDN\projects\2023\231499\DWG\Civil Sheets\231499 - ConDocs.dwg Layout: C6.0 User: chuck.groenier Plotted: Jul 11, 2024 - 1:50pm Xrefs:

Project Status

07-15-2024 LAND USE SUBMITTAL

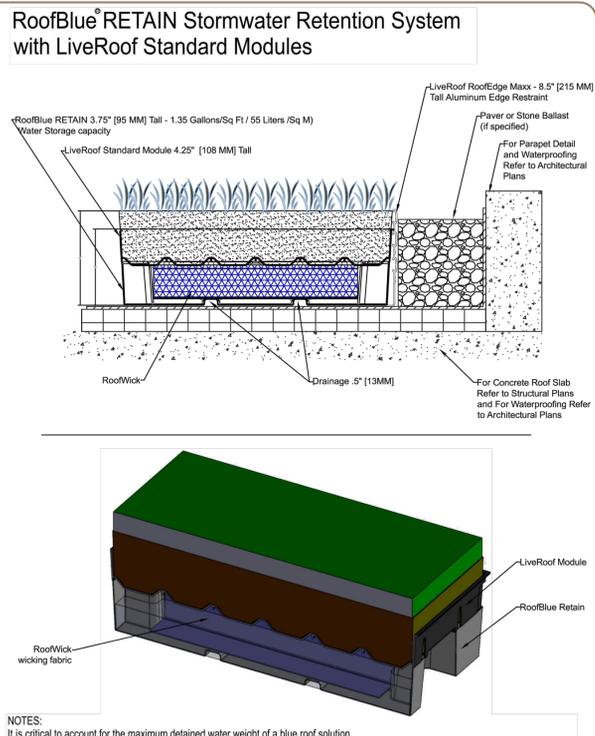
PROJ. #: 23081-01

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SITE DETAILS

C6.0

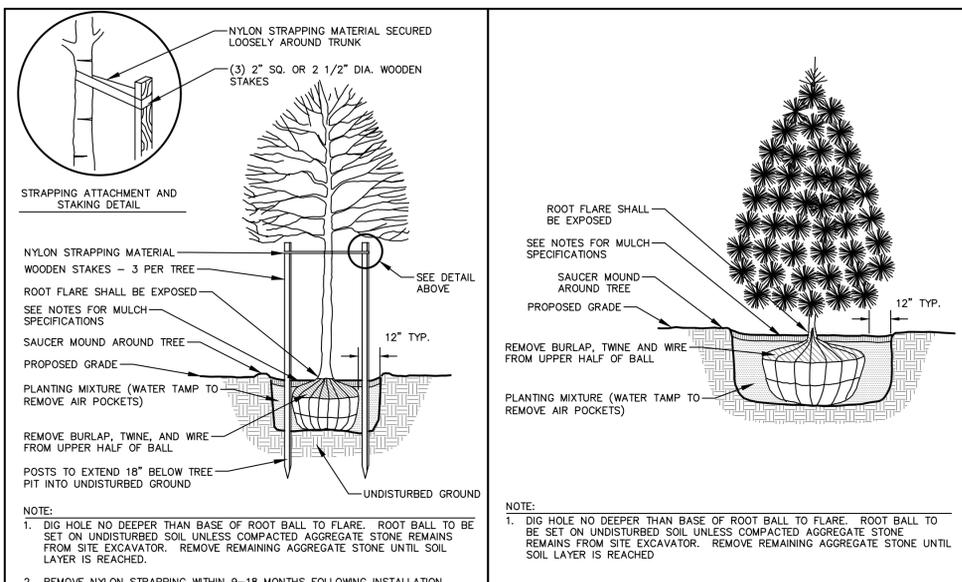
NOTE: "LIVEROOF" DETAIL PROVIDED FOR REFERENCE ONLY. FINAL DETAILING, SPECIFICATIONS, AND DRAINAGE REQUIREMENTS SHALL BE PROVIDED BY LIVEROOF AND/OR ARCHITECTURAL.



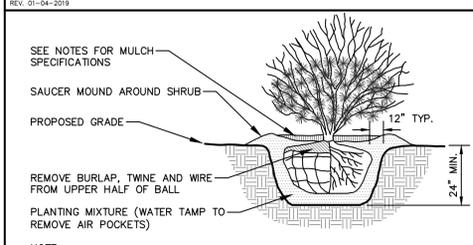
NOTES: It is critical to account for the maximum detained water weight of a blue roof solution. ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.



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P.O. Box 533
Spring Lake, MI 49456
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www.liveroof.com

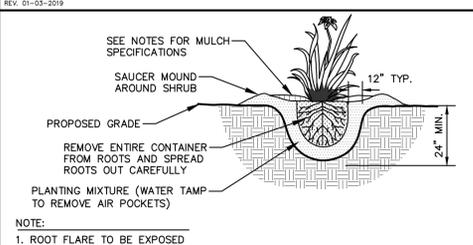


DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

EVERGREEN TREE PLANTING DETAIL



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

GENERAL NOTES

- 1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. 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.
3. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
5. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION.
6. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.
7. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
8. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY.
9. MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
10. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS.
11. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES.
12. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

SEEDING & SODDING NOTES

- 1. MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE.
2. MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM QUALITY IMPROVED TYPE OF SOD (ELITE) ARE ACCEPTABLE.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDING AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS.
4. 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.

LANDSCAPE MATERIAL NOTES

- 1. MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST.
2. MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER.
3. MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH.
4. MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH.
5. MATERIALS - TREE & SHRUB PROTECTION: ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH.
6. MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LOPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
7. MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG.
8. MATERIALS - (ALTERNATE 2): ROOT WATERING SYSTEM: ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATER AERATION/WATERING TUBES.

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities.
(A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.
(B) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.
(C) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

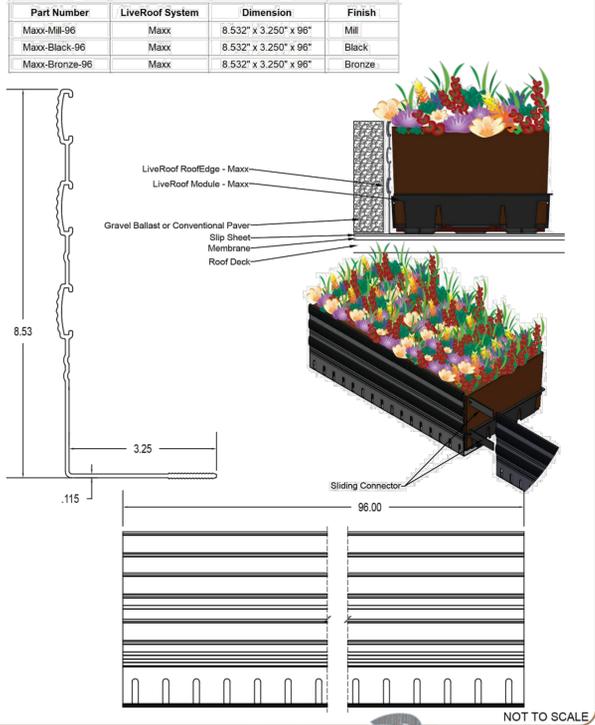
TABULATION OF LANDSCAPE CREDITS AND POINTS

Table with 5 columns: PLANT TYPE/ELEMENT, MINIMUM INSTALLATION, POINTS, CREDITS / EXISTING LANDSCAPING, NEW / PROPOSED LANDSCAPING. Includes rows for Deciduous Tree, Evergreen Tree, Ornamental Tree, Shrub, Grass, and Landscape Furniture. Subtotal: 204 points.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- 1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDING AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS.
4. 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.

RoofEdge Maxx Aluminum Edge Restraint



NOTES: ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.



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PARK LOFTS
MIXED-USE DEVELOPMENT
1202 S. PARK STREET
MADISON, WI 53713

Project Status

Table with 2 columns: Date, Land Use Submittal. Row 1: 07-15-2024, LAND USE SUBMITTAL.

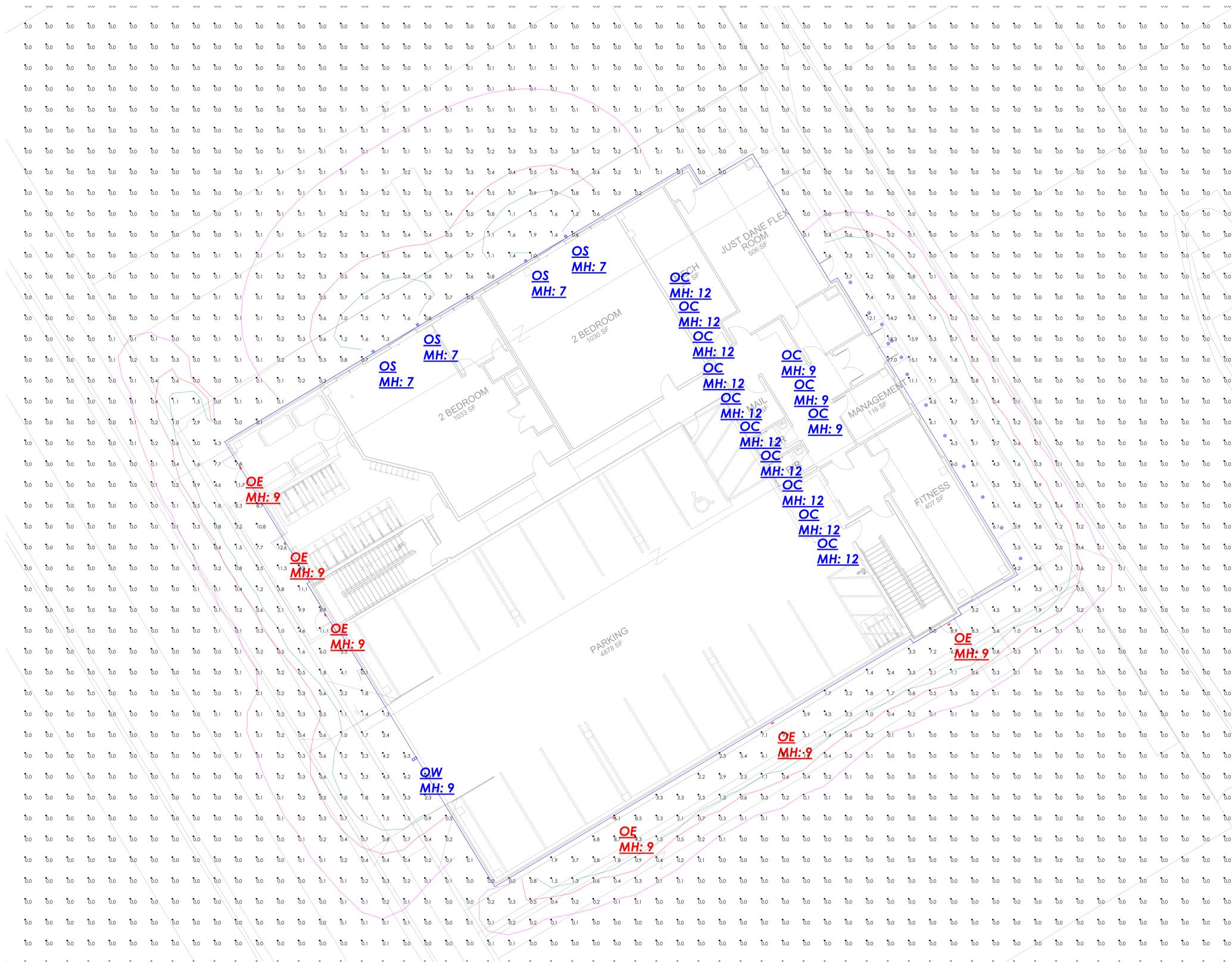
PROJ. #: 23081-01
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LANDSCAPE DETAILS & NOTES

L2.0

PRELIMINARY

File: \\USDNC\projects\2023\2313499\WOL\Landscapes\Shrub\2313499 - Landscapes.dwg Layout: L2.0 User: matt.ammal Plotted: Jul 11, 2024, 1:31pm Xrefs: 23-13499 1202 S Park Street



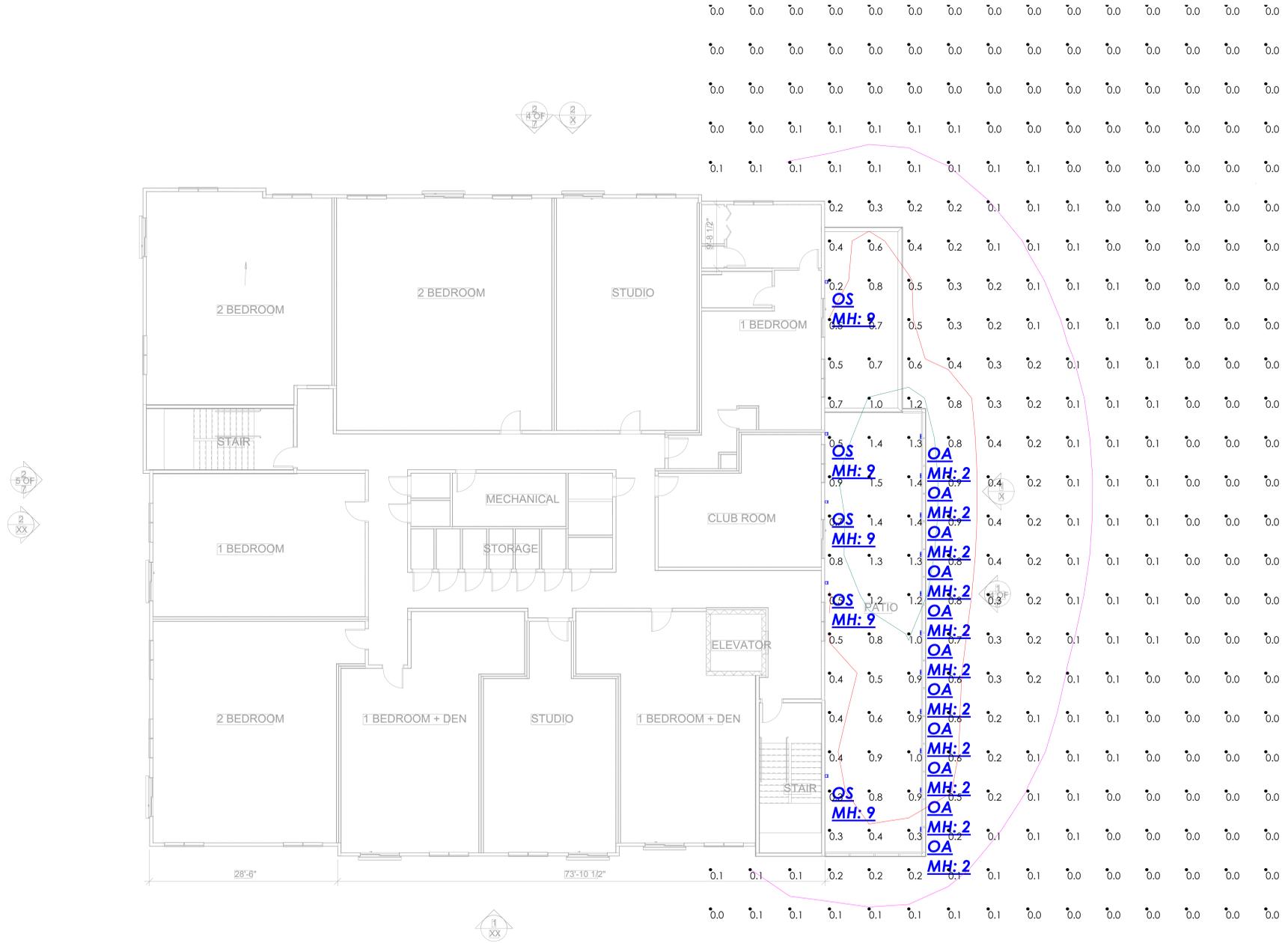
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.45	19.3	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
⊙	13	OC	COOPER LIGHTING SOLUTIONS - HALO COMMERCIAL (FORMERLY EATON)	HC605D10-HM60525840-61WDBB	Single	661	6	0.900
⊞	6	OE	MULE LIGHTING, INC.	MERU-LED-ACEM-BK-IH	Single	1581	16.4	0.900
⊞	4	OS	AFX	REAW0518LAJUDBK	Single	1331	20.39	0.900
⊞	1	OW	Rayon Lighting	T652LEDB-10W-UNV-CTS-XX-XX	Single	1858	10.7928	0.900

- Standard Reflectance of 80/50/20 unless noted otherwise
- Not a Construction Document, for Design purposes only
- Standard indoor calc points @ 30" A.F.F. unless noted otherwise
- Standard outdoor calc points @ Grade unless noted otherwise
- Egress calc points @ 0" A.F.F.
- Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

#	Date	Comments
Revisions		

RLMA Project #: 160879
 Drawn By: EP
 Date: 7/12/2024
 Scale: 1" = 8' 0"



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.17	1.5	0.0	N.A.	N.A.

Luminaire Schedule										
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF		
☐	11	OA	WE-EF	133-0455	Single	132	5.5	0.900		
+	5	OS	AFX	REAW0518LAJUDBK	Single	1331	20.39	0.900		

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

#	Date	Comments
Revisions		

RLMA Project #: 160879
 Drawn By: EP
 Date: 7/12/2024
 Scale: 1" = 8' 0"

LEVEL INFORMATION

- A. ~11,463 GSF
- B. JUSTDANE OFFICE AND FLEX ROOM
- C. APARTMENT MANAGEMENT OFFICE
- D. 2 SINGLE OCCUPANT RESTROOMS
- E. WORK OUT SPACE
- F. MAIL/PACKAGE ROOM
- G. BUILDING MECHANICALS
- H. BIKE PARKING/STORAGE LOCKERS
- I. TRASH ROOM
- J. COVERED GARAGE PARKING, 17 STALLS
- K. 1 ELEVATOR FOR RESIDENTS
- L. 2 EGRESS STAIRS
- M. MECHANICAL ROOM
- N. UNIT COUNTS:
 - a. 2-BEDROOM: 2

ROOM LEGEND

- BUILDING SERVICES
- COMMERCIAL
- PARKING
- RESIDENTIAL UNIT
- UNIT SERVICES
- GENERAL CIRCULATION
- VERTICAL CIRCULATION



PARK LOFTS

FIRST FLOOR PLAN



DATE: 07/15/2024 1 OF 18

DESIGN PARTNERS



DEVELOPMENT PARTNERS



8800 PARKMAN DRIVE # 2000 CLEVELAND, OHIO 44130 | 216.464.5400 | 216.464.5401 | 216.464.5402 | 216.464.5403 | 216.464.5404 | 216.464.5405 | 216.464.5406 | 216.464.5407 | 216.464.5408 | 216.464.5409 | 216.464.5410 | 216.464.5411 | 216.464.5412 | 216.464.5413 | 216.464.5414 | 216.464.5415 | 216.464.5416 | 216.464.5417 | 216.464.5418 | 216.464.5419 | 216.464.5420 | 216.464.5421 | 216.464.5422 | 216.464.5423 | 216.464.5424 | 216.464.5425 | 216.464.5426 | 216.464.5427 | 216.464.5428 | 216.464.5429 | 216.464.5430 | 216.464.5431 | 216.464.5432 | 216.464.5433 | 216.464.5434 | 216.464.5435 | 216.464.5436 | 216.464.5437 | 216.464.5438 | 216.464.5439 | 216.464.5440 | 216.464.5441 | 216.464.5442 | 216.464.5443 | 216.464.5444 | 216.464.5445 | 216.464.5446 | 216.464.5447 | 216.464.5448 | 216.464.5449 | 216.464.5450 | 216.464.5451 | 216.464.5452 | 216.464.5453 | 216.464.5454 | 216.464.5455 | 216.464.5456 | 216.464.5457 | 216.464.5458 | 216.464.5459 | 216.464.5460 | 216.464.5461 | 216.464.5462 | 216.464.5463 | 216.464.5464 | 216.464.5465 | 216.464.5466 | 216.464.5467 | 216.464.5468 | 216.464.5469 | 216.464.5470 | 216.464.5471 | 216.464.5472 | 216.464.5473 | 216.464.5474 | 216.464.5475 | 216.464.5476 | 216.464.5477 | 216.464.5478 | 216.464.5479 | 216.464.5480 | 216.464.5481 | 216.464.5482 | 216.464.5483 | 216.464.5484 | 216.464.5485 | 216.464.5486 | 216.464.5487 | 216.464.5488 | 216.464.5489 | 216.464.5490 | 216.464.5491 | 216.464.5492 | 216.464.5493 | 216.464.5494 | 216.464.5495 | 216.464.5496 | 216.464.5497 | 216.464.5498 | 216.464.5499 | 216.464.5500

LEVEL INFORMATION

- A. ~11,690 GSF
- B. BUILDING MECHANICALS
- C. STORAGE UNITS
- D. 1 ELEVATOR FOR RESIDENTS
- E. 2 EGRESS STAIRS
- F. UNIT COUNTS:
 - a. 2 BEDROOM: 4
 - b. 1 BEDROOM: 3
 - c. 1 BEDROOM + DEN: 2
 - d. STUDIO: 2
- G. TOTAL UNITS ON FLOOR: 11

ROOM LEGEND

- BUILDING SERVICES
- RESIDENTIAL UNIT
- UNIT SERVICES
- GENERAL CIRCULATION
- VERTICAL CIRCULATION



DATE: 07/15/2024 2 OF 18

DESIGN PARTNERS



EMINENT
DEVELOPMENT CORPORATION



NATIONAL
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PARK LOFTS

SECOND - FOURTH FLOOR PLAN

LEVEL INFORMATION

- A. ~11,690 GSF
- B. RESIDENT CLUB ROOM AND PATIO
- C. BUILDING MECHANICALS
- D. STORAGE UNITS
- E. 1 ELEVATOR FOR RESIDENTS
- F. 2 EGRESS STAIRS
- G. UNIT COUNTS:
 - a. 2 BEDROOM: 3
 - b. 1 BEDROOM: 2
 - c. 1 BDROOM + DEN: 2
 - d. STUDIO: 2
- H. TOTAL UNITS ON FIFTH FLOOR: 9

ROOM LEGEND

- BUILDING SERVICES
- RESIDENTIAL UNIT
- UNIT SERVICES
- GENERAL CIRCULATION
- VERTICAL CIRCULATION



DATE: 07/15/2024 3 OF 18

DEVELOPMENT PARTNERS



DESIGN PARTNERS



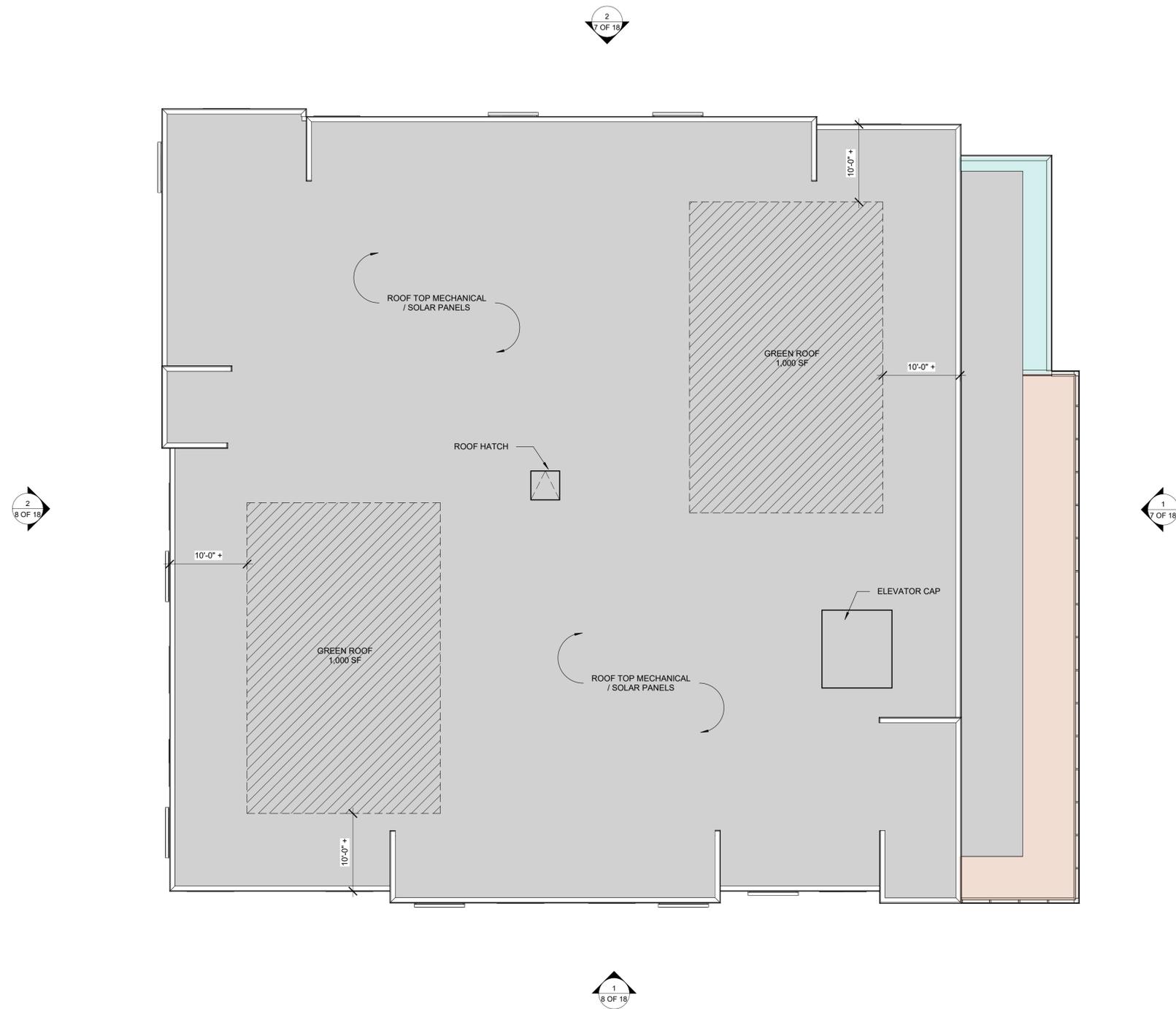
PARK LOFTS

FIFTH FLOOR PLAN

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LEVEL INFORMATION

- A. NON-OCCUPIED ROOF
- B. GREEN ROOF TRAYS, APPROXIMATELY 2,000 SF TOTAL
- C. BUILDING AND RESIDENTIAL MECHANICAL EQUIPMENT
- D. FUTURE SOLAR ARRAYS



DATE: 07/15/2024 4 OF 18

PARK LOFTS

ROOF PLAN

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EAST ELEVATION



NORTH ELEVATION



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DEVELOPMENT PARTNERS

DESIGN PARTNERS



PARK LOFTS

EXTERIOR ELEVATIONS





WEST ELEVATION



SOUTH ELEVATION



DATE: 07/15/2024 6 OF 18

DESIGN PARTNERS



PARK LOFTS

EXTERIOR ELEVATIONS

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EAST ELEVATION



NORTH ELEVATION



PARK LOFTS

EXTERIOR COLOR ELEVATIONS

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WEST ELEVATION



SOUTH ELEVATION



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DESIGN PARTNERS



DESIGN PARTNERS



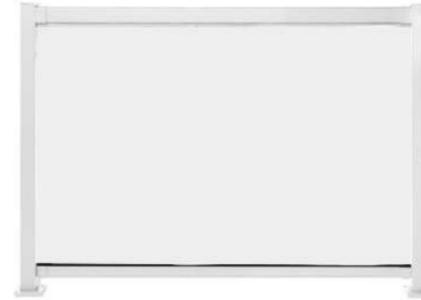
PARK LOFTS

EXTERIOR COLOR ELEVATIONS

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PRODUCT: NICHIBA ARCHITECTURAL BLOCK
COLOR: TUSCAN
STYLE: STACKED BOND



PRODUCT: REGAL IDEAS GLASS RAILING
COLOR: WHITE
STYLE: TEMPERED CLEAR GLASS



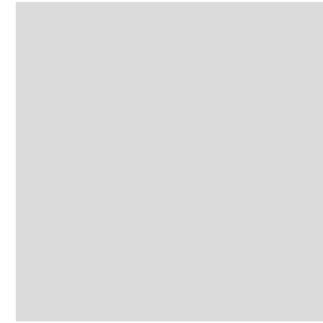
PRODUCT: NICHIBA ARCHITECTURAL BLOCK
COLOR: GRAYS HARBOR (SW 6236)
STYLE: RUNNING BOND



PRODUCT: METAL COPING AND FASCIA
COLOR: DARK BRONZE



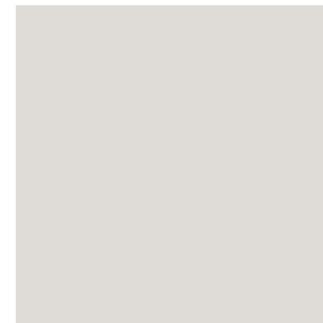
PRODUCT: NUCEDAR VERTICAL SIDING
COLOR: BRACING BLUE
STYLE: ROUGH SAWN TEXTURE
8" WIDE (6 3/4" FACE) T&G SHIP LAP
FLUSH JOINT



PRODUCT: ALUMINUM STOREFRONT
COLOR: CLEAR ANODIZED



PRODUCT: BELDEN BRICK
COLOR: BLACK DIAMOND VELOUR
STYLE: NORMAN SIZE WITH 3/8" GROUT JOINTS
1/3 RUNNING BOND PATTERN



PRODUCT: VINYL WINDOWS AND PATIO DOORS
COLOR: SANDSTONE

PARK LOFTS

EXTERIOR MATERIAL BOARD

DATE: 07/15/2024 9 OF 18

DESIGN PARTNERS



Sketchworks
architecture llc



DEVELOPMENT PARTNERS



EMINENT
DEVELOPMENT CORPORATION



3D VIEW - SOUTHEAST



3D VIEW - NORTHEAST

PARK LOFTS

EXTERIOR 3D VIEWS

DATE: 07/15/2024 10 OF 18

DESIGN PARTNERS



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3D VIEW - NORTHWEST



3D VIEW - SOUTHWEST

PARK LOFTS

EXTERIOR 3D VIEWS

DATE: 07/15/2024 11 OF 18

DESIGN PARTNERS



EMINENT
DEVELOPMENT CORPORATION



NATIONAL
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3D Renderings

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Project		Catalog #		Type	
Prepared by		Notes		Date	



HALO Commercial

HC6 | HM6 | 61 | 61PS

6-inch LED downlight and wall wash

Typical Applications

Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

Interactive Menu

- Order Information [page 2](#)
- Product Specifications [page 4](#)
- Photometric Data [page 5](#)
- Energy & Performance Data [page 8](#)
- Connected Systems [page 10](#)
- Product Warranty

Top Product Features

- New construction/remodel series; 500 to 6,000 lumens
- Narrow, Medium and Wide distributions; Wall wash with rotatable linear spread lens
- 2700K, 3000K, 3500K, 4000K, 5000K CCT; 80 or 90 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%
- Mounting frame converts to remodel that installs from below the ceiling
- Quick Spec emergency backup mounting frames - fast delivery option

Product Certification



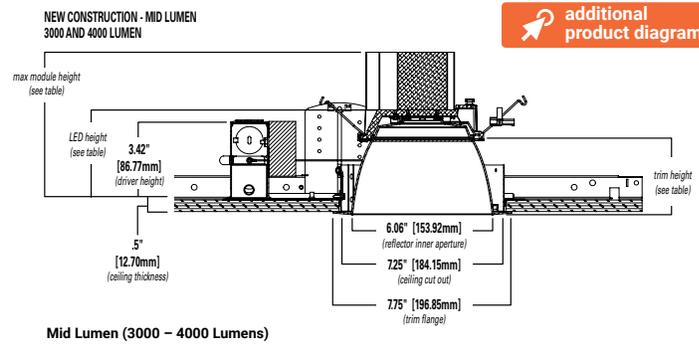
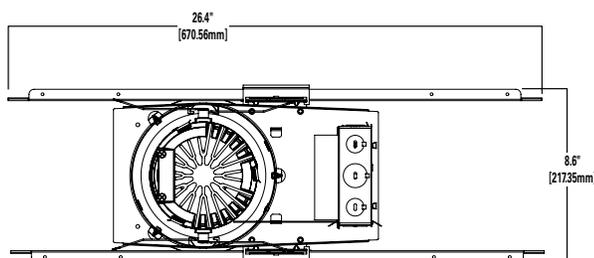
Product Features



Control Compatibility



Dimensional and Mounting Details



Distribution	Max. Module Height	Trim Height	LED Height
Narrow	6.6"	3.4"	3.8"
Medium	6.7"	3.5"	3.9"
Wide	6.5"	3.3"	3.7"
Baffle	6.5"	3.3"	3.7"

Mounting Frame Order Information

Sample Number: **HC620D010REM7 – HM60525835 - 61MDC**

A complete luminaire consists of a housing frame, LED module, and reflector (ordered separately)

Mounting Frame	Lumens	Driver Options	Factory Installed Emergency & Connected Lighting Options	Accessories (Order & Install Separately)
<p>HC6 = 6" new construction downlight housing</p> <p>HC6CP = 6" new construction housing, Chicago Plenum - CCEA compliant</p>	<p>05 = 500 lm</p> <p>07 = 750 lm</p> <p>10 = 1000 lm</p> <p>15 = 1500 lm</p> <p>20 = 2000 lm</p> <p>25 = 2500 lm</p> <p>30 = 3000 lm</p> <p>35 = 3500 lm</p> <p>40 = 4000 lm</p> <p>45 = 4500 lm ⁽⁷⁾</p> <p>50 = 5000 lm ⁽⁷⁾</p> <p>55 = 5500 lm ⁽⁷⁾</p> <p>60 = 6000 lm ⁽⁷⁾</p>	<p>D010=UNV 120-277V, 50/60Hz, 0-10V 1%-100% dimming at 120-277V on 0-10V controls</p> <p>Canada Option 500-5000 lumens: D010347 = 347VAC 50/60Hz 0-10V 1%-100% dimming. For 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000lm models only ⁽¹⁾</p> <p>Canada Option 5500-6000 lumens: D010X347 = step down transformer factory installed (with standard "D010" 120V-277V LED driver). For 5500, 6000lm models only ⁽¹⁾</p> <p>DLV = Distributed Low Voltage dimming driver 1%-100%, 1000-4000 lumens only. For use with DLVP system only, refer to DLVP specifications for details. ⁽¹⁾</p>	<p>REM7 = 7 watt emergency battery pack with remote test / indicator light, use with D010 only ^{(1) (2) (6)}</p> <p>REM14 = 14 watt emergency battery pack with remote test / indicator light, use with D010 only ^{(1) (2) (6)}</p> <p>IEM7 = 7 watt emergency battery pack with integral test / indicator light, use with D010 only ^{(1) (2) (6)}</p> <p>IEM14 = 14 watt emergency battery pack with integral test / indicator light, use with D010 only ^{(1) (2) (6)}</p> <p>BOD7ST = 7.5 watt Bodine self-test emergency battery pack with remote test / indicator light, use with D010 only ^{(1) (2) (6)}</p> <p>WTA = Factory WaveLinX PRO Tilemount Sensor Kit ⁽⁴⁾</p> <p>WTK = Factory WaveLinX LITE Tilemount Sensor Kit ⁽⁵⁾</p> <p>WPN = WaveLinX PRO Wireless Node without Sensor ⁽⁹⁾</p> <p>WLN = WaveLinX LITE Wireless Node without Sensor ⁽¹⁰⁾</p> <p>REM7V = 7 watt emergency battery pack with remote test / indicator light, use with DLV only ^{(1) (2) (3) (6)}</p> <p>REM14V = 14 watt emergency battery pack with remote test / indicator light, use with DLV only ^{(1) (2) (3) (6)}</p> <p>IEM7V = 7 watt emergency battery pack with integral test / indicator light, use with DLV only ^{(1) (2) (3) (6)}</p> <p>IEM14V = 14 watt emergency battery pack with integral test / indicator light, use with DLV only ^{(1) (2) (3) (6)}</p>	<p>HB128APK = L channel hanger bar, 26", pair (replacement)</p> <p>RB22 = Adjustable wood joist mounting bars, pair, extend to 22" long</p> <p>HSA6 = Slope Adapter for 6" Aperture Housings, Specify Slope (refer to instructions for installing housing and trim)</p> <p>H347 = 347 to 120V step down transformer, 75VA</p> <p>H347200 = 347 to 120V step down transformer, 200VA</p> <p>WTA = Field WaveLinX PRO Tilemount Sensor Kit ⁽⁴⁾</p> <p>WTK = Field WaveLinX LITE Tilemount Sensor Kit ⁽⁵⁾</p>
Notes	Notes	Notes	Notes	Notes
	<p>(7) Marked Spacing: Center to Center of Adjacent Luminaires = 36" Center of Luminaire to Building Member = 18" Minimum overhead = 0.5</p>	<p>(1) Not available with CP models</p>	<p>(1) Not available with CP models</p> <p>(2) Not available with D010347 (347V models)</p> <p>(3) ULus for U.S. only</p> <p>(4) WTA = WaveLinX PRO tilemount sensor kit for daylight dimming, PIR motion sensing, and optional RLTS - Real Time Location Services, use with D010 only. (Refer to WaveLinX PRO specifications.)</p> <p>(5) WTK = WaveLinX LITE tilemount sensor kit for daylight dimming, PIR motion sensing, use with D010 only. (Refer to WaveLinX LITE specifications.)</p> <p>(6) Emergency battery backup options are Non-IC only, and rated for a minimum starting temperature of 0°C</p> <p>(9) WPN = WaveLinX PRO wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. Not compatible with 347V or Chicago plenum. (Refer to WaveLinX PRO specifications.)</p> <p>(10) WLN = WaveLinX LITE wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. Not compatible with 347V or Chicago plenum. (Refer to WaveLinX LITE specifications.)</p>	<p>(4) WTA = WaveLinX PRO tilemount sensor kit for daylight dimming, PIR motion sensing, and optional RLTS - Real Time Location Services, use with D010 only. (Refer to WaveLinX PRO specifications.)</p> <p>(5) WTK = WaveLinX LITE tilemount sensor kit for daylight dimming, PIR motion sensing, use with D010 only. (Refer to WaveLinX LITE specifications.)</p>

Quick Spec Emergency Mounting Frame Order Information

Sample Number :

Quick Spec Emergency Mounting Frame: **RR-HC620D010REM7**

LED module and reflectors are ordered separately.

Order separately: LED Module: HM60525835 | Reflector: 61MDC

Select from the Quick Spec Mounting Frame ordering information to receive the *Fast Delivery* option for the frame.

Quick Spec Code	Mounting Frame	Lumens	Driver Options	Factory Installed Emergency & Connected Lighting Options	Accessories (Order & Install Separately)
<p>RR = East Region</p> <p>BRR = West Region</p>	<p>HC6 = 6" new construction downlight housing</p>	<p>10 = 1000 lm</p> <p>15 = 1500 lm</p> <p>20 = 2000 lm</p> <p>30 = 3000 lm</p> <p>40 = 4000 lm</p>	<p>D010=UNV 120-277V, 50/60Hz, 0-10V 1%-100% dimming at 120-277V on 0-10V controls</p>	<p>REM7 = 7 watt emergency battery pack with remote test / indicator light, use with D010 only ^{(2) (6)}</p> <p>REM14 = 14 watt emergency battery pack with remote test / indicator light, use with D010 only ^{(2) (6)}</p> <p>IEM7 = 7 watt emergency battery pack with integral test / indicator light, use with D010 only ^{(2) (6)}</p> <p>IEM14 = 14 watt emergency battery pack with integral test / indicator light, use with D010 only ^{(2) (6)}</p>	<p>HB128APK = L channel hanger bar, 26", pair (replacement)</p> <p>RB22 = Adjustable wood joist mounting bars, pair, extend to 22" long</p>
Notes	Notes	Notes	Notes	Notes	Notes
				<p>(2) Not available with D010347 (347V models)</p> <p>(6) Emergency battery backup options are Non-IC only, and rated for a minimum starting temperature of 0°C</p>	

LED Module Order Information

LED Module	Lumens	CRI/CCT	
HM6 = 6" LED Modules For use with HC6 - HC6CP New Construction housings only	0525 = 500 - 2500 lumen 3040 = 3000-4000 lumen 4560 = 4500-6000 lumen	827 = 80CRI, 2700K 830 = 80CRI, 3000K 835 = 80CRI, 3500K 840 = 80CRI, 4000K 850 = 80CRI, 5000K	927 = 90CRI, 2700K 930 = 90CRI, 3000K 935 = 90CRI, 3500K 940 = 90CRI, 4000K 950 = 90CRI, 5000K
Notes	Notes	Notes	

Trim Order Information

Reflector	Distribution ⁽⁸⁾	Finish	Flange	Accessories
61 = 6" conical reflector	ND = narrow 55° beam angle 0.97 SC MD = medium 60° beam angle 1.10 SC WD = wide 65° beam angle 1.28 SC RWW = rotatable wall wash with linear spread lens	C = Specular clear H = Semi-specular clear W = White	Blank = Polished flange standard with C & H reflectors Blank = White flange standard with W reflector WF = White flange option available with C & H reflectors	61RWWPK = Replacement part kit - wall wash lens insert - for use with 61RWW* only.
Notes	Notes <small>(8) Values are nominal, with specular clear reflector, other finishes and field results may vary.</small>	Notes	Notes	Notes

Baffle	Distribution ⁽⁸⁾	Finish	Flange	Accessories
61 = 6" baffle reflector	WD = wide 65° beam angle 1.28 SC (nominal) RWW = rotatable wall wash with linear spread lens	BB = Black baffle WB = White baffle	Blank = White flange standard with BB, & WB BF = Black flange option available with BB	61RWWPK = Replacement part kit - wall wash lens insert - for use with 61RWW* only.
Notes	Notes <small>(8) Values are nominal, with specular clear reflector, other finishes and field results may vary.</small>	Notes	Notes	Notes

Reflector	Distribution ⁽⁸⁾	Finish	Flange
61PS = 6" non-conductive polymer 'dead front' conical reflector ⁽⁹⁾	MD = medium 60° beam angle 1.10 SC (nominal)	W = White	Blank = White flange standard with W reflector
Notes <small>(9) 61PS is 1000-2000 lumens Non-IC rated. 500 & 750 lumens IC rated. 61PS is not for use over 2000lm in Non-IC or over 750lm in IC.</small>	Notes <small>(8) Values are nominal, with specular clear reflector, other finishes and field results may vary.</small>	Notes	Notes

IEM Reflector	Distribution ⁽⁸⁾	Finish	Flange	Integral Emergency
61 = 6" IEM reflector for integral emergency only	ND = narrow 55° beam angle 0.97 SC MD = medium 60° beam angle 1.10 SC WD = wide 65° beam angle 1.28 SC	C = Specular clear H = Semi-specular clear W = White	Blank = Polished flange standard with C & H reflectors Blank = White flange standard with W reflector WF = White flange option available with C & H reflectors	IEM = Reflector for use with integral emergency housings only. Provides access hole for integral emergency test switch.
Notes	Notes <small>(8) Values are nominal, with specular clear reflector, other finishes and field results may vary.</small>	Notes	Notes	Notes

IEM Baffle	Distribution ⁽⁸⁾	Finish	Flange	Integral Emergency
61 = 6" IEM baffle reflector for integral emergency only	WD = wide 65° beam angle 1.28 SC (nominal)	BB = Black baffle WB = White baffle	Blank = White flange standard with BB, & WB BF = Black flange option with BB	IEM = Reflector for use with integral emergency housings only. Provides access hole for integral emergency test switch.
Notes	Notes <small>(8) Values are nominal, with specular clear reflector, other finishes and field results may vary.</small>	Notes	Notes	Notes

Product Specifications

Housing Frame

- Boat shaped galvanized steel plaster frame with adjustable plaster lip
- Accommodates 1/2" to 1-1/2" thick ceilings
- Installs in new construction or from below the finished ceiling (non-accessible) for remodeling (with mounting bars removed)
- Provided with two remodel clips to secure the frame to the ceiling

Universal Mounting Bracket

- Adjusts 2" vertically from above and below the ceiling
- Use with the included mounting bars or with 1/2" Electric Metallic Tube (EMT)
- Removable to facilitate remodeling installation from below the finished ceiling

Mounting Bars

- Captive pre-installed No Fuss™ mounting bars lock to T-grid with screwdriver or pliers
- Centering detents allow for consistent positioning of fixtures

LED Module

- Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and no pixilation
- Available in 80 or 90 color rendering index (CRI)
- Color accuracy within 3 SDCM provides color consistency and uniformity
- 90 CRI option: R9>50 (refer to chromaticity information for details)
- Available in 2700K, 3000K, 3500K, 4000K and 5000K correlated color temperature (CCT)
- Lumen options include 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000, 5500, 6000 lumens (nominal)
- Passive thermal management achieves 60,000 hours at 70% lumen maintenance (L70) in insulated ceilings (IC) and non-IC applications
- Integral diffuse lens provides visual shielding
- Integral connector allows quick connection to housing flex

Reflector

- Self-flanged aluminum reflectors available in narrow, medium or wide distribution patterns
- Medium distribution polymer non-conductive matte white reflector may be used to meet local codes for 'dead front' applications (500 & 750 lumen max. in IC and 2000 lumen max. in Non-IC)
- Wall wash reflector features a rotatable linear spread lens for alignment of vertical illumination
- Reflectors attach to LED module with three speed clamps
- Available in multiple painted or plated finishes

Reflector/Module Retention

- Reflector/module assembly is securely retained in the housing with two torsion springs

Driver

- Field-replaceable constant current driver provides low noise operation
- Universal 120-277VAC 50/60Hz input standard
- Continuous, 1% to 100% dimming with 0-10V analog control
- Optional low-voltage DC driver for use with Distributed Low Voltage Power (DLVP) system
- Distributed Low Voltage Power (DLVP) system combines power, lighting and controls with ease of installation (refer to DLVP Design Guide at www.cooperlighting.com for details)

Canada Options

- 347VAC 50/60Hz; 1% dimming on 0-10V analog control, for 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000 lumen models only
- 347V step down transformer factory installed with the standard "D010" 120V-277V, LED driver on 5500, 6000 lumen models only

Emergency Option

- Provides 90 minutes of standby lighting, meeting most life safety codes for egress lighting
- Available with integral or remote charge indicator and test switch
- Available Self-Test (self-diagnostic) with remote charge indicator and test switch
- Quick Spec emergency ordering option for quick-turn projects

Connected Lighting System

Two WaveLinx connected solutions to choose from. Refer to WaveLinx system specifications and application guides for details.

WaveLinx PRO Tilemount Sensor Kit

- WaveLinx PRO WTA tilemount sensor kit offers daylight dimming, PIR motion sensing, scene and zone configuration, automatic commissioning; and optional RLTS - Real Time Location Services available.

WaveLinx PRO Wireless Node

- WaveLinx PRO WPN wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. **Note:** Not compatible with 347V or Chicago plenum.

WaveLinx LITE Tilemount Sensor Kit

- WaveLinx LITE WTK tilemount sensor kit offers daylight dimming and PIR motion sensing, scene and grouping configuration.

WaveLinx LITE Wireless Node

- WaveLinx LITE WLN wireless node provides luminaire level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. **Note:** Not compatible with 347V or Chicago plenum.

WaveLinx Tilemount Sensor Kits Application

- The WTA and WTK tilemount sensor kits include a control module mounted on the luminaire junction box via 1/2" knock-out, and a tilemount sensor on 54-inch whip; for ceiling installation by direct-mount spring clips or via mounting bracket in octagon ceiling boxes.
- The WTA and WTK tilemount sensor kits may be ordered as factory installed on the luminaire, or ordered separately as a field installed accessory kit.
- **Note: WaveLinx PRO devices are only compatible with the WaveLinx PRO system.**
- **Note: WaveLinx LITE devices are only compatible with the WaveLinx LITE system.**

Junction Box

- Galvanized steel junction box
- 20 in³ internal volume excluding voltage barrier
- 25 in³ internal total volume
- Voltage barrier for 0-10V dimming wires (occupies one 1/2" pry-out space)
- Listed for eight #12 AWG (four in, four out) 90°C conductors and feed-thru branch wiring
- Three 1/2" and two 3/4" trade size pry-outs available
- Three 4-port push wire nuts for mains voltage with 1-port for fixture connection

Compliance

- cULus Certified to UL 1598 / C22.2 No. 250.0, suitable for damp locations and wet locations in covered ceilings only
- Emergency options provided with UL Listed emergency drivers to UL 924 / C22.2 No. 141, suitable for indoor/damp locations
- IP20 - Above finished ceiling; IP65 - Below finished ceiling
- Non-Insulated ceiling (Non-IC) rated for 2500, 3000, 3500, 4000, 4500, 5000, 5500, 6000 lumen models (insulation must be kept 3" from top and sides)
- Insulated ceiling (IC) rated for 500, 750, 1000, 1500, 2000 lumen models and suitable for direct contact with air permeable insulation* (IC models are also suitable for Non-IC installations)
- Non-IC marked spacing required for 4500, 5000, 5500, 6000 lumen models
 - Marked Spacing Center to Center of Adjacent Luminaires = 36"
 - Center of Luminaire to Building Member = 18"
 - Minimum overhead = 0.5"
- Airtight per ASTM-E283-04
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions FCC CFR Title 47 Part 15 Class A at 120/277V
- Contains no mercury or lead and RoHS compliant
- Photometric testing completed in accordance of IES LM-79-08
- Lumen maintenance projection in accordance of IES LM-80-08 and TM-21-11
- 500, 750, 1,000, 1,500 and 2,000 lumen, 90 CRI, ICAT models may be used to comply with State of California Title 24 residential code, per JA8 certification standards
- May be used to comply with State of California Title 24 non-residential code as a dimmable LED luminaire
- ENERGY STAR® certified, reference certified light fixtures database
- *Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013

Warranty

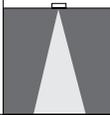
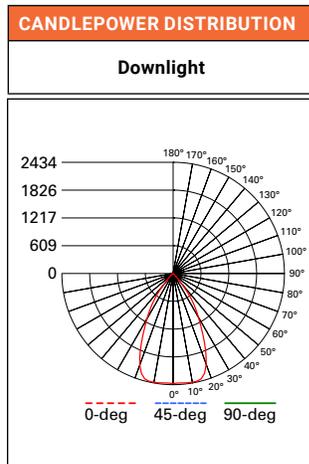
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

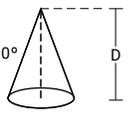
Photometric Data

 [View IES files](#)

NARROW DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

NARROW (55° BEAM*)	
Test Number	P581878
Housing	HC620D010
Module	HM60525835
Reflector	61NDC
Lumens	2228 Lm
Efficacy	111.4 Lm/W
SC	0.93
UGR	11.7

CONE OF LIGHT				
				
MH	FC	L	W	
5.5'	80.2	5	5	
7'	49.5	6.4	6.4	
8'	37.9	7.4	7.4	
9'	30	8.2	8.2	
10'	24.3	9.2	9.2	
12'	16.9	11	11	

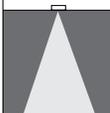
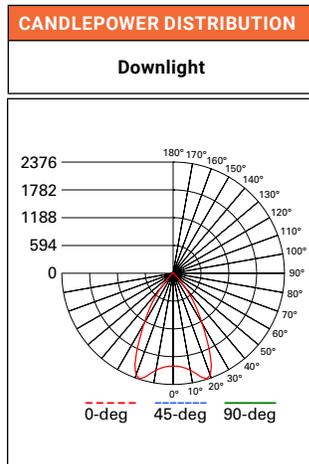
CANDELA TABLE	
Degrees Vertical	Candela
0	2427
5	2422
15	2405
25	1621
35	761
45	118
55	12
65	3
75	2
85	0
90	0

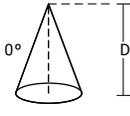
ZONAL LUMEN SUMMARY		
Zone	Lumens	% Fixture
0-30	1636	73.4
0-40	2098	94.2
0-60	2223	99.8
0-90	2228	100
90-180	0	0
0-180	2228	100

LUMINANCE	
Average Candela Degrees	Average 0° Luminance
45	9187
55	1118
65	376
75	318
85	0

MEDIUM DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

MEDIUM (60° BEAM*)	
Test Number	P581875
Housing	HC620D010
Module	HM60525835
Reflector	61MDC
Lumens	2307 Lm
Efficacy	115.3 Lm/W
SC	1.06
UGR	11.8

CONE OF LIGHT				
				
MH	FC	L	W	
5.5'	68.7	5.6	5.6	
7'	42.4	7.2	7.2	
8'	32.5	8.2	8.2	
9'	25.7	9.4	9.4	
10'	20.8	10.4	10.4	
12'	14.4	12.4	12.4	

CANDELA TABLE	
Degrees Vertical	Candela
0	1998
5	2022
15	2307
25	1842
35	796
45	126
55	15
65	4
75	2
85	0
90	0

ZONAL LUMEN SUMMARY		
Zone	Lumens	% Fixture
0-30	1671	72.4
0-40	2163	93.8
0-60	2301	99.7
0-90	2307	100
90-180	0	0
0-180	2307	100

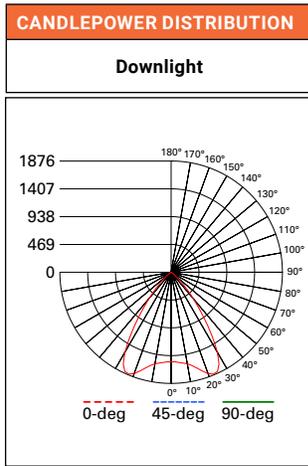
LUMINANCE	
Average Candela Degrees	Average 0° Luminance
45	9753
55	1395
65	571
75	318
85	0

Photometric Data

[View IES files](#)

WIDE DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

WIDE (65° BEAM*)	
Test Number	P581885
Housing	HC620D010
Module	HM60525835
Reflector	61WDC
Lumens	2359 Lm
Efficacy	118 Lm/W
SC	1.28
UGR	11.6



CONE OF LIGHT				
MH	FC	L	W	
5.5'	50.5	7	7	
7'	31.2	8.8	8.8	
8'	23.9	10.2	10.2	
9'	18.8	11.4	11.4	
10'	15.3	12.8	12.8	
12'	10.6	15.4	15.4	

CANDELA TABLE	
Degrees Vertical	Candela
0	1526
5	1540
15	1685
25	1861
35	1027
45	252
55	32
65	6
75	2
85	0
90	0

ZONAL LUMEN SUMMARY		
Zone	Lumens	% Fixture
0-30	1461	61.9
0-40	2105	89.2
0-60	2351	99.6
0-90	2359	100
90-180	0	0
0-180	2359	100

LUMINANCE	
Average Candela Degrees	Average 0° Luminance
45	19506
55	3078
65	765
75	318
85	0

*Value are nominal with specular clear reflectors, other finishes and field results may vary.
 SC = Spacing Criteria
 UGR = Unified Glare Rating

Photometric Multipliers (Nominal Lumen Values)

500 Lumen	750 Lumen	1000 Lumen	1500 Lumen	2000 Lumen	2500 Lumen	3000 Lumen	3500 Lumen
0.33	0.44	0.54	0.74	1.00	1.12	1.46	1.76

4000 Lumen	4500 Lumen	5000 Lumen	5500 Lumen	6000 Lumen
1.81	2.17	2.28	2.38	2.65

Multipliers for relative lumen values with other series models.

Color Finish Multipliers

Finish code	C	H	W/WB	BB
Finish	Specular Clear	Semi-Specular	Matte White White Baffle	Black Baffle
Multiplier	1.00	0.92	0.91	0.82

Multipliers for relative lumen values with other color finishes.

CCT Multipliers – 80CRI

2700K	3000K	3500K	4000K	5000K
0.92	0.98	1.00	1.03	1.03

Multipliers for relative lumen values with other series color temperatures.

CCT Multipliers – 90CRI

2700K	3000K	3500K	4000K	5000K
0.77	0.84	0.89	0.90	0.90

Multipliers for relative lumen values with other series color temperatures.

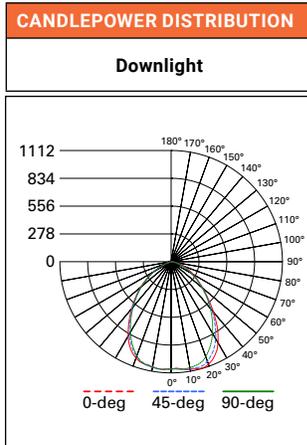
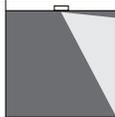
Note: Refer to IES files for more product data.

Photometric Data

[View IES files](#)

WALL WASH DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

WALL WASH	
Test Number	P581882
Housing	HC620D010
Module	HM60525835
Reflector	61RWWC
Lumens	2179 Lm
Efficacy	109 Lm/W
SC	1.15



CANDELA TABLE	
Degrees Vertical	Candela
0	1080
5	1081
15	1112
25	1034
35	800
45	514
55	319
65	184
75	85
85	12
90	0

ZONAL LUMEN SUMMARY		
Zone	Lumens	% Fixture
0-30	849	39
0-40	1313	60.2
0-60	1978	90.8
0-90	2179	100
90-180	0	0
0-180	2179	100

LUMINANCE	
Average Candela Degrees	Average 0° Luminance
45	39810
55	30479
65	23907
75	17983
85	7359

SC = Spacing Criteria, nominal for specular clear reflector, other finishes and field results may vary.

SINGLE UNIT FOOTCANDLES								
2.5' from wall (distance from fixture along wall)								
1	19.3	13.8	6.1	2.2	0.7	0.3	0.1	
2	29.1	22.6	12.3	5.7	2.5	1.2	0.6	
3	27.6	22.5	13.8	7.3	3.7	1.9	1	
4	21	18.2	12.4	7.4	4.2	2.4	1.4	
5	14.4	13.1	9.9	6.6	4.1	2.5	1.6	
6	9.7	9.1	7.5	5.5	3.7	2.5	1.6	
7	6.7	6.4	5.5	4.3	3.2	2.2	1.5	
8	4.7	4.6	4.1	3.4	2.7	2	1.4	
9	3.4	3.3	3.1	2.7	2.2	1.7	1.3	
10	2.5	2.5	2.4	2.1	1.8	1.4	1.1	

MULTIPLE UNIT FOOTCANDLES								
2.5' from wall (Distance from fixture along 3')				2.5' from wall (Distance from fixture along 4')				
1	21.5	19.1	21.5	20	12.1	20		
2	34.7	34.4	34.7	31.6	24.6	31.6		
3	34.9	36	34.9	31.3	27.6	31.3		
4	28.4	30.7	28.4	25.2	24.8	25.2		
5	21	23.2	21	18.6	19.8	18.6		
6	15.2	16.8	15.2	13.4	15	13.4		
7	11	12	11	9.9	11	9.9		
8	8.1	8.7	8.1	7.4	8.2	7.4		
9	6.1	6.5	6.1	5.6	6.2	5.6		
10	4.6	4.9	4.6	4.3	4.7	4.3		

Photometric Multipliers (Nominal Lumen Values)

500 Lumen	750 Lumen	1000 Lumen	1500 Lumen	2000 Lumen	2500 Lumen	3000 Lumen	3500 Lumen
0.33	0.44	0.54	0.74	1.00	1.12	1.46	1.76

4000 Lumen	4500 Lumen	5000 Lumen	5500 Lumen	6000 Lumen
1.81	2.17	2.28	2.38	2.65

Multipliers for relative lumen values with other series models.

Color Finish Multipliers

Finish code	C	H	W/WB	BB
Finish	Specular Clear	Semi-Specular	Matte White White Baffle	Black Baffle
Multiplier	1.00	0.92	0.91	0.82

Multipliers for relative lumen values with other color finishes.

CCT Multipliers - 80CRI

2700K	3000K	3500K	4000K	5000K
0.92	0.98	1.00	1.03	1.03

Multipliers for relative lumen values with other series color temperatures.

CCT Multipliers - 90CRI

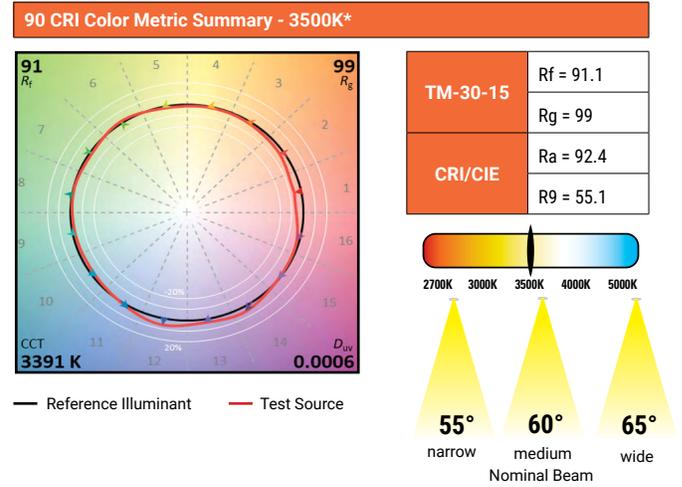
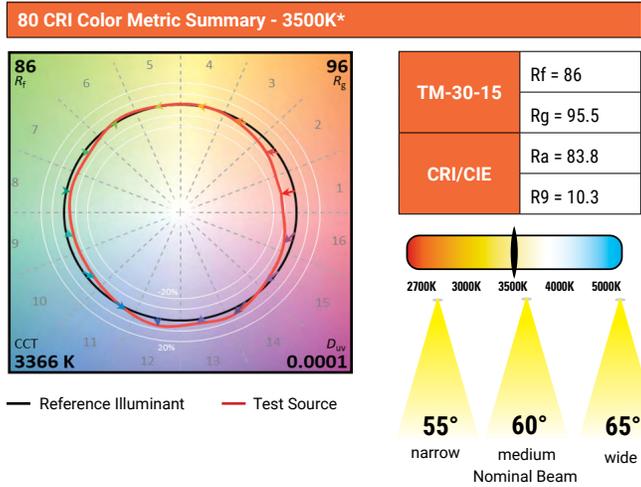
2700K	3000K	3500K	4000K	5000K
0.77	0.84	0.89	0.90	0.90

Multipliers for relative lumen values with other series color temperatures.

Note: Refer to IES files for more product data.

Energy & Performance Data

COLOR METRICS - TM-30-15 & CRI/CIE (3500K)



* Color values are based on 61WDWB reflector, other finishes and field results may vary.

ENERGY DATA

Series	500 lumen		750 lumen		1000 lumen		1500 lumen		2000 lumen	
	120V	277V	120V	277V	120V	277V	120V	277V	120V	277V
Input Voltage 120-277VAC	120V	277V	120V	277V	120V	277V	120V	277V	120V	277V
Input Current (A)	0.051	0.026	0.067	0.036	0.083	0.039	0.119	0.053	0.171	0.077
Input Power (W)	6.1	6.5	7.9	8.3	10	10.4	14.5	14.5	20.9	20.6
In-rush (A)	1.9	8.4	2	8.4	2.2	8.5	2.7	8.5	2.1	9.7
Inrush duration (µs)	251	135	237	133	250	134	250	139	245	131
THD (%)	6.2	13.5	7.4	8.8	5.4	10.3	10	6.7	6.5	7.9
PF	≥ 0.99	≥ 0.9	≥ 0.98	≥ 0.92	≥ 0.99	≥ 0.95	≥ 0.99	≥ 0.97	≥ 0.99	≥ 0.96

Series	2500 lumen		3000 lumen		3500 lumen		4000 lumen		4500 lumen	
	120V	277V								
Input Voltage 120-277VAC	120V	277V								
Input Current (A)	0.23	0.103	0.24	0.107	0.292	0.152	0.351	0.159	0.384	0.172
Input Power (W)	27.5	27.5	28.6	28.5	34.6	35.1	42.1	42.1	45.9	45.6
In-rush (A)	2.5	5.6	2.5	11.6	3.4	13.9	3.1	14.7	3.1	14.8
Inrush duration (µs)	232	123	216	111	183	95	200	98	202	100
THD (%)	6.5	8.1	7.8	8.3	5.6	10	4.1	9.5	4.5	8.5
PF	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.93	≥ 0.99	≥ 0.94	≥ 0.99	≥ 0.95

Series	5000 lumen		5500 lumen		6000 lumen	
	120V	277V	120V	277V	120V	277V
Input Voltage 120-277VAC	120V	277V	120V	277V	120V	277V
Input Current (A)	0.419	0.186	0.457	0.201	0.489	0.214
Input Power (W)	50.1	49.5	54.6	53.7	58.4	57.4
In-rush (A)	3.1	15	3.2	14.8	3.4	14.8
Inrush duration (µs)	202	117	196	131	192	121
THD (%)	5.5	7.6	7	7.2	8.1	7.2
PF	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.97

Minimum starting temperature -30°C (-22°F)*
(Nominal input 120-277VAC & 100% of rated output power)

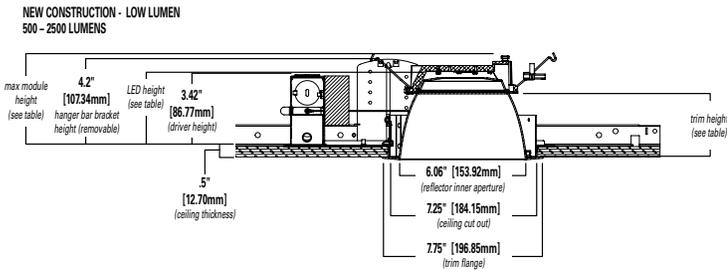
Sound Rating: Class A standards

Notes:

* Emergency Battery packs are rated for a minimum starting temperature of 0°C.

Dimensional and Mounting Details

NEW CONSTRUCTIONS - LOW LUMEN 500 – 2500 LUMENS



Low Lumen (500 – 2500 Lumens)*

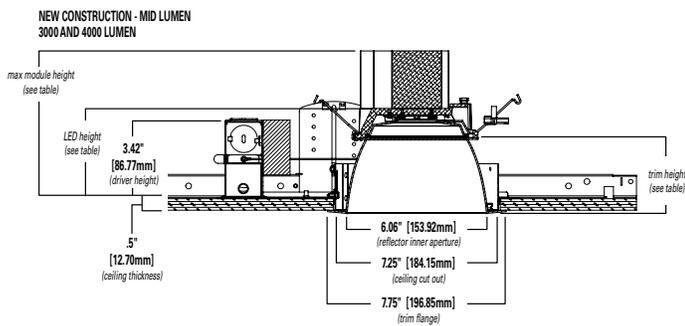
Distribution	Max. Module Height	Trim Height	LED Height
Narrow	4.5"	3.4"	3.8"
Medium	4.6"	3.5"	3.9"
Wide	4.4"	3.3"	3.7"
Baffle	4.4"	3.3"	3.7"



Low Lumen Module

*Max. height w/removable hanger bar bracket 4.2"

NEW CONSTRUCTIONS - MID LUMEN 3000 – 4000 LUMENS



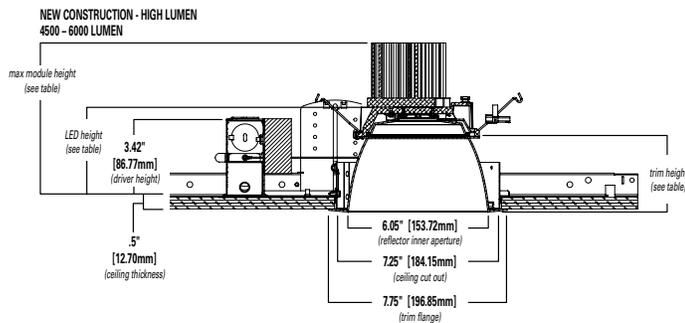
Mid Lumen (3000 – 4000 Lumens)

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	6.6"	3.4"	3.8"
Medium	6.7"	3.5"	3.9"
Wide	6.5"	3.3"	3.7"
Baffle	6.5"	3.3"	3.7"



Mid Lumen Module

NEW CONSTRUCTIONS - HIGH LUMEN 4500 – 6000 LUMENS



High Lumen (4500 – 6000 Lumens)

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	6.9"	3.4"	3.8"
Medium	7.0"	3.5"	3.9"
Wide	6.8"	3.3"	3.7"
Baffle	6.8"	3.3"	3.7"



High Lumen Module

Connected Solutions

WaveLinx LITE - WTK Tilemount Sensor

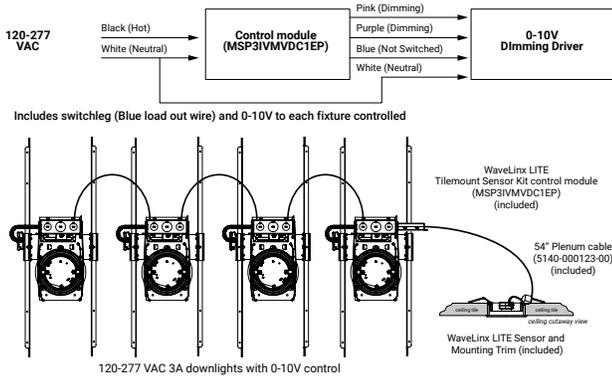
WaveLinx LITE devices only compatible with the WaveLinx LITE system.



- Intuitive Android™ or Apple® iOS® app for basic system code compliant set up and configuration via Bluetooth
- Up to 28 unique areas per project site (WaveLinx LITE Bluetooth network)
- Up to 50 devices for an area, any one of 16 control zones, up to 6 occupancy sets, and custom lighting scenes
- Automatic occupancy or vacancy, sensor sensitivity, daylight dimming, etc. configurable through the app
- Refer to the WaveLinx system specifications for details



WaveLinx LITE WTK Tilemount Wiring Diagram



WaveLinx LITE Bluetooth Enabled System



WaveLinx PRO – WTA Tilemount Sensor

WaveLinx PRO devices only compatible with the WaveLinx PRO system.



- WaveLinx PRO tilemount functionality configures zones and customizes settings from one secure mobile app
- Automatic code commissioning that meets the strictest codes
- Fixtures and sensors integrate with Wireless Area Controller, Wall Stations, and Control Devices
- Stand-Along Offices or Entire Building Network Installations

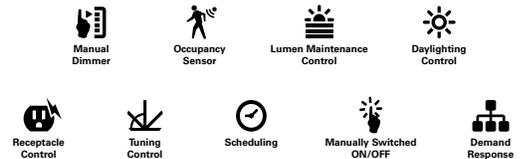
Downlights with tilemount sensor
Highly efficient LED fixtures

WaveLinx Area Controller
Provides centralized coordination of multiple area control options

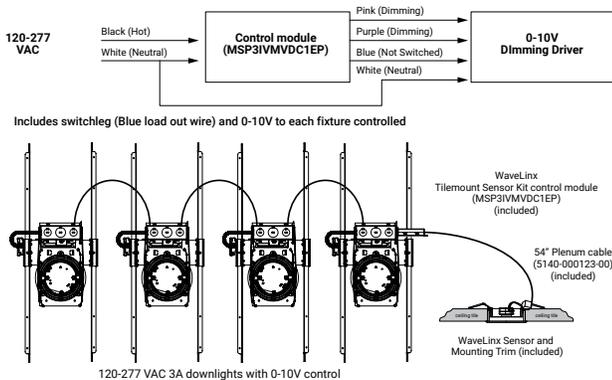
Wireless Wall Station/Receptacle
Provides customized wireless control of each area

Mobile Applications
Provides personalized, local control from a tablet or smartphone

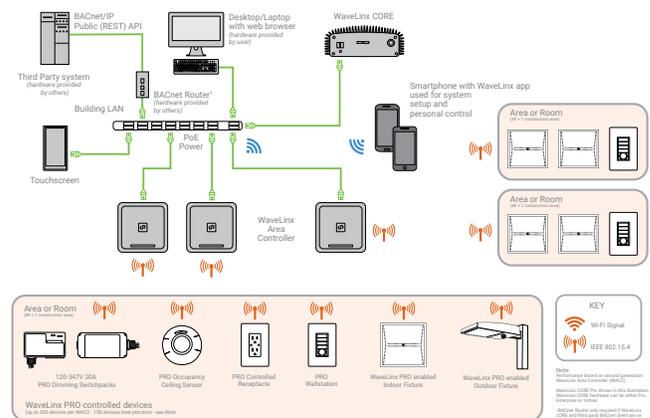
WaveLinx mobile app settings



WaveLinx WTA Tilemount Wiring Diagram



WaveLinx CORE Building Management Integration



Connected Solutions



WaveLinX LITE Wireless Node - WLN

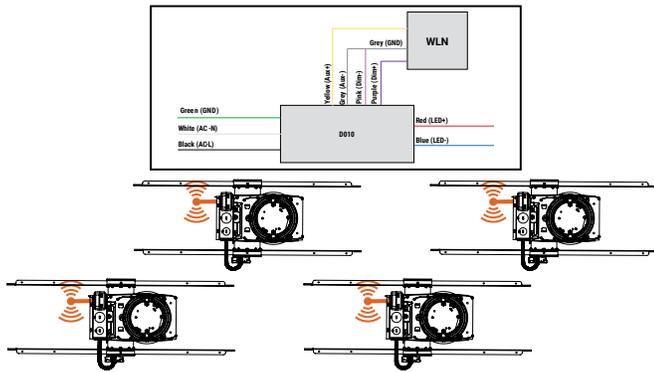
WaveLinX LITE devices only compatible with the WaveLinX LITE system.

- Intuitive Android™ or Apple® iOS® app for basic system code compliant set up and configuration via Bluetooth
- Up to 28 unique areas per project site (WaveLinX LITE Bluetooth network)
- Up to 50 devices for an area, any one of 16 control zones, up to 6 occupancy sets, and custom lighting scenes
- Refer to the WaveLinX system specifications for details

WaveLinX mobile app settings



WaveLinX LITE Wireless Node (WLN) Wiring Diagram



WaveLinX LITE Bluetooth Enabled System



WaveLinX PRO Wireless Node - WPN

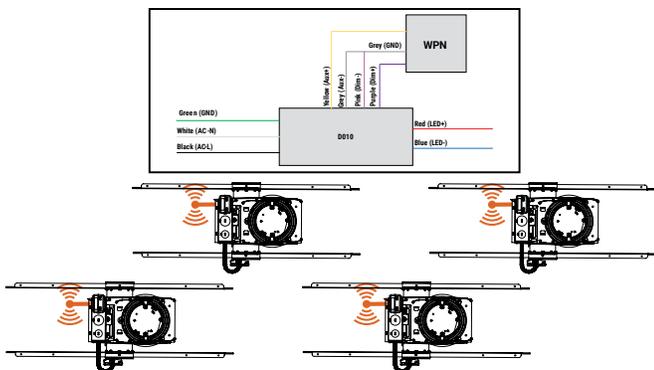
WaveLinX PRO devices only compatible with the WaveLinX PRO system.

- WaveLinX Wireless functionality configures zones and customizes settings from one secure mobile app
- Automatic code commissioning that meets the strictest codes
- Fixtures and sensors integrate with WaveLinX Area Controller, Wall Stations, and Control Devices
- Stand-Alone Offices or Entire Building Network Installations

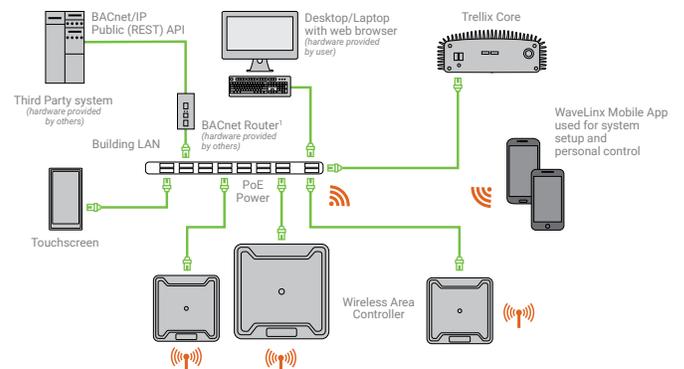
WaveLinX mobile app settings



WaveLinX PRO Wireless Node (WPN) Wiring Diagram



WaveLinX CORE Building Management Integration





MERU Series

LED GENERAL & EMERGENCY LIGHTING



PROJECT: _____
 FIXTURE TYPE: _____
 LOCATION: _____
 CONTACT/PHONE: _____

PRODUCT DESCRIPTION

The MERU Series is an architectural, low-profile outdoor light, offering “normally On” AC and emergency lighting with powerful LED illumination. The housing is fully sealed and gasketed, and has an IP65 rating. Designed for wall mounting with universal K/O pattern in back-plate for easy installation to most standard size junction boxes. Includes a single 1/2” NPT conduit entry in the top, center of the housing. Illumination provided by 8 high power LEDs which achieve 1,800 lumens in AC and 600 lumens in emergency. LED color at 4000K.

PRODUCT SPECIFICATIONS

CONSTRUCTION

Die cast aluminum housing with superior heat sink • Scratch resistant Polyester powder coat finish • UV resistant polycarbonate lens • Snap-fit housing and mounting plate are held together by four stainless steel clips • Universal mounting pattern molded into the back plate • 1/2" threaded top access for surface conduit installation • Silicone rubber seal with hollow center, shape adaptive design protects the electrical components • Junction box neoprene seal is attached to the back plate for a weather proof installation • Dark Bronze or White textured finish.

ELECTRICAL

Dual Voltage 120-277V 60Hz input • Solid state charging and switching • Battery low voltage disconnect • AC power indicator and test switch at the bottom of the unit • Standard with Self Diagnostics to monitor proper operation.

LAMPS

Supplied with eight (8) LG SMD 4000K LED'S • L70 > 72,000hours • 17 Watts total (32 Watts with IH option) • 1800 Lumens in AC mode, 600 Lumens in Emergency mode • Full cut-off optics for Dark Sky compliance

BATTERY

Maintenance-free, long-life rechargeable NiCad battery will operate fixture for a minimum of 90 minutes in the event of a power outage • 24 hour recharge after 90 minute discharge.

CODE COMPLIANCE

UL924 • Listed for wet location applications (0°C-50°C) • Optional "IH" cold weather package for (-40°C-50°C) • IP65 Rated • NFPA 101 Life Safety Code compliant • NFPA 70 • NEC and OSHA compliant • DLC Listed • RoHS Compliant

WARRANTY

5-year warranty. Product specifications subject to change without notice.

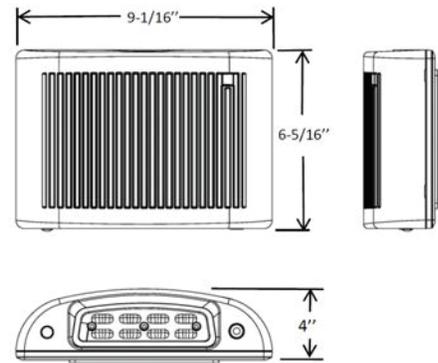
INSTALLATION

MOUNTING

Suitable for indoor or outdoor wall mounting on junction box, or with surface conduit using the supplied 1/2" threaded top access • Mounting plate has molded universal mounting pattern for simple mounting over junction box.

ORDERING INFORMATION

model	operation mode	housing color	options
MERU-LED	ACEM = General & Emergency Lighting AC = General Lighting	DB = Dark Bronze WH = White BK = Black NK = Nickel	Self-Diagnostics & Photocell (Included Standard) IH = Internal Heater
Ordering Example: MERU-ACEM-DB			



ACEM Model (NiCad Battery Backup)

Integral photocell: Unit operates as a dusk to dawn luminaire and in the event of a power failure as an emergency light.

Remote Switched: The integral photocell can be defeated to allow remote switching for normal operation. In the event of a power failure unit operates as an emergency light.

BUG Rating: B1-U1-G0





MERU Series

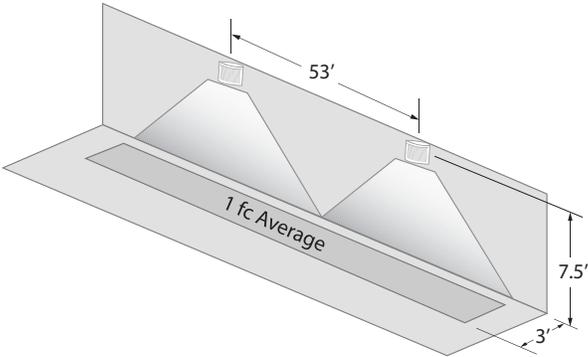
LED GENERAL & EMERGENCY LIGHTING



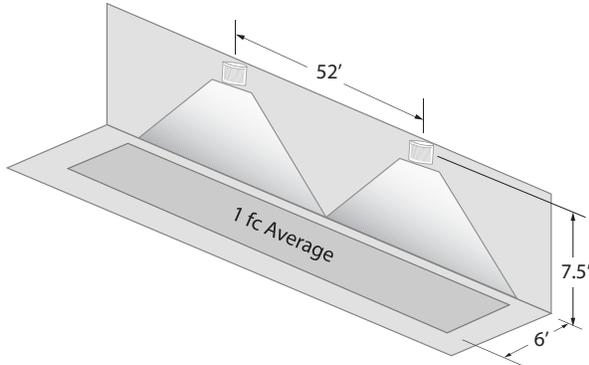
PROJECT: _____
 FIXTURE TYPE: _____
 LOCATION: _____
 CONTACT/PHONE: _____

PHOTOMETRICS

3ft Path Spacing



6ft Path Spacing



SELF DIAGNOSTICS

Included Self Diagnostic

Diagnostic Indicator / Test Switch	● Ready	Manual Testing Press button once - 1 minute test Press button twice - 5 minute test Press button 3 times - 30 minute test Press button 4 times - 90 minute test
	● In Test	
	● Battery Circuit Fault	
	● Battery Capacity Failure	
	● Charger Failure	
	● Transformer Fault	
● Lamp Failure		

Full self-test, self-diagnostic system is standard in every unit, performs a monthly, test as well as continuously monitoring all functions to ensure reliability, a manual test may be initiated at any time





LOCATION		DATE
PREPARED BY		QUANTITY
COMMENTS		FIXTURE TYPE
CATALOG NUMBER		

Rhea LED Outdoor Sconce REAW Series

Features

This outdoor LED light is ideal for security and general lighting. Vertical or horizontal mounting. Fixture mounts to standard junction box (not included).



Emergency Back-Up (Optional '-BB')

- 90 minute run-time
- 9.6VDC LiFePO4 battery
- 8 watts

Construction

Durable metal construction with powder coat finish. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish

Black finish.

Diffuser

White acrylic diffusers.

Electrical

Input 120-277 VAC 60 HZ.
0-10V dimming (120-277V), TRIAC (120V).
Minimum starting temp -4° F / -20°C

Lamping

Fixture includes a LED modules capable of producing:
20W = 900 delivered lumens
25W = 1200 delivered lumens
30W = 1500 delivered lumens
40W = 2000 delivered lumens
Adjustable Choice 2700K, 3000K, 3500K, 4000K, 5000K (CCT).
Rated for 50,000 Hrs., 90 CRI.

Certification

All fixtures are cETLus listed for wet locations.
Title 24/JA8 Compliant

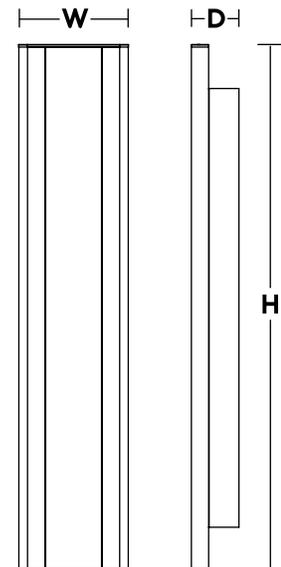
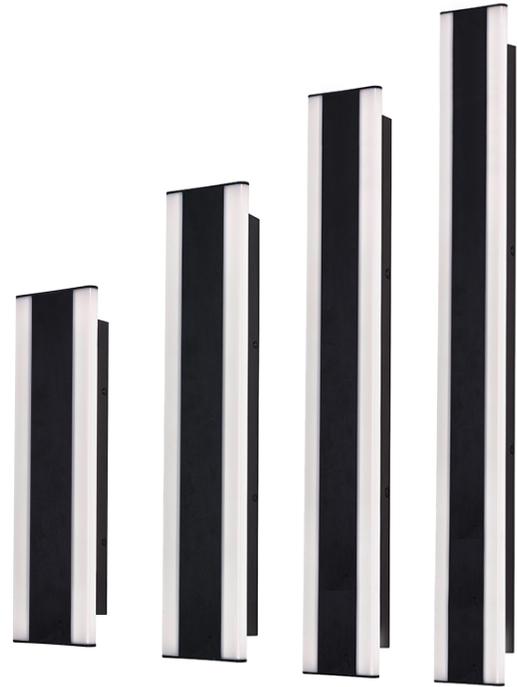
Warranty

Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

Specifications and dimensions subject to change without notice.

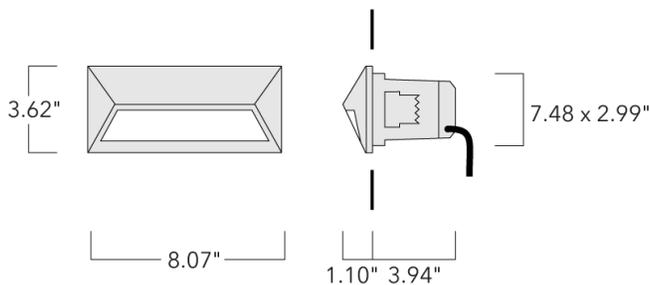
Ordering Information:

Black	LED	Delivered Lumens	Adjustable CCT	H	W	D
REAW0518LAJUBNDK	20W	900	2700K/3000K/3500K/4000K/5000K	18"	5"	2-1/8"
REAW0518LAJUBNDK-BB	20W	900	2700K/3000K/3500K/4000K/5000K	18"	5"	2-1/8"
REAW0524LAJUBNDK	25W	1200	2700K/3000K/3500K/4000K/5000K	24"	5"	2-1/8"
REAW0524LAJUBNDK-BB	25W	1200	2700K/3000K/3500K/4000K/5000K	24"	5"	2-1/8"
REAW0536LAJUBNDK	30W	1500	2700K/3000K/3500K/4000K/5000K	36"	5"	2-1/8"
REAW0536LAJUBNDK-BB	30W	1500	2700K/3000K/3500K/4000K/5000K	36"	5"	2-1/8"
REAW0548LAJUBNDK	40W	2000	2700K/3000K/3500K/4000K/5000K	48"	5"	2-1/8"
REAW0548LAJUBNDK-BB	40W	2000	2700K/3000K/3500K/4000K/5000K	48"	5"	2-1/8"



STP204 LED

Recessed Wall Luminaires



Description

Low glare steplight.

ADA (American Disabilities Act) Compliant.

IP55. Class I. IK10. Marine-grade, die-cast aluminum alloy. 5CE superior corrosion protection including PCS hardware. Silicone CCG® Controlled Compression Gasket. Polycarbonate main lens. Two cable entries. Integral driver. Factory-installed LED circuit board. 0-10V Dimming standard.

A pre-installation blockout is available and recommended for mounting in concrete walls; to be ordered separately.

Specify product with 7 Digit product code - Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately.

Example: XXX-XXXX-9004 (Black)
+ XXX-XXXX (Accessory 1)

WE-EF LIGHTING USA, LLC

410-D Keystone Drive, 15086 Warrendale, PA 15086 - Phone: +1 724 742 0030

customersupport.usa@we-ef.com - <https://we-ef.com/us>

Subject to technical changes and errors. - Generated on 07/12/2024

STP204 LED

Recessed Wall Luminaires

Specifications

Material description

Body	Luminaire body and lens frame constructed in die cast aluminum.
Lens	Prismatic polycarbonate lens.
Colors	 RAL9004 Black  RAL9007 Grey Metallic  RAL9016 White  RAL8019 Dark Bronze
Gasket	Silicone rubber gasket
Fasteners	PCS polymer coated stainless steel
Ingress protection	IP55
Impact resistance	IK10
Corrosion resistance	5CE

Electrical description

Power supply	Integral [ECG] electronic driver 120V-277V. 0-10V dimmable, to be specified with order.
Driver / Ballast	Integral EC electronic converter

Additional information

Listings	ETL listed. Suitable for wet locations.
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WE-EF LIGHTING USA, LLC

410-D Keystone Drive, 15086 Warrendale, PA 15086 - Phone: +1 724 742 0030

customersupport.usa@we-ef.com - <https://we-ef.com/us>

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STP204 LED

Recessed Wall Luminaires



Options

Light distribution



asymmetric, forward-throw [A60]

Color temperature



3000 K



4000 K



2700 K

Nominal Watt

7 W

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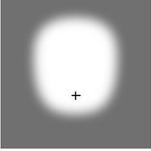
Subject to technical changes and errors. - Generated on 07/12/2024

STP204 LED

Recessed Wall Luminaires



Configurations

Light distribution	Part ID	Light source	Rated lumens	Rated input power	CRI	Weight (lb)
asymmetric, forward-throw [A60] 	133-0338	LED-4/4W / 350 mA - 3000 K	141	5.5 W	80	2.00
	133-0339	LED-4/4W / 350 mA - 4000 K	154.6	5.5 W	80	2.00
	133-0455	LED-4/4W / 350 mA - 2700 K	131.9	5.5 W	80	2.00

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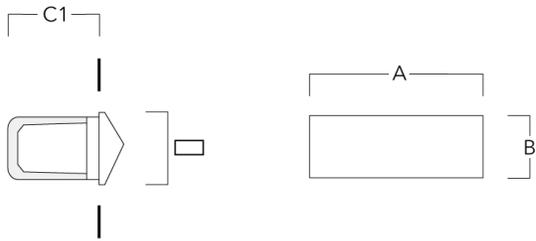
STP204 LED

Recessed Wall Luminaires

Mounting Accessories

Installation blackout

Description	Part ID	A	B	C1	C
Installation blackout BST20-I	133-0075	8.74"	4.29"	4.13"	105



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STP204 LED
Recessed Wall Luminaires

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<https://we-ef.com/us>

Subject to technical changes and errors.
Generated on 07/12/2024

JOB INFORMATION

Type: _____
 Catalog No: _____
 Project Name: _____
 Comments: _____

 Prepared by: _____



T652LEDB

LED FULL CUT-OFF WALL PACK

FEATURES

USE OF PRODUCT

The intended use of this product is for any outdoor commercial or industrial building accent, pedestrian walkways, public access areas, or recreation areas.

HOUSING

Rugged die cast aluminum housing with hinged frame. 1/2" Coin plugs with O-rings for conduit & photocell.

FINISH

Matt-finished, architectural bronze powdercoat over a precise chromate conversion coating. Available in standard dark polyester bronze or consult factory for made to order architectural finishes.

OPTICS

Tempered UV coated flat lens provide outstanding performance, uniformity, and glare control.

LED

LED engine available in 3000K, 4000K, 5000K. Color temperature may be modified in field or preset by factory. LED Mounted to aluminum heat sink for maximum life output and thermal management.

DRIVER

Durable and long lasting LED driver operates at 120-277V and boasts a 90% power factor at 50 to 60 Hz with 0-10V Dimming Constant Current. Fixture available in two packages. LS1 (1300, 2600, 3900, 5200lm) & LS3 (3900, 7800, 11700, 15600lm). Watts may be modified in field or preset by factory available upon request -30°C Min Temp. 45°C Max Temp.

MOUNTING

Cast-in template for mounting directly over a 4" recessed outlet box or 1/2" surface conduit.

LISTINGS/COMPLIANCE

- DLC.
- UL - Listed for wet location.
- Dark Sky Compliant
- CEC compliant emergency driver.

PERFORMANCE DATA

Wattage	Delivered Lumens	Voltage	CRI
10W	1300lm	120-277V	70
20W	2600lm	120-277V	70
30W	3900lm	120-277V	70
40W	5200lm	120-277V	70

130 lm per watt

Wattage	Delivered Lumens	Voltage	CRI
30W	3900lm	120-277V	70
60W	7800lm	120-277V	70
90W	11700lm	120-277V	70
120W	15600lm	120-277V	70

130 lm per watt



ORDERING INFO

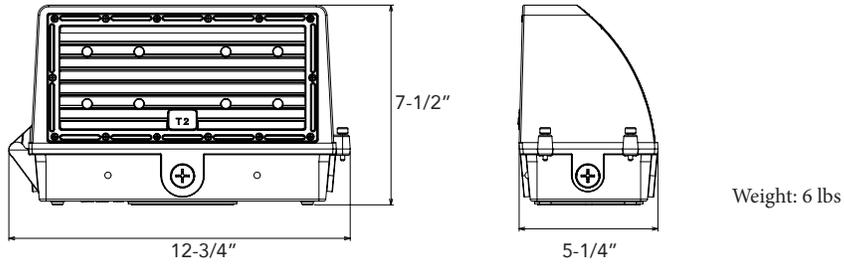
SERIES	WATT/LUMENS	VOLTAGE	COLOR TEMPERATURE	OPTICS	FINISH	OPTIONS
T652LEDB	WS1 - Wattage Selectable (10W, 20W, 30W, 40W) 10W - Lumens set at 10W 20W - Lumens set at 20W 30W - Lumens set at 30W 40W - Lumens set at 40W	UNV - 120V-277V	CTS - Color Temperature Selectable (3000K, 4000K, 5000K) 30K - Color Temp. set at 3000K 40K - Color Temp. set at 4000K 50K - Color Temp. set at 5000K	T2 - Type 2 T3¹ - Type 3 T4 - Type 4	BZ - Bronze MTO - Made to order MGTO - Marine grade made to order	PC - Photocell 120-277V EM - Emergency battery MW - Microwave Motion sensor MSR - Standard PIR remote motion sensor MFR - FSP311 PIR remote motion sensor SP10 - Surge protector
	WS2 - Wattage Selectable (30W, 60W, 90W, 120W) 30W - Lumens set at 30W 60W - Lumens set at 60W 90W - Lumens set at 90W 120W Lumens set at 120W					

Notes
 1. Standard

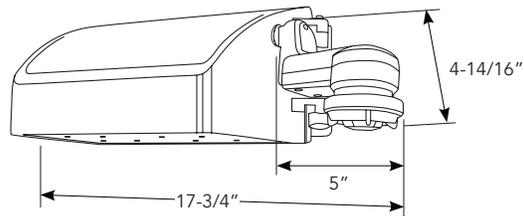
T652LEDB

LED FULL CUT_OFF WALL PACK

DIMENSIONS



MOTION SENSOR DIMENSIONS



MFR - FSP311 PIR remote motion sensor

WS1 - Wattage Selectable (10W,20W,30W,40W)

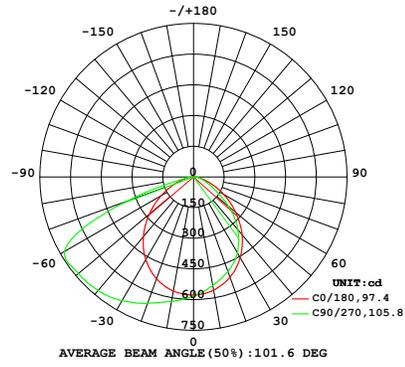
10W

Characteristics

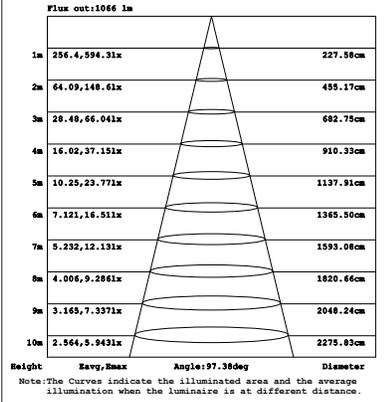
Color Temperature	4000K
Nominal Power(W)	10
Rated Voltage	120
Nominal Flux (lm)	1858.4
Test Voltage (V)	120
Imax (cd)	743.2
LOR(%)	100
Total Flux (lm)	1858.4
CIE Class	Direct
Type:	Low

Test Date 7Apr23
Series T652LEDB

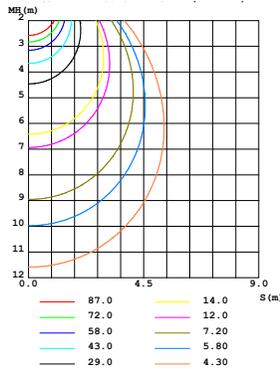
Luminous intensity distribution diagram



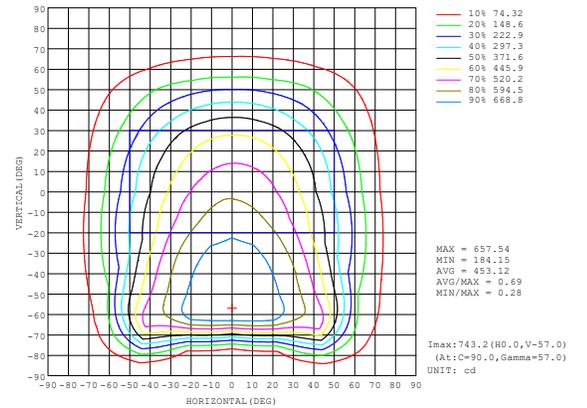
AAI Figure



Co plane Isolux Diagram



Isocandela Diagram



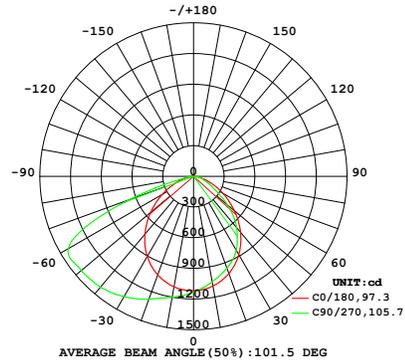
20W

Characteristics

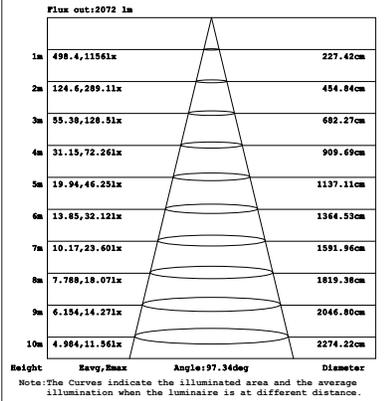
Color Temperature	4000K
Nominal Power(W)	30
Rated Voltage	120
Nominal Flux (lm)	3612.48
Test Voltage (V)	120
Imax (cd)	1446
LOR(%)	100
Total Flux (lm)	3612.5
CIE Class	Direct
Type:	20W

Test Date 7Apr23
Series T652LEDB

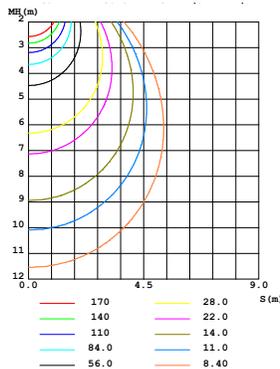
Luminous intensity distribution diagram



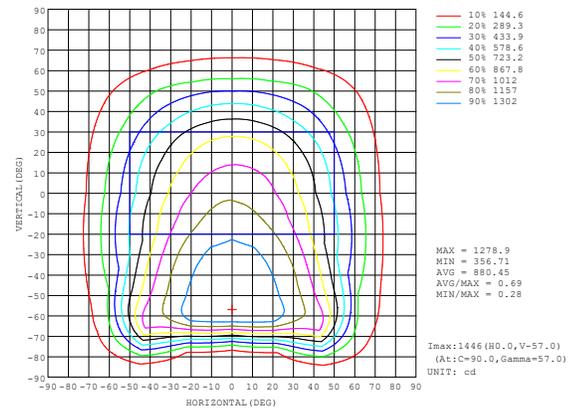
AAI Figure



Co plane Isolux Diagram



Isocandela Diagram



WS1 - Wattage Selectable (10W,20W,30W,40W)

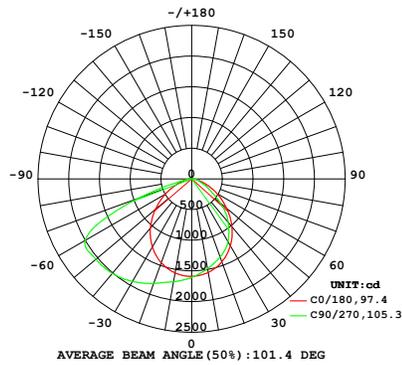
30W

Characteristics

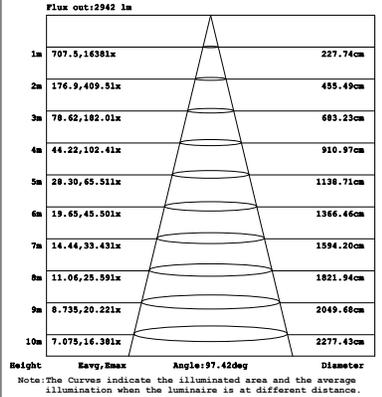
Color Temperature	4000K
Nominal Power(W)	30
Rated Voltage	120
Nominal Flux (lm)	5124.2
Test Voltage (V)	120
Imax (cd)	2058
LOR(%)	100
Total Flux (lm)	5124.2
CIE Class	Direct
Type:	30W

Test Date 7Apr23
Series T652LEDB

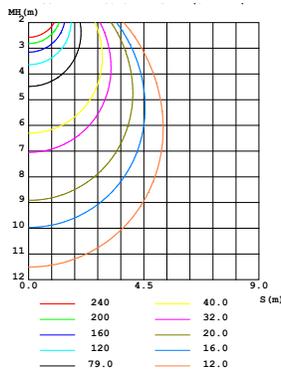
Luminous intensity distribution diagram



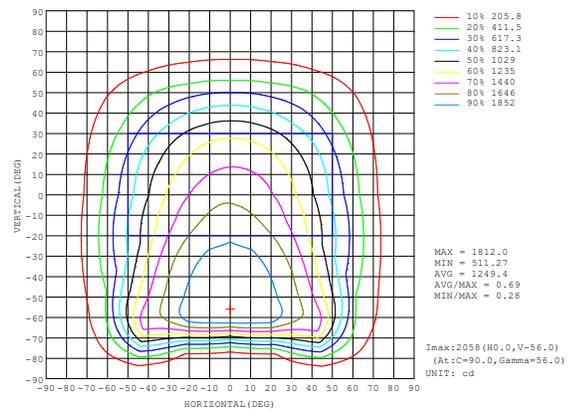
AAI Figure



Co plane Isolux Diagram



Isocandela Diagram



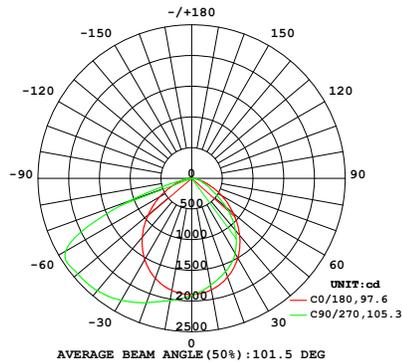
40W

Characteristics

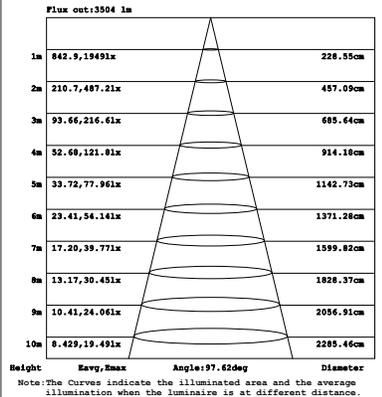
Color Temperature	4000K
Nominal Power(W)	40
Rated Voltage	120
Nominal Flux (lm)	6094.3
Test Voltage (V)	120
Imax (cd)	2449
LOR(%)	100
Total Flux (lm)	6094.3
CIE Class	Direct
Type:	40W

Test Date 7Apr23
Series T652LEDB

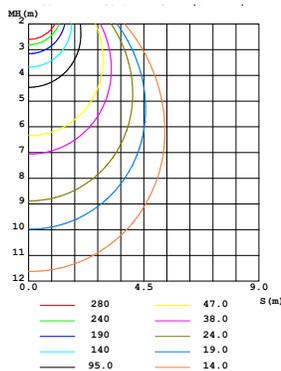
Luminous intensity distribution diagram



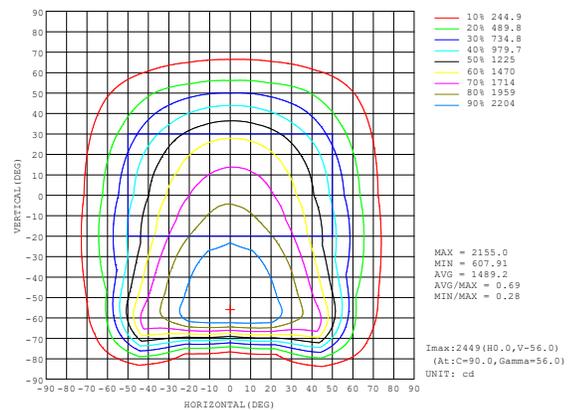
AAI Figure



Co plane Isolux Diagram



Isocandela Diagram



WS2 - Wattage Selectable (30W,60W,90W,120W)

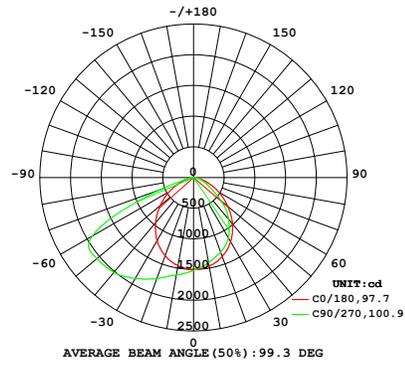
30W

Characteristics

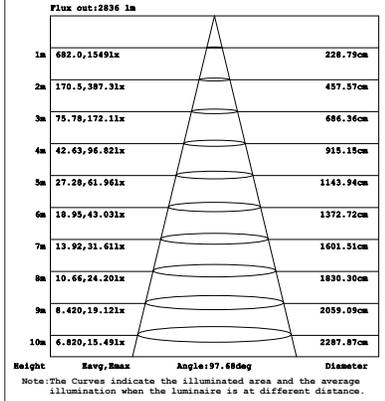
Color Temperature	4000K
Nominal Power(W)	30
Rated Voltage	120
Nominal Flux (lm)	4891.4
Test Voltage (V)	120
Imax (cd)	2067
LOR(%)	100
Total Flux (lm)	4891.5
CIE Class	Direct
Type:	30W

Test Date 7Apr23
Series T652LEDB

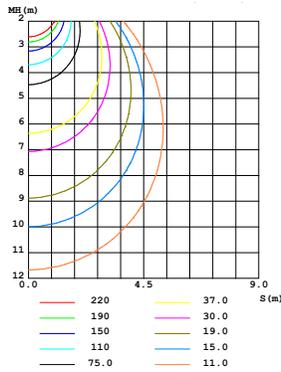
Luminous intensity distribution diagram



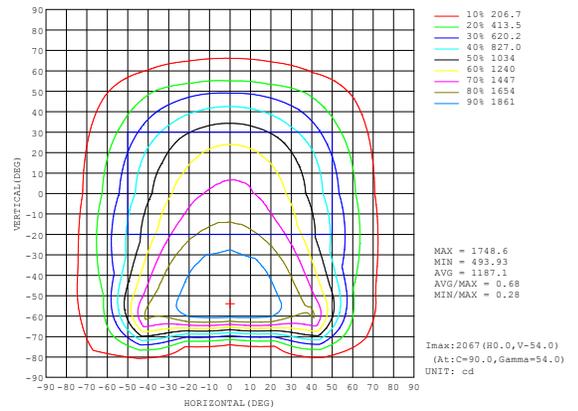
AAI Figure



Co plane Isolux Diagram



Isocandela Diagram



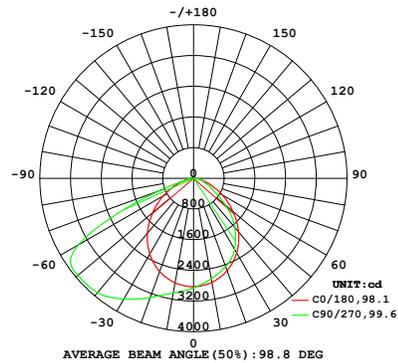
60W

Characteristics

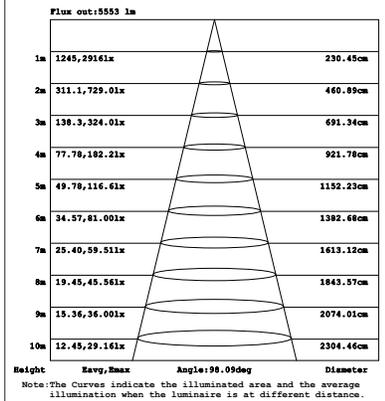
Color Temperature	4000K
Nominal Power(W)	60
Rated Voltage	120
Nominal Flux (lm)	9230.4
Test Voltage (V)	120
Imax (cd)	3937
LOR(%)	100
Total Flux (lm)	9230.4
CIE Class	Direct
Type:	60W

Test Date 7Apr23
Series T652LEDB

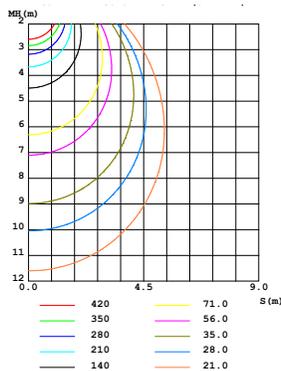
Luminous intensity distribution diagram



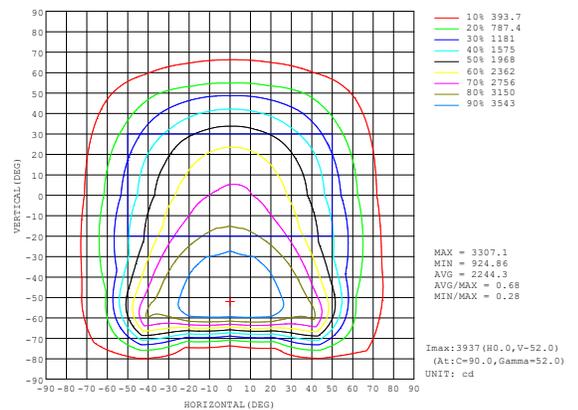
AAI Figure



Co plane Isolux Diagram



Isocandela Diagram



WS2 - Wattage Selectable (30W,60W,90W,120W)

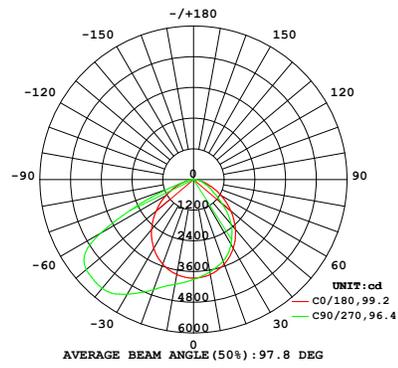
90W

Characteristics

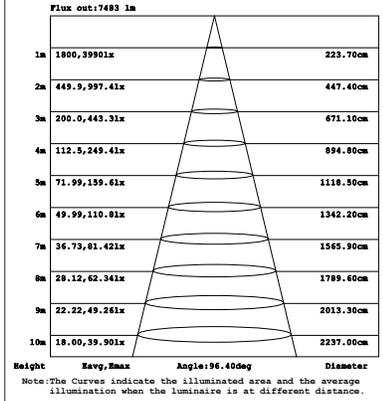
Color Temperature	4000K
Nominal Power(W)	90
Rated Voltage	120
Nominal Flux (lm)	12643.4
Test Voltage (V)	120
Imax (cd)	5553
LOR(%)	100
Total Flux (lm)	12643
CIE Class	Direct
Type:	90W

Test Date 7Apr23
Series T652LEDB

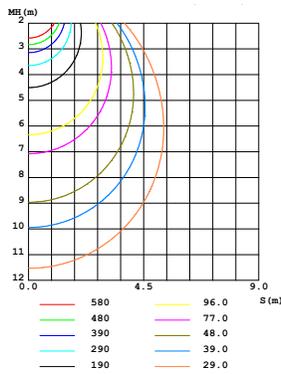
Luminous intensity distribution diagram



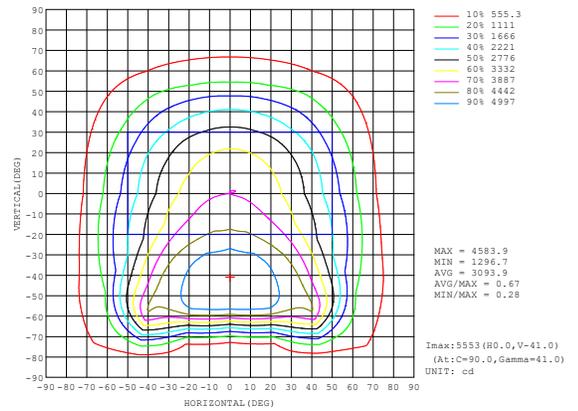
AAI Figure



Co plane Isolux Diagram



Isocandela Diagram



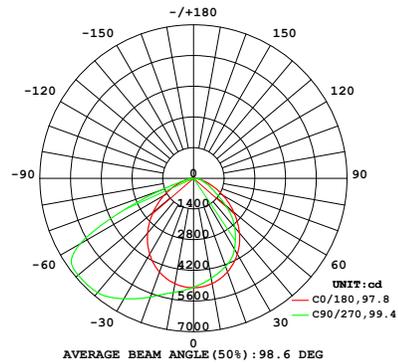
120W

Characteristics

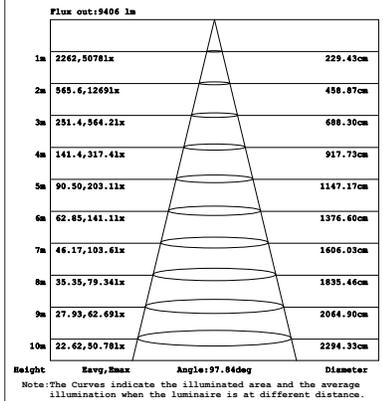
Color Temperature	4000K
Nominal Power(W)	120
Rated Voltage	120
Nominal Flux (lm)	16104.9
Test Voltage (V)	120
Imax (cd)	6867
LOR(%)	100
Total Flux (lm)	16105
CIE Class	Direct
Type:	120W

Test Date 7Apr23
Series T652LEDB

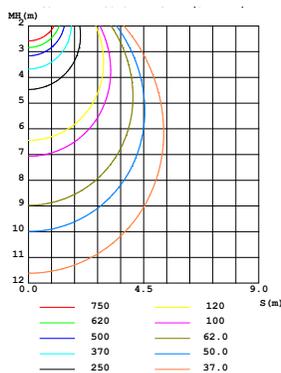
Luminous intensity distribution diagram



AAI Figure



Co plane Isolux Diagram



Isocandela Diagram

