

# HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET: LOT 1



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## LAND USE APPLICATION

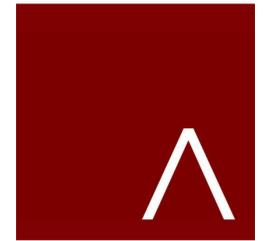
NOVEMBER 07, 2022



**JLA**  
ARCHITECTS



○ SITE LOCATOR  
1" = 100' - 0"



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JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**SITE LOCATOR**

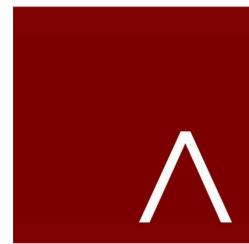
SHEET NUMBER  
**G010**



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHEAST



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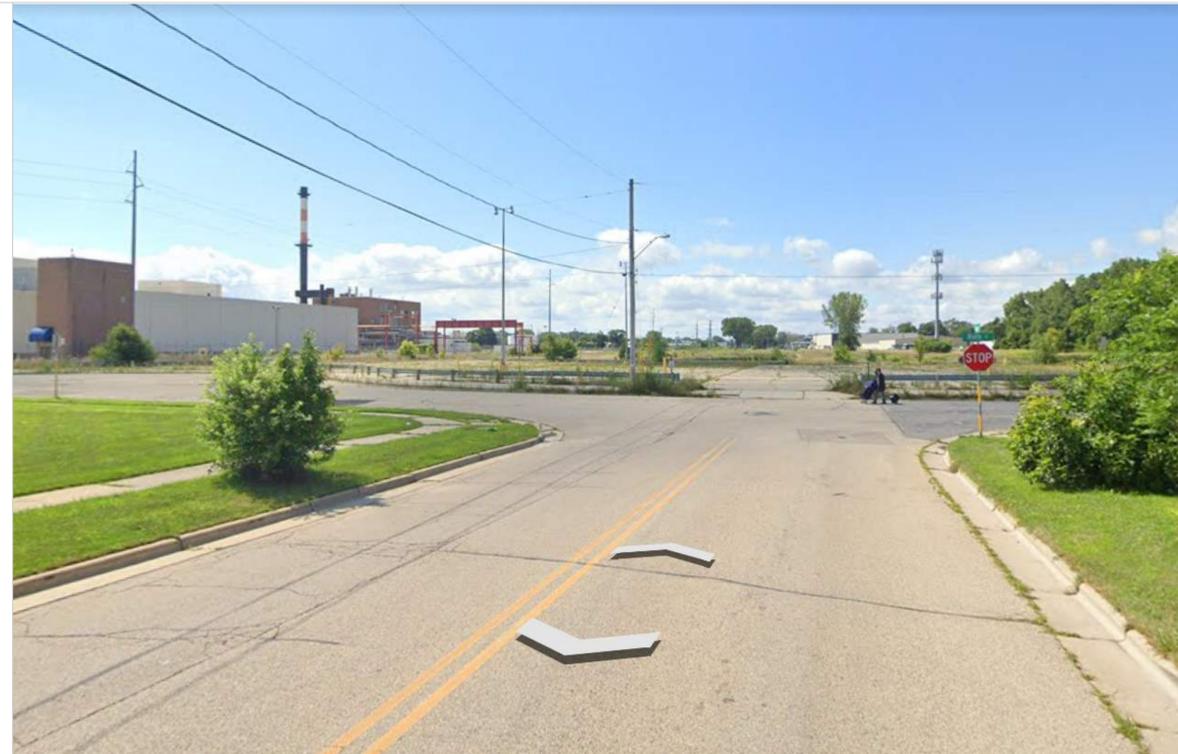
CONTEXTUAL SITE  
INFORMATION

SHEET NUMBER

**G011**



ROTH ST AT RAILROAD LOOKING SOUTH



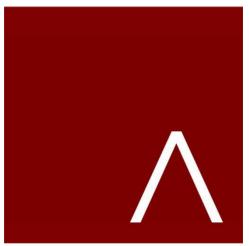
HUXLEY ST LOOKING SOUTH



O'NEIL AVE LOOKING SOUTHEAST



ROTH STREET LOOKING EAST



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**G012**



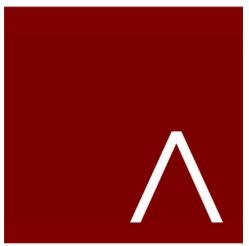
RUSKIN ST AT COMMERCIAL AVE LOOKING NORTH



COMMERCIAL AVE AT RAILROAD LOOKING NORTH



COMMERCIAL AVE LOOKING NORTH



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**G013**

GENERAL NOTES

- 1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. 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.

DEMOLITION NOTES

- 1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR/BIDDERS RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDERS SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION, COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ADJUTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
7.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
7.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
7.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
10. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
12. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL. CONTRACTOR SHALL REFER TO THE PROJECT MATERIAL HANDLING AND ENVIRONMENTAL REPORTS FOR DETAILS ON SOIL CONTAMINATION.
13. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
14. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
15. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
16. ALL PERMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
17. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
18. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
19. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS. DEMOLITION AND REMOVAL THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

PAVING NOTES

- 1. GENERAL
1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY CGC, INC. DATED SEPTEMBER 13, 2022
1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
2. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
2.1. CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION, HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
2.2. WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
2.3. GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
2.4. CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
2.5. BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 400 AND 315, STATE HIGHWAY SPECIFICATIONS.
2.6. SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
2.7. ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
3. CONCRETE PAVING SPECIFICATIONS
3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS./CUBIC YARD.
3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
4. PAVEMENT MARKING SPECIFICATIONS
4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMP.

GRADING AND SEEDING NOTES

- 1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. 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.
3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
7. CONTRACTOR SHALL CHISEL-PLow OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. CONTRACTOR TO DEEP TILL ALL COMPACTED PEROUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDING, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1059 AND CITY OF MADISON ORDINANCE.

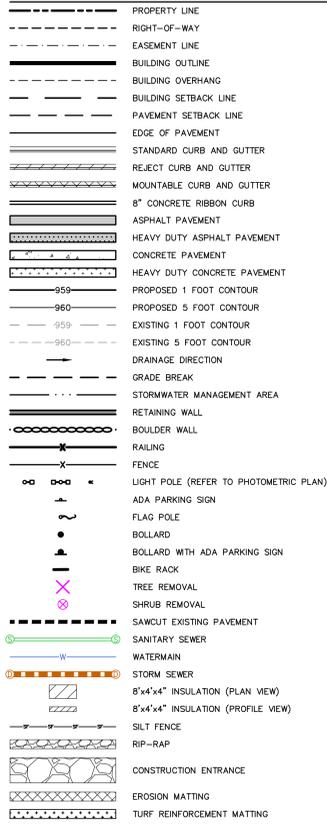
UTILITY NOTES

- 1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. STORM SEWER SPECIFICATIONS -
PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".
INLETS - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'-8" X 2'-6" MAXIMUM OPENING, CURB FRAME & GRATE SHALL BE NEDWH R-3067 WITH TYPE R GRATE, OR EQUAL.
BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEDWH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
13. WATER MAIN SPECIFICATIONS -
PIPE - DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS; NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACES WIRE AND CONFORM WITH SPIR 302.2(1)(1)(N).
VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.2.7.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF MADISON. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES (SEE DETAIL).
BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".
BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF MADISON.
MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEDWH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
14. SANITARY SEWER SPECIFICATIONS -
PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT.
BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF MADISON.
MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEDWH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
15. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TRF).

EROSION CONTROL NOTES

- 1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MADISON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MADISON PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE ENGINEER. CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MADISON.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1051 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WORK TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNr TECHNICAL STANDARD 1068.
15. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
16. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNr REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNr REQUIREMENTS.
17. STABILIZATION PRACTICES:
17.1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRELUDED BY SNOW COVER.
CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED. (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
17.2. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
PERMANENT SEEDING: IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
HYDRO-MULCHING WITH A TACKIFIER
GEOTEXTILE EROSION MATTING
17.3.
17.4.
18. STORMWATER FACILITIES CONSTRUCTION NOTES
1. ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES SHALL BE OBSERVED AND DOCUMENTED BY THE ENGINEER, OR AN OWNER'S REPRESENTATIVE.
2. STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOILS HAVE BEEN STABILIZED.
3. AREAS USED FOR TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
4. CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE LOCATED.
5. NATIVE SOIL INFILTRATION RATES BELOW STORMWATER FACILITIES SHALL BE VERIFIED BY THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION OF FACILITIES. NATIVE SOIL INFILTRATION RATES SHALL BE EQUAL TO OR GREATER THAN DESIGN INFILTRATION RATES.
6. NATIVE SOILS SHALL BE BLENDED A MINIMUM OF TWO FEET PRIOR TO INSTALLATION OF STORMWATER INFILTRATION FACILITIES TO BREAKUP ANY LOWER PERMEABILITY SEAMS THAT MAY BE PRESENT.
7. THICKER SILT OR CLAY LAYERS SHALL BE OVER-EXCAVATED AND BACKFILLED WITH GRANULAR MATERIALS CONFORMING TO SPECIFICATIONS FOR WDNr TECH STANDARD 1004.

LEGEND



FG-XX.XX

DITCH CHECK

INLET PROTECTION



JLA PROJECT NUMBER: W22-0128-02



HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MONTH, DATE, YEAR

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SHEET TITLE

GENERAL NOTES AND LEGEND

SHEET NUMBER

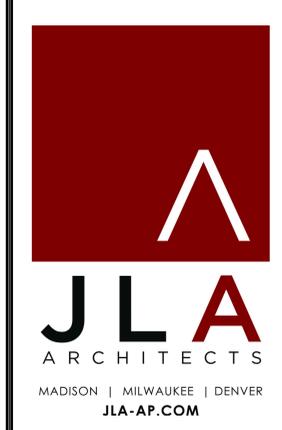
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**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	DEMOLITION - REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
	DEMOLITION - REMOVAL OF GUARDRAIL/FENCE
	DEMOLITION - REMOVAL OF ASPHALT SURFACES
	DEMOLITION - REMOVAL OF CONCRETE SURFACES
	DEMOLITION - REMOVAL OF GRAVEL SURFACES
	DEMOLITION - REMOVAL OF UTILITIES
	TREE/SHRUB REMOVAL
	MISCELLANEOUS REMOVALS
	PROTECT EXISTING TREE



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HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

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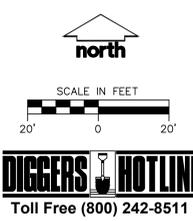
**REVISION SCHEDULE**

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**DEMOLITION PLAN**

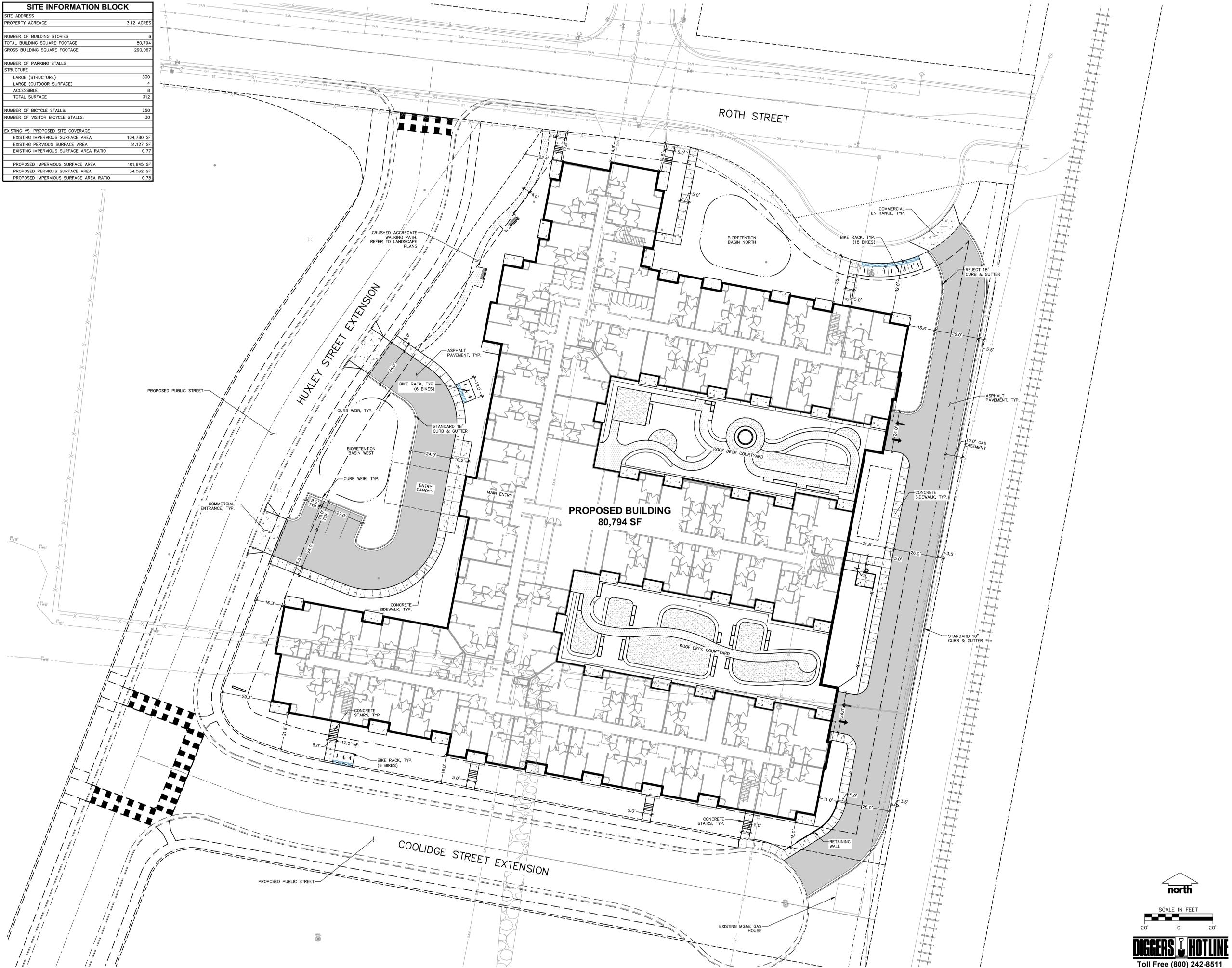
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C2.0



File: 1/2022/211181/181/181/181/181 - Con Docs - Senior Living.dwg Layout: C2.0 Demolition Plan - 2022 - 3/5/2022

SITE INFORMATION BLOCK	
SITE ADDRESS	
PROPERTY ACREAGE	3.12 ACRES
NUMBER OF BUILDING STORIES	6
TOTAL BUILDING SQUARE FOOTAGE	80,794
GROSS BUILDING SQUARE FOOTAGE	290,067
NUMBER OF PARKING STALLS	
STRUCTURE	
LARGE (STRUCTURE)	300
LARGE (OUTDOOR SURFACE)	4
ACCESSIBLE	8
TOTAL SURFACE	312
NUMBER OF BICYCLE STALLS:	250
NUMBER OF VISITOR BICYCLE STALLS:	30
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	104,780 SF
EXISTING PERVIOUS SURFACE AREA	31,127 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.77
PROPOSED IMPERVIOUS SURFACE AREA	101,845 SF
PROPOSED PERVIOUS SURFACE AREA	34,082 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.75



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HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**C3.0**



File: 1/2022/211181/181/181/181 - Con Docs - Senior Living.dwg | Layout: C3.0 Site - User: ccoz | Printed: Nov 01, 2022 - 9:00am - Xref:



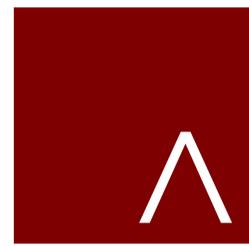
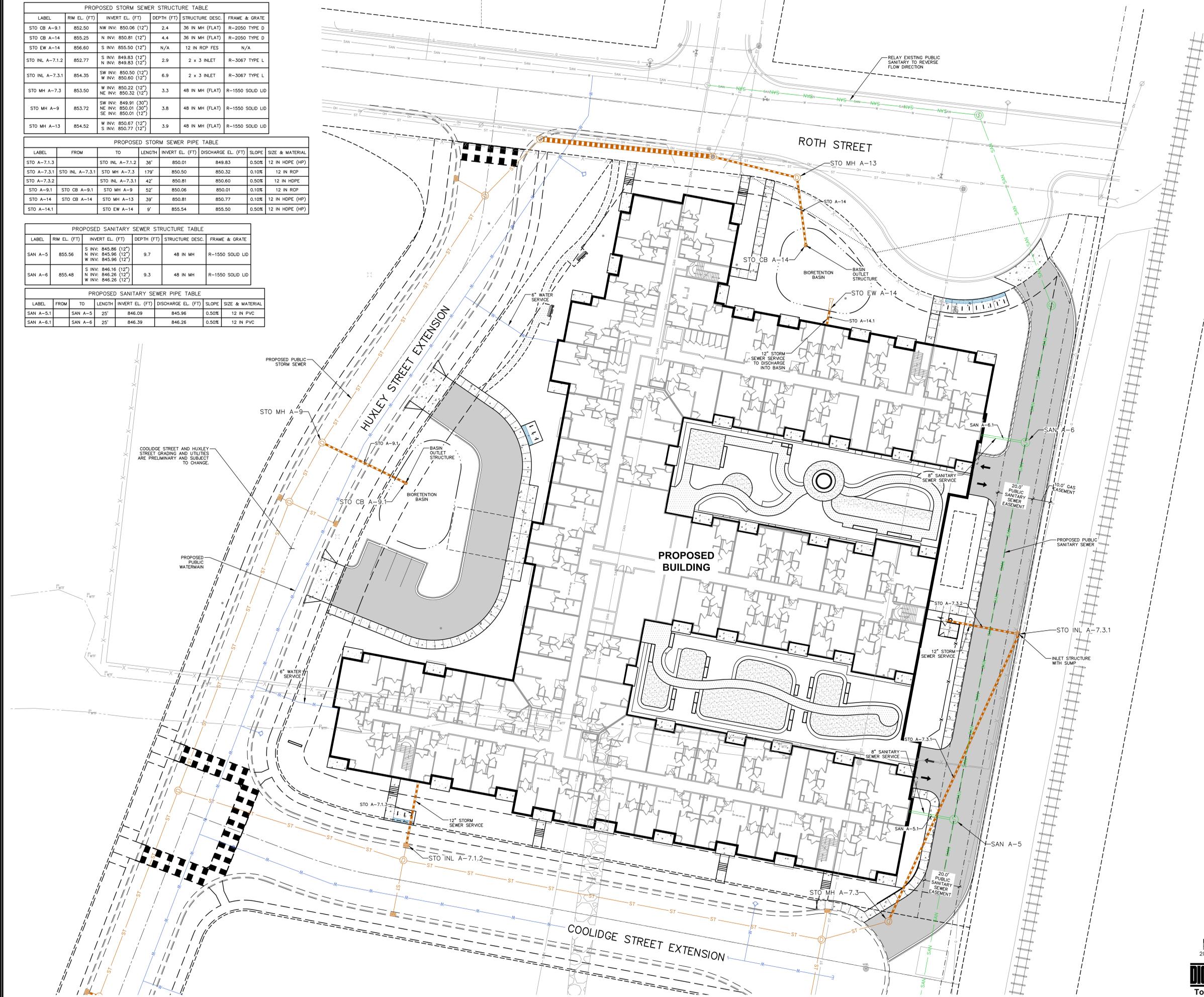


PROPOSED STORM SEWER STRUCTURE TABLE						
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE	
STO CB A-9.1	852.50	NW INV: 850.06 (12")	2.4	36 IN MH (FLAT)	R-2050 TYPE D	
STO CB A-14	855.25	N INV: 850.81 (12")	4.4	36 IN MH (FLAT)	R-2050 TYPE D	
STO EW A-14	856.60	S INV: 855.50 (12")	N/A	12 IN RCP FES	N/A	
STO INL A-7.1.2	852.77	S INV: 849.83 (12") N INV: 849.83 (12")	2.9	2 x 3 INLET	R-3067 TYPE L	
STO INL A-7.3.1	854.35	SW INV: 850.50 (12") W INV: 850.60 (12")	6.9	2 x 3 INLET	R-3067 TYPE L	
STO MH A-7.3	853.50	W INV: 850.22 (12") NE INV: 850.32 (12")	3.3	48 IN MH (FLAT)	R-1550 SOLID LID	
STO MH A-9	853.72	SW INV: 849.91 (30") NE INV: 850.01 (30") SE INV: 850.01 (12")	3.8	48 IN MH (FLAT)	R-1550 SOLID LID	
STO MH A-13	854.52	W INV: 850.67 (12") S INV: 850.77 (12")	3.9	48 IN MH (FLAT)	R-1550 SOLID LID	

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
STO A-7.1.3	STO INL A-7.1.2	36'	850.01	849.83	0.50%	12 IN HDPE (HP)	
STO A-7.3.1	STO INL A-7.3.1	179'	850.50	850.32	0.10%	12 IN RCP	
STO A-7.3.2	STO INL A-7.3.1	42'	850.81	850.60	0.50%	12 IN HDPE	
STO A-9.1	STO CB A-9.1	52'	850.06	850.01	0.10%	12 IN RCP	
STO A-14	STO CB A-14	39'	850.81	850.77	0.10%	12 IN HDPE (HP)	
STO A-14.1	STO EW A-14	9'	855.54	855.50	0.50%	12 IN HDPE (HP)	

PROPOSED SANITARY SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN A-5	855.56	S INV: 845.86 (12") N INV: 845.96 (12") W INV: 845.96 (12")	9.7	48 IN MH	R-1550 SOLID LID
SAN A-6	855.48	S INV: 846.18 (12") N INV: 846.26 (12") W INV: 846.26 (12")	9.3	48 IN MH	R-1550 SOLID LID

PROPOSED SANITARY SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SAN A-5.1	SAN A-5	25'	846.09	845.96	0.50%	12 IN PVC	
SAN A-6.1	SAN A-6	25'	846.39	846.26	0.50%	12 IN PVC	



**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
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JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

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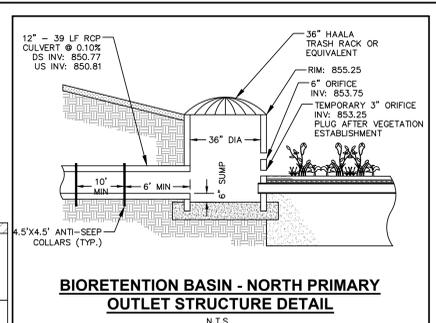
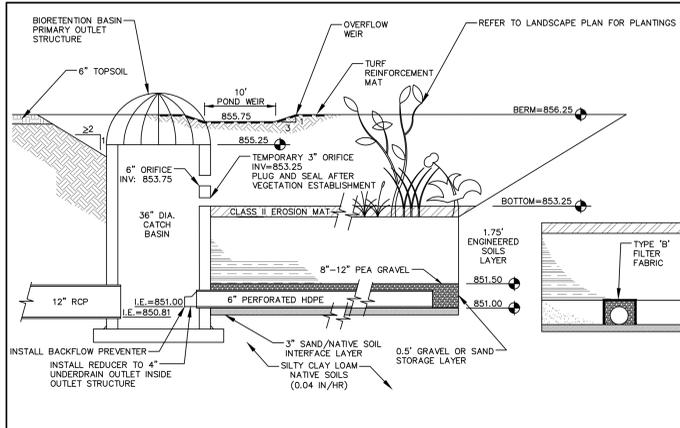
UTILITY PLAN

SHEET NUMBER

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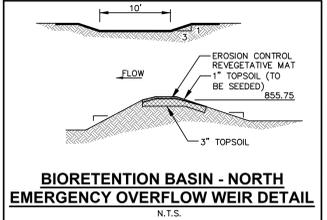
**GENERAL NOTES:**

- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
- CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- SAND/GRAVEL STORAGE LAYER SHALL CONSIST OF SAND OR GRAVEL MATERIAL MEETING THE SPECIFICATIONS IN SECTION V.B.7 OF WNR TECHNICAL STANDARD 1004.
- SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES.
- CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE SILT LOAM SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE BIORETENTION BASIN. DEEP TILL MINIMUM 2 FEET OF NATIVE SOIL TO PROMOTE INFILTRATION.
- IF ADDITIONAL EXCAVATION IS REQUIRED BELOW THE SAND SOIL PROFILE TO REACH THE LISTED NATIVE SOIL LAYER, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BIORETENTION SYSTEM TO THE BOTTOM OF THE SAND LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE LISTED NATIVE SOIL LAYER AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
- FILTER FABRIC SHALL BE PLACED ABOVE AND ON THE SIDES OF THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
- ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
- RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
- SEE LANDSCAPING PLAN AND CONSULT WITH LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE SEED MIX, PLANTS AND PLANTING CONFIGURATIONS.

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

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

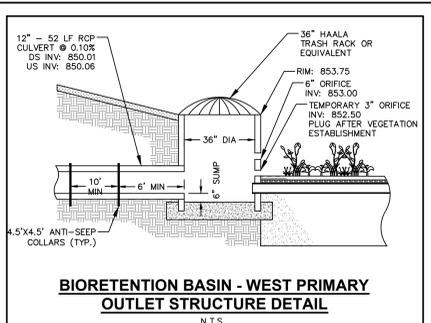
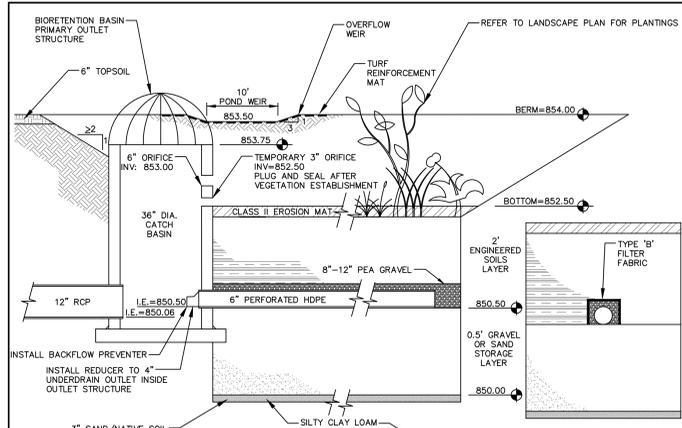
**BIORETENTION BASIN - NORTH**  
N.T.S.



**THE STORMWATER MANAGEMENT FEATURES CONTAINED WITHIN THIS PLAN SET HAVE BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE ORDINANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.**

**SAND STORAGE LAYER:** IF NATIVE SOIL INFILTRATION RATES ARE GREATER THAN OR EQUAL TO THE DESIGN SAND LAYER (3.6 IN/HR), NATIVE SOILS MAY BE USED. GEOTECHNICAL CONSULTANT SHALL PROVIDE THIS INFORMATION IN WRITTEN DOCUMENTATION FOR VERIFICATION PRIOR TO CONSTRUCTION.

**AS-BUILT SURVEY AND CERTIFICATION:** UPON CONSTRUCTION COMPLETION AND STABILIZATION, AN AS-BUILT SURVEY IS TO BE CONDUCTED FOR BASIN AND CERTIFIED BY THE ISSUING ENGINEER. SURVEYOR IS TO CONFIRM THE TEMPORARY 3" ORIFICE IN THE BIORETENTION BASIN OUTLET HAS BEEN PLUGGED AND SEALED. AS-BUILT PLANS ARE TO BE SUBMITTED TO MUNICIPALITY FOR FINAL APPROVAL.



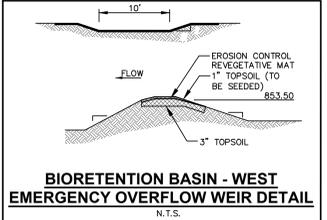
**GENERAL NOTES:**

- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
- CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- SAND/GRAVEL STORAGE LAYER SHALL CONSIST OF SAND OR GRAVEL MATERIAL MEETING THE SPECIFICATIONS IN SECTION V.B.7 OF WNR TECHNICAL STANDARD 1004.
- SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES.
- CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE SILT LOAM SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE BIORETENTION BASIN. DEEP TILL MINIMUM 2 FEET OF NATIVE SOIL TO PROMOTE INFILTRATION.
- IF ADDITIONAL EXCAVATION IS REQUIRED BELOW THE SAND SOIL PROFILE TO REACH THE LISTED NATIVE SOIL LAYER, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BIORETENTION SYSTEM TO THE BOTTOM OF THE SAND LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE LISTED NATIVE SOIL LAYER AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
- FILTER FABRIC SHALL BE PLACED ABOVE AND ON THE SIDES OF THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
- ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
- RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
- SEE LANDSCAPING PLAN AND CONSULT WITH LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE SEED MIX, PLANTS AND PLANTING CONFIGURATIONS.

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**BIORETENTION BASIN - WEST**  
N.T.S.



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JLA PROJECT NUMBER: W22-0128-02



HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

KEY PLAN  
PROGRESS DOCUMENTS

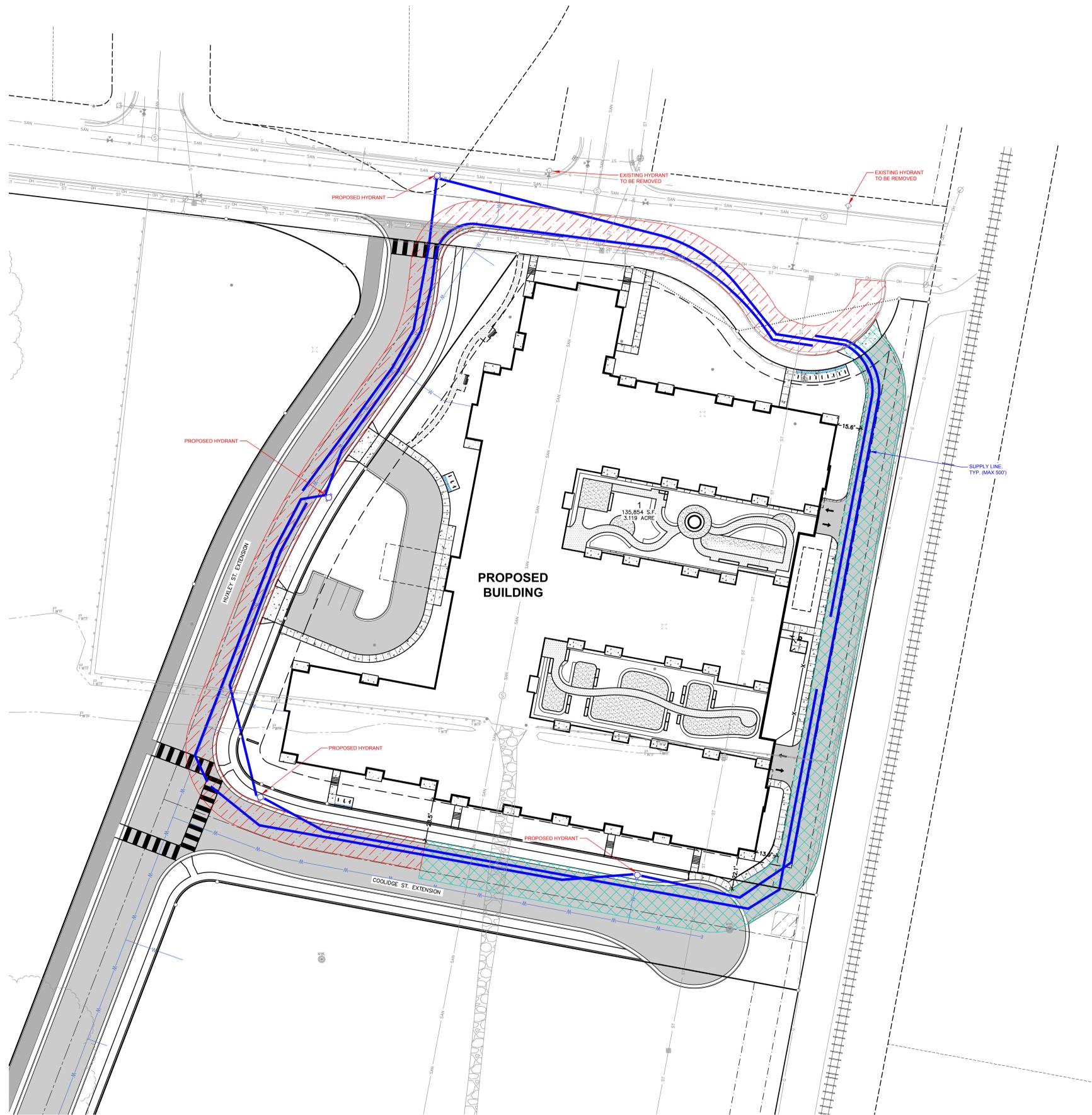
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DATE OF ISSUANCE	MONTH, DATE, YEAR	
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**DETAILS**

SHEET NUMBER  
**C6.1**





**LEGEND**

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
- - - -	EASEMENT LINE
---	BUILDING OUTLINE
---	BUILDING OVERHANG
---	BUILDING SETBACK LINE
---	PAVEMENT SETBACK LINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	20' WIDE FIRE LANE
---	26' WIDE FIRE LANE - AERIAL APPARATUS
○	HYDRANT LOCATION

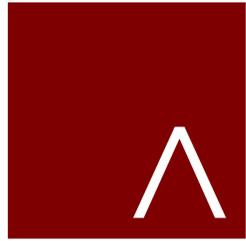
**City of Madison Fire Department**  
 314 W Dayton Street, Madison, WI 53703  
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

**Project Address: ROTH ST. & RUSKIN ST. MADISON, WI**  
**Contact Name & Phone #: MATT HAASE (608-848-5060)**

**FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET**

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lines extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lines are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6? If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.  
 This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.  
 Revised 06/2022



**JLA ARCHITECTS**  
 MADISON | MILWAUKEE | DENVER  
 JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02



HARTMEYER REDEVELOPMENT:  
 SENIOR HOUSING

2007 ROTH STREET  
 LOT 1

LAND USE APPLICATION

**KEY PLAN**

**PROGRESS DOCUMENTS**

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Mark	Description	Date
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SHEET TITLE

**FIRE ACCESS PLAN**

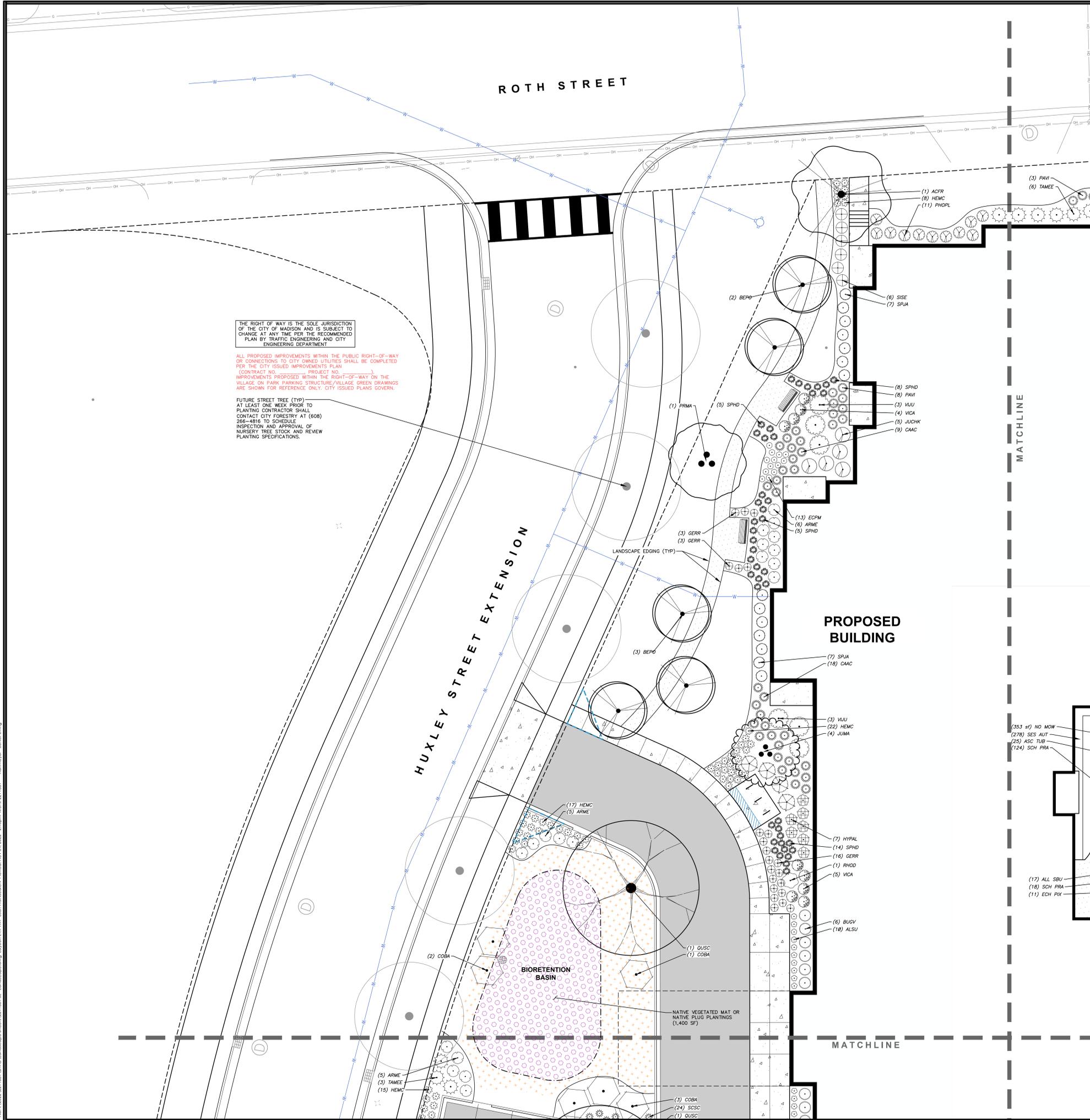
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**C7.0**



Toll Free (800) 242-8511





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. IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE VILLAGE ON PARK PARKING STRUCTURE/VILLAGE GREEN DRAWINGS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

FUTURE STREET TREE (TYP) AT LEAST ONE WEEK PRIOR TO PLANTING CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS.

CODE	BOTANICAL / COMMON NAME
<b>EVERGREEN TREE</b>	
TADI	<i>Taxodium distichum</i> 'Mickelson' TM / Shawnee Brave Bald Cypress
<b>ORNAMENTAL TREES</b>	
AMGL	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry
CECA	<i>Cercis canadensis</i> 'Columbus' / Columbus Strain Eastern Redbud
PRMA	<i>Prunus maackii</i> 'Jeffree' / Goldrush® Amur Chokecherry
<b>OVERSTORY DECIDUOUS TREES</b>	
ACFR	<i>Acer x freemanii</i> 'Marmo' / Marmo Freeman Maple
BEPO	<i>Betula populifolia</i> 'Whitespire' - Single / Whitespire Birch - Single
QUSC	<i>Quercus x schuettei</i> / Swamp Bur Oak
<b>UPRIGHT EVERGREEN SHRUB</b>	
TYTE	<i>Thuja occidentalis</i> 'Techny' / Techny Arborvitae
<b>DECIDUOUS SHRUBS</b>	
ARME	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry
COBA	<i>Cornus baileyi</i> / Bailey's Red-twig Dogwood
COCO	<i>Cotinus coggygria</i> 'Royal Purple' / Royal Purple Smoke Tree
SISE	<i>Dierilla sessilifolia</i> 'Cool Splash' / Cool Splash False Honeysuckle
FOIN	<i>Forsythia x intermedia</i> 'Mindar' / Shaw Off® Forsythia
HYPAP	<i>Hydrangea paniculata</i> 'Dvp Pinky' TM / Pinky Winky Panicle Hydrangea
HYPAL	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea
PHOPL	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark
SPJA	<i>Spiraea japonica</i> 'SMNSJMR' TM / Double Play Red Spirea
SYPA	<i>Syringa x 'SMNJRPI'</i> TM / Blooming Dwarf Pink Lilac
VICA	<i>Viburnum carlesii</i> 'SMVCB' TM / Spice Baby Korean Spice Viburnum
VUJU	<i>Viburnum x juddii</i> / Judd Viburnum
WEFL	<i>Weigela florida</i> 'Verweig 6' / Sonic Bloom® Red Weigela
<b>EVERGREEN SHRUBS</b>	
BUGV	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood
JUCHK	<i>Juniperus chinensis</i> 'Pflizerana Kallioys Compacta' / Kally Pflizer Compact Juniper
JUMA	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper
RHOD	<i>Rhododendron x 'P.J.M.'</i> / P.J.M. Rhododendron
TAMEG	<i>Taxus x media</i> 'Dark Green' / Dark Green Yew
TAMEE	<i>Taxus x media</i> 'Everlow' / Everlow Yew
<b>PERENNIALS &amp; GRASSES</b>	
ALSU	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium
CAAC	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass
CANE	<i>Calamintha nepeta</i> 'Montrose White' / Montrose White Catmint
EDPM	<i>Echinacea x 'CBO Cone 2'</i> TM / Pale Meadowbrite Purple Coneflower
GERR	<i>Geranium x 'Rozanne'</i> / Rozanne Cranesbill
HEMC	<i>Hemerocallis x 'Chicago Apache'</i> / Daylily
PAVI	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass
SCSC	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem
SPHD	<i>Sporobolus heterolepis</i> / Prairie Dropseed

- CONTRACTOR NOTES**
- ALL LANDSCAPE EDGING SHALL BE ALUMINUM EDGING, UNLESS OTHERWISE DEPICTED.
  - ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
  - ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.



JLA PROJECT NUMBER: W22-0128-02



HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

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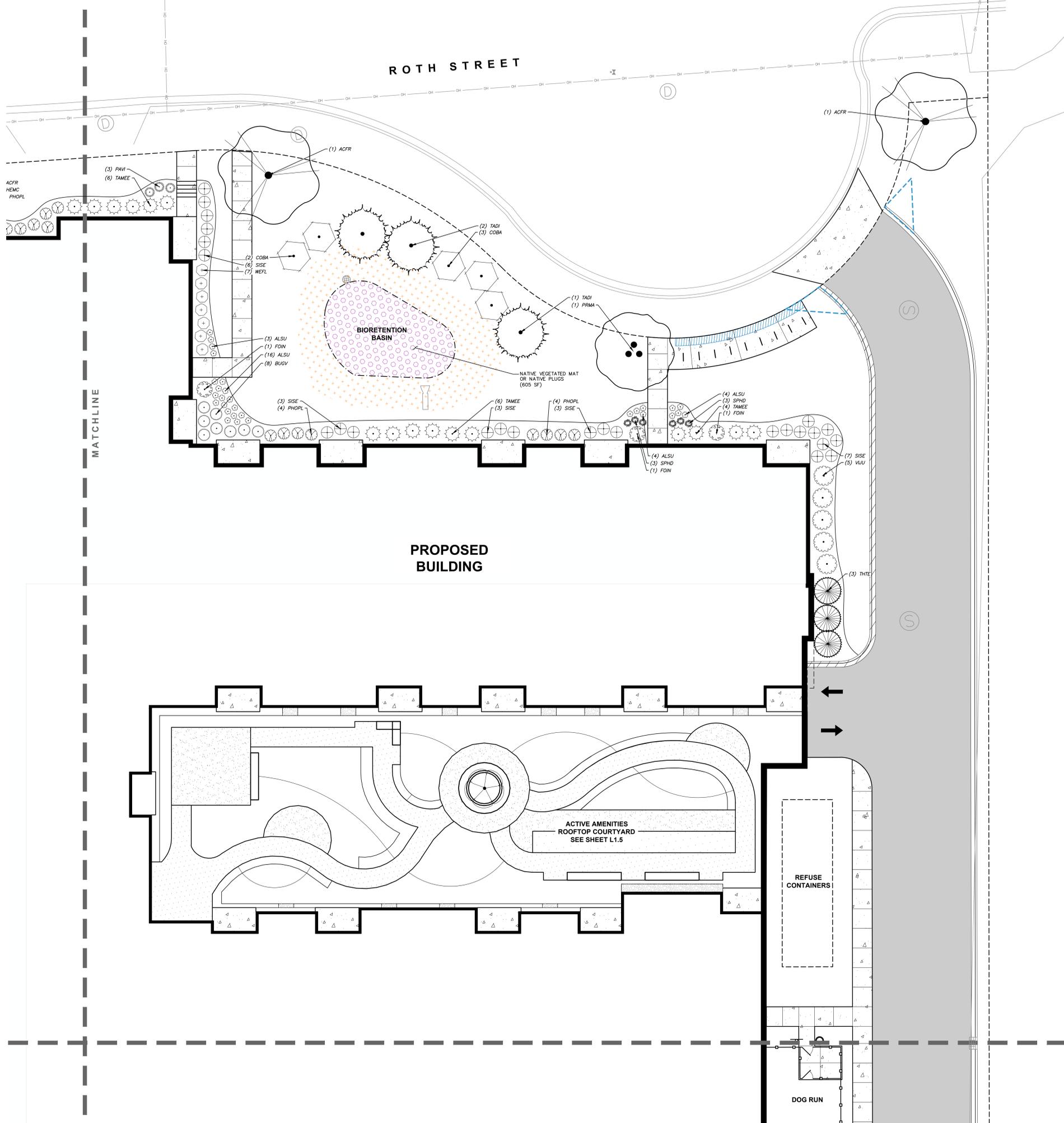
SHEET TITLE

LANDSCAPE PLAN - NORTHWEST

SHEET NUMBER

L1.1

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PLANT LIST	
EVERGREEN TREE	BOTANICAL / COMMON NAME
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CANE	<i>Calamintha nepeta</i> 'Montrose White' / Montrose White Catmint
ECPM	<i>Echinacea x 'CBG Cone 2'</i> TM / Pale Meadowbrite Purple Coneflower
GERR	<i>Geranium x 'Rozanne'</i> / Rozanne Cranesbill
HEMC	<i>Hemerocallis x 'Chicago Apache'</i> / Daylily
PAVI	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass
SCSC	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem
SPHD	<i>Sporobolus heterolepis</i> / Prairie Dropseed



JLA PROJECT NUMBER: W22-0128-02



HARTMEYER REDEVELOPMENT: SENIOR HOUSING

207 ROTH STREET LOT 1

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

LANDSCAPE PLAN - NORTHEAST

SHEET NUMBER

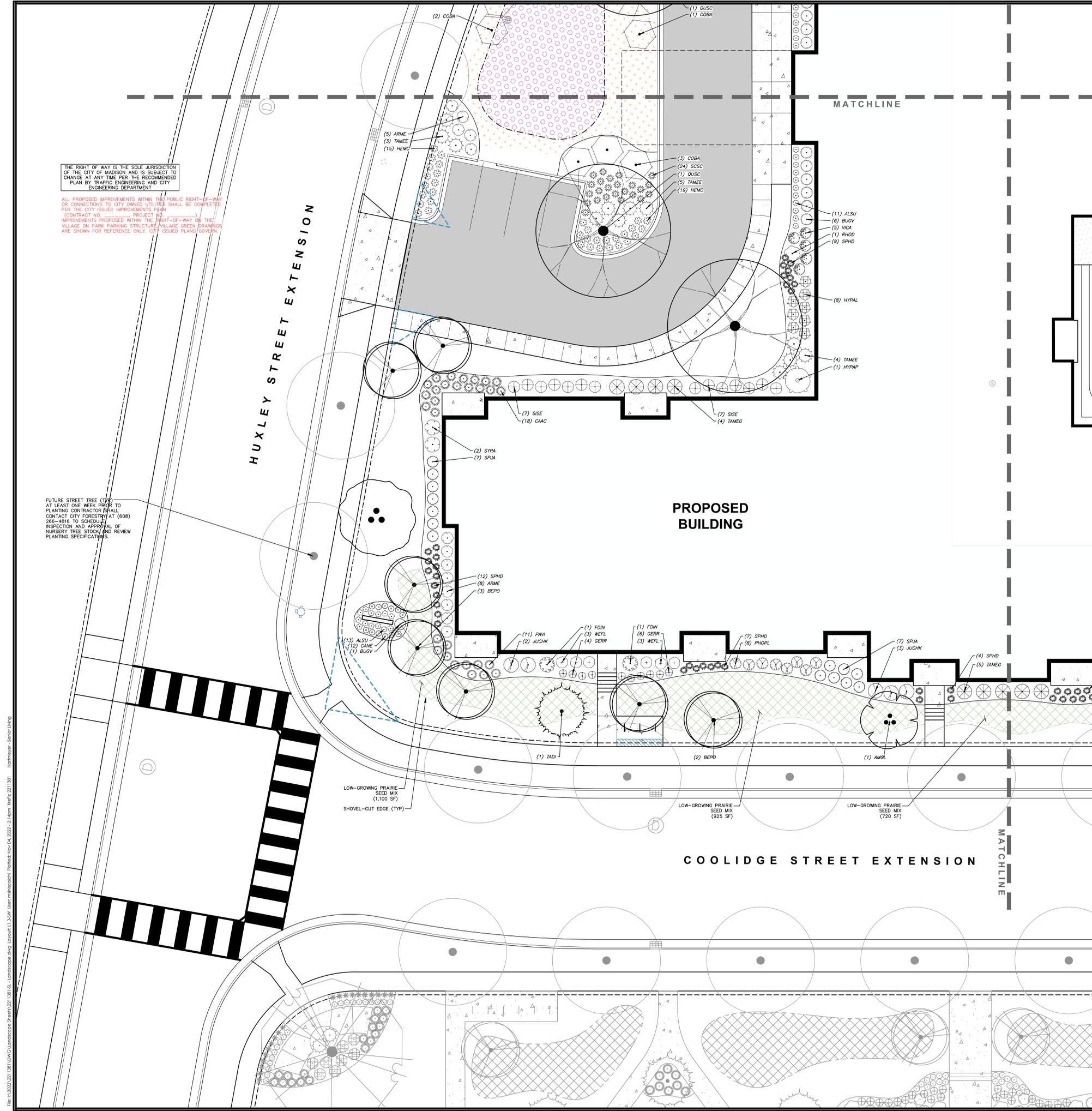
L1.2

CONTRACTOR NOTES

1. ALL LANDSCAPE EDGING SHALL BE ALUMINUM EDGING, UNLESS OTHERWISE DEPICTED.
2. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
3. ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.



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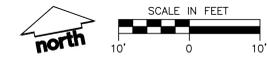
THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

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. \_\_\_\_\_). IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE VILLAGE ON PARK PARKING STRUCTURE VILLAGE GREEN DRAWINGS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

FUTURE STREET TREE (TYP) AT LEAST ONE WEEK PRIOR TO PLANTING CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS.

PLANT LIST	
EVERGREEN TREE	BOTANICAL / COMMON NAME
TADI	<i>Taxodium distichum</i> 'Mickelson' TM / Shawnee Brave Bald Cypress
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
AMGL	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry
CECA	<i>Cercis canadensis</i> 'Columbus' / Columbus Strain Eastern Redbud
PRMA	<i>Prunus maackii</i> 'Jeffree' / Goldrush® Amur Chokecherry
OVERSTORY DECIDUOUS TREES	BOTANICAL / COMMON NAME
ACFR	<i>Acer x freemanii</i> 'Marmo' / Marmo Freeman Maple
BEPO	<i>Betula populifolia</i> 'Whitespire' - Single / Whitespire Birch - Single
QUSC	<i>Quercus x schuettei</i> / Swamp Bur Oak
UPRIGHT EVERGREEN SHRUB	BOTANICAL / COMMON NAME
THTE	<i>Thuja occidentalis</i> 'Techny' / Techny Arborvitae
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
ARME	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry
COBA	<i>Cornus baileyi</i> / Bailey's Red-twig Dogwood
COCO	<i>Cotinus coggygria</i> 'Royal Purple' / Royal Purple Smoke Tree
SISE	<i>Dierilla sessilifolia</i> 'Cool Splash' / Cool Splash False Honeysuckle
FOIN	<i>Forsythia x intermedia</i> 'Mindar' / Shaw Off® Forsythia
HYPAP	<i>Hydrangea paniculata</i> 'Dvp Pinky' TM / Pinky Winky Panicle Hydrangea
HYPAL	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea
PHOPL	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark
SRJA	<i>Spiraea japonica</i> 'SMNSUMFR' TM / Double Play Red Spirea
SYPA	<i>Syringa x 'SMNURPI'</i> TM / Blooming Dwarf Pink Lilac
VICA	<i>Viburnum carlesii</i> 'SMVCB' TM / Spice Baby Koreanspice Viburnum
VUJU	<i>Viburnum x juddii</i> / Judd Viburnum
WEFL	<i>Weigela florida</i> 'Verweig 6' / Sonic Bloom® Red Weigela
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
BUGV	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood
JUCHK	<i>Juniperus chinensis</i> 'Pfitzerana Kallio's Compacta' / Kally Pfitzer Compact Juniper
JUMA	<i>Juniperus sabinia</i> 'Mini-Arcadia' / Mini Arcadia Juniper
RHOD	<i>Rhododendron x 'P.J.M.'</i> / P.J.M. Rhododendron
TAMEG	<i>Taxus x media</i> 'Dark Green' / Dark Green Yew
TAMEE	<i>Taxus x media</i> 'Everlow' / Everlow Yew
PERENNIALS & GRASSES	BOTANICAL / COMMON NAME
ALSU	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium
CAAC	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass
CANE	<i>Calamintha nepeta</i> 'Montrose White' / Montrose White Catmint
EDPM	<i>Echinacea x 'CBC Cone 2'</i> TM / Pale Meadowbrite Purple Coneflower
GERR	<i>Geranium x 'Rozanne'</i> / Rozanne Cranesbill
HEMC	<i>Hemerocallis x 'Chicago Apache'</i> / Daylily
PAVI	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass
SCSC	<i>Schizachyrium scaparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem
SPHD	<i>Sporobolus heterolepis</i> / Prairie Dropseed

- CONTRACTOR NOTES**
1. ALL LANDSCAPE EDGING SHALL BE ALUMINUM EDGING, UNLESS OTHERWISE DEPICTED.
  2. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
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**DIGGERS HOTLINE**  
Toll Free (800) 242-8511



JLA PROJECT NUMBER: W22-0128-02



**HARTMEYER REDEVELOPMENT: SENIOR HOUSING**

2007 ROTH STREET LOT 1

LAND USE APPLICATION

**KEY PLAN**

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE MONTH, DATE, YEAR

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Mark	Description	Date

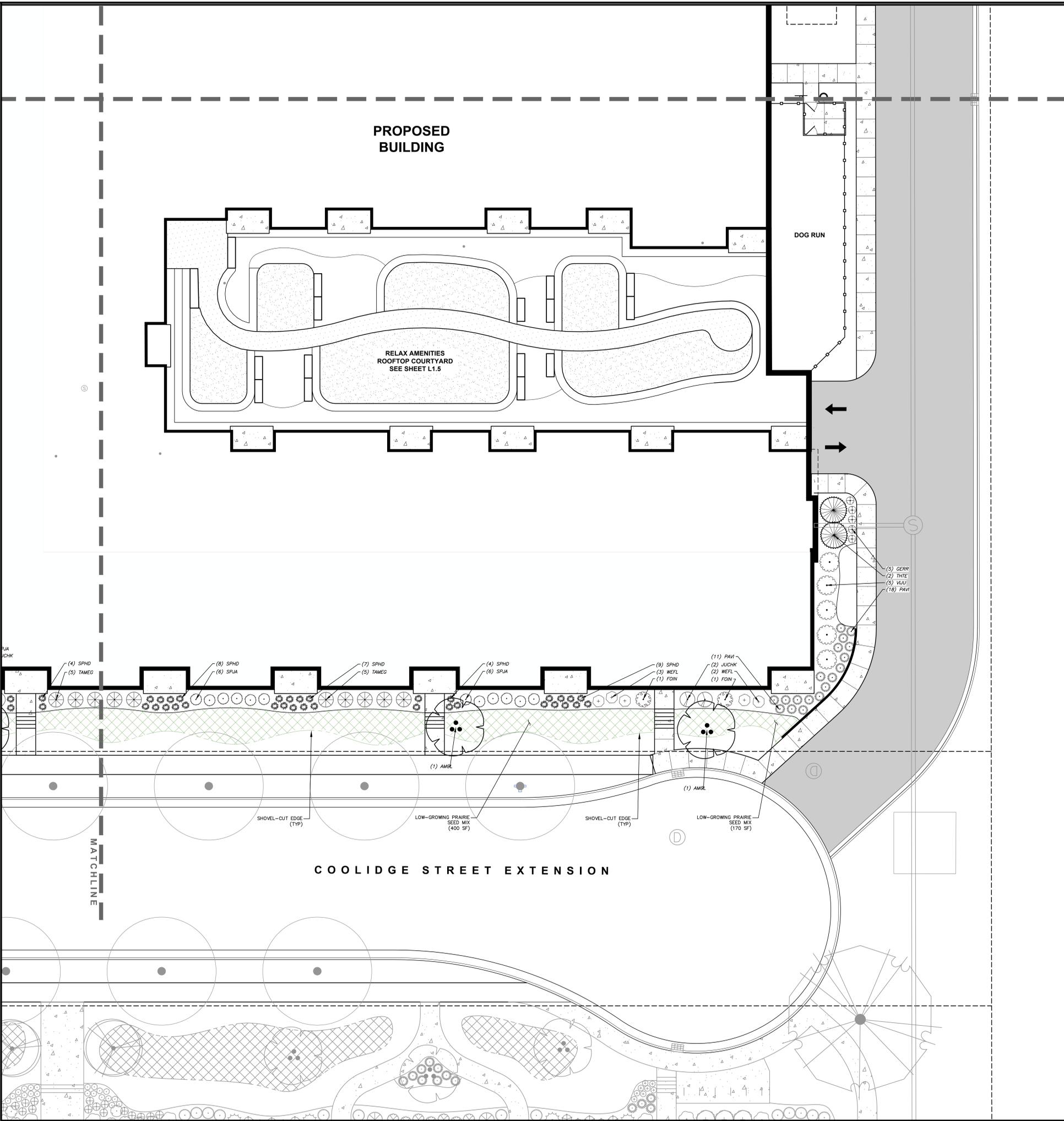
SHEET TITLE

**LANDSCAPE PLAN - SOUTHWEST**

SHEET NUMBER

**L1.3**

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PLANT LIST	
<b>EVERGREEN TREE</b>	<b>BOTANICAL / COMMON NAME</b>
TADI	<i>Taxodium distichum</i> 'Mickelson'™ / Shawnee Brave Bald Cypress
<b>ORNAMENTAL TREES</b>	<b>BOTANICAL / COMMON NAME</b>
AMGL	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry
CECA	<i>Cercis canadensis</i> 'Columbus' / Columbus Strain Eastern Redbud
PRMA	<i>Prunus maackii</i> 'Jeffree' / Goldrush® Amur Chokecherry
<b>OVERSTORY DECIDUOUS TREES</b>	<b>BOTANICAL / COMMON NAME</b>
ACFR	<i>Acer x freemanii</i> 'Marmo' / Marmo Freeman Maple
BEPO	<i>Betula populifolia</i> 'Whitespire' - Single / Whitespire Birch - Single
QUSC	<i>Quercus x schuettei</i> / Swamp Bur Oak
<b>UPRIGHT EVERGREEN SHRUB</b>	<b>BOTANICAL / COMMON NAME</b>
THTE	<i>Thuja occidentalis</i> 'Techny' / Techny Arborvitae
<b>DECIDUOUS SHRUBS</b>	<b>BOTANICAL / COMMON NAME</b>
ARME	<i>Aronia melanocarpa</i> 'Morton'™ / Iroquois Beauty Black Chokeberry
COBA	<i>Cornus baileyi</i> / Bailey's Red-twig Dogwood
COCO	<i>Cotinus coggygria</i> 'Royal Purple' / Royal Purple Smoke Tree
SISE	<i>Dierlvia sessilifolia</i> 'Cool Splash' / Cool Splash False Honeysuckle
FOIN	<i>Forsythia x intermedia</i> 'Mindar' / Shaw Off® Forsythia
HYPA	<i>Hydrangea paniculata</i> 'Dvp Pinky'™ / Pinky Winky Panicle Hydrangea
HYPA	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea
PHOP	<i>Physocarpus opulifolius</i> 'Little Devil'™ / Dwarf Ninebark
SPJA	<i>Spiraea japonica</i> 'SMNSJMF'™ / Double Play Red Spirea
SYPA	<i>Syringa x 'SMNJRPI'</i> ™ / Blooming Dwarf Pink Lilac
VICA	<i>Viburnum carlesii</i> 'SMVCB'™ / Spice Baby Koreanspice Viburnum
VUJU	<i>Viburnum x juddii</i> / Judd Viburnum
WEFL	<i>Weigela florida</i> 'Verweig 6' / Sonic Bloom® Red Weigela
<b>EVERGREEN SHRUBS</b>	<b>BOTANICAL / COMMON NAME</b>
BUGV	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood
JUCHK	<i>Juniperus chinensis</i> 'Pfitzerana Kallio Compacta' / Kally Pfitzer Compact Juniper
JUMA	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper
RHOD	<i>Rhododendron x 'P.J.M.'</i> / P.J.M. Rhododendron
TAMEG	<i>Taxus x media</i> 'Dark Green' / Dark Green Yew
TAMEE	<i>Taxus x media</i> 'Everlow' / Everlow Yew
<b>PERENNIALS &amp; GRASSES</b>	<b>BOTANICAL / COMMON NAME</b>
ALSU	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium
CAAC	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass
CANE	<i>Calamintha nepeta</i> 'Montrose White' / Montrose White Catmint
EDPM	<i>Echinacea x 'CBC Cone 2'</i> ™ / Pale Meadowbrite Purple Coneflower
GERR	<i>Geranium x 'Rozanne'</i> / Rozanne Cranesbill
HEMC	<i>Hemerocallis x 'Chicago Apache'</i> / Daylily
PAVI	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass
SCSC	<i>Schizachyrium scapanum</i> 'Prairie Blues' / Prairie Blues Little Bluestem
SPHD	<i>Sporobolus heterolepis</i> / Prairie Dropseed

**CONTRACTOR NOTES**

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JLA PROJECT NUMBER: W22-0128-02



**HARTMEYER REDEVELOPMENT: SENIOR HOUSING**

2007 ROTH STREET LOT 1

LAND USE APPLICATION

**KEY PLAN**

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

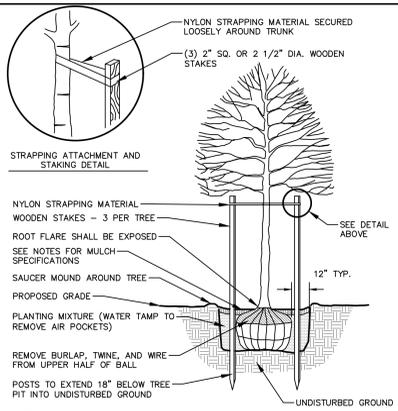
**LANDSCAPE PLAN - SOUTHEAST**

SHEET NUMBER

**L1.4**

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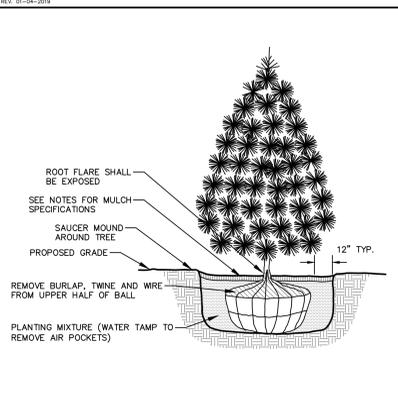




NOTE:  
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.

### DECIDUOUS TREE PLANTING DETAIL

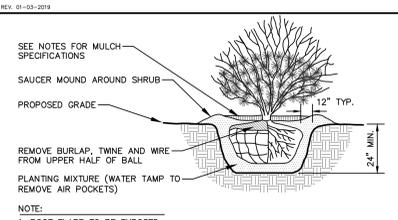
REV. 01-04-2019 N.T.S.



NOTE:  
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.

### EVERGREEN TREE PLANTING DETAIL

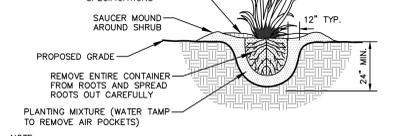
REV. 01-04-2019 N.T.S.



NOTE:  
1. ROOT FLARE TO BE EXPOSED.

### SHRUB PLANTING DETAIL

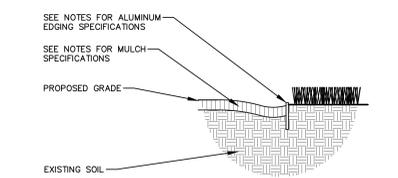
REV. 01-04-2019 N.T.S.



NOTE:  
1. ROOT FLARE TO BE EXPOSED.

### PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

REV. 01-04-2019 N.T.S.



### ALUMINUM LANDSCAPE EDGING DETAIL

REV. 01-04-2019 N.T.S.

## MUNICIPAL LANDSCAPE REQUIREMENTS

### 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, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area in the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (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.
- Total square footage of developed area: **21,851 SQUARE FEET**
- Total landscape points required: **351 POINTS**
- (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.
- Total square footage of developed area: \_\_\_\_\_
- Five (5) acres = \_\_\_\_\_
- First five (5) developed acres = \_\_\_\_\_
- Remainder of developed area = \_\_\_\_\_
- Total landscape points required = \_\_\_\_\_
- (C) For the industrial - limited (I1) and industrial - general (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.
- Total square footage of developed area: \_\_\_\_\_
- Total landscape points required: \_\_\_\_\_

### TABULATION OF LANDSCAPE CREDITS AND POINTS

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
			QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5' CAL MIN.	35	0	0	18	630
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	4	140
ORNAMENTAL TREE	1.5' CAL MIN.	15	0	0	7	105
UPRIGHT EVERGREEN SHRUB	3-4' TALL MIN.	10	0	0	5	50
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	224	672
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	81	324
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	431	862
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMEN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (MAXIMUM 200 POINTS PER SEAT)	5	0	0	0	0
<b>SUBTOTAL</b>			<b>0</b>	<b>0</b>	<b>2,783</b>	<b>2,783</b>
<b>TOTAL NUMBER OF POINTS PROVIDED</b>						<b>2,783</b>

## COMPREHENSIVE PLANT SCHEDULE

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	TADI	<i>Taxodium distichum</i> 'Mickelson' TM / Shawnee Brave Bald Cypress	B & B	Min. 6' Ht.	4
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AMGL	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	Min. 6' Ht.	3
	CECA	<i>Cercia canadensis</i> 'Columbus' / Columbus Strain Eastern Redbud	B & B	Min. 6' Ht.	1
	PRMA	<i>Prunus maackii</i> 'Jettren' / Goldrush® Amur Chokecherry	B & B	Min. 6' Ht.	3
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ACFR	<i>Acer x freemanii</i> 'Marmo' / Marmo Freeman Maple	B & B	2.5' Cal	3
	BEPO	<i>Betula populifolia</i> 'Whitespire' - Single / Whitespire Birch - Single	B & B	2.5' Cal	12
	QUSC	<i>Quercus x schuettei</i> / Swamp Bur Oak	B & B	2" Cal	3
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	THTE	<i>Thuja occidentalis</i> 'Techny' / Techny Arborvitae	B & B	Min. 5' Ht.	5
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ARME	<i>Aronia melanocarpa</i> 'Morton' TM / Inopa's Beauty Black Chokeberry	#3	Min. 12"-24"	27
	COBA	<i>Cornus baileyi</i> / Bailey's Red-twig Dogwood	B & B	Min. 12"-24"	11
	COCO	<i>Cotinus coccinea</i> 'Royal Purple' / Royal Purple Smoke Tree	B & B	Min. 36" Ht.	1
	SISE	<i>Diervilla sessilifolia</i> 'Cool Splash' / Cool Splash False Honeysuckle	B & B	Min. 18"-24" Ht.	45
	FOIN	<i>Forsythia x intermedia</i> 'Minds' / Show Off® Forsythia	B & B	Min. 18"-24" Ht.	7
	HYPAP	<i>Hydrangea paniculata</i> 'Dap Pinky' TM / Pinky Winky Panicle Hydrangea	B & B	Min. 36" Ht.	1
	HYPAL	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea	#3	Min. 12"-24"	15
	PHOPL	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark	#3	Min. 12"-24"	27
	SPJA	<i>Spiraea japonica</i> 'SMNSJMR' TM / Double Play Red Spirea	B & B	Min. 18"-24" Ht.	48
	SYPA	<i>Syringa x 'SMUNRP'</i> TM / Blooming Dwarf Pink Lilac	B & B	Min. 24" Ht.	2
	VICA	<i>Viburnum carlesii</i> 'SMVCB' TM / Spice Baby Koreanspice Viburnum	#3	Min. 24" Ht.	14
	VUJU	<i>Viburnum x juddii</i> / Judd Viburnum	B & B	Min. 36" Ht.	16
	WEFL	<i>Weigela florida</i> 'Verweig 6' / Sonic Bloom® Red Weigela	B & B	Min. 12"-24"	18
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	BUGV	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood	B & B	Min. 12"-24"	21
	JUCHK	<i>Juniperus chinensis</i> 'Pflizerana Kallays Compacta' / Kally Pflizer Compact Juniper	B & B	Min. 12" Wide	12
	JUMA	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper	#3	Min. 12" Wide	4
	RHOD	<i>Rhododendron x 'P.J.M.'</i> / P.J.M. Rhododendron	B & B	Min. 12"-24"	2
	TAMEG	<i>Taxus x media</i> 'Dark Green' / Dark Green Yew	#3	Min. 12"-24"	14
	TAMEE	<i>Taxus x media</i> 'Everlow' / Everlow Yew	#3	Min. 12" Wide	28
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ALSU	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium	#1	Min. 8"-18"	63
	CAAC	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min. 8"-18"	48
	CANE	<i>Calamintha nepeta</i> 'Monrose White' / Monrose White Catmint	#1	Min. 8"-18"	12
	ECPM	<i>Echinacea x 'CBG Cone 2'</i> TM / Pixie Meadows® Purple Coneflower	#1	Min. 8"-18"	13
	GERM	<i>Geranium x 'Rozanne'</i> / Rozanne Cranesbill	#1	Min. 8"-18"	37
	HEMC	<i>Hemerocallis x 'Chicago Apache'</i> / Daylily	#1	Min. 8"-18"	81
	PAVI	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	48
	SCSC	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem	#1	Min. 8"-18"	24
	SPHD	<i>Sporobolus heterotriplis</i> / Prairie Dropseed	#1	Min. 8"-18"	113

## COURTYARDS PLANT SCHEDULE

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	COCO	<i>Cotinus coccinea</i> 'Royal Purple' / Royal Purple Smoke Tree	B & B	Min. 36" Ht.	1
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SPACING	QTY	
	ALL SBU	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Ornamental Onion	4" plug	18" o.c.	278
	ASC TUB	<i>Asclepias tuberosa</i> / Butterfly Milkweed	4" plug	12" o.c.	296
	DES G03	<i>Deschampsia cespitosa</i> 'Galatun' / Gold Dew Tufted Hair Grass	4" plug	12" o.c.	282
	ECH PIX	<i>Echinacea x 'CBG Cone 2'</i> / Pixie Meadows® Purple Coneflower	4" plug	18" o.c.	176
	NO MOW	No-Mow Seed Mix	-	2,889 sf	2,889 sf
	SED XTR	NVM Sedum / Native Vegetative Mat	-	3,616 sf	3,616 sf
	SCH PRA	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem	#1 CONT.	24" o.c.	142
	SES AUT	<i>Setaria autumnalis</i> / Autumn Moor Grass	4" plug	8" o.c.	2,481

## CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEED PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- 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.
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY WOODRUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- 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.

## GENERAL NOTES

- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE FIELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR SHALL CALL 800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED UTILITIES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADVISED. APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS MUST BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA. PROTECT THE ROOT MASS WITH WET SOIL, MULCH, OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS:** ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FREELY DIG DURING THE MOST RECENT FAVORABLE HARVEST SEASON. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY, PARAWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE BACKLAPPED WITH ONE (1) PART SAND AND ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE TRIMMING AND OPERATIONS. PRUNING SHALL BE ACCORDANCE WITH MA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE UNHEALED LAMBON LAYER BACK TO A MINIMUM OF 1/2" DIAMETER AND SHARPEN EDGES SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT. IF PRUNING OCCURS "IN SEASON", DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP:** THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS. ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN PUBLIC HAZARD OR DAMAGE. UNLESS OTHERWISE UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.**
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

## LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE:** ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL PLANTS SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL:** TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS PRIOR TO INSTALLATION. FERTILIZER SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. PRIOR TO APPLICATION, DO NOT PLACE FROZEN OR WET TOPSOIL. APPLY SOIL TO ALL LANDSCAPE AREAS PER PLAN TEST.
- MATERIALS - SHREDED HARDWOOD BARK MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - DECORATIVE STONE MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 3/4" DECORATIVE TRAP GREY STONE MULCH, SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPREGNATED BARRIERS WILL BE PERMITTED, EXAMPLE: BLACK VISQUEEN.
- MATERIALS - TREE & SHRUB RINGS:** ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 6" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - ALUMINUM EDGING:** EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION:** ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS:** ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE THREE GATOR ORIGINAL SOIL RELEASE WATERING BAGS. PRODUCT NO. 981B3-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

## SEEDING, SODDING, & POND VEGETATION NOTES

- MATERIALS - "NO-MOW" SEED:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- 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, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - SOD:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD ONLY. IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF 60 INCH, PLUS OR MINUS 25 INCH. AT TIME OF CUTTING, MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED/TRANSPANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE. (UNCOMPRESSED) TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIM IMMEDIATELY AFTER SOD IS INSTALLED.
- MATERIALS - LOW-GROWING PRAIRIE SEED MIX:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEED WITH "LOW-GROWING PRAIRIE SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53984, TEL. 908-298-5879 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.
- MATERIALS - SEDUM NATIVE VEGETATIVE MAT (NVM):** AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "SEDUM" NATIVE VEGETATIVE MAT - DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID-JUNE THROUGH THE END OF OCTOBER DUE TO THE WARM GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.
- MATERIALS - BIORETENTION BASIN PLUG PLANTINGS:** PLUG PLANTINGS TO BE INSTALLED "1"-0" ON CENTER, MIXING SPECIES INTEGRALLY IN PLUGS OF 20 AT A TIME. REFER TO WDNR PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK AND INSTALLATION SPECIFICATIONS.

OR

- MATERIALS - BIORETENTION BASIN NATIVE VEGETATIVE MAT (NVM):** AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT - DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID-JUNE THROUGH THE END OF OCTOBER DUE TO THE WARM GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.



**JLA**  
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**USABLE OPEN AREA CHART  
SENIOR HOUSING**

DENOTES USABLE OPEN AREA ON GROUND LEVEL = 28,241 SF

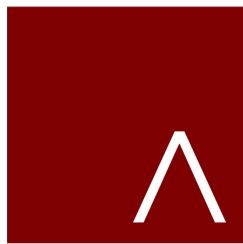
DENOTES USABLE OPEN AREA PRIVATE BALCONIES 218 X 66 SF = 14,388 SF

DENOTES USABLE OPEN AREA LVL 4 COURT YARDS = 6,461 SF

TOTAL USABLE OPEN AREA = 34,702 SF

MINIMUM USABLE SPACE REQUIREMENT - SQ. FT. PER D.U. ( 40/D.U.)  
250 TOTAL D.U. X 40 = 10,000 SF

① **GROUND FLOOR PLAN**  
3 / 64" = 1'-0"



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JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE

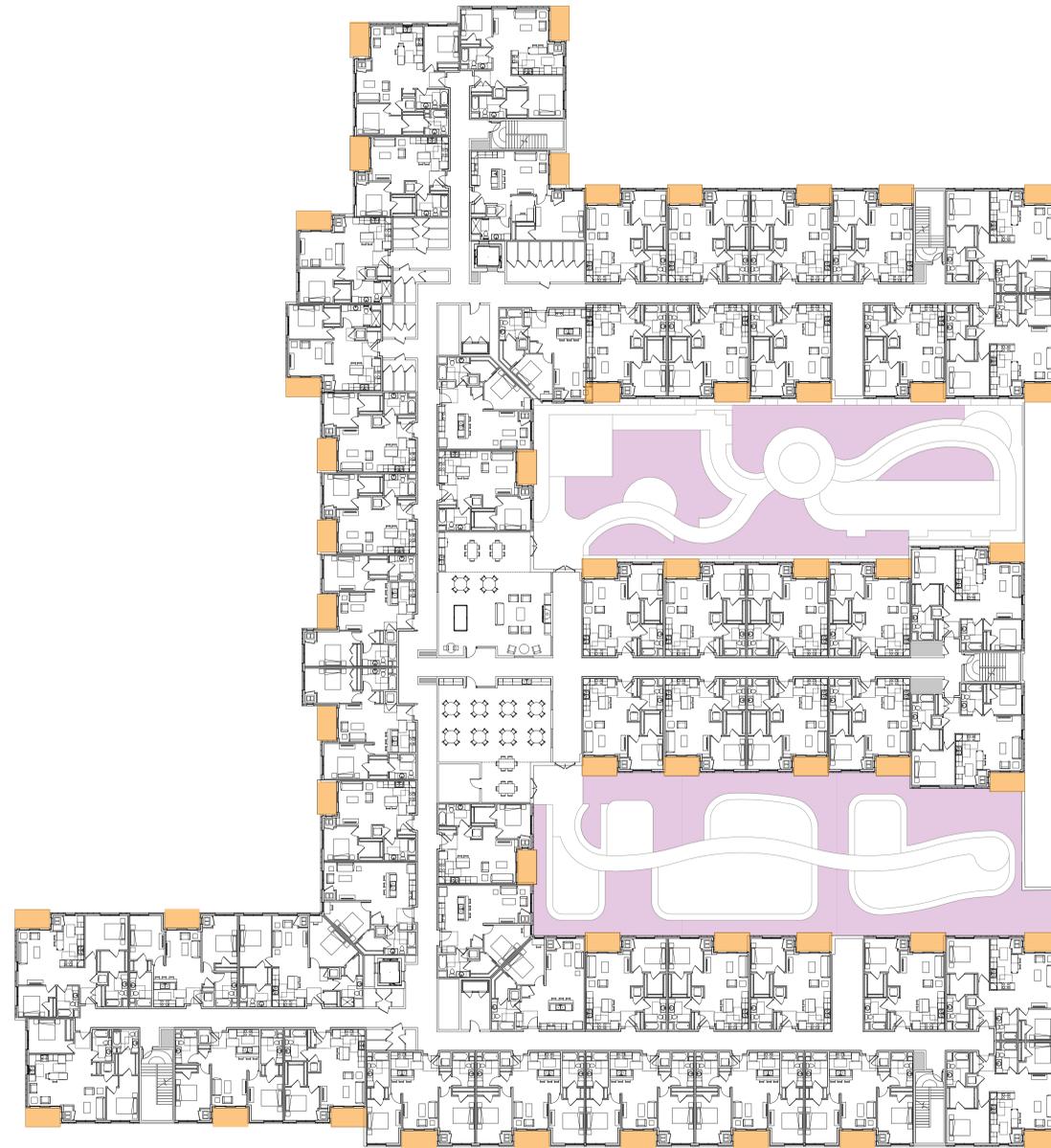
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SHEET TITLE

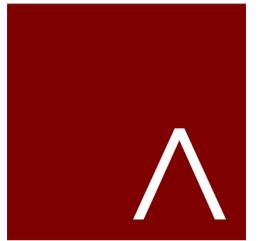
USEABLE OPEN SPACE  
GROUND FLOOR  
PLAN

SHEET NUMBER

ASP-100



① **FOURTH FLOOR PLAN**  
 3 / 64" = 1'-0"



**JLA**  
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HARTMEYER  
 REDEVELOPMENT:  
 SENIOR HOUSING

2007 ROTH STREET  
 LOT 1

LAND USE APPLICATION

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

USEABLE OPEN SPACE  
 OCCUPIED DECK 4TH  
 LVL

SHEET NUMBER

ASP-101

Luminaire Schedule								
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
4	OD4	SINGLE	0.90	LITHONIA	OD4 LED P1-HK 17W/MQ/LT WDA	54	216	1800
2	OW3	SINGLE	0.90	LITHONIA	OW3 LED P1-HK 17W/MQ/LT WDA	54	108	900
6	OD1	SINGLE	0.90	LITHONIA	OD1 ANTS LOGARLES	17.52	105.12	1518

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROF LINE	Illuminance	Fc	0.07	0.42	0.00	N.A.	N.A.
SITE	Illuminance	Fc	0.82	10.15	0.00	N.A.	N.A.
DRIVE 1	Illuminance	Fc	0.82	1.7	0.3	2.73	5.67
DRIVE 2	Illuminance	Fc	0.90	1.8	0.4	2.25	4.00
DRIVE 3	Illuminance	Fc	0.91	1.8	0.2	4.05	8.00
PARKING AREA 1	Illuminance	Fc	0.58	0.8	0.4	1.45	2.00
PARKING AREA 2	Illuminance	Fc	0.20	0.3	0.1	2.00	3.00



COMMENTS

DATE

#

REVISIONS

DRAWN BY : AD

DATE : NOV 7, 2022

SCALE : 1" = 30'- 0"

HARTMEYER REDEVELOPMENT

SENIOR SITE PLAN

MADISON, WISCONSIN

- 1 BD Unit
- 2 BD Unit
- Amenities
- Bldg. Supp./Stor.
- Circulation



**FIRST FLOOR PLAN**  
3/64" = 1' - 0"

SENIOR BUILDING DATA							
LEVEL	AUTOMOBILE PARKING			SUB-TOTAL	VISITOR	TOTAL	BIKE PARKING
	STANDARD	COMPACT	ADA				
3	87	22	-	109	-	109	102
2	91	26	-	117	-	117	102
1	23	9	8	40	19	59	77
T.	201	57	8	266	19	285	281
Ratio	/Unit			1.06		1.14	
	/Bedroom			.075			

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS SENIOR HOUSING	
TOTAL STALL IN LOT	285
EV READY 10% =	29
EV INSTALLED 2% =	6

ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED 3-50	MINIMUM ACCESSIBLE EV INSTALLED SPACE 1

SENIOR BUILDING DATA				
LEVEL	UNITS			BEDROOMS
	1BD	2BD	TOTAL	
6	35	22	57	79
5	35	22	57	79
4	35	20	55	75
3	13	16	29	45
2	15	14	29	43
1	10	13	23	36
T.	143	107	250	357



JLA PROJECT NUMBER: W22-0128-02

HARTMEYER REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

**PROGRESS DOCUMENTS**

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

**FIRST FLOOR PLAN**

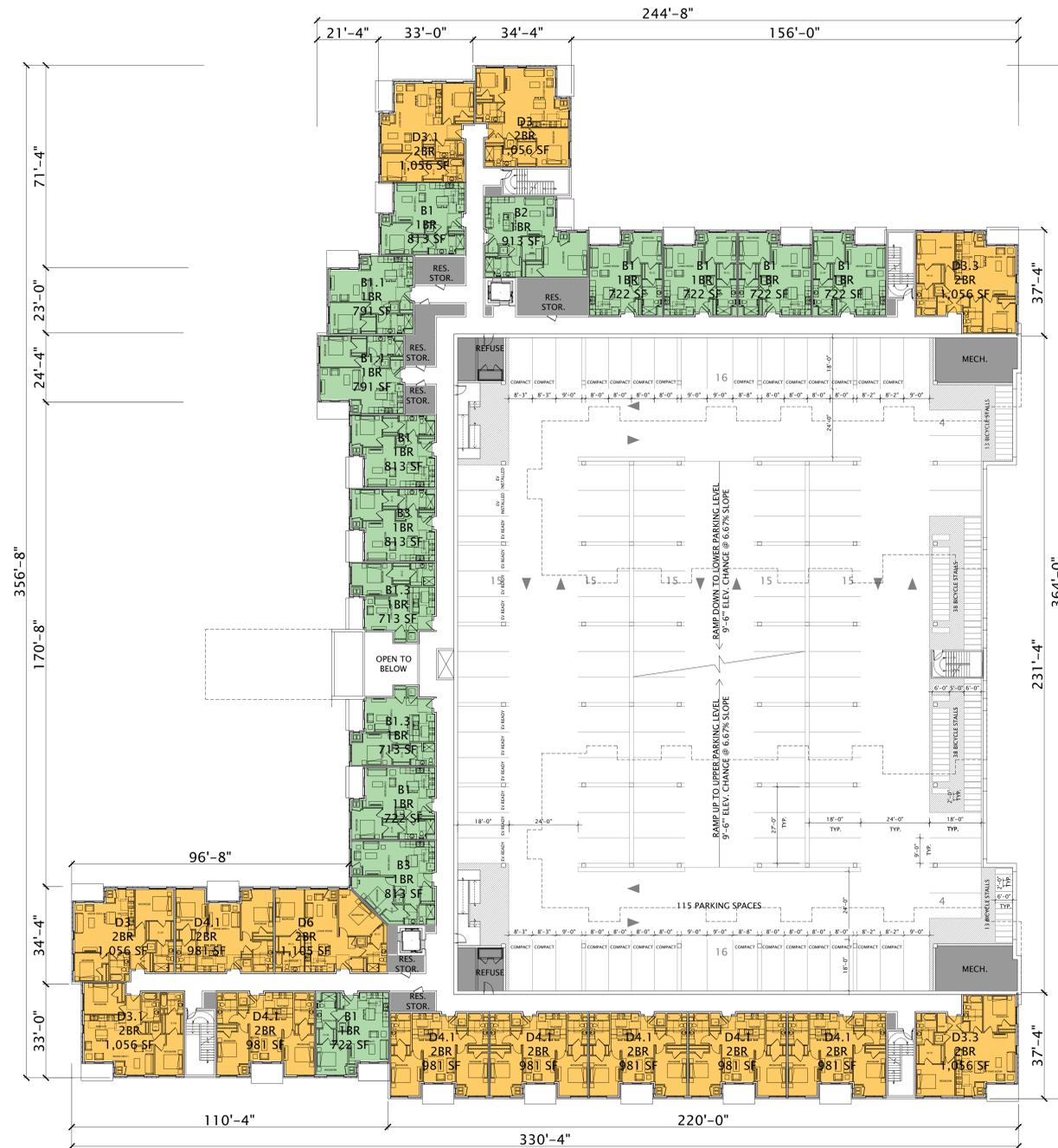
SHEET NUMBER

**A101**

SENIOR BUILDING DATA							
LEVEL	AUTOMOBILE PARKING				VISITOR	TOTAL	BIKE PARKING
	STANDARD	COMPACT	ADA	SUB-TOTAL			
3	87	22	-	109	-	109	102
2	91	26	-	117	-	117	102
1	23	9	8	40	19	59	77
T.	201	57	8	266	19	285	281
Ratio	/Unit			1.06		1.14	
	/Bedroom			.075			

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS SENIOR HOUSING	
TOTAL STALL IN LOT	285
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EV INSTALLED 2% =	6

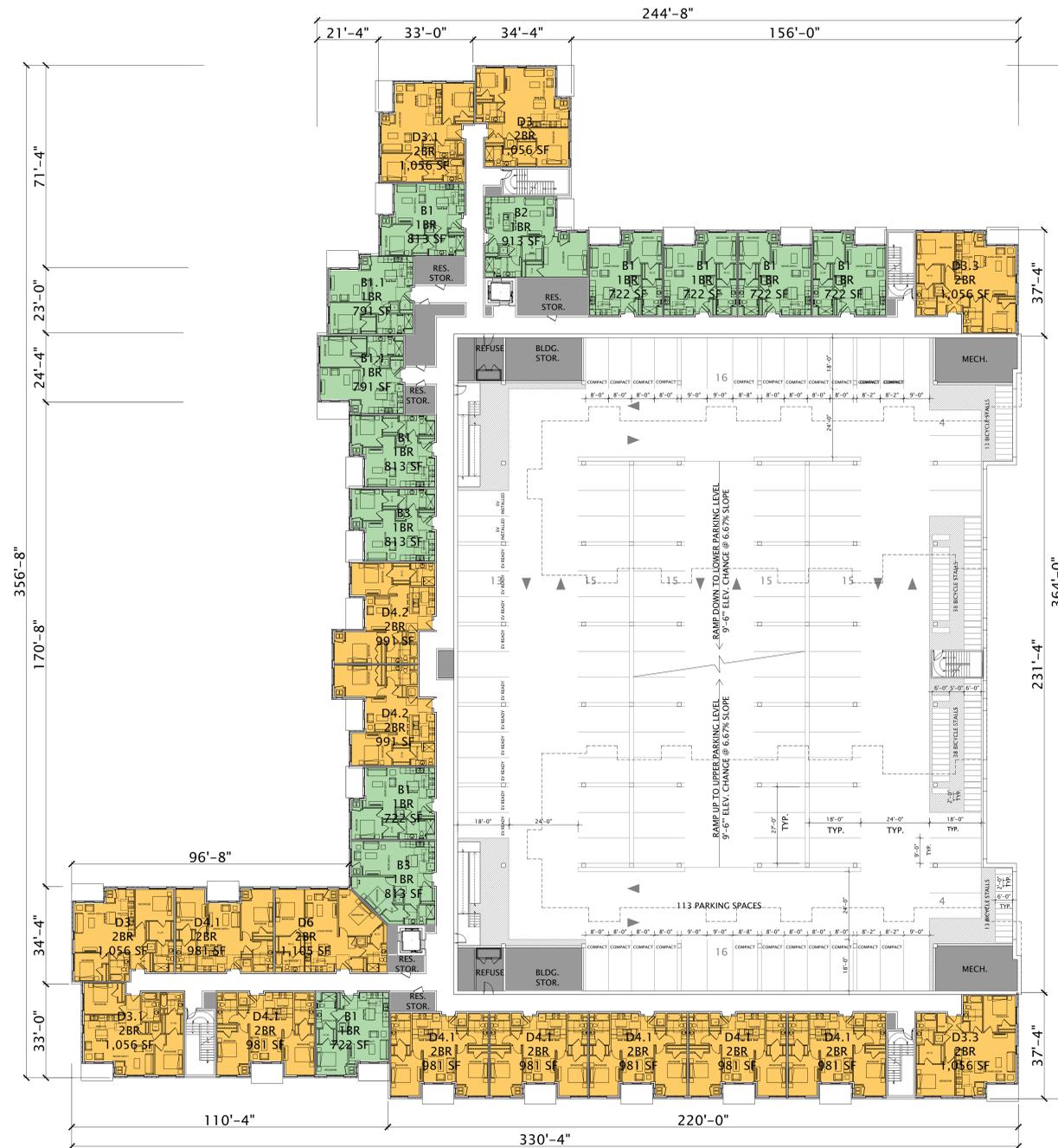
ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED	MINIMUM ACCESSIBLE EV INSTALLED SPACE
3-50	1



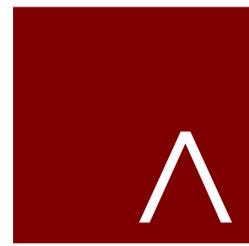
SENIOR BUILDING DATA							
LEVEL	AUTOMOBILE PARKING				VISITOR TOTAL	TOTAL	BIKE PARKING
	STANDARD	COMPACT	ADA	SUB-TOTAL			
3	87	22	-	109	-	109	102
2	91	26	-	117	-	117	102
1	23	9	8	40	19	59	77
T.	201	57	8	266	19	285	281
Ratio	/Unit				1.06		1.14
	/Bedroom				.075		

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS SENIOR HOUSING	
TOTAL STALL IN LOT	285
EV READY 10% =	29
EV INSTALLED 2% =	6

ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED	MINIMUM ACCESSIBLE EV INSTALLED SPACE
3-50	1



○ THIRD FLOOR PLAN  
3/64" = 1' - 0"



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JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

THIRD FLOOR  
PLAN

SHEET NUMBER

A103

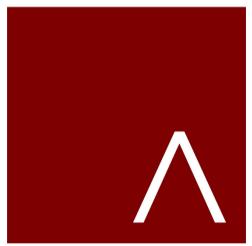
SENIOR BUILDING DATA						
LEVEL	AUTOMOBILE PARKING				BIKE PARKING	
	STANDARD	COMPACT	ADA	SUB-TOTAL	VISITOR	TOTAL
3	87	22	-	109	-	109
2	91	26	-	117	-	117
1	23	9	8	40	19	59
T.	201	57	8	266	19	285
Ratio	/Unit			1.06	1.14	
	/Bedroom			.075		

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS SENIOR HOUSING	
TOTAL STALL IN LOT	285
EV READY 10% =	29
EV INSTALLED 2% =	6

ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED	3-50
MINIMUM ACCESSIBLE EV INSTALLED SPACE	1



○ FOURTH FLOOR PLAN  
3/64" = 1' - 0"



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HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: NOVEMBER 7, 2022

REVISION SCHEDULE

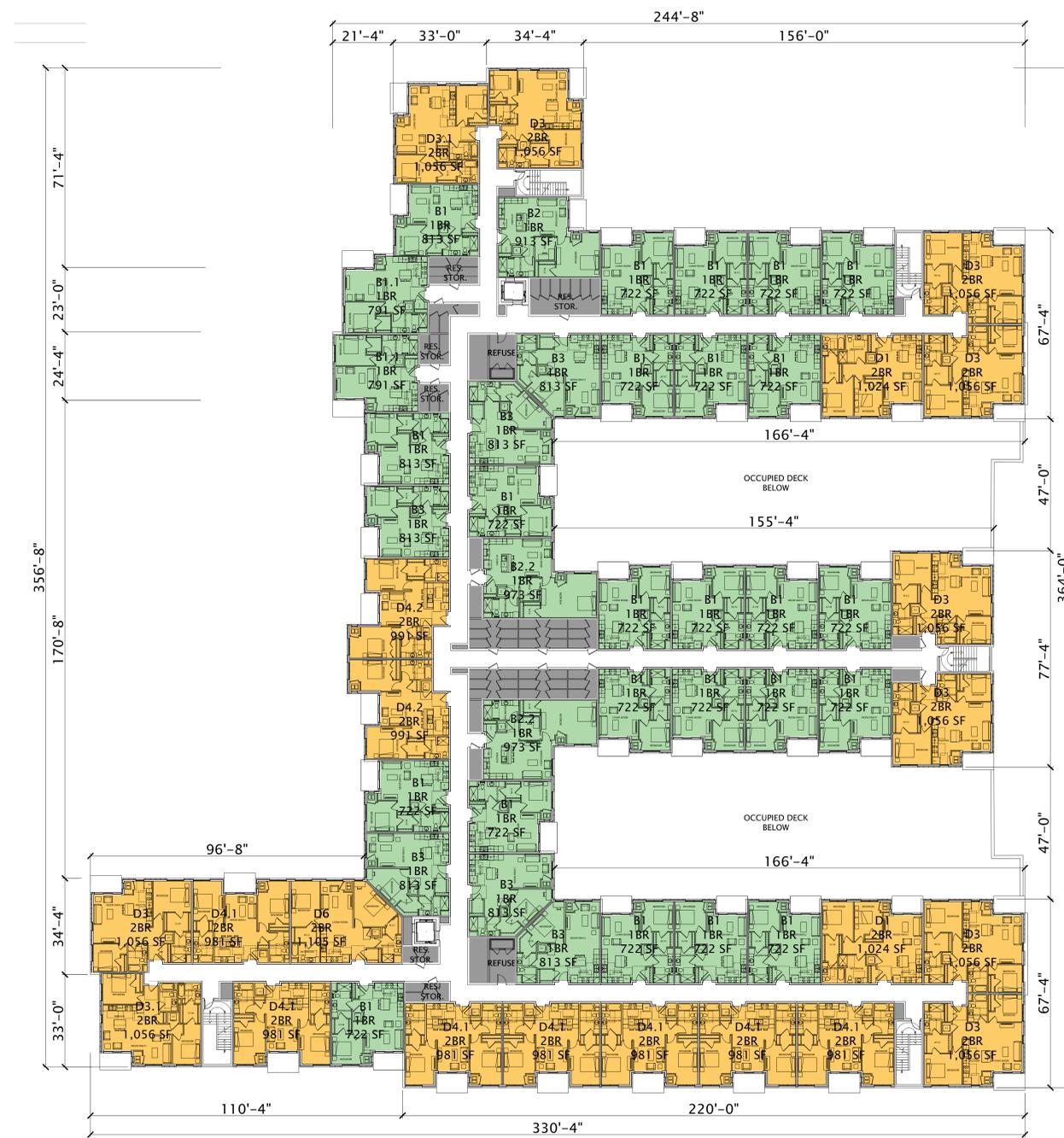
Mark	Description	Date

SHEET TITLE

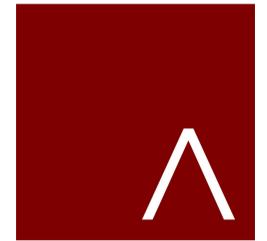
FOURTH FLOOR  
PLAN

SHEET NUMBER

A104



FIFTH - SIXTH FLOOR PLAN  
 3/64" = 1' - 0"



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HARTMEYER  
 REDEVELOPMENT:  
 SENIOR HOUSING

2007 ROTH STREET  
 LOT 1

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 7, 2022

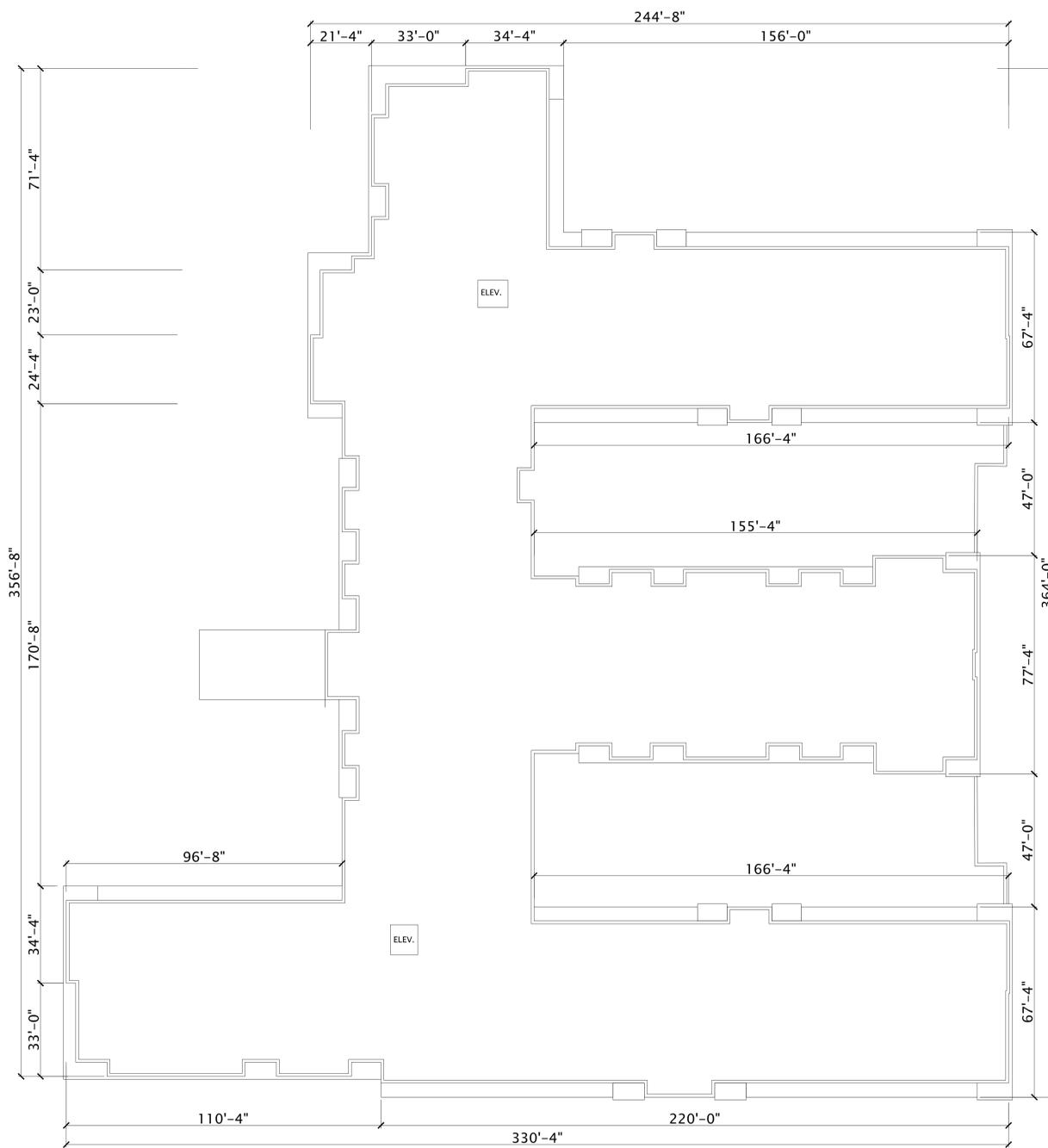
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
 FIFTH -SIXTH  
 FLOOR PLANS

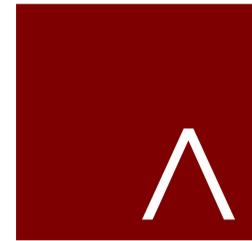
SHEET NUMBER

A105





ROOF PLAN  
3/64" = 1' - 0"



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HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

**PROGRESS DOCUMENTS**  
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DATE OF ISSUANCE: NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
ROOF PLAN

SHEET NUMBER  
A106

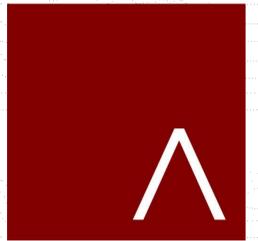
EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	ARTIST MURAL - TBD					
4	FIBER CEMENT SIDING 1					
5	FIBER CEMENT SIDING 2 - HORIZONTAL					
6	FIBER CEMENT SIDING 4 - VERTICAL					
7	FIBER CEMENT SIDING 3 - WOODTONE ACCENT					
8	FIBER CEMENT SIDING 5 - ACCENT					
11	MASONRY KISLER 1					



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



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



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HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING  
2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE	NOVEMBER 7, 2022	
REVISION SCHEDULE		
Mark	Description	Date

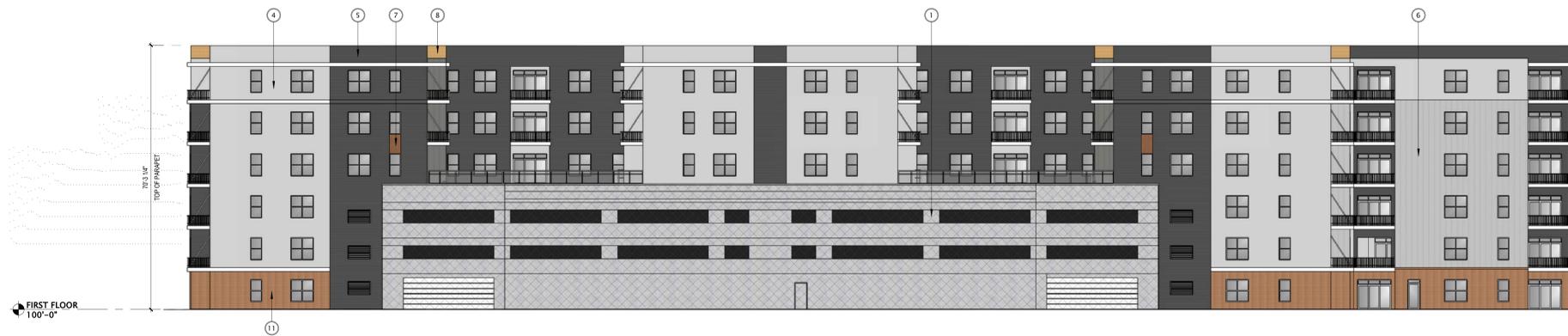
SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

SHEET NUMBER  
**A200**

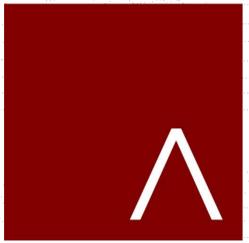
EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	ARTIST MURAL: TBD					
4	FIBER CEMENT SIDING 1					
5	FIBER CEMENT SIDING 2 - HORIZONTAL					
6	FIBER CEMENT SIDING 4 - VERTICAL					
7	FIBER CEMENT SIDING 3 - WOODTONE ACCENT					
8	FIBER CEMENT SIDING 5 - ACCENT					
11	MASONRY VENEER 1					



1 SOUTH ELEVATION  
1/16" = 1'-0"



2 EAST ELEVATION  
1/16" = 1'-0"



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HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

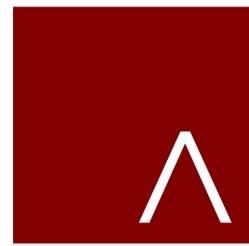
LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
EXTERIOR  
ELEVATIONS

SHEET NUMBER  
A201



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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

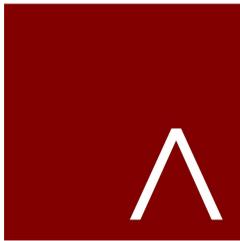
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BIRD'S EYE VIEW  
FROM SOUTHWEST

SHEET NUMBER

A203



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JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

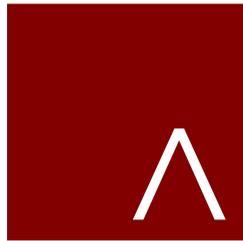
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BIRD'S EYE VIEW  
FROM WEST

SHEET NUMBER

A204



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JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

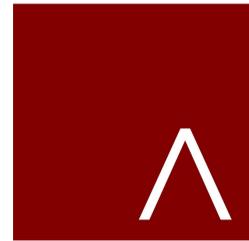
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BIRD'S EYE VIEW  
FROM NORTHWEST

SHEET NUMBER

A205



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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

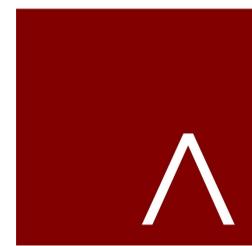
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BIRD'S EYE VIEW  
FROM EAST

SHEET NUMBER

A206



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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING  
2007 ROTH STREET  
LOT 1

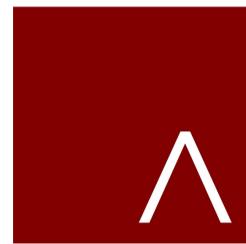
LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
VIEW TO ENTRANCE

SHEET NUMBER  
A207



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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

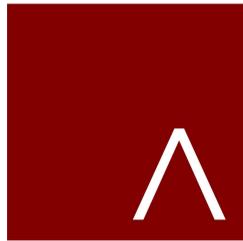
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

VIEW TO ENTRANCE

SHEET NUMBER

A208



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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING  
2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

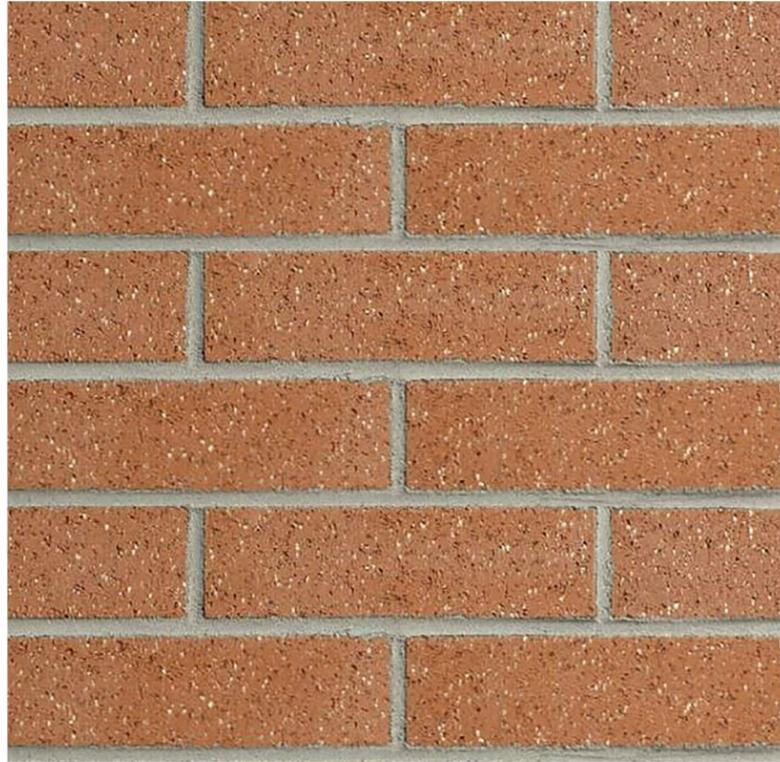
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

VIEW LOOKING  
NORTH

SHEET NUMBER

A209



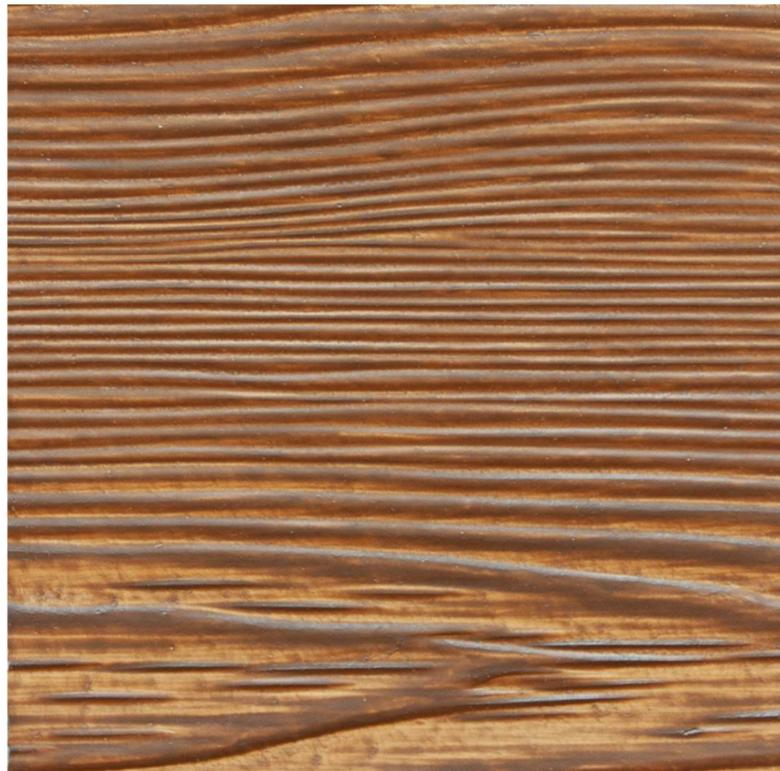
MASONRY VENEER 1



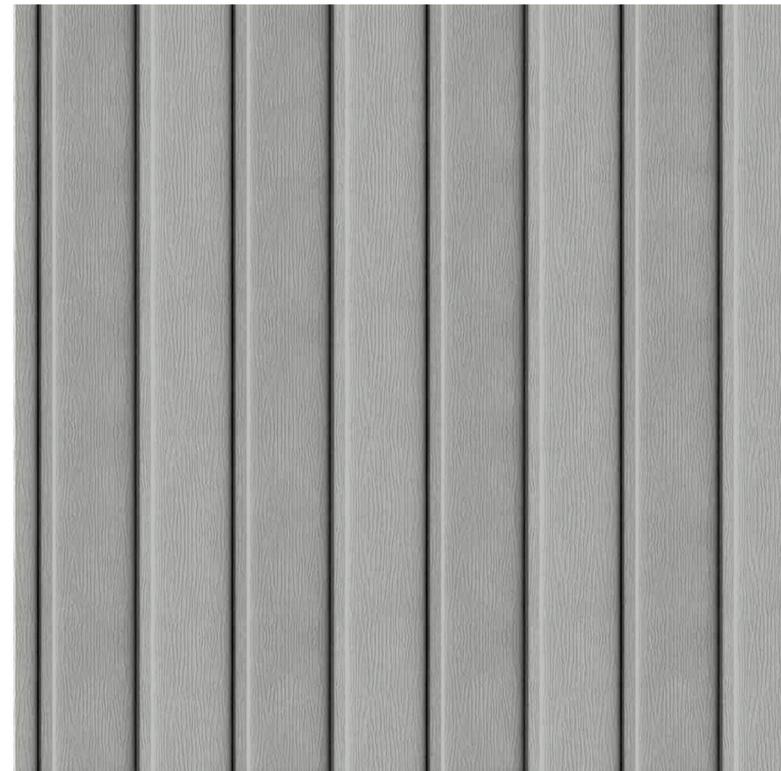
FIBER CEMENT SIDING 1



FIBER CEMENT SIDING 2  
HORIZONTAL



FIBER CEMENT SIDING 3  
WOODTONE ACCENT



FIBER CEMENT SIDING 4  
VERTICAL



FIBER CEMENT SIDING 5



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JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

MATERIALS BOARD

SHEET NUMBER

A215

**28.129 BIRD-SAFE REQUIREMENTS:**

**(1) Statement of Purpose:** The Bird-Safe Glass Requirements in this section are intended to reduce the heightened risk for bird collisions with glass on specified building designs and configurations.

**(2) Applicability:** Subsection (4) applies to all exterior construction and development activity, including the expansion of existing buildings and structures, as specified therein.

**(3) Measuring Glass Area:** Under this Ordinance, glass area shall be measured as one (1) continuous panel of glass or other transparent material, or a set of two (2) or more such panels divided by mullions of six (6) inches in width or narrower. Panels surrounded on all sides by solid walls or mullions wider than six (6) inches shall be considered individual windows. Spandrel or opaque reflectivity of 14% or less shall not be included in the calculation of glass area. See Revised Figure 1.

**(4) Bird-Safe Glass Treatment Requirements:** Glass areas on the following buildings or structures shall be treated to reduce the risk of bird collision by incorporating a pattern of visual markers that are either: a) dots or other isolated shapes that are 1/4" in diameter or larger and spaced at not more than a two-inch (2") by two-inch (2") pattern; or b) lines that are 1/8" in width or greater and spaced no more than 2" apart; low reflective opaque materials; building-integrated structures like non-glass double-skin facades, metal screens, fixed solar shading, exterior insect screens, and other features that cover the glass surface; or other similar mitigation treatments approved by the Zoning Administrator.

**(a) Buildings or structures over 10,000 square feet:** For any building or structure over 10,000 square feet in size (floor area of above-grade stories), bird-safe glass treatment is required as follows:

1. For building facades where the first sixty (60) feet from grade are comprised of greater than or equal to fifty percent (50%) glass:
  - a. At least eighty-five percent (85%) of the glass must be treated; and
  - b. All glass within fifteen (15) feet of a building corner must be treated when see through or fly through conditions exist. See Figure 3.
2. For building facades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass:
  - a. At least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated; and
  - b. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated.
3. All glass railings must be treated.
4. All glass on enclosed building connections shall be treated up to sixty (60) feet above grade.

**(b) Sky-bridges:** For buildings and structures of any size, all glass on above-ground bridges must be treated.

**(c) At grade glass:** For buildings and structures of any size, all at grade glass features such as sound walls or glass screens must be treated.

**(d) This Ordinance shall become effective October 1, 2020.**

**BIRD GLASS CALCULATIONS SENIOR**

9/22/2022

MARCEL UTTECH

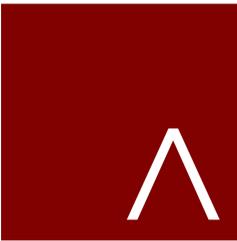
**50+ SQ FT AND REQUIRE A BIRD GLAZING SAFETY SYSTEM ON A MIN. OF 85% OF THE GLAZING**

WINDOW DESIGNATION	HEIGHT	WIDTH	# OF PANES	AREA	WALL DESIGNATION															
					SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S		SE COURTYARD - N		SE COURTYARD - S	
					GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW
WINDOW A 6/0 X 6/0	5.7	5.7	4.0	32.5	2,924.1	90.0	1,494.5	46.0	2,404.3	74.0	2,339.3	72.0	682.3	21.0	552.3	17.0	552.3	17.0	682.3	21.0
WINDOW B 3/0 X 6/0	5.7	2.7	2.0	15.4	184.7	12.0	554.0	36.0	554.0	36.0	554.0	36.0	92.3	6.0	46.2	3.0	46.2	3.0	92.3	6.0
GLAZED DOUBLE SERVICE DOOR	7.3	5.3	1.0	39.1			78.1	2.0							39.1	1.0	39.1	1.0		
GLAZED SINGLE SERVICE DOOR	7.0	2.3	1.0	16.3	32.6	2.0	16.3	1.0			16.3	1.0								
					3,141.4	TOTAL GLZ	2,143.0	TOTAL GLZ	2,958.3	TOTAL GLZ	2,909.6	TOTAL GLZ	774.6	TOTAL GLZ	637.6	TOTAL GLZ	637.6	TOTAL GLZ	774.6	TOTAL GLZ
					23,213.0	WALL AREA	24,483.0	WALL AREA	25,579.0	WALL AREA	23,213.0	WALL AREA	6,894.0	WALL AREA	5,717.0	WALL AREA	5,717.0	WALL AREA	6,121.0	WALL AREA
					13.53%	% GLAZING	8.75%	% GLAZING	11.57%	% GLAZING	12.53%	% GLAZING	11.24%	% GLAZING	11.15%	% GLAZING	11.15%	% GLAZING	12.66%	% GLAZING

PATIO DESIGNATION	HEIGHT	WIDTH	# OF PANES	AREA	WALL DESIGNATION															
					SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S		SE COURTYARD - N		SE COURTYARD - S	
					GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO
P1 w/TRANSOM 9/0 X 8/0	7.5	8.7	1.0	65.0	3,510.1	54.0	1,170.0	18.0	2,405.1	37.0	3,120.1	48.0	975.0	15.0	975.0	15.0	975.0	15.0	975.0	15.0
					3,510.1	TOTAL GLZ	1,170.0	TOTAL GLZ	2,405.1	TOTAL GLZ	3,120.1	TOTAL GLZ	975.0	TOTAL GLZ						
					23,213.0	WALL AREA	24,483.0	WALL AREA	25,579.0	WALL AREA	23,213.0	WALL AREA	6,894.0	WALL AREA	5,717.0	WALL AREA	5,717.0	WALL AREA	6,121.0	WALL AREA
					15.12%	% GLAZING	4.78%	% GLAZING	9.40%	% GLAZING	13.44%	% GLAZING	14.14%	% GLAZING	17.06%	% GLAZING	17.06%	% GLAZING	15.93%	% GLAZING

SF DESIGNATION	HEIGHT	WIDTH	# OF PANES	AREA	WALL DESIGNATION															
					SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S		SE COURTYARD - N		SE COURTYARD - S	
					GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF
STOREFRONT E	8.7	8.7	3.0	75.7					832.6	11.0										
STOREFRONT G: CURTAINWALL ENTRY	19.8	14.3		284.3					284.3	1.0										
					0.0	TOTAL GLZ	0.0	TOTAL GLZ	1,116.9	TOTAL GLZ	0.0	TOTAL GLZ	0.0	TOTAL GLZ	0.0	TOTAL GLZ	0.0	TOTAL GLZ	0.0	TOTAL GLZ
					23,213.0	WALL AREA	24,483.0	WALL AREA	25,579.0	WALL AREA	23,213.0	WALL AREA	6,894.0	WALL AREA	5,717.0	WALL AREA	5,717.0	WALL AREA	6,121.0	WALL AREA
					0.00%	% GLAZING	0.00%	% GLAZING	4.37%	% GLAZING	0.00%	% GLAZING	0.00%	% GLAZING	0.00%	% GLAZING	0.00%	% GLAZING	0.00%	% GLAZING

SOUTH WALL	EAST WALL	WEST WALL	NORTH WALL	NE COURTYARD - N	NE COURTYARD - S	SE COURTYARD - N	SE COURTYARD - S
6,651.5	3,313.1	6,480.3	6,029.8	1,749.7	1,612.6	1,612.6	1,749.7
23,213.0	24,483.0	25,579.0	23,213.0	6,894.0	5,717.0	5,717.0	6,121.0
28.65%	13.53%	25.33%	25.98%	25.38%	28.21%	28.21%	28.58%



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**JLA-AP.COM**

JLA PROJECT NUMBER: W22-0128-01



**HARTMEYER**  
**REDEVELOPMENT:**  
**SENIOR HOUSING**

**2007 ROTH STREET**  
**LOT 1**

EXTERIOR ELEVATION UPDATES

DATE OF ISSUANCE NOVEMBER 7, 2022

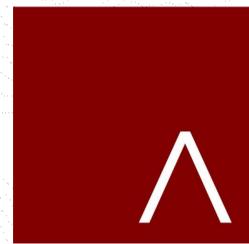
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

**BIRD GLASS MATRIX**

SHEET NUMBER

**A220**



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JLA PROJECT NUMBER: W22-0128-01

HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT A

EXTERIOR ELEVATION UPDATES

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR  
ELEVATIONS -  
BIRGLASS

SHEET NUMBER

A221

GLAZING KEYNOTES

- ① WINDOW A: 6/0 X 6/0
- ② WINDOW B: 3/0 X 6/0
- ③ NOT USED
- ④ GLAZED DOUBLE SERVICE DOOR
- ⑤ GLAZED SINGLE SERVICE DOOR
- ⑥ P1: 9/0 X 6-8" PATIO DOOR WITH 1'-4" TRANSOM
- ⑦ STOREFRONT E
- ⑧ NOT USED
- ⑨ STOREFRONT G: CURTAINWALL ENTRY



① NORTH ELEVATION BIRD GLASS  
1/16" = 1'-0"



② WEST ELEVATION BIRD GLASS  
1/16" = 1'-0"



③ EAST ELEVATION BIRD GLASS  
1/16" = 1'-0"



④ SOUTH ELEVATION BIRD GLASS  
1/16" = 1'-0"

## FEATURES & SPECIFICATIONS

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.

**CONSTRUCTION** — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

**OPTICS** — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

**ELECTRICAL** — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 60,000 hours.

**LISTINGS** — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product.

**BUY AMERICAN** — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

**WARRANTY** — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application.

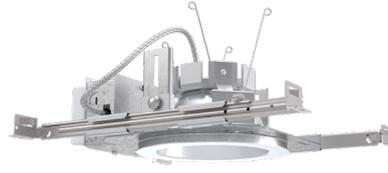
All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



A+ Capable options indicated by this color background.

Catalog Number
Notes
Type



# LDN6

**6" Open and WallWash LED Non-IC New Construction Downlight**



battery pack

### ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

**Example:** LDN6 35/15 L06AR LSS MVOLT EZ10

LDN6 Series	Color temperature	Lumens <sup>1</sup>	Aperture/Trim Color	Finish	Voltage	
LDN6 6" round	27/ 2700K	05 500 lumens	L06 Downlight LW6 Wallwash	AR Clear WR <sup>2</sup> White BR <sup>2</sup> Black	LSS Semi-specular LD Matte diffuse LS Specular	
	30/ 3000K	25 2500 lumens				MVOLT Multi-volt 120 120V 277 277V 347 <sup>3</sup> 347V
	35/ 3500K	07 750 lumens				
	40/ 4000K	30 3000 lumens				
	40/ 4000K	40 4000 lumens				
	50/ 5000K	40 4000 lumens				
		15 1500 lumens	50 5000 lumens			

Driver	Options
GZ10 0-10V driver dims to 10%	SF <sup>4</sup> Single fuse
GZ1 0-10V driver dims to 1%	TRW <sup>5</sup> White painted flange
D10 Minimum dimming 10% driver for use with JOT	TRBL <sup>5</sup> Black painted flange
D1 Minimum dimming 1% driver for use with JOT	EL <sup>6</sup> Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	ELR <sup>6</sup> Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
	ELSD <sup>6</sup> Emergency battery pack with self-diagnostics, integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELRSD <sup>6</sup> Emergency battery pack with self-diagnostics, remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
	E10WCP <sup>6</sup> Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDB
EDAB eldoLED DALI SOLDRIIVE dim to dark	E10WCPR <sup>6</sup> Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDB
	NPP16D <sup>7</sup> nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
	NPP16DER <sup>7</sup> nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
	N80 <sup>8</sup> nLight™ Lumen Compensation
	JOT <sup>13</sup> Wireless room control with "Just One Touch" pairing
	NPS80EZ <sup>7</sup> nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
	NPS80EZER <sup>7</sup> nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
	HAO <sup>11</sup> High ambient option
	CP <sup>12</sup> Chicago Plenum
	RRL___ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Available only in RRLA, RRLB, RRLAE, and RRLC12S. Refer to RRL spec sheet on <a href="http://www.acuitybrands.com">www.acuitybrands.com</a> for the RELOC product specifications.
	NLTAIR2 <sup>9, 10, 14</sup> nLight® Air enabled
	NLTAIRER2 <sup>9, 10</sup> nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options
	NLTAIREM2 <sup>9, 10</sup> nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.
	BAA Buy America(n) Act Compliant
	90CRI High CRI (90+)

Accessories: Order as separate catalog number.	
PS1055CP	FMC Power Sentry battery pack, T20 compliant, field installable, 10w constant power
<a href="#">EAC ISSM 375</a>	Compact interruptible emergency AC power system
<a href="#">EAC ISSM 125</a>	Compact interruptible emergency AC power system
GRA68 JZ	Oversized trim ring with 8" outside diameter
SCA6	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D

### Notes

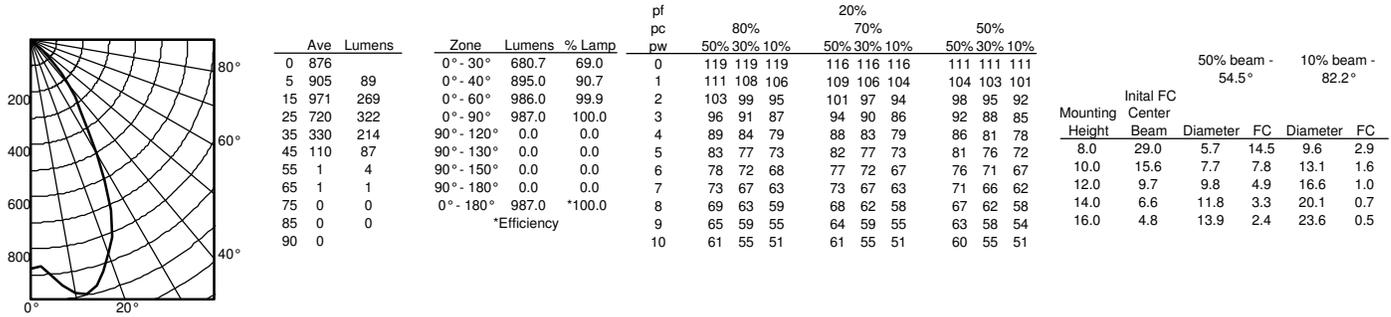
- Overall height varies based on lumen package; refer to dimensional chart on page 3.
- Not available with finishes.
- Not available with emergency options.
- Must specify voltage 120V or 277V.
- Available with clear (AR) reflector only.
- 12.5" of plenum depth or top access required for battery pack maintenance.
- Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
- Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZER. Only available with EZ10 and EZ1 drivers.
- Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.
- NLTAIR2, NLTAIRER2 and NLTAIREM2 not recommended for metal ceiling installations.
- Fixture height is 6.5" for all lumen packages with HAO.
- Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
- Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
- When combined with EZ1 or EZ10 drivers, can be used as a normal power sensing device for nLight AIR devices and luminaires with EM options.

# LDN6

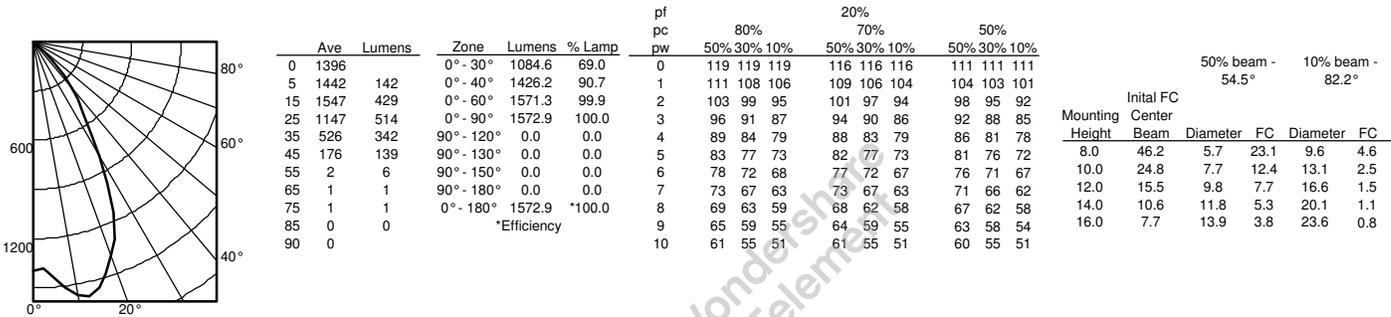
## PHOTOMETRY

Distribution Curve      Distribution Data      Output Data      Coefficient of Utilization      Illuminance Data at 30" Above Floor for a Single Luminaire

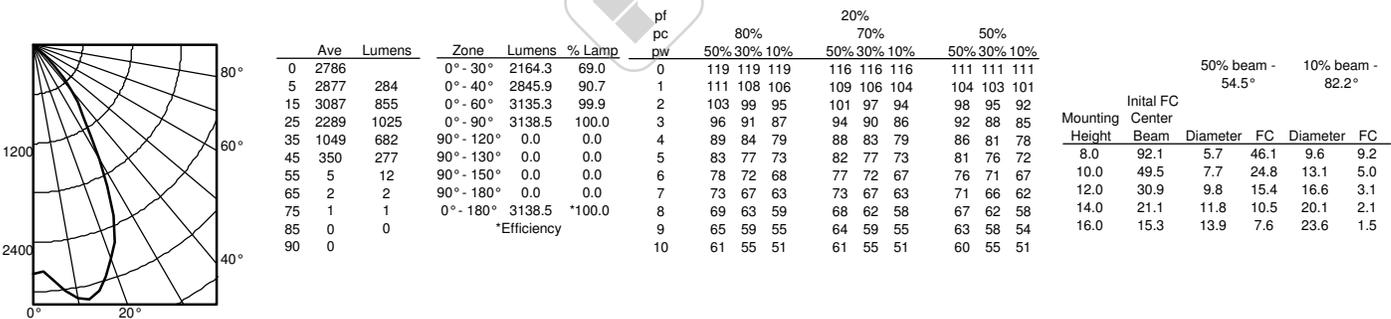
**LDN6 35/10 L06AR**, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0= 1.02, test no. ISF 30716P262.



**LDN6 35/15 L06AR**, input watts: 17.52, delivered lumens: 1572.9, LM/W = 89.77, spacing criterion at 0= 1.02, test no. ISF 30716P265.



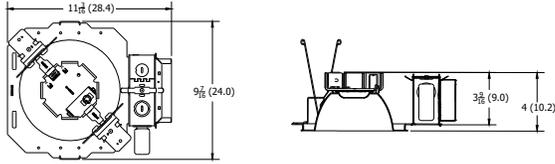
**LDN6 35/30 L06AR**, input watts: 34.75, delivered lumens: 3138.5, LM/W = 90.31, spacing criterion at 0= 1.02, test no. ISF 30716P274.



# LDN6

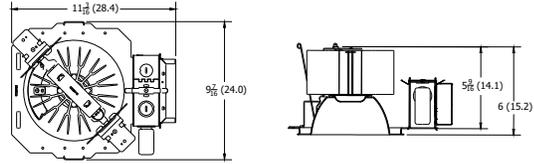
\* All dimensions are inches (centimeters) unless otherwise noted.

## LDN6 500 - 1500 LUMENS



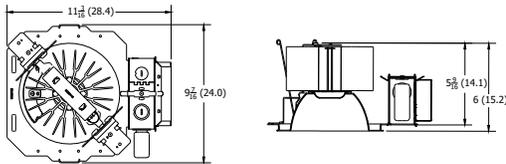
Aperture: 6-1/4 (15.9)  
Ceiling Opening: 7-1/8 (18.1)  
Overlap Trim: 7-1/2 (19.1)

## LDN6 2000 - 3000 LUMENS



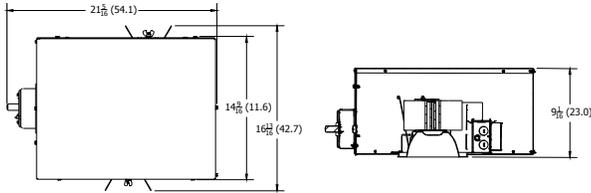
Aperture: 6-1/4 (15.9)  
Ceiling Opening: 7-1/8 (18.1)  
Overlap Trim: 7-1/2 (19.1)

## LDN6 4000 - 5000 LUMENS



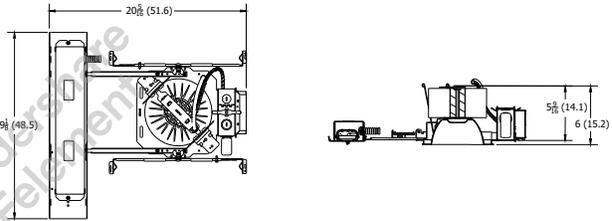
Marked Spacing: 24 x 24 x 10  
Aperture: 6-1/4 (15.9)  
Ceiling Opening: 7-1/8 (18.1)  
Overlap Trim: 7-1/2 (19.1)

## LDN6 CP



Aperture: 6-1/4 (15.9)  
Ceiling Opening: 7-1/8 (18.1)  
Overlap Trim: 7-1/2 (19.1)

## LDN6 EL



Marked Spacing above 3000 Lumens: 24 x 24 x 10  
Aperture: 6-1/4 (15.9)  
Ceiling Opening: 7-1/8 (18.1)  
Overlap Trim: 7-1/2 (19.1)

LDN6			
Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

### HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

**Delivered Lumens = 1.25 x P x LPW**

P = Ouput power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at [Designlight Consortium](http://Designlight Consortium).

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

### Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

# LDN6

## ADDITIONAL DATA



The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

### Diagram



LDN6 Series



Sensor Switch  
WSXA JOT

- 1. Power:** Install JOT enabled fixtures and controls as instructed.
- 2. Pair:** Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
- 3. Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALI.net Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

### A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background\*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background\*

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

\*See ordering tree for details

# LDN6

## EXAMPLE

Group Fixture Control\*

\*Application diagram applies for fixtures with eldoLED drivers only.

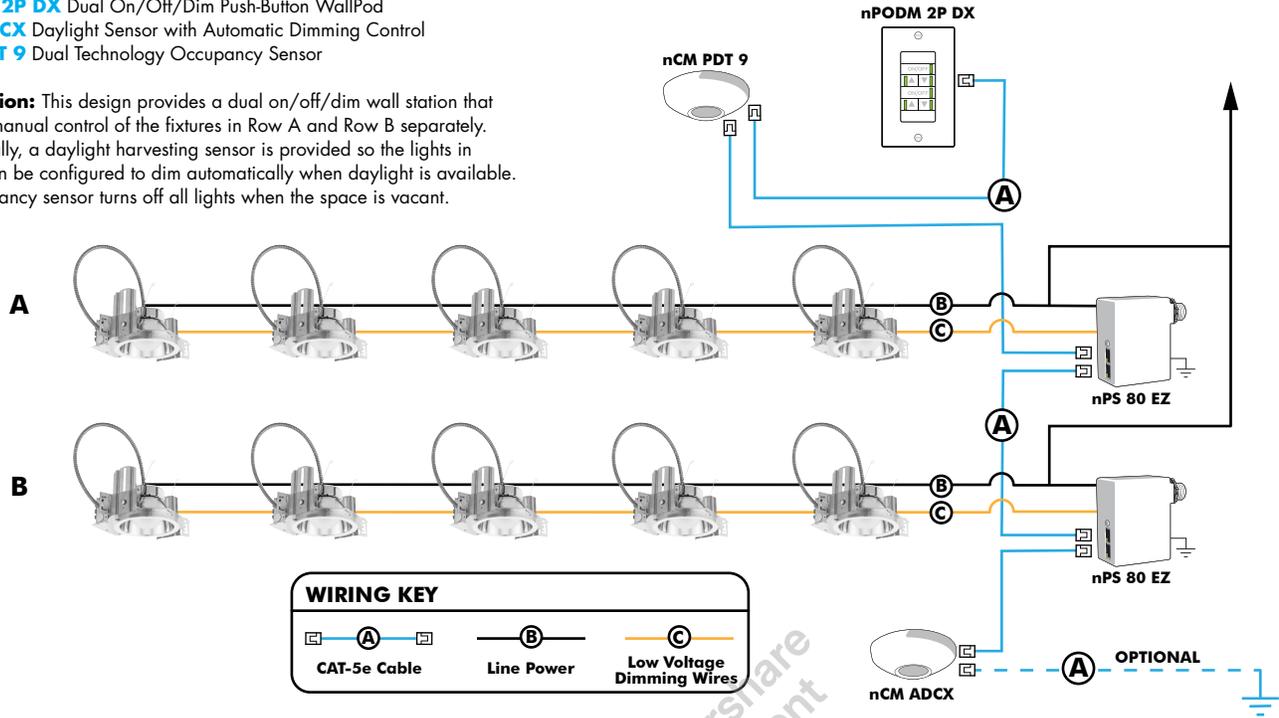
**nPS 80 EZ** Dimming/Control Pack (qty: 2 required)

**nPODM 2P DX** Dual On/Off/Dim Push-Button WallPod

**nCM ADCX** Daylight Sensor with Automatic Dimming Control

**nCM PDT 9** Dual Technology Occupancy Sensor

**Description:** This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



## Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.



### Push-Button Wallpod

Traditional tactile buttons and LED user feedback



### Graphic Wallpod

Full color touch screen provides a sophisticated look and feel

## nLight® Wired Controls Accessories:

Order as separate catalog number. Visit [www.acuitybrands.com/products/controls/nlight](http://www.acuitybrands.com/products/controls/nlight) for complete listing of nLight controls.

WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
<b>Photocell controls</b>	<b>Model Number</b>	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	<b>Cat-5 cables (plenum rated)</b>	<b>Model Number</b>
		10', CAT5 10FT	CATS 10FT J1
		15, CAT5 15FT	CATS 15FT J1

## LDN6

**nLight® AIR Control Accessories:**

Order as separate catalog number. Visit [www.acuitybrands.com/products/controls/nlightair](http://www.acuitybrands.com/products/controls/nlightair).

Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH <sup>1</sup>

**Notes**

- 1 Can only be ordered with the RES7Z zone control sensor version.

**UL924 Sequence of Operation**

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

**nLight AIR**

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.

**Simple as 1,2,3**

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome





d<sup>series</sup>

# D-Series Size 1

## Legacy LED Area Luminaire

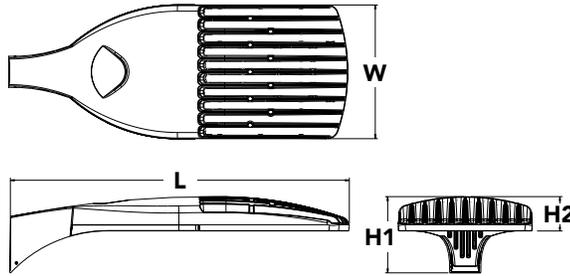


Catalog Number
Notes
Type

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

### Specifications

<b>EPA:</b>	1.01 ft <sup>2</sup> (0.09 m <sup>2</sup> )
<b>Length:</b>	33" (83.8 cm)
<b>Width:</b>	13" (33.0 cm)
<b>Height H1:</b>	7-1/2" (19.0 cm)
<b>Height H2:</b>	3-1/2"
<b>Weight (max):</b>	27 lbs (12.2 kg)



### Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

### Ordering Information

**EXAMPLE:** DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1

Series	LEDs	Color temperature	Distribution	Voltage	Mounting	
<b>DSX1 LED</b>	<b>Forward optics</b> P1 P4 <sup>1</sup> P7 <sup>1</sup> P2 P5 <sup>1</sup> P8 P3 P6 <sup>1</sup> P9 <sup>1</sup> <b>Rotated optics</b> P10 <sup>2</sup> P12 <sup>2</sup> P11 <sup>2</sup> P13 <sup>1,2</sup>	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short <b>T3M Type III medium</b> T4M Type IV medium <b>TFTM Forward throw medium</b>	T5VS Type V very short <sup>3</sup> T5S Type V short <sup>3</sup> T5M Type V medium <sup>3</sup> T5W Type V wide <sup>3</sup> BLC Backlight control <sup>4</sup> LCCO Left corner cutoff <sup>4</sup> RCCO Right corner cutoff <sup>4</sup>	MVOLT <sup>5</sup> XVOLT (277V-480V) <sup>6,7,8</sup> 120 <sup>9</sup> 208 <sup>9</sup> 240 <sup>9</sup> 277 <sup>9</sup> 347 <sup>9</sup> 480 <sup>9</sup>	<b>Shipped included</b> SPA Square pole mounting RPA Round pole mounting <sup>10</sup> WBA Wall bracket <sup>3</sup> SPUMBA Square pole universal mounting adaptor <sup>11</sup> RPUMBA Round pole universal mounting adaptor <sup>9</sup> <b>Shipped separately</b> KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) <sup>12</sup>

Control options	Other options	Finish (required)	Generation (required)
<b>Shipped installed</b> NLTAIR2 nLight AIR generation 2 enabled <sup>13</sup> PIRHN Network, high/low motion/ambient sensor <sup>14</sup> PER NEMA twist-lock receptacle only (controls ordered separately) <sup>15</sup> PER5 Five-pin receptacle only (controls ordered separately) <sup>15,16</sup> PER7 Seven-pin receptacle only (controls ordered separately) <sup>15,16</sup> DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>17</sup> DS Dual switching <sup>18,19,20</sup>	<b>Shipped installed</b> HS House-side shield <sup>23</sup> SF Single fuse (120, 277, 347V) <sup>9</sup> DF Double fuse (208, 240, 480V) <sup>9</sup> L90 Left rotated optics <sup>2</sup> R90 Right rotated optics <sup>2</sup> HA 50°C ambient operations <sup>1</sup> BAA Buy America(n) Act Compliant <b>Shipped separately</b> BS Bird spikes <sup>24</sup> EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	G1 Generation 1



## Ordering Information

### Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>25</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>25</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>25</sup>
DSHORT SBK U	Shorting cap <sup>25</sup>
DSX1HS 30C U G1	House-side shield for P1, P2, P3, P4 and P5 <sup>23</sup>
DSX1HS 40C U G1	House-side shield for P6 and P7 <sup>23</sup>
DSX1HS 60C U G1	House-side shield for P8, P9, P10, P11 and P12 <sup>23</sup>
PUMBA DDBXD U G1*	Square and round pole universal mounting bracket (specify finish) <sup>26</sup>
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) <sup>12</sup>
DSX1EGS (FINISH) U G1	External glare shield

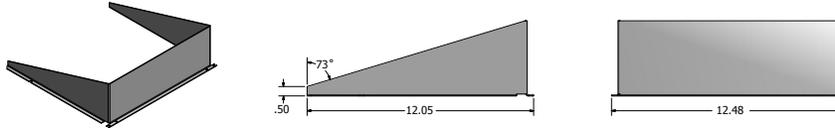
For more control options, visit [DTL](#) and [ROAM](#) online.

### NOTES

- 1 HA not available with P4, P5, P6, P7, P9 and P13.
- 2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- 3 Any Type 5 distribution with photocell, is not available with WBA.
- 4 Not available with HS.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
- 7 XVOLT works with any voltage between 277V and 480V.
- 8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
- 9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
- 10 Suitable for mounting to round poles between 3.5" and 12" diameter.
- 11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
- 12 Must order fixture with SPA option. KMA8 must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- 13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- 14 Must be ordered with NLTAR2. For more information on nLight Air 2 visit [this link](#).
- 15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
- 16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- 17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- 18 Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- 19 Requires (2) separately switched circuits.
- 20 Reference Controls Options table on page 4.
- 21 Reference Motion Sensor default settings table on page 4 to see functionality.
- 22 Not available with other dimming controls options.
- 23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- 24 Must be ordered with fixture for factory pre-drilling.
- 25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
- 26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

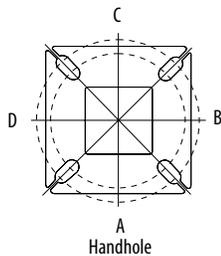
## Options

### EGS - External Glare Shield



## Drilling

### HANDHOLE ORIENTATION



### Tenon Mounting Slipfitter

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

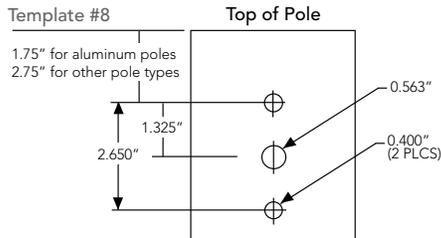
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

### DSX1 Area Luminaire - EPA

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

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"



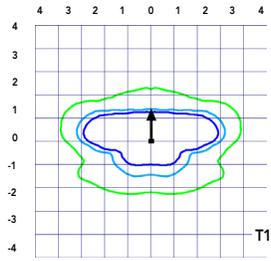
# Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

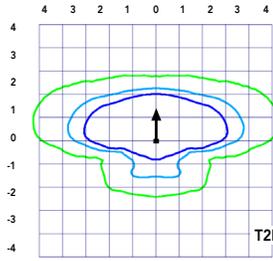
Isofootcandle plots for the DSX1 LED P7 40K G1. Distances are in units of mounting height (25').

**LEGEND**

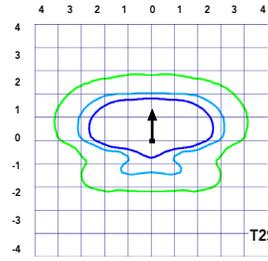
- 0.1 fc
- 0.5 fc
- 1.0 fc



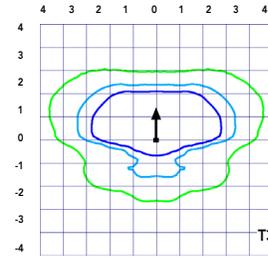
Test No. LTL23211 tested in accordance with IESNA LM-79-08.



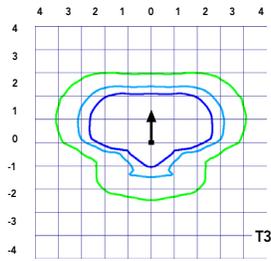
Test No. LTL23164B tested in accordance with IESNA LM-79-08.



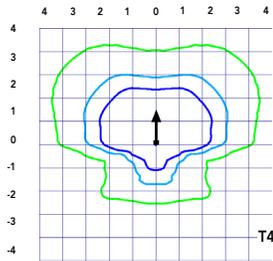
Test No. LTL23222 tested in accordance with IESNA LM-79-08.



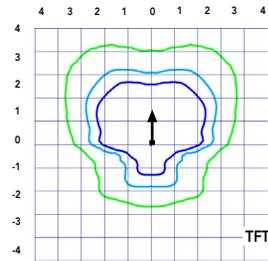
Test No. LTL23271 tested in accordance with IESNA LM-79-08.



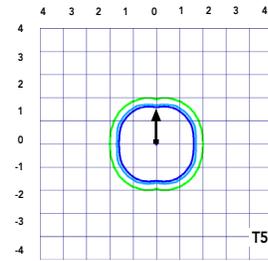
Test No. LTL23211 tested in accordance with IESNA LM-79-08.



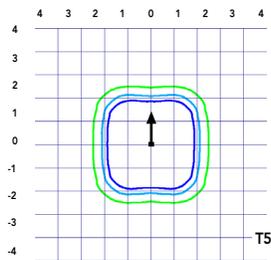
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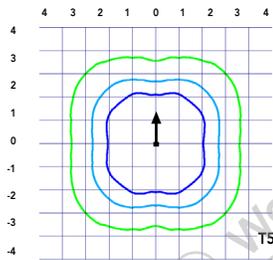
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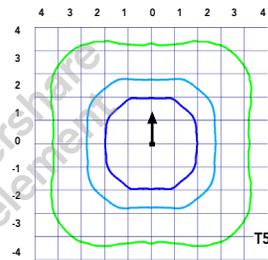
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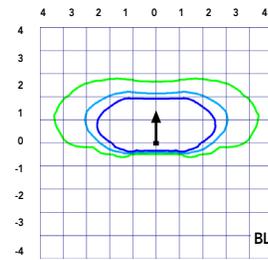
Test No. LTL23211 tested in accordance with IESNA LM-79-08.



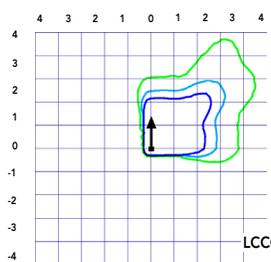
Test No. LTL23164B tested in accordance with IESNA LM-79-08.



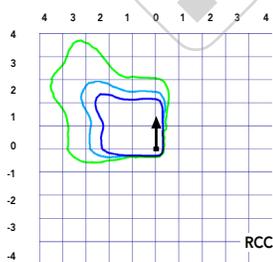
Test No. LTL23222 tested in accordance with IESNA LM-79-08.



Test No. LTL23271 tested in accordance with IESNA LM-79-08.



Test No. LTL23211 tested in accordance with IESNA LM-79-08.



Test No. LTL23164B tested in accordance with IESNA LM-79-08.

## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
<b>25°C</b>	<b>77°F</b>	<b>1.00</b>
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

### Projected LED Lumen Maintenance

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

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

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

\*for use when motion sensor is used as dusk to dawn control.

### Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

### Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FA0	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FA0 device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,483	1	0	1	120	6,984	2	0	2	129	7,072	2	0	2	131
				T2M	6,450	2	0	2	119	6,948	2	0	2	129	7,036	2	0	2	130
				T3S	6,468	1	0	2	120	6,967	1	0	2	129	7,055	1	0	2	131
				T3M	6,279	2	0	2	116	6,764	2	0	2	125	6,849	2	0	2	127
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,282	2	0	2	118	8,923	2	0	2	127	9,035	2	0	2	129
				T2M	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T3S	8,262	2	0	2	118	8,901	2	0	2	127	9,013	2	0	2	129
				T3M	8,021	2	0	2	115	8,641	2	0	2	123	8,750	2	0	2	125
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				TSVS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				TSW	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,708	2	0	2	115	12,612	2	0	2	124	12,772	2	0	2	125
				T2M	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T3S	11,679	2	0	2	115	12,582	2	0	2	123	12,741	2	0	2	125
				T3M	11,338	2	0	2	111	12,214	3	0	3	120	12,369	3	0	3	121
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,489	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T2M	13,420	3	0	3	107	14,457	3	0	3	116	14,640	3	0	3	117
				T3S	13,457	2	0	2	108	14,496	2	0	2	116	14,680	2	0	2	117
				T3M	13,064	3	0	3	105	14,073	3	0	3	113	14,251	3	0	3	114
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				TSVS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				TSW	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T2M	14,663	3	0	3	106	15,796	3	0	3	114	15,996	3	0	3	116
				T3S	14,703	2	0	3	107	15,839	3	0	3	115	16,039	3	0	3	116
				T3M	14,274	3	0	3	103	15,377	3	0	3	111	15,571	3	0	3	113
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

## Performance Data

### Lumen Output

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

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,725	3	0	3	109	19,095	3	0	3	117	19,336	3	0	3	119
				T2M	17,634	3	0	3	108	18,997	3	0	3	117	19,237	3	0	3	118
				T3S	17,682	3	0	3	108	19,048	3	0	3	117	19,289	3	0	3	118
				T3M	17,166	3	0	3	105	18,492	3	0	3	113	18,726	3	0	3	115
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				TSW	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,304	3	0	3	105	20,796	3	0	3	114	21,059	3	0	3	115
				T2M	19,205	3	0	3	105	20,689	3	0	3	113	20,951	3	0	3	114
				T3S	19,257	3	0	3	105	20,745	3	0	3	113	21,008	3	0	3	115
				T3M	18,695	3	0	3	102	20,140	3	0	3	110	20,395	3	0	4	111
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				TSVS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				TSW	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,581	3	0	3	109	24,326	3	0	3	118	24,634	3	0	3	119
				T2M	22,465	3	0	4	109	24,201	3	0	4	117	24,507	3	0	4	119
				T3S	22,526	3	0	4	109	24,267	3	0	4	117	24,574	3	0	4	119
				T3M	21,869	3	0	4	106	23,558	3	0	4	114	23,857	3	0	4	115
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,678	3	0	3	107	27,663	3	0	3	115	28,013	3	0	3	116
				T2M	25,547	3	0	4	106	27,521	3	0	4	114	27,869	3	0	4	116
				T3S	25,616	3	0	4	106	26,791	3	0	4	111	27,945	3	0	4	116
				T3M	24,868	3	0	4	103	27,597	3	0	4	115	27,129	3	0	4	113
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				TSVS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				TSW	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

# Performance Data

## Lumen Output

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

Rotated Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	13,200	3	0	3	125	14,220	3	0	3	134	14,400	3	0	3	136
				T2M	12,966	4	0	4	122	13,968	4	0	4	132	14,145	4	0	4	133
				T3S	13,193	4	0	4	124	14,212	4	0	4	134	14,392	4	0	4	136
				T3M	12,766	4	0	4	120	13,751	4	0	4	130	13,925	4	0	4	131
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				TSVS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				TSW	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,757	4	0	4	122	18,052	4	0	4	132	18,280	4	0	4	133
				T2M	16,460	4	0	4	120	17,732	4	0	4	129	17,956	4	0	4	131
				T3S	16,747	4	0	4	122	18,041	4	0	4	132	18,270	4	0	4	133
				T3M	16,204	4	0	4	118	17,456	4	0	4	127	17,677	4	0	4	129
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				TSVS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				TSW	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	23,276	4	0	4	112	25,074	4	0	4	121	25,392	4	0	4	123
				T2M	22,863	4	0	4	110	24,630	5	0	5	119	24,941	5	0	5	120
				T3S	23,262	4	0	4	112	25,060	4	0	4	121	25,377	4	0	4	123
				T3M	22,508	4	0	4	109	24,247	5	0	5	121	24,554	5	0	5	119
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				TSVS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,709	4	0	4	111	27,695	4	0	4	120	28,046	4	0	4	121
				T2M	25,253	5	0	5	109	27,204	5	0	5	118	27,548	5	0	5	119
				T3S	25,694	5	0	5	111	27,679	5	0	5	120	28,029	5	0	5	121
				T3M	24,861	5	0	5	108	26,782	5	0	5	116	27,121	5	0	5	117
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				TSVS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				TSW	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft<sup>2</sup>) for optimized pole wind loading.

### FINISH

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

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

### nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

### LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

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

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

### BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.