### **URBAN DESIGN COMMISSION APPLICATION**



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



FOR OFFICE US	E ONLY:	
Date Received _	7/15/24 11:47 a.m.	☐ Initial Submittal
Paid		■ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application

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

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para

Address (list all addresses on the project site): 1202 S. Park Street  Title: Park Lofts Apartments  2. Application Type (check all that apply) and Requested Date  UDC meeting date requested August 28, 2024  1 New development Alteration to an existing or previously-approved development Informational Initial Approval Initial Approval  3. Project Type  1 Project in an Urban Design District Signage Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC) Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC) Planned Development (PD) Specific Implementation Plan (GDP) Specific Implementation Plan (GDP) Specific Implementation Plan (GDP) Specific Implementation Plan (SIP) Planned Multi-Use Site or Residential Building Complex  4. Applicant name Street address 2501 Parmenter Street, Suite 300A City/State/Zip Middleton, WI 53562 Telephone 608-836-7570 Email Treichel@sketchworksarch.com  Project contact person Ross Treichel Company Sketchworks Architecture, LLC Street address 2501 Parmenter Street, Suite 300A City/State/Zip Middleton, WI 53562 Telephone 608-836-7570 Email Treichel@sketchworksarch.com Property owner (if not applicant) Julian Walters (Eminent Development Corporation) Street address 3910 Dallas Dr. City/State/Zip Madison, WI 53719		submittals, a compaccompanying subm	oleted <u>Land Use</u>	Application and also required to	og tias k taub nta	estos formularios, por favor llame al (608) 266-4635.  Toj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov law ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia nu rau Koog Npaj (Planning Division) (608) 266-4635.
Title: Park Lofts Apartments  2. Application Type (check all that apply) and Requested Date  UDC meeting date requested   August 28, 2024    ② New development   Alteration to an existing or previously-approved development   Initial Approval    ③ Project Type   Signage   Comprehensive Design Review (CDR)    ☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)   Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)   Planned Development (PD)   General Development Plan (GDP)   Specific Implementation Plan (SIP)   Planned Multi-Use Site or Residential Building Complex  4. Applicant, Agent, and Property Owner Information   Applicant name   Ross Treichel   Street address   2501 Parmenter Street, Suite 300A   City/State/Zip   Middleton, WI 53562   Telephone   608-836-7570   Email   treichel@sketchworks Architecture, LLC   City/State/Zip   Middleton, WI 53562   Email   treichel@sketchworksarch.com   Property owner (if not applicant)   Julian Walters (Eminent Development Corporation)	1.	<b>Project Informatio</b>	n			
New development	2.	Title: Park Lofts Apart	check all that app	oly) and Requested Date		
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Street address 3910 Dallas Dr. City/State/Zip Madison, WI 53/19		Applicant name Street address Telephone Project contact pers Street address Telephone Property owner (if	Ross Treichel 2501 Parmenter St 608-836-7570  Son Ross Treichel 2501 Parmenter St 608-836-7570  not applicant) Jul	treet, Suite 300A	City Ema Con City Ema opment	/State/Zip Middleton, WI 53562  npany Sketchworks Architecture, LLC /State/Zip Middleton, WI 53562  nil rtreichel@sketchworksarch.com  Corporation)
Telephone 608-235-5837 Email jwalters@eminentdc.com		Street address Telephone				

### **URBAN DESIGN COMMISSION APPROVAL PROCESS**



#### Introduction

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

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

#### **Types of Approvals**

There are three types of requests considered by the UDC:

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

#### **Presentations to the Commission**

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

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

### **URBAN DESIGN DEVELOPMENT PLANS CHECKLIST**



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

1. Informa	tional Presentation					
	Locator Map  Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)  Contextual site information, including photographs and layout of adjacent buildings/structures  Site Plan  Two-dimensional (2D) images of proposed buildings or structures.		Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.	<ol> <li>Title block</li> <li>Sheet num</li> <li>North are</li> <li>Scale, both</li> <li>Date</li> <li>Fully dim at 1"= 40</li> <li>** All plans m</li> </ol>	ck umb rrow oth v nens 0' or	written and graphic sioned plans, scaled
2. Initial A <sub>l</sub>	pproval					
	Letter of Intent (If the project is within a development proposal addresses the district Contextual site information, including photograms Site Plan showing location of existing and bike parking, and existing trees over 18" distandscape Plan and Plant List (must be legismed) Building Elevations in both black & white an and color callouts  PD text and Letter of Intent (if applicable)	ict cri raphs propi iamet ible)	iteria is required) and layout of adjacent building posed buildings, walks, drive ter	gs/structures es, bike lanes,		Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.
3. Final Ap	proval					
All the re	equirements of the Initial Approval (see above Grading Plan Lighting Plan, including fixture cut sheets an Utility/HVAC equipment location and screet Site Plan showing site amenities, fencing, the PD text and Letter of Intent (if applicable) Samples of the exterior building materials Proposed sign areas and types (if applicable)	nd pl ening rash,	hotometrics plan (must be le details (with a rooftop plan i	if roof-mounted	1)	
4. Signage	Approval (Comprehensive Design Review (	CDR)	, Sign Modifications, and Sig	gn Exceptions (p	er :	Sec. 31.043(3))
	Locator Map Letter of Intent (a summary of how the proposed Contextual site information, including pho project site Site Plan showing the location of existing side driveways, and right-of-ways Proposed signage graphics (fully dimension Perspective renderings (emphasis on pedes	otogra ignag	aphs of existing signage bot se and proposed signage, dim scaled drawings, including ma	th on site and we nensioned signal aterials and col	with age	nin proximity to the
	Illustration of the proposed signage that me Graphic of the proposed signage as it relate		·	_	ງues	sted

#### 5. Required Submittal Materials

#### □ Application Form

• A completed application form is required for <u>each</u> UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

#### □ Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)

#### □ Electronic Submittal

- Complete electronic submittals <u>must</u> be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to <u>UDCapplications@cityofmadison.com</u>. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

#### □ Notification to the District Alder

• Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

#### 6. Applicant Declarations

1.	Prior to submitting this application, th	ne applicant is required to c	liscuss the proposed p	roject with Urban Design	Commission staff
	This application was discussed with			on	

The applicant attests that all required materials are included in this submittal and understands that if any required information
is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for
consideration.

Name of applicant	Ross Treichel

Relationship to property Architect

Authorizing signature of property owner

Date 7/15/2024

#### 7. Application Filing Fees

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

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

- ☑ Urban Design Districts: \$350 (per §33.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX): \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- □ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)
- A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:
- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



July 15, 2024

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

RE: 1202 S. Park Street

Land Use Application Conditional Use

UDC Initial and Final Approval

#### Dear Commission members:

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

#### **Existing Conditions**

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

#### **New Development**

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

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

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





#### Site Design

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

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

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

#### **Parking**

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

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

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

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

Additional information can be found in the submittal package.

#### **Floor Plans**

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

Residential dwelling unit summary:

 Studio:
 6 (14%)

 1-bedroom:
 13 (29%)

 1-bedroom + den:
 7 (16%)

 2-bedroom:
 18 (41%)

 Total Units:
 44





#### **Exterior Design**

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

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

#### **Urban Design District No. 7 Design Criteria**

#### 1. Building Setbacks and Orientation.

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

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

#### 2. Building Massing and Articulation.

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

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

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



#### 3. Building Height.

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

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

#### 4. Windows and Entrances.

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

#### 5. Materials and Colors.

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

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

#### 6. Signage.

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

#### 7. Parking and Service Areas.

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

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



#### 8. Landscape and Open Space.

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

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

#### 9. Site Lighting and Furnishings.

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

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



### **Development Summary:**

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

#### **Project Schedule:**

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

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

Respectfully,

Ross Treichel, Project Manager Sketchworks Architecture, LLC

### BUILDING .0' OFFSETS TO TRUE PROPERTY 0.01' SOUTH OF BUILDING LIES P/L -0.03' NORTH OF PROPERTY LINE TRUE CORNER 0.01' NORTH OF PROPERTY LINE P/L BUILDING LIES BUILDING LIES 0.1' NORTH OF 0.03 WEST OF PROPERTY LINE <u>DETAIL D</u> DETAIL A DETAIL B DETAIL C <u>DETAIL E</u> SCALE 1:1 SCALE 1:1 SCALE 1:1 SCALE 1:1 SCALE 1:1 DATED AUGUST 27, 2015 BY WILLIAMSON SURVEYING AND ASSOCIATES OWNER: 1118 PARK PART OF LOT 4 BLOCK 2 DEAN MEDICAL CENTER GRAND VIEW ADDITION TO SOUTH MADISON SEE DETAIL A EXISTING BUILDING (N58°54'25"E 130.08') STRE N58°56'42"E 130.02' S30'48'47"E 6.24'-- SEE DETAIL E PART OF LOT 4 BLOCK 2 GRAND VIEW ADDITION TO SOUTH MADISON UNKNOWN SIZE/TYPE O THE SURVEY. LOT 5 BLOCK 2 GRAND VIEW ADDITION TO SOUTH MADISON S PARCEL 15.047 S.F 0.345 ACRE JILDERS GROUP LOT\_2 CSM 15465 LOT 6 BLOCK 2 GRAND VIEW ADDITION TO SOUTH MADISON EXISTING BUILDING SEE DETAIL O LOT 6, BLOCK 2, GRAND VIEW ADDITION SEE DETAIL B -LOT 7 BLOCK 2 GRAND VIEW ADDITION TO SOUTH MADISON OWNER: JI-YOUNG INC. PART OF LOT 8 BLOCK 2 WITNESS CORNER 12" RCP LOT 8 BLOCK 2 FOR INFORMATIONAL PURPOSES ONLY: GRAND VIEW ADDITION TO SOUTH MADISON ADDRESS: 1202 S. PARK STREET, MADISON, WI OWNER: SONDAE LEE (\$) SAN-2 TAX KEY NUMBER: 251/0709-262-0905-2 TRUE WEST QUARTER CORNER SECTION 26-07-09 N=474,979.46 E=815,875.00 WITNESS CORNER SECTION 26-07-09 FOUND BRASS MONUMENT N=474,965.27 SURVEYOR'S CERTIFICATE TRUE CENTER SECTION 26-07-09 FOUND CHISELED 'X' N=474,929.12

# **ALTA / NSPS LAND TITLE SURVEY**

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

#### CHISELED 'X' SET TRAFFIC SIGNAL ——w—— WATER LINE 3/4" x 24" REBAR SET (1.50 LBS/LF) CABLE PEDESTAL — ST — STORM SEWER ● ¾" REBAR FOUND ----G---- NATURAL GAS BUSH 1" IRON PIPE FOUND STUMP 1¼" REBAR FOUND --- CENTERLINE --- E --- UNDERGROUND ELECTRIC CONTROL POINT --- RIGHT-OF-WAY LINE /////// BUILDING BENCHMARK — SETBACK LINE ----- WALL LINE BOLLARD — - - - — SECTION LINE —875— INDEX CONTOUR SIGN --- PARCEL BOUNDARY ---874- INTERMEDIATE CONTOUR SANITARY MANHOLE ---- PROPERTY LINE SPOT ELEVATION CURB STOP/SERVICE VALVE ---- PLATTED LOT LINE BITUMINOUS PAVEMENT RETAINING WALL STORM MANHOLE — · — · — EASEMENT LINE CONCRETE PAVEMENT ELECTRIC MANHOLE -x-x- FENCE LINE ELECTRIC TRANSFORMER ----- EDGE OF PAVEMENT ----- EDGE OF BITUMINOUS LIGHT POLE CONCRETE CURB & GUTTER ON END OF FLAGGED UTILITIES POWER POLE ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



**VICINITY MAP** NOT TO SCALE

1. FIELD WORK PERFORMED ON MARCH 20,2024.

2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, NAD83(11). THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 29-07-09, RECORDED AS S88\*55'18"E.

3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE WITNESSING THE CENTER OF SECTION 26, TO7N, R09E, ELEVATION = 865.99'

4. CONTOUR INTERVAL IS ONE FOOT.

6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20241117659 AND 20241117680, WITH A CLEAR DATE OF MARCH 20, 2024.

7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: CITY OF MADISON ENGINEERING DEPARTMENT MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS) CHARTER COMMUNICATIONS AT&T DISTRIBUTION

8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511

9. ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP NUMBER 55025C0417G, EFFECTIVE DATE OF JANUARY 2, 2009.

ITEM 6(a)(b) CURRENT ZONING CLASSIFICATION WAS REQUESTED BUT NOT PROVIDED BY THE INSURER AT THE TIME OF THE SURVEY.

ITEM 9 THERE ARE 00 PARKING SPACES AND 00 HANDICAP SPACES FOR A TOTAL OF 00 PARKING SPACES.

ITEM 11 NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

ITEM 17 THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES PER CITY OF MADISON ENGINEERING, THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF

ITEM 18 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1206526-MAD, EFFECTIVE DATE: JANUARY 19, 2024 AT 7:30 A.M.)

9 PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSE.. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

10 EASEMENT TO STATE OF WISCONSIN RECORDED MARCH 18, 1948 IN VOUME 210 OF MISCELLANEOUS AT PAGE 334, AS DOCUMENT NO. 761194 AND DISCLOSED ON QUIT CLAIM DEED RECORDED JUNE 18, 1999 AS DOCUMENT NO.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

11 EASEMENT TO WISCONSIN TELEPHONE COMPANY RECORDED JUNE 3, 1949 IN VOLUME 221 OF MISCELLANEOUS AT PAGE 420, AS DOCUMENT NO. 781310 AND DISCLOSED ON QUIT CLAIM DEED RECORDED JUNE 18, 1999 AS DOCUMENT

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

12 DECLARATION OF RESTRICTIVE COVENANT DATED AUGUST 23, 2017 AND RECORDED AUGUST 23, 2017 AS DOCUMENT NO. 5351598. ALSO RECORDED AUGUST 23, 2017 AS DOCUMENT NO. 5358653. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(13) LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OF FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(14) RIGHTS OF WAY FOR DRAINAGE DITCHES, TILES, FEEDERS AND LATERALS, AND OTHER DRAINAGE EASEMENTS, IF ANY.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(15) RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCE-1206526-MAD, EFFECTIVE DATE JANUARY 19, 2024 AT 07:30 A.M.)

SOUTHEASTERLY 20 FEET OF LOT FOUR (4), BLOCK TWO (2), ALL OF LOT FIVE (5), BLOCK TW (2), AND THE NORTHWESTERLY FORTY-FIVE (45) FEET OF LOT SIX (6), BLOCK TWO (2), GRAN VIEW ADDITION TO SOUTH MADISON, IN THE CITY OF MADISON, EXCEPTING THE NORTHEASTERL 20 FEET THEREOF.

Ξ:	SANITARY SEWER MANHOLES								
	STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE			
rwo	SAN-1	865.59	NW	855.22	12"	VCP			
ND			SE	855.22	12"	VCP			
RLY			SW	856.03	6"	VCP			
	SAN-2	867.77	NW	859.57	12"	VCP			
			SE	859.62	12"	VCP			
			SW	860.54	6"	VCP			

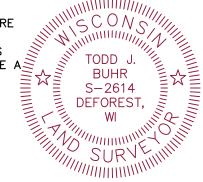
		STORM SEWER MANHOLES									
E	STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE					
	STM-1*	866.15	NW	_	12"	VP					
			SW	_	1	PRIVATE					
			E	_	12"	VP					
			воттом	860.25	ı	_					
	STM-2	866.21	W	861.71	12"	VP					
			Ε	861.76	12"	VP					
			SE	861.82	12"	VP					
	STM-3	866.21	NW	861.40	12"	VP					
			SW	861.49	12"	RCP					

\*STM-1: MANHOLE CASTING OFFSET OF THE OPENING OF A STRUCTURE STARTLING A STORM BOX STYLE STRUCTURE. DUE TO SIZE OF STRUCTURE CONTAINING PIPES, PIPE INVERTS WERE NOT ABLE TO BE OBTAINED NOR ALL PIPES IDENTIFIED. PIPE SIZES AND TYPES LISTED ARE FROM FIELD MARKINGS AND SUPPLIED MAPPING.

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

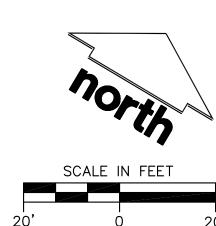
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7a1, 7c, 8, 9, 11, 13, 14, 16, 17, 18,, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON





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

MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION



CREATE THE VISION TELL THE STOR jsdinc.com

MADISON REGIONAL OFFICE 507 WEST VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060

**SKETCHWORKS** ARCHITECTURE

CLIENT ADDRESS: 251 PARMENTER STREET MIDDLETON, WI. 53562

YOUTH CENTER HOUSING DEVELOPMENT

PROJECT LOCATION: **1202 SOUTH PARK STREET** MADISON, DANE COUNTY WISCONSIN 53715

MOD	IFICATIONS:	
_#_	Date:	Description:
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15	-	-
<del>اٽ</del> ا	-	-

pared By: ZHG 03/26/24 **ALTA / NSPS** LAND TITLE SURVEY

SHEET NUMBER:

PROJECT NO:

WISCONSIN, CURRENT EDITION AND SUPPLEMENTS

**DEMOLITION NOTES** 

HAVE NO KNOWLEDGE.

DIRT. DUST. AND DEBRIS.

DAMAGED BY THE CONSTRUCTION.

START OF CONSTRUCTION.

AT THE CONTRACTOR'S EXPENSE.

JURISDICTIONAL SPECIFICATIONS.

JURISDICTIONAL SPECIFICATIONS.

WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"

WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"

9.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.

ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:

PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.

REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL

ELEVATIONS, AS REQUESTED BY THE ENGINEER.

GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

CONSTRUCTION SEQUENCING

INSTALL FOUNDATION.

WALKS, ETC.

REQUIREMENTS

"STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN

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, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE

MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF

WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS

THE CONTRACTOR'S/BIDDER'S 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/BIDDER 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

CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED

ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR

PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO

ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL

CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE

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

VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE

NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF

ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION

CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION

WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR

11. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE

12. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY

13. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND

EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE

LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING LITHLITY LINE LOCATION(S). CONTRACTOR

SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR

WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND

ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION

ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION

BUILDING REMOVALS SHALL BE PREFORMED BY A QUALIFIED CONTRACTOR, CONTRACTOR SHALL FOLLOW ALL

DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL

BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE

CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF

RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF

COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS,

PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS

EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF

EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL

THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND

EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".

INSTALL PERIMETER SILT FENCE, WATTLES, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.

STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.

CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES.

INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.

ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.

NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.

ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.

CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.

APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL

# **PAVING NOTES**

- GENERAL:
   PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY [FIRM NAME], TITLED ["REPORT TITLE"], ISSUE DATE [DATE.]. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED
- 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE
- ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE. 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.

**UTILITY NOTES** 

THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

2.1. 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

OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER

ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE

NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF

COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE

3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES

PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS

AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO

DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH

LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN.

CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE

ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN

CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K).

COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE,

10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY.

11. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER

CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY

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 JURISDICTIONAL

IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO

MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL

HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY

POLYVINYL CHLORIDE (PVC) - SHALL MEET REQUIREMENTS OF ASTM D3034, SDR 35 FOR PIPE SIZES 8"-15"

WITH INTEGRAL BELL TYPE FLEXIBLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM

D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND

INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.6.3 AND DETAIL DRAWINGS FILE. NO. 28

POLYVINYL CHLORIDE (PVC) INLETS BY NYLOPLAST ONLY WHEN SPECIFIED ON PLANS, CONFORMING TO

ASTM D1781, ASTM D3212, ASTM F477, AND MANUFACTURER'S REQUIREMENTS. REFER TO PLANS FOR LID

CURB FRAME AND GRATES SHALL BE NEENAH R-3067 WITH TYPE "R" GRATE OR EQUAL, UNLESS AS

SOLID LID FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR

GRATE FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY WITH A R-2578 GRATE OR EQUAL

MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR

AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS

LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION

STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS

POLYVINYL CHLORIDE PRESSURE PIPE (PVC) SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900

COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION B88 FOR WATER SERVICES LESS THAN 2"

HIGH DENSITY POLYETHYLENE (HDPE) SHALL CONFORM TO THE REQUIREMENTS OF AWWA C901, SDR 9

CURB STOPS AND CORPORATION VALVES SHALL BE AWWA C800 AND ASTM B62, AND CONFORM TO ANY

SERVICES GREATER THAN 2" IN DIAMETER SHALL USE A TAPPING SLEEVE OR CUT-IN TEE CONNECTION

WITH VALVE OF EQUIVALENT PIPE DIAMETER AND VALVE BOX PER JURISDICTIONAL REQUIREMENTS.

DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST

17.5.1. WHERE SPECIFIED, DUCTILE IRON PIPE SHALL INCLUDE MECHANICAL JOINTS CONFORMING TO CHAPTER

17.6.1. PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE

17.7.1. BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF

17.7.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION

18.1. WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE

WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING: 18.1.1. WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING

18.1.2. WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.

SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE STANDARD SPECIFICATIONS.

4.4.2(b) OF THE STANDARD SPECIFICATIONS. POLYETHYLENE WRAP SHALL BE USED AROUND ALL

CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18 " AND NO GREATER THAN 23" (SEE

BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS. OR DSPS REQUIREMENTS AT A

THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5'

BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE

MINIMUM FOR SIZES UP TO 3" AND TO AWWA C906, SDR 17 MINIMUM FOR SIZES GREATER THAN 3".

17.2.1. GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C500 AND CHAPTER

17.3.1. SERVICES 2" IN DIAMETER OR LESS SHALL USE A TAP SERVICE WITH A CORPORATION STOP AND CURB

17.4.1. HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTIONAL AUTHORITIES. THE

STOP VALVE WITH SERVICE BOX PER JURISDICTIONAL REQUIREMENTS.

MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS.

OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL

8.43.5 OF THE STANDARD SPECIFICATIONS.

DR14 (CLASS 305) FOR SIZES UP TO 4" AND AWWA C900 DR18 (CLASS 235) UP TO 30".WITH INTEGRAL

OR 29 OF THE STANDARD SPECIFICATIONS, OR APPROVED EQUAL WITH A 2'X3' MAXIMUM OPENING.

15.2.4.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS

15.3.1. STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED

15.4.1. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR

16.1.1. DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE

THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.

13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED

14. IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE

15.1.1. REINFORCED CONCRETE PIPE (RCP) - SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C76

ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO

THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.

ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.

WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443.

SDR 26 FOR DEPTHS 16'-25' DEPENDENT ON LOCAL JURISDICTION.

FILE NO. 11 AND/OR 12 OF THE STANDARD SPECIFICATIONS.

EQUAL, UNLESS AS SPECIFIED IN THE PLANS.

EQUAL, UNLESS AS SPECIFIED IN THE PLANS.

UNLESS AS SPECIFIED IN THE PLANS.

8.43.5 OF THE STANDARD SPECIFICATIONS.

ELASTOMERIC BELL AND SPIGOT JOINTS.

8.27.0 OF THE STANDARD SPECIFICATIONS.

LOCAL JURISDICTIONAL REQUIREMENTS.

NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS

SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.

REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.

BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.

CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION

VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK

CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

2. PRIOR TO CONSTRUCTION. THE PRIME CONTRACTOR IS RESPONSIBLE FOR:

FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.

PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.

LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

AND PLANS PREPARED BY OTHERS.

NON-POTABLE WATER - PURPLE.

STORM SEWER SPECIFICATIONS:

INLETS AND CATCH BASINS:

15.2.3 FRAME AND GRATE/LIDS:

15.2.4. MANHOLES:

15.3 BACKELL AND BEDDING

15.4. FIELD TILE CONNECTIONS:

IN DIAMETER

VALVES AND VALVE BOXES:

17.3 WATER SERVICES CONNECTIONS

MECHANICAL CONNECTIONS.

17.6. BEDDING AND COVER MATERIAL

17.4. HYDRANTS:

17.5. JOINT RESTRAINT

18 SEPARATION DISTANCES

THE STORM SEWER.

16. WATER MAIN & WATER LATERAL SPECIFICATIONS:

STANDARD SPECIFICATIONS.

**DESIGNATION M294 TYPE "S"** 

OR GRATE SPECIFICATION.

SPECIFIED IN THE PLANS

THE APPROPRIATE JURISDICTIONAL AUTHORITIES.

- 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
- CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
   THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS
- RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
- DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.

- THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
- WEATHER LIMITATIONS
- DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.

DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3' ABOVE GRADE. IN

- SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR
- EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
- APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A
- TEMPERATURE NOT LOWER THAN 250°F. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- BINDER COURSE AGGREGATE THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS
- THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS. ASPHALTIC MATERIALS
- THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
- 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS. 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. 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 15'
- ON CENTER 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART. 4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND
- GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT: AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'. 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT
- LOCATIONS IN THE PAVEMENTS. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART. AS THE ENGINEER DIRECTS.
- 4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED. 4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
- ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
- 5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH

### **SEEDING AND RESTORATION NOTES**

- 1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- 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.
- 3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- 4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED. MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
- 5. 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.
- TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS
- 6.2. LOW MAINTENANCE AREA SEED MIXTURE: WISDOT SEED MIX NO. 10 OR 20 APPLIED AT RATES AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS. NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306,
- WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). SEEDING RATE SHALL BE PER MANUFACTURE'S RECOMMENDATIONS.
- SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
- 7.2 PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS 7.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURES RECOMMENDATIONS.

SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

- 7.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
- ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE
- SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS. SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING
- STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH

### **UTILITY NOTES, CONTINUED**

19.4 BACKFILL

- 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 THEIR OWN DETERMINATION AS TO
  - 19.1.1. POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND SDR 26 FOR DEPTHS 16'-25'
  - DEPENDENT ON LOCAL JURISDICTION. 19.1.2. CONNECTION TO DISSIMILAR PIPE MATERIALS SHALL CONFORM TO CHAPTER 3.4.2 OF THE STANDARD SPECIFICATIONS. FERNCO COUPLER MAY BE USED WITH APPROVAL OF ENGINEER.
  - 19.2. MANHOLES: 19.2.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO'S. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS AND ALL SPECIAL PROVISIONS OF THE
    - JURISDICTIONAL AUTHORITIES. MANHOLES SHALL HAVE INTERNAL CHIMNEY SEALS INSTALLED IN ALL SANITARY MANHOLES IN
  - ACCORDANCE WITH CHAPTER 3.5.4(F) AND DETAIL DRAWING FILE NO. 12A OF THE STANDARD SPECIFICATIONS
  - MANHOLES SHALL HAVE ALL EXTERNAL JOINTS WRAPPED WITH MAC WARP OR EQUAL RUBBERIZED JOINT WRAP PER ASTM C923. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550 HEAVY DUTY WITH NON-ROCKING SOLID LIDS OR EQUAL. UNLESS SPECIFIED IN THE PLANS.
  - 19 3 BEDDING AND COVER MATERIAL 19.3.1. MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A)
  - MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO ENSURE ADEQUATE COMPACTION 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."
  - 19.4.1. 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' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL
    - 19.4.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.

### **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**
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE 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
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN
- 4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- 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.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENTOFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS 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.): PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
- DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE 12.3. WDNR DEWATERING TECHNICAL STANDARD NO. 1061 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 PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR 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. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
- 16. 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
  - 16.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE. 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) DAY). 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.
- STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING. BUT NOT LIMITED TO. WEATHER CONDITIONS AND LENGTH OF TIME THE 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) IN SPRING/SUMMER OR WHEAT
- OR CEREAL RYE (150LBS./ACRE) IN FALL HYDRO-MULCHING WITH A TACKIFIER
- WOVEN AND NON-WOVEN GEOTEXTILES
- 16.3.5. EROSION MATTING
- 16.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
- 17. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- 18. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

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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. #####)

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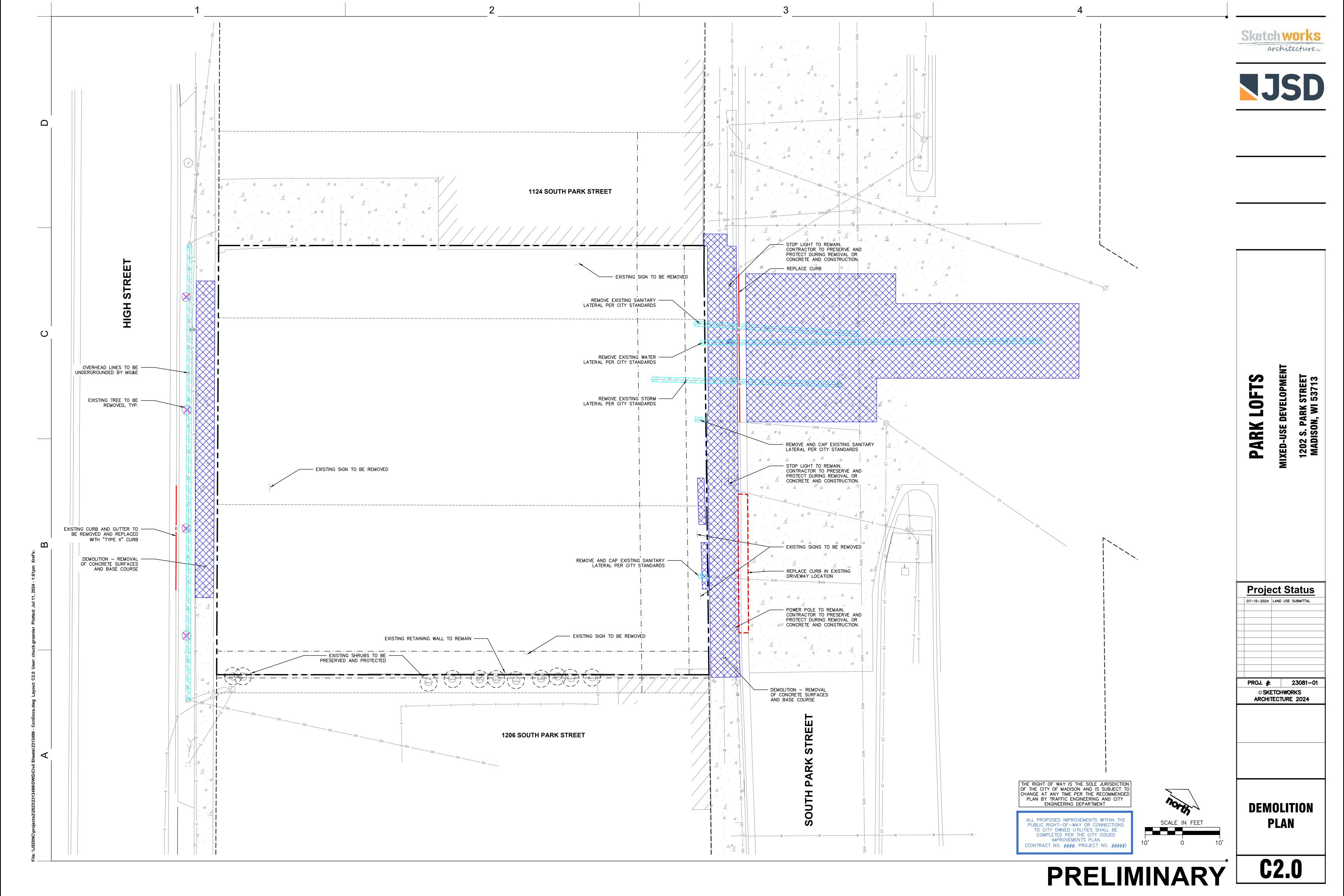


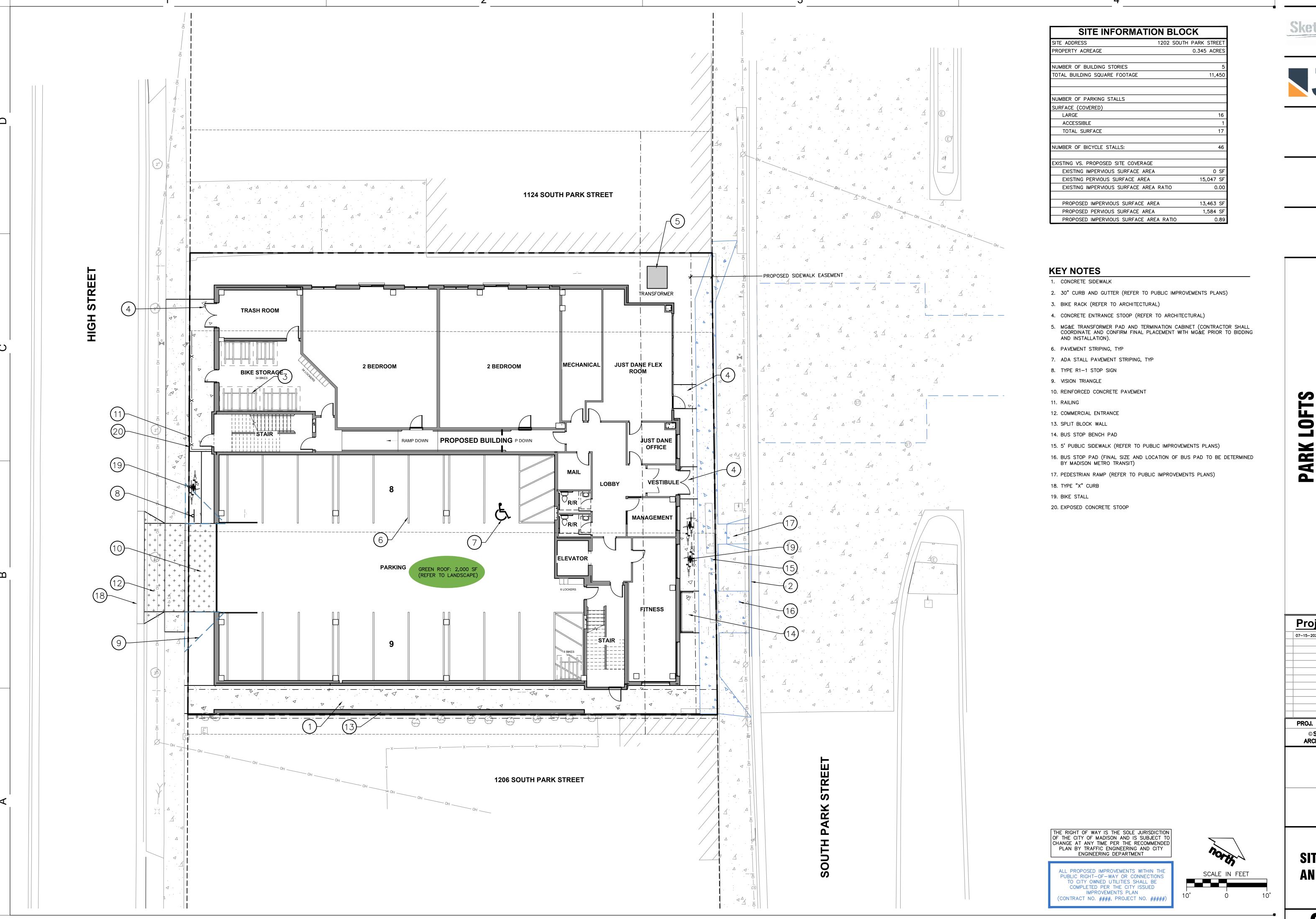
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1202 S. PARK STREET MADISON, WI 53713

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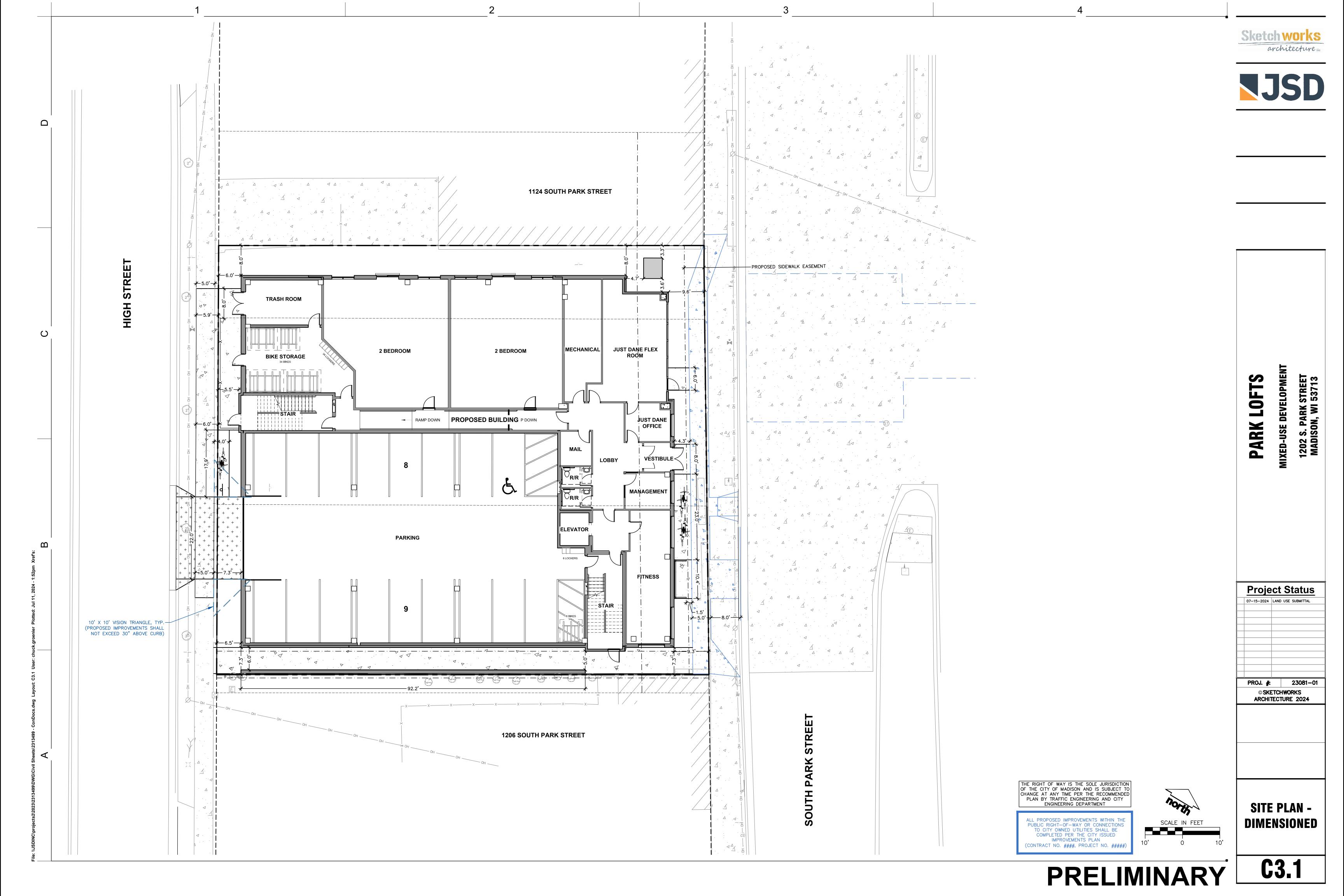
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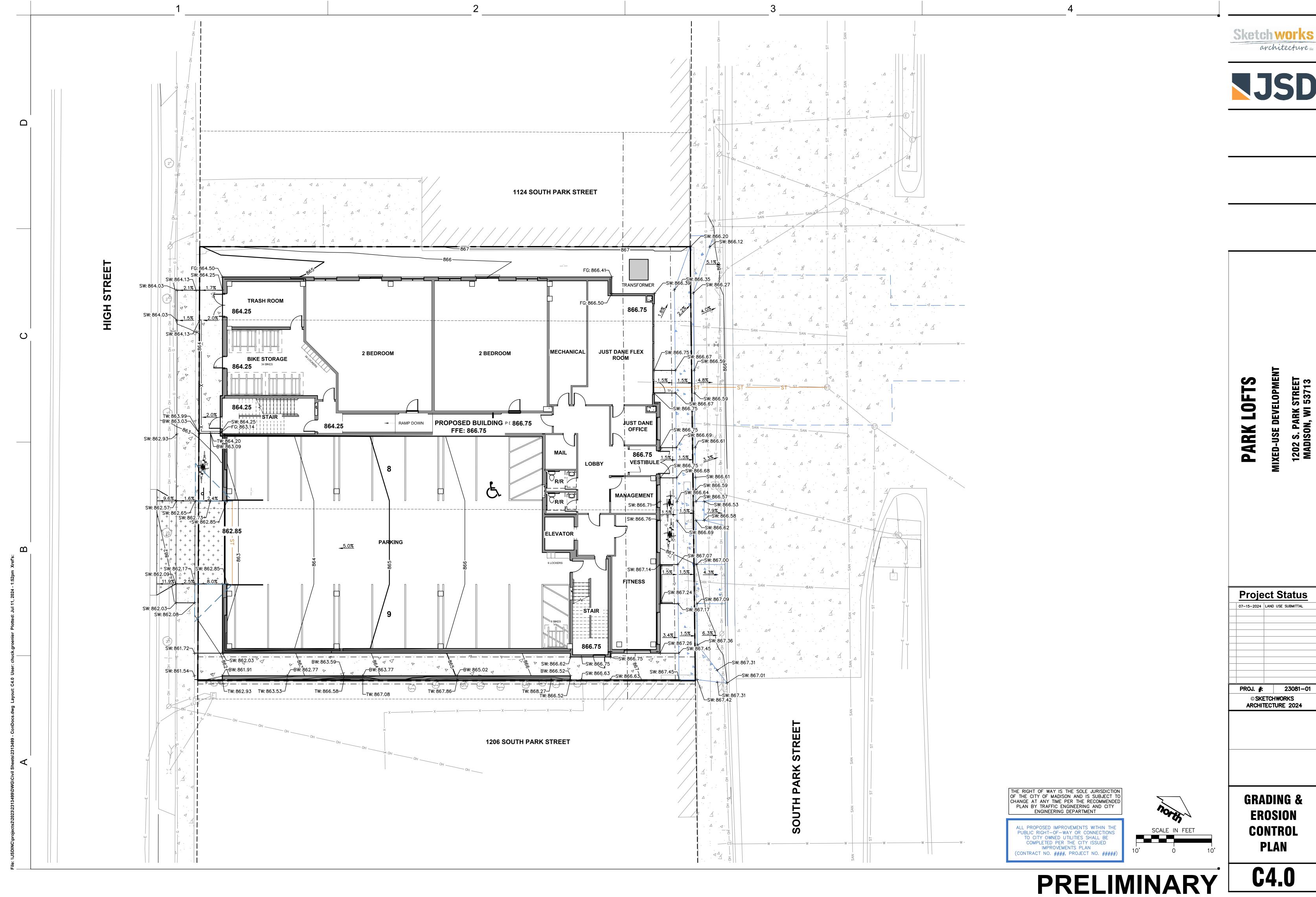
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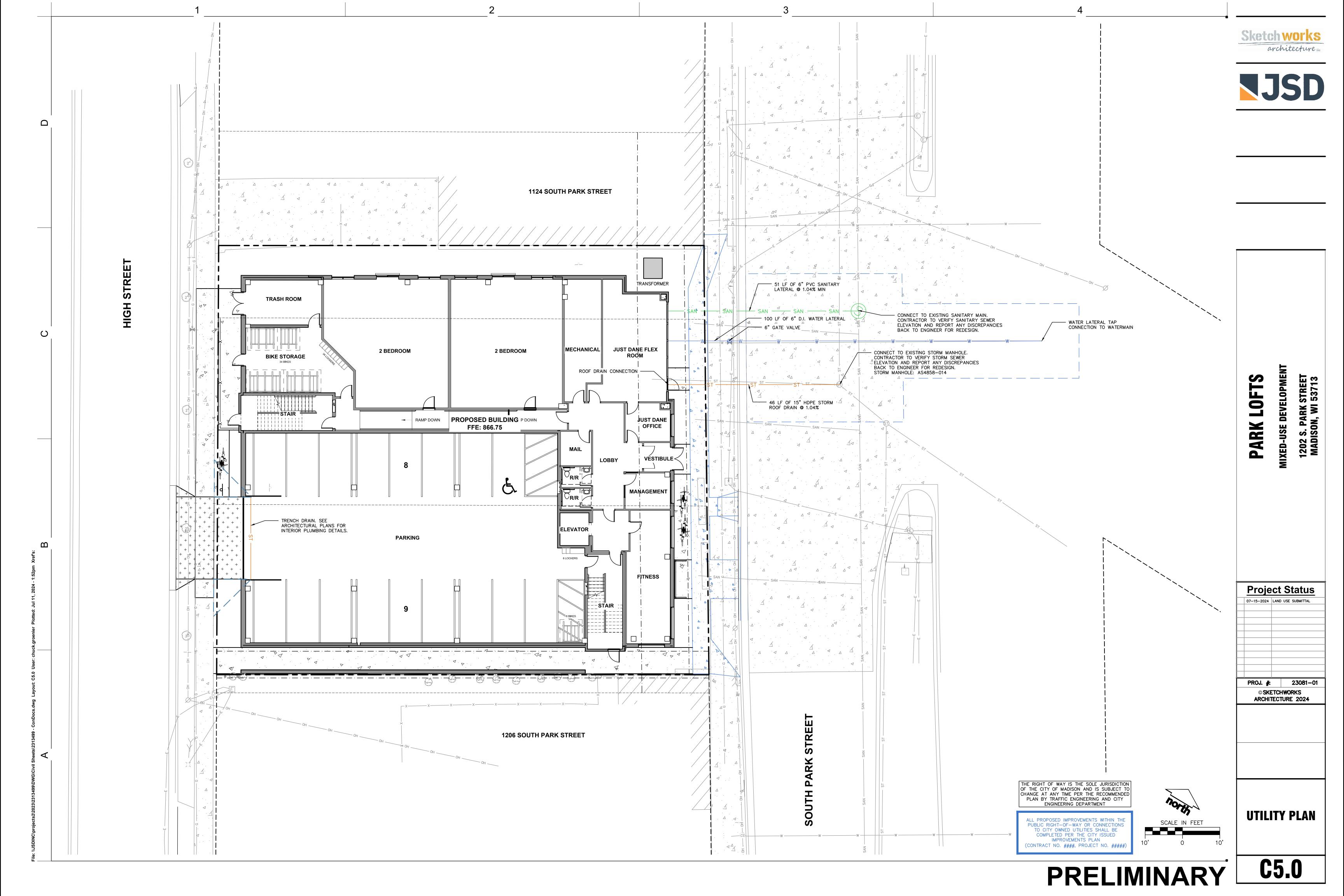
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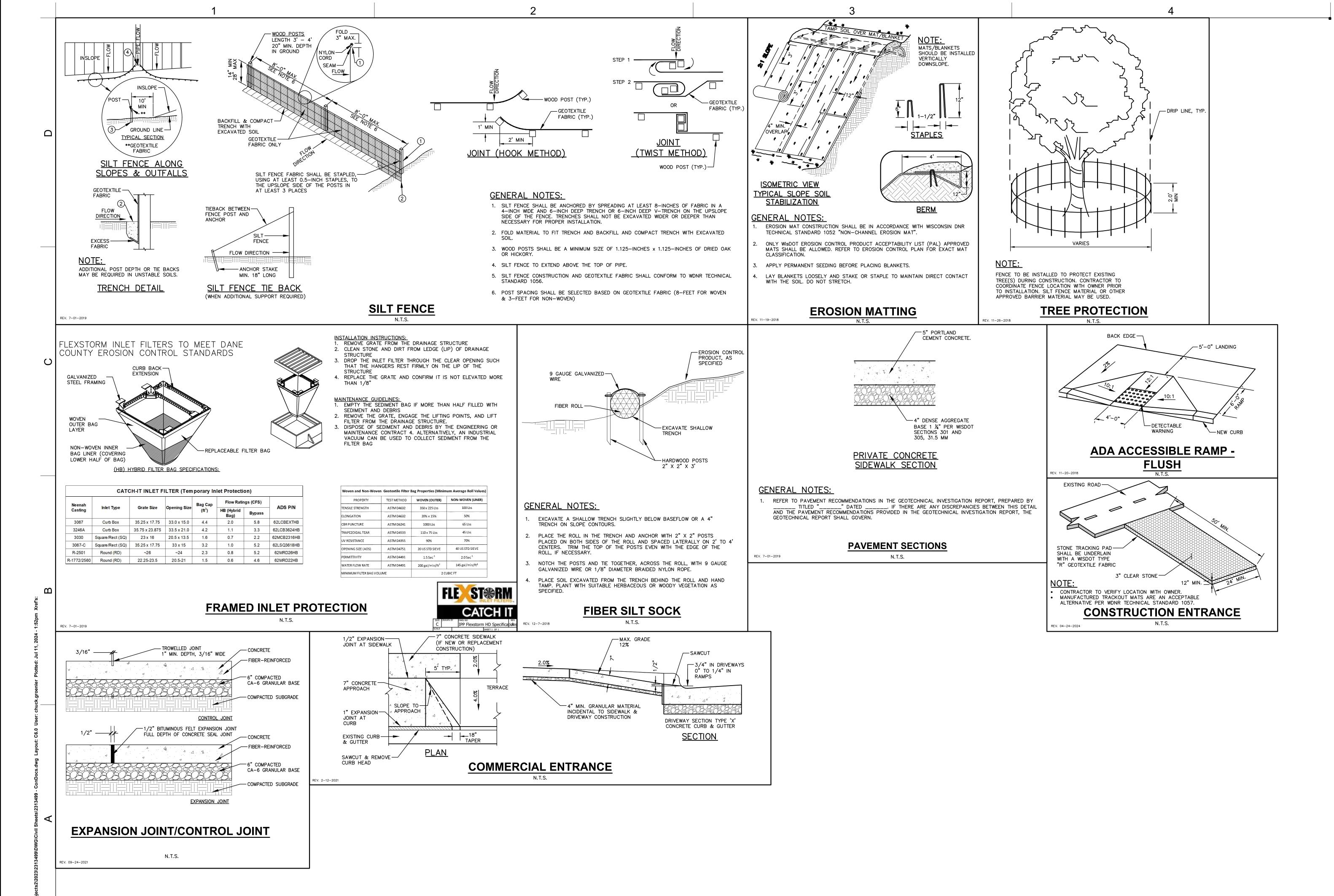
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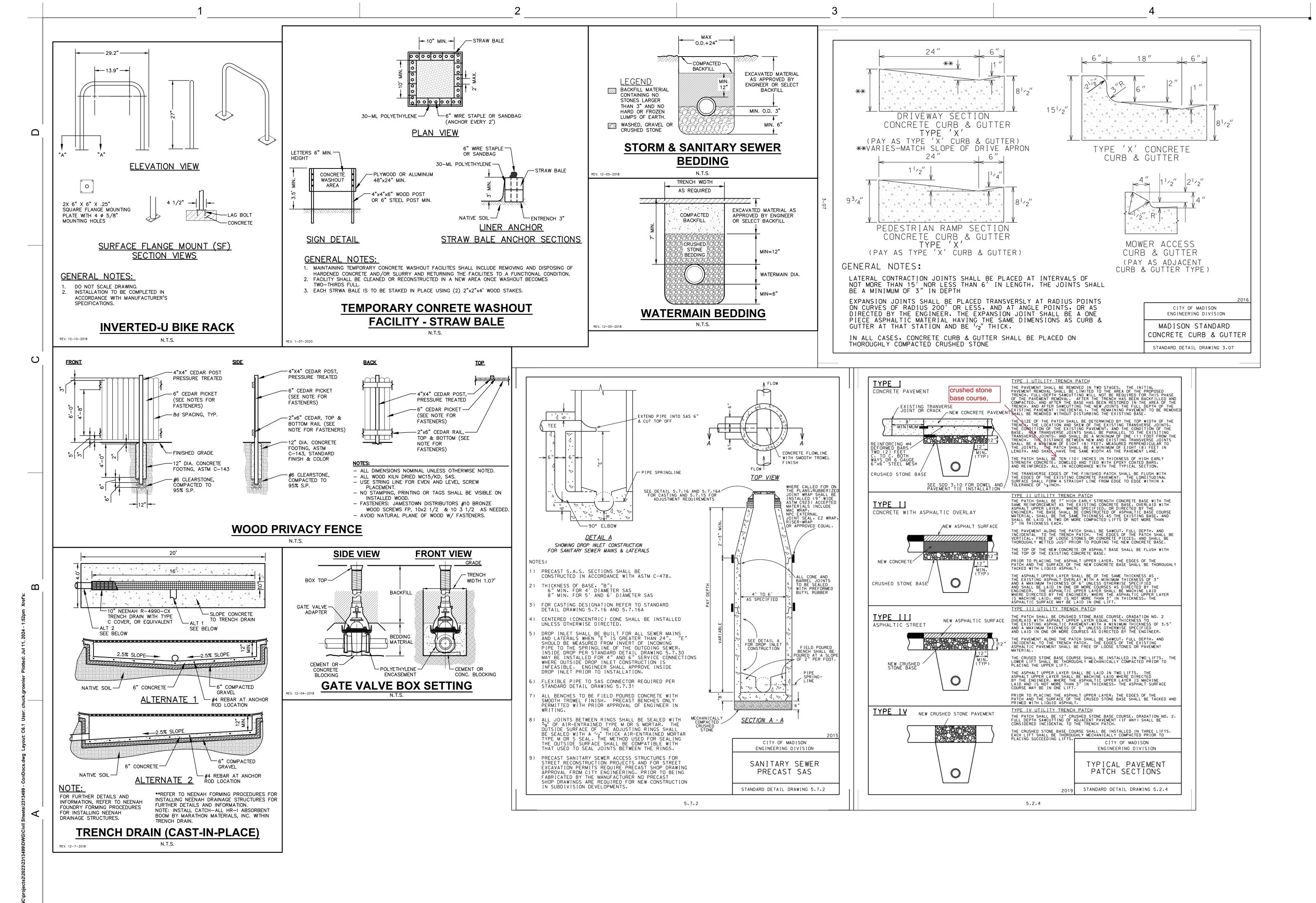
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SITE DETAILS







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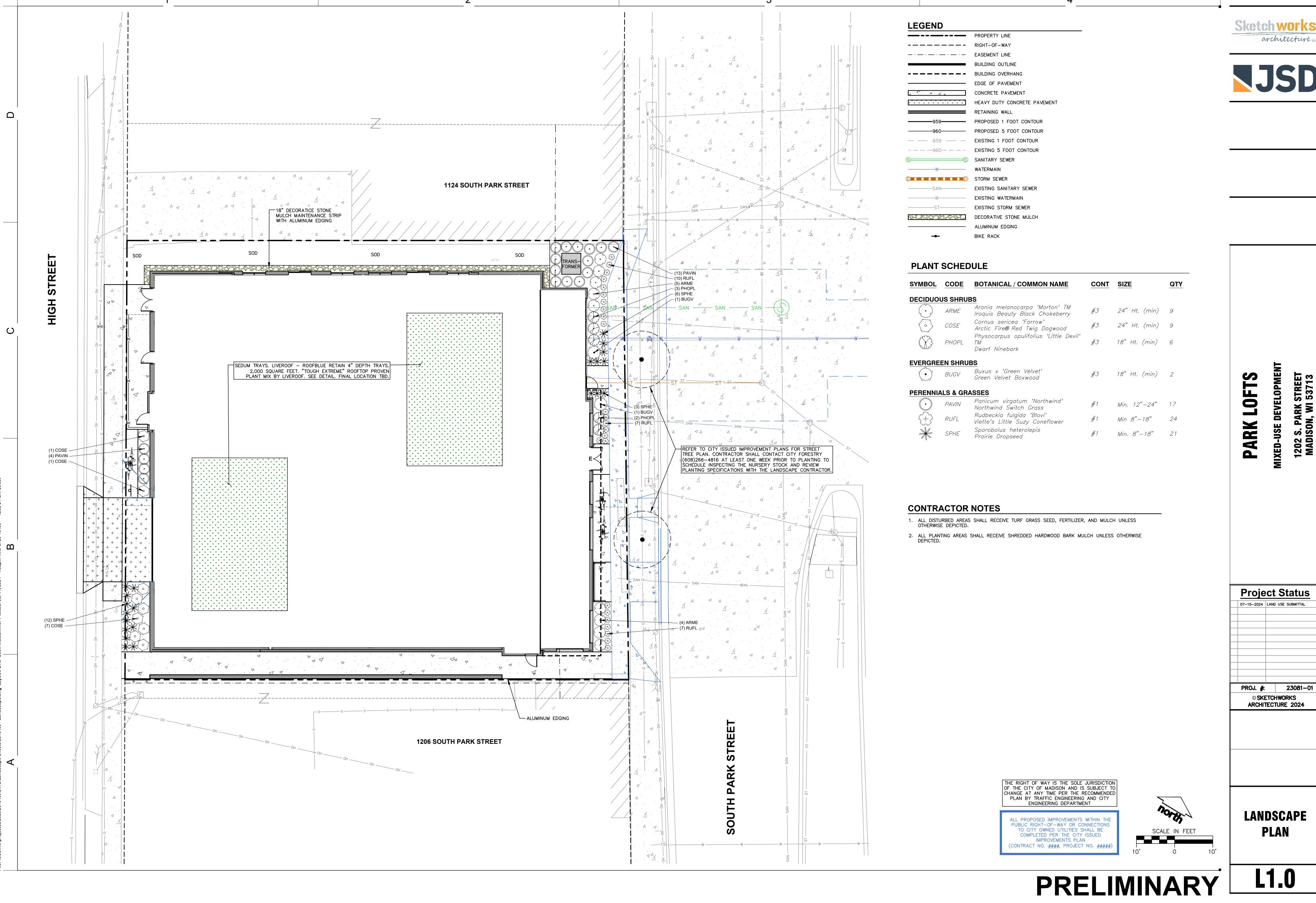
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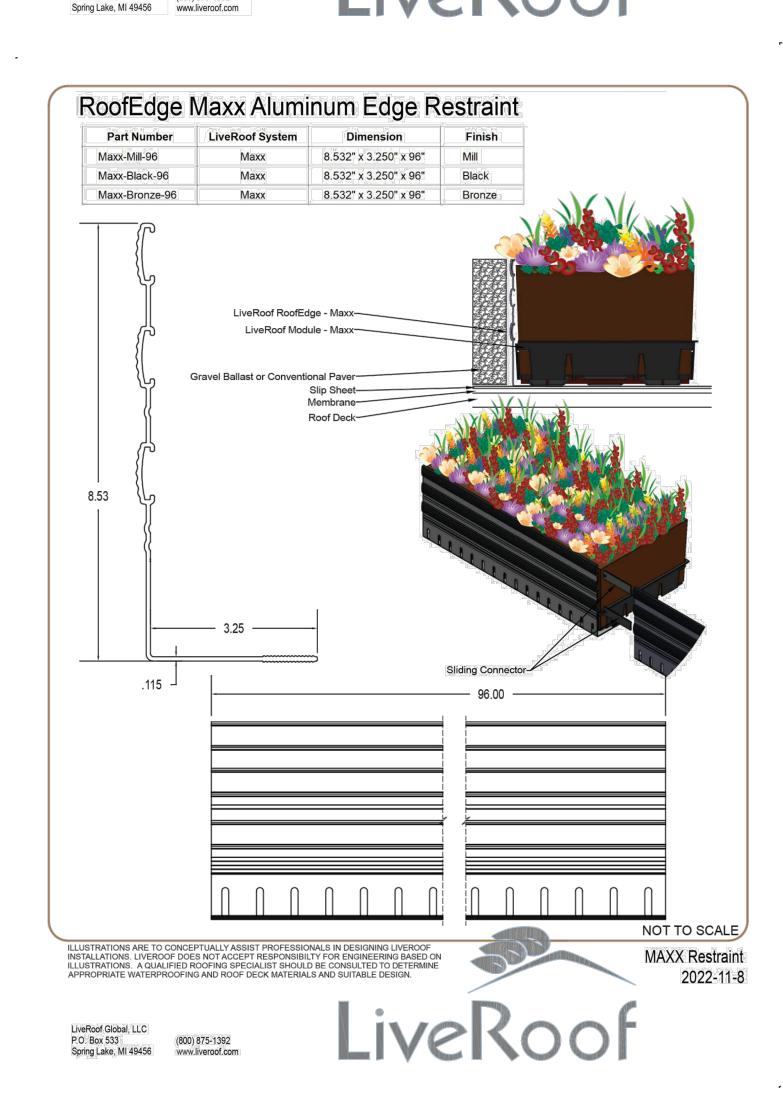


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#### -NYLON STRAPPING MATERIAL SECURED LOOSELY AROUND TRUNK (3) 2" SQ. OR 2 1/2" DIA. WOODEN STRAPPING ATTACHMENT AND STAKING DETAIL ROOT FLARE SHALL -BE EXPOSED SEE NOTES FOR MULCH-NYLON STRAPPING MATERIAL-SPECIFICATIONS WOODEN STAKES - 3 PER TREE-SAUCER MOUND-AROUND TREE ROOT FLARE SHALL BE EXPOSED -SEE NOTES FOR MULCH-PROPOSED GRADE -SPECIFICATIONS SAUCER MOUND AROUND TREE-REMOVE BURLAP, TWINE AND WIRE FROM UPPER HALF OF BALL PROPOSED GRADE-PLANTING MIXTURE (WATER TAMP TO-PLANTING MIXTURE (WATER TAMP REMOVE AIR POCKETS) REMOVE AIR POCKETS) REMOVE BURLAP, TWINE, AND WIRE FROM UPPER HALF OF BALL POSTS TO EXTEND 18" BELOW TREE-PIT INTO UNDISTURBED GROUND UNDISTURBED GROUN DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO B BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL SOIL LAYER IS REACHED LAYER IS REACHED. 2. REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION **DECIDUOUS TREE PLANTING DETAIL EVERGREEN TREE PLANTING DETAIL** SEE NOTES FOR MULCH-SEE NOTES FOR MULCH-SPECIFICATIONS SPECIFICATIONS SAUCER MOUND-AROUND SHRUB SAUCER MOUND AROUND SHRUB-PROPOSED GRADE -PROPOSED GRADE -REMOVE ENTIRE CONTAINER -FROM ROOTS AND SPREAD ROOTS OUT CAREFULLY REMOVE BURLAP, TWINE AND WIRE-FROM UPPER HALF OF BALL PLANTING MIXTURE (WATER TAMP TO REMOVE AIR POCKETS) PLANTING MIXTURE (WATER REMOVE AIR POCKETS) I. ROOT FLARE TO BE EXPOSED PERENNIAL/ORNAMENTAL GRASS 1. ROOT FLARE TO BE EXPOSED. SHRUB PLANTING DETAIL **PLANTING DETAIL**

### 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 GUARANTEE 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.

EV. 01-03-2019

- 2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- 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 VIGOROUS 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 SHREDDED 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

## **GENERAL NOTES**

- 1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- 2. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY
- ACTIONS BY ANY OR ALL REGULATORY AGENCIES. 3. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- 4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL
- 5. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- 6. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE T UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. 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 ADEQUATE, 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 SHALL 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, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY 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. ALL 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 FRESHLY DUG (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. PARKWAY 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.
- 10. 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 PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA 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 INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS 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.
- 11. 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 A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON
- 12. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 13. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

### **SEEDING & SODDING NOTES**

- 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
- 2. 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 TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED 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/TRANSPLANTED 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 BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

### LANDSCAPE MATERIAL NOTES

- MATERIALS PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. 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. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- 3. MATERIALS SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED 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. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- 4. MATERIALS STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE 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/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- 5. MATERIALS TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED 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 5' 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.
- 6. 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.
- 7. MATERIALS (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- 8. MATERIALS (ALTERNATE 2): ROOT WATERING SYSTEM: ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATER AERATION/WATERING TUBES. PRODUCT TO BE "ROOTWELL PRO-318, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.

architecture

**STREET 53713** 0 ¥≥ S. S. |202 | MAD| 

**Project Status** 07-15-2024 LAND USE SUBMITTAL 23081-01 PROJ. #: © SKETCHWORKS **ARCHITECTURE 2024** 

> LANDSCAPE **DETAILS & NOTES**

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 on 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: 1,628 square feet

Total landscape points required: 27 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 areas

Five (5) acres = x

v2022-11-9

First five (5) developed acres = x

Remainder of developed area: x Total landscape points required : x

(C) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

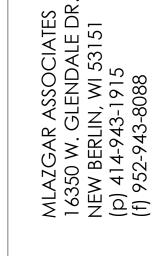
Total square footage of developed area: x

Total landscape points required: x

TABULATION OF LANDSCAPE CREDITS AND POINTS

	CREDITS / EXISTING LANDSCAPING				NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	0	0
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	0	0
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	0	0
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	24	72
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	2	8
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	62	124
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
		SUBTOTAL		0		204

PRELIMINARY





Comments		
Date		
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Revisions

SITE PLAN

**PHOTOMETRIC** 

Luminaire Schedule Symbol Qty 13 Label OC ManufacturerDescriptionArrangeCOOPER LIGHTINGHC605D010-HM60525840-61WDBB Single Lum. Watts LLF Arrangement Lum. Lumens 661 SOLUTIONS - HALO COMMERCIAL (FORMERLY EATON) MULE LIGHTING, MERU-LED-ACEM-BK-IH 1581 0.900 OE Single 16.4 INC\_ REAW0518LAJUDBK Single T652LEDB-10W-UNV-CTS-XX-XX- Single AFX 1331 0.900 20.39 OW 1858 0.900 10.7928 Rayon Lighting XX

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_abel CalcType Units Avg Max Min Avg/Min	abel
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Calculation Summary

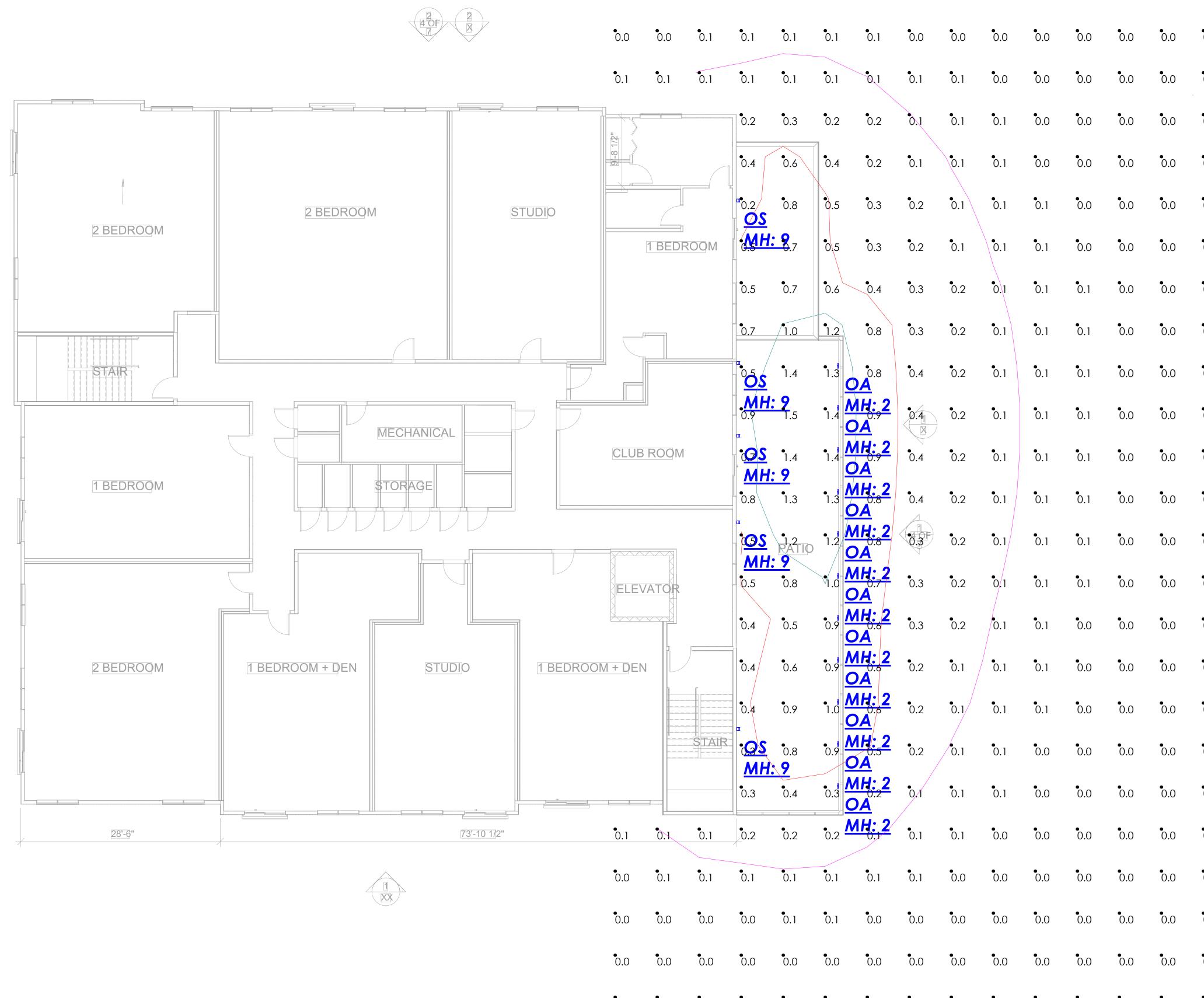
- 1. Standard Reflectance of 80/50/20 unless noted otherwise
- Not a Construction Document, for Design purposes only
   Standard indoor calc points @ 30" A.F.F. unless noted otherwise
- 4. Standard outdoor calc points @ Grade unless noted otherwise 5. Egress calc points @ 0" A.F.F.
- 6. Mlazgar Associates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

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	Comments					
	Date					
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		Re	visi	on	S	

**PHOTOMETRIC** Lum. Lumens Lum. Watts LLF 132 0.900 5.5 1331 0.900 20.39





Luminaire Schedule

Qty

Symbol

Label

OA

OS

Manufacturer

WE-EF

AFX

Description

REAW0518LAJUDBK

133-0455

Arrangement

Single

Single

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Mir
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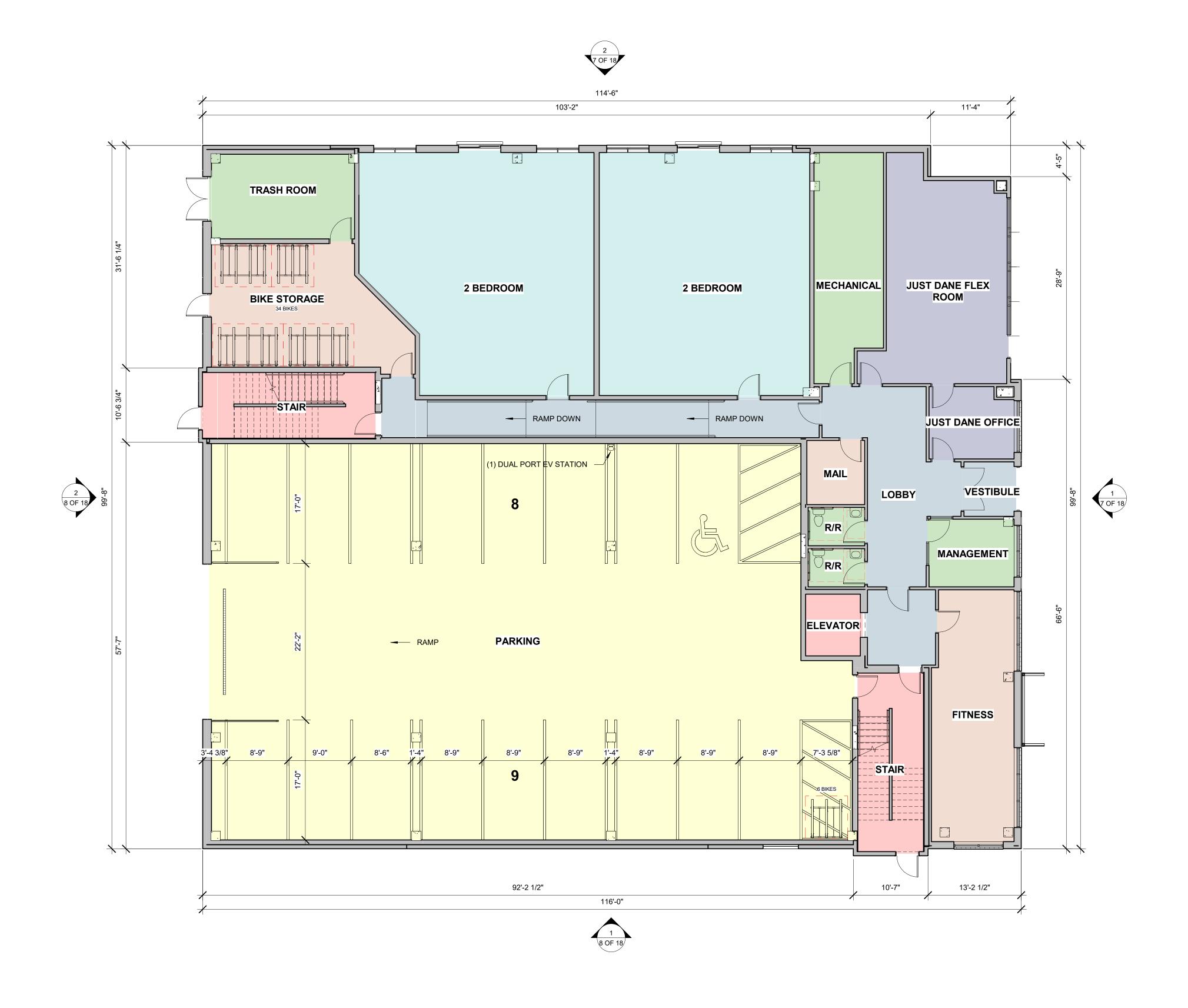
<sup>2.</sup> Not a Construction Document, for Design purposes only

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<sup>3.</sup> Standard indoor calc points @ 30" A.F.F. unless noted otherwise 4. Standard outdoor calc points @ Grade unless noted otherwise

<sup>5.</sup> Egress calc points @ 0" A.F.F.

<sup>6.</sup> Mazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.







PARK LOFTS

FIRST FLOOR PLAN

# **LEVEL INFORMATION**

A. ~11,463 GSF

B. JUSTDANE OFFICE AND FLEX ROOM C. APARTMENT MANAGEMENT OFFICE

D. 2 SINGLE OCCUPANT RESTROOMS

E. WORK OUT SPACE

F. MAIL/PACKAGE ROOM
G. BUILDING MECHANICALS

H. BIKE PARKING/STORAGE LOCKERS

I. TRASH ROOM

J. COVERED GARAGE PARKING, 17

STALLS
K. 1 ELEVATOR FOR RESIDENTS

L. 2 EGRESS STAIRS

M. MECHANICAL ROOM

N. UNIT COUNTS: a. 2-BEDROOM: 2

## **ROOM LEGEND**

BUILDING SERVICES

COMMERCIAL

PARKING

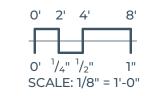
RESIDENTIAL UNIT

UNIT SERVICES

GENERAL CIRCULATION

VERTICAL CIRCULATION

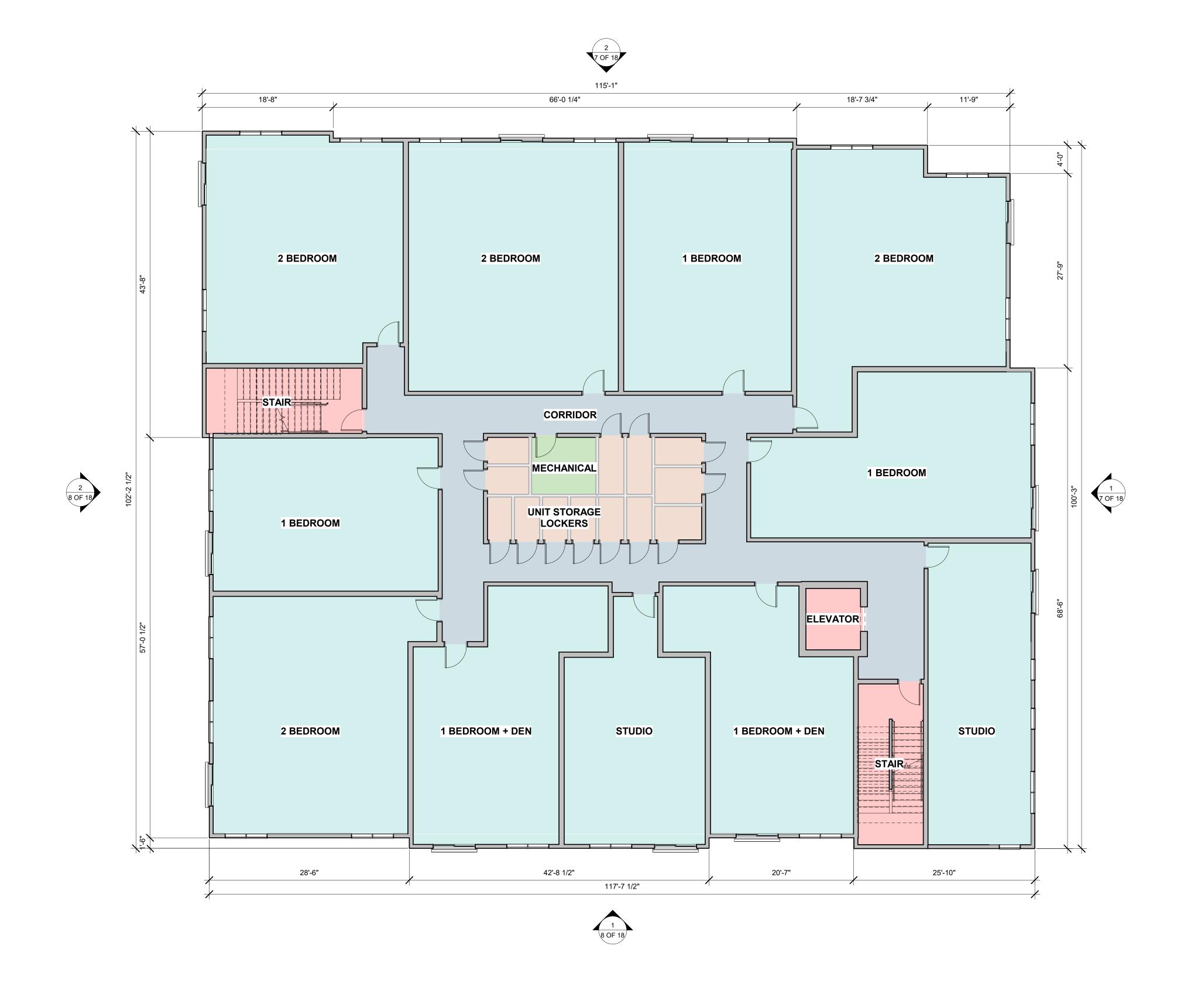




DATE: 07/15/2024 1 OF 18















# **LEVEL INFORMATION**

A. ~11,690 GSF

B. BUILDING MECHANICALS

C. STORAGE UNITS
D. 1 ELEVATOR FOR RESIDENTS

E. 2 EGRESS STAIRS

F. UNIT COUNTS:

a. 2 BEDROOM: 4

b. 1 BEDROOM: 3 c. 1 BEDROOM + DEN: 2

d. STUDIO: 2 G. TOTAL UNITS ON FLOOR: 11

# **ROOM LEGEND**

BUILDING SERVICES

RESIDENTIAL UNIT

UNIT SERVICES

GENERAL CIRCULATION

VERTICAL CIRCULATION

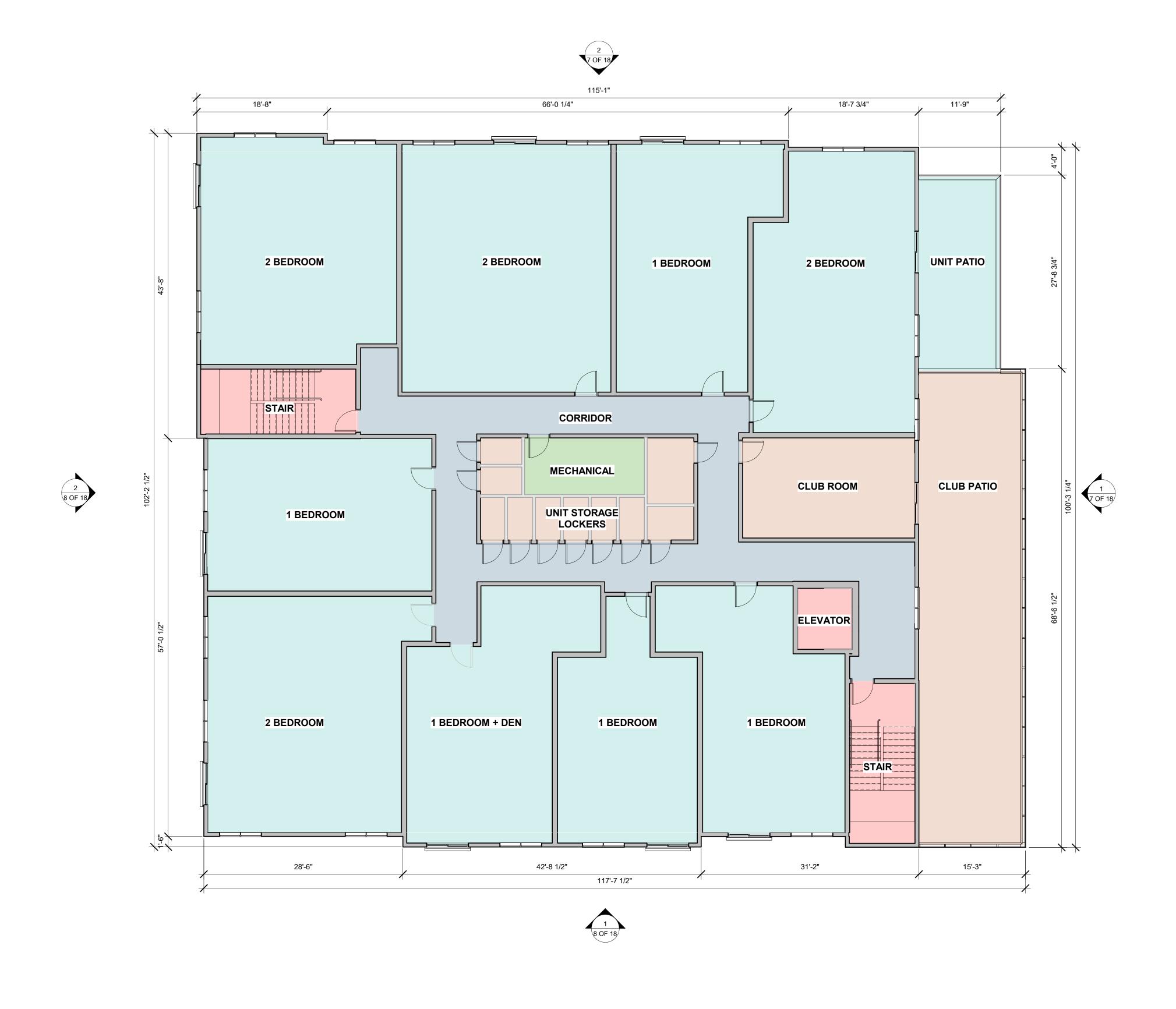


0' 2' 4' 8' 0' <sup>1</sup>/<sub>4</sub>" <sup>1</sup>/<sub>2</sub>" 1" SCALE: 1/8" = 1'-0"

DATE: 07/15/2024 2 OF 18













PARK LOFTS

FIFTH FLOOR PLAN

# **LEVEL INFORMATION**

A. ~11,690 GSF

B. RESIDENT CLUB ROOM AND PATIO C. BUILDING MECHANICALS

D. STORAGE UNITS

E. 1 ELEVATOR FOR RESIDENTS
F. 2 EGRESS STAIRS

G. UNIT COUNTS: a. 2 BEDROOM: 3

b. 1 BEDROOM: 2 c. 1 BDROOM + DEN: 2

d. STUDIO: 2 H. TOTAL UNITS ON FIFTH FLOOR: 9

# **ROOM LEGEND**

BUILDING SERVICES

RESIDENTIAL UNIT

UNIT SERVICES

GENERAL CIRCULATION

VERTICAL CIRCULATION



0' 2' 4' 8' 0' <sup>1</sup>/<sub>4</sub>" <sup>1</sup>/<sub>2</sub>" 1" SCALE: 1/8" = 1'-0"

DATE: 07/15/2024 3 OF 18





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



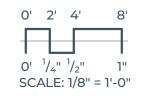






**ROOF PLAN** 





DATE: 07/15/2024 4 OF 18















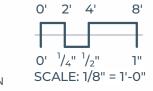
2501 PARMENTER STREET, SUITE 300A · MIDDLETON, WI 53562 · 608-836-7570 © SKETCHWORKS ARCHITECTURE, LLC, 2024



PARK LOFTS

**EXTERIOR ELEVATIONS** 





DATE: 07/15/2024 5 OF 18







# WEST ELEVATION



SOUTH ELEVATION

PARK LOFTS

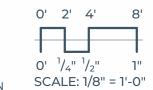
**EXTERIOR ELEVATIONS** 











DATE: 07/15/2024 6 OF 18







EAST ELEVATION



DESIGN PARTNERS





PARK LOFTS

**EXTERIOR COLOR ELEVATIONS** 





0' 2' 4' 8'

 $0'^{-1}/_4"^{-1}/_2"$  1"







# WEST ELEVATION



SOUTH ELEVATION

DESIGN PARTNERS

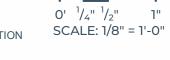
2501 PARMENTER STREET, SUITE 300A ○ MIDDLETON, WI 53562 ○ 608-836-7570 © SKETCHWORKS ARCHITECTURE, LLC, 2024



PARK LOFTS

**EXTERIOR COLOR ELEVATIONS** 





0' 2' 4' 8'

DATE: 07/15/2024 8 OF 18







PRODUCT: NICHIHA ARCHITECTURAL BLOCK

COLOR: **TUSCAN** 

STYLE: STACKED BOND



PRODUCT: REGAL IDEAS GLASS RAILING

**COLOR:** WHITE

STYLE:

TEMPERED CLEAR GLASS



PRODUCT: NICHIHA ARCHITECTURAL BLOCK

COLOR: **GRAYS HARBOR (SW 6236)** 

STYLE: **RUNNING BOND** 



PRODUCT: METAL COPING AND FASCIA

COLOR: **DARK BRONZE** 



PRODUCT: NUCEDAR VERTICAL SIDING

**BRACING BLUE** COLOR:

STYLE: **ROUGH SAWN TEXTURE** 

8" WIDE (6 3/4" FACE) T&G SHIP LAP

**FLUSH JOINT** 



PRODUCT: ALUMINUM STOREFRONT

COLOR: **CLEAR ANODIZED** 

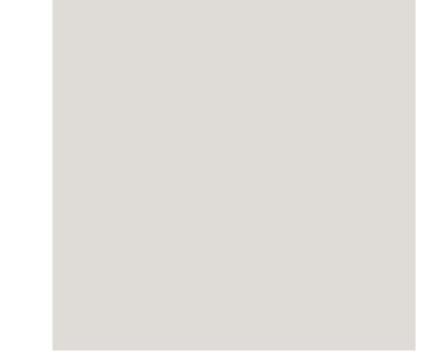


PRODUCT: BELDEN BRICK

COLOR: **BLACK DIAMOND VELOUR** 

STYLE: NORMAN SIZE WITH 3/8" GROUT JOINTS

1/3 RUNNING BOND PATTERN



PRODUCT: VINYL WINDOWS AND PATIO DOORS

SANDSTONE COLOR:



architecture uc



PARK LOFTS

DEVELOPMENT PARTNERS

DATE: 07/15/2024 9 OF 18







3D VIEW - SOUTHEAST





PARK LOFTS

**EXTERIOR 3D VIEWS** 











3D VIEW - NORTHWEST

3D VIEW - SOUTHWEST





PARK LOFTS

**EXTERIOR 3D VIEWS** 

DATE: 07/15/2024 11 OF 18

DEVELOPMENT PARTNERS











PARK LOFTS

3D Renderings

DATE: 07/15/2024 12 OF 18











3D Renderings

DATE: 07/15/2024 13 OF 18

DEVELOPMENT PARTNERS











3D Renderings

DATE: 07/15/2024 14 OF 18

DEVELOPMENT PARTNERS











3D Renderings

DATE: 07/15/2024 15 OF 18













3D Renderings

DATE: 07/15/2024 16 OF 18

DEVELOPMENT PARTNERS











3D Renderings

DATE: 07/15/2024 17 OF 18













3D Renderings

DATE: 07/15/2024 18 OF 18







Project	c	Catalog #	Туре	
Prepared by	١	Notes	Date	



#### **HALO Commercial**

#### HC6 | HM6 | 61 | 61PS

6-inch LED downlight and wall wash

#### **Typical Applications**

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

#### Interactive Menu

- Order Information page 2
- Product Specifications page 4
- Photometric Data page 5
- Energy & Performance Data page 8
- Connected Systems page 10
- · Product Warranty

#### **Product Certification**















#### **Product Features**





#### **Control Compatibility**

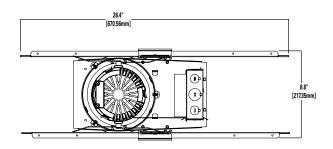


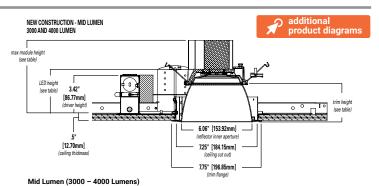


#### **Top Product Features**

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

#### **Dimensional and Mounting Details**





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



#### **Mounting Frame Order Information**

Sample Number: HC620D010REM7 - HM60525835 - 61MDC

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

Mounting Frame	Lumens	Driver Options	Factory Installed Emergency & Connected Lighting Options	Accessories (Order & Install Separately)
HC6 = 6" new construction downlight housing HC6CP = 6" new construction housing, Chicago Plenum - CCEA compliant	05 = 500 lm 07 = 750 lm 10 = 1000 lm 15 = 1500 lm 20 = 2000 lm 25 = 2500 lm 30 = 3000 lm 35 = 3500 lm 40 = 4000 lm 45 = 4500 lm (7) 50 = 5000 lm (7) 60 = 6000 lm (7)	D010=UNV 120-277V, 50/60Hz, 0-10V 1%-100% dimming at 120-277V on 0-10V controls  Canada Option 500-5000 lumens: D010347 = 347VAC 50/60Hz 0-10V 1%-100% dimming. For 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000lm models only (1)  Canada Option 5500-6000 lumens: D010X347 = step down transformer factory installed (with standard "D010" 120V-277V LED driver). For 5500, 6000lm models only (1)  DLV = Distributed Low Voltage dimming driver 1%-100%, 1000-4000 lumens only. For use with DLVP system only, refer to DLVP specifications for details. (1)	REM7 = 7 watt emergency battery pack with remote test / indicator light, use with D010 only (1) (2) (8)  REM14 = 14 watt emergency battery pack with remote test / indicator light, use with D010 only (1) (2) (8)  IEM7 = 7 watt emergency battery pack with integral test / indicator light, use with D010 only (1) (2) (8)  IEM14 = 14 watt emergency battery pack with integral test / indicator light, use with D010 only (1) (2) (8)  IEM15 = 7.5 watt Bodine self-test emergency battery pack with remote test / indicator light, use with D010 only (1) (2) (8)  WTA = Factory WaveLinx PRO Tilemount Sensor Kit (4)  WTK = Factory WaveLinx LITE Tilemount Sensor Kit (8)  WPN = WaveLinx PRO Wireless Node without Sensor (10)  REMV7 = 7 watt emergency battery pack with remote test / indicator light, use with DLV only (1) (2) (8)  REMV14 = 14 watt emergency battery pack with remote test / indicator light, use with DLV only (1) (2) (3) (6)  IEMV7 = 7 watt emergency battery pack with integral test / indicator light, use with DLV only (1) (2) (3) (6)	HB128APK = L channel hanger bar, 26", pair (replacement)  RMB22 = Adjustable wood joist mounting bars, pair, extend to 22" long HSA6 = Slope Adapter for 6" Aperture Housings, Specify Slope (refer to instructions for installing housing and trim)  H347 = 347 to 120V step down transformer, 75VA  H347200 = 347 to 120V step down transformer, 200VA  WTA = Field WaveLinx PRO Tilemount Sensor Kit (4)  WTK = Field WaveLinx LITE Tilemount Sensor Kit (5)
Notes	Notes (7) Marked Spacing: Center to Center of Adjacent Luminaires = 316° to Center of Luminaire to Building Member = 18° Minimum overhead = 0.5	Notes (1) Not available with CP models	Notes  (1) Not available with CP models (2) Not available with D010347 (347V models) (3) ULus for U.S. only (4) WTA = WaveLinx PRO tilemount sensor kit for daylight dimming, PIR motion sensing, and optional RTS - Real Time Location Services, use with D010 only. (Refer to WaveLinx PRO specifications.) (5) WTK = WaveLinx LITE tilemount sensor kit for daylight dimming, PIR motion sensing, use with D010 only. (Refer to WaveLinx LITE specifications.) (6) Emergency battery backup options are Non-IC only, and rated for a minimum starting temperature of 0°C (9) WPN = WaveLinx PRO wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor, Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. Not compatible with 347V or Chicago plenum. (Refer to WaveLinx PRO specifications.) (10) WLN = WaveLinx LITE wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. Not compatible with 347V or Chicago plenum. (Refer to WaveLinx PRO specifications.)	Notes  (4) WTA = WaveLinx PRO tilemount sensor kit for daylight dimmling, PIR motion sensing, and optional RLTS - Real Time Location Services, use with D010 only. (Refer to WaveLinx PRO specifications.)  (5) WTK = WaveLinx LITE tilemount sensor kit for daylight dimming PIR motion sensing, use with D010 only. (Refer to WaveLinx LITE specifications.)

#### **Quick Spec Emergency Mounting Frame Order Information**

#### Sample Number:

Quick Spec Emergency Mounting Frame: RR-HC620D010REM7

LED module and reflectors are ordered separately

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

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

				(2) Not available with D010347 (347V models) (6) Emergency battery backup options are Non-IC only, and rated for a minimum starting temperature of 0°C	
Notes	Notes	Notes	Notes	Notes	Notes
RR = East Region BRR = West Region	HC6 = 6" new construction downlight housing	10 = 1000 lm 15 = 1500 lm 20 = 2000 lm 30 = 3000 lm 40 = 4000 lm	<b>D010</b> =UNV 120-277V, 50/60Hz, 0-10V 1%-100% dimming at 120-277V on 0-10V controls	REM7 = 7 watt emergency battery pack with remote test / indicator light, use with D010 only <sup>(2)</sup> <sup>(6)</sup> REM14 = 14 watt emergency battery pack with remote test / indicator light, use with D010 only <sup>(2)</sup> <sup>(6)</sup> IEM7 = 7 watt emergency battery pack with integral test / indicator light, use with D010 only <sup>(2)</sup> <sup>(6)</sup> IEM14 = 14 watt emergency battery pack with integral test / indicator light, use with D010 only <sup>(2)</sup> <sup>(6)</sup>	HB128APK = L channel hanger bar, 26", pair (replacement) RMB22 = Adjustable wood joist mounting bars, pair, extend to 22" long
Quick Spec Code	Mounting Frame	Lumens	Driver Options	Factory Installed Emergency & Connected Lighting Options	Accessories (Order & Install Separately)



#### **LED Module Order Information**

LED Module	Lumens	CRI	ест
HM6 = 6" LED Modules For use with HC6 - HC6CP New Construction housings only	<b>0525</b> = 500 - 2500 lumen <b>3040</b> = 3000-4000 lumen <b>4560</b> = 4500-6000 lumen	827 = 80CRI, 2700K 830 = 80CRI, 3000K 835 = 80CRI, 3500K 840 = 80CRI, 4000K 850 = 80CRI, 5000K	927 = 90CRI, 2700K 930 = 90CRI, 3000K 935 = 90CRI, 3500K 940 = 90CRI, 4000K 950 = 90CRI, 5000K
Notes	Notes	No	tes

#### **Trim Order Information**

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

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

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

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

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



#### **Product Specifications**

#### **Housing Frame**

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

#### **Universal Mounting Bracket**

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

#### **Mounting Bars**

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

#### **LED Module**

- · Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and
- Available in 80 or 90 color rendering index (CRI)
- Color accuracy within 3 SDCM provides color consistency and uniformity
- 90 CRI option: R9>50 (refer to chromaticity information for details)
- Available in 2700K, 3000K, 3500K, 4000K and 5000K correlated color temperature (CCT)
- · Lumen options include 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000, 5500, 6000 lumens (nominal)
- · Passive thermal management achieves 60,000 hours at 70% lumen maintenance (L70) in insulated ceilings (IC) and non-IC applications
- · Integral diffuse lens provides visual shielding
- Integral connector allows quick connection to housing flex

#### Reflector

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

#### **Reflector/Module Retention**

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

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

#### **Canada Options**

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

#### **Emergency Option**

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

#### **Connected Lighting System**

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

#### WaveLinx PRO Tilemount Sensor Kit

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

#### WaveLinx PRO Wireless Node

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

#### WaveLinx LITE Tilemount Sensor Kit

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

#### WaveLinx LITE Wireless Node

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

#### WaveLinx Tilemount Sensor Kits Application

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

#### Junction Box

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

#### Compliance

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

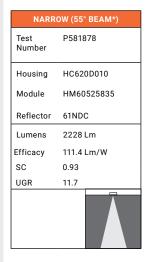
· Five year limited warranty, consult website for details. www.cooperlighting.com/legal

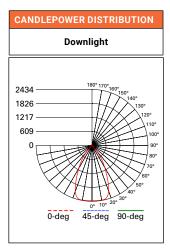


#### **Photometric Data**



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





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

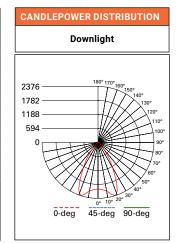
CANDEL	CANDELA TABLE			
Degrees Vertical	Candela			
0	2427			
5	2422			
15	2405			
25	1621			
35	761			
45	118			
55	12			
65	3			
75	2			
85	0			
90	0			

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

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

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

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



CONE OF LIGHT				
000				
МН	MH FC L W			
5.5'	68.7	5.6	5.6	
7'	7' 42.4 7.2 7.2			
8'	8' 32.5 8.2 8.2			
9'	9' 25.7 9.4 9.4			
10'	10' 20.8 10.4 10.4			
12' 14.4 12.4 12.4				

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

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

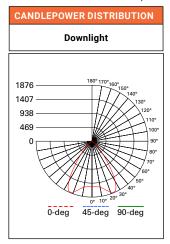
LUMINANCE		
Average Candela Degrees	Average 0° Luminance	
45	9753	
55	1395	
65	571	
75	318	
85	0	

#### **Photometric Data**



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

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



CONE OF LIGHT				
0° D				
МН	FC	L	W	
5.5'	50.5	7	7	
7'	7' 31.2 8.8 8.8			
8'	8' 23.9 10.2 10.2			
9'	9' 18.8 11.4 11.		11.4	
10'	15.3	12.8	12.8	
12'	10.6	15.4	15.4	

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

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

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

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

#### **Photometric Multipliers (Nominal Lumen Values)**

500 Lumen	750 Lumen	1000 Lumen	1500 Lumen	2000 Lumen	2500 Lumen	3000 Lumen	3500 Lumen
0.33	0.44	0.54	0.74	1.00	1.12	1.46	1.76
4000 Lumen	4500 Lumen	5000 Lumen	5500 Lumen	6000 Lumen			
1.81	2.17	2.28	2.38	2.65			

Multipliers for relative lumen values with other series models.

#### **Color Finish Multipliers**

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

Multipliers for relative lumen values with other color finishes.

#### CCT Multipliers - 80CRI

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

Multipliers for relative lumen values with other series color temperatures.

#### CCT Multipliers - 90CRI

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

Multipliers for relative lumen values with other series color temperatures.

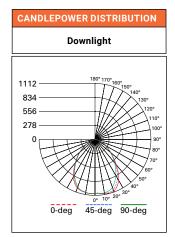


#### **Photometric Data**



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

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



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

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

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

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

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

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

#### Photometric Multipliers (Nominal Lumen Values)

500 Lumen	750 Lumen	1000 Lumen	1500 Lumen	2000 Lumen	2500 Lumen	3000 Lumen	3500 Lumen
0.33	0.44	0.54	0.74	1.00	1.12	1.46	1.76
4000 Lumen	4500 Lumen	5000 Lumen	5500 Lumen	6000 Lumen	]		

2.65

Multipliers for relative lumen values with other series models.

2.17

#### **Color Finish Multipliers**

Finish code	С	Н	W/WB	ВВ
Finish	Specular Clear	Semi-Specular	Matte White White Baffle	Black Baffle
Multiplier	1.00	0.92	0.91	0.82

2.28

Multipliers for relative lumen values with other color finishes.

#### CCT Multipliers - 80CRI

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

Multipliers for relative lumen values with other series color temperatures.

#### CCT Multipliers - 90CRI

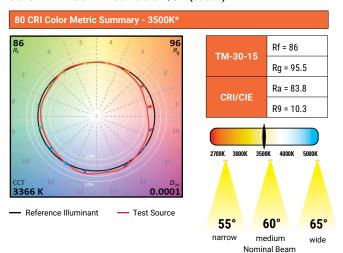
OOT Multiplici	3 700111			
2700K	3000K	3500K	4000K	5000K
0.77	0.84	0.89	0.90	0.90

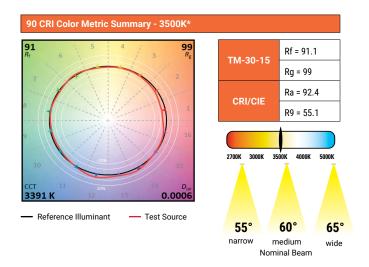
Multipliers for relative lumen values with other series color temperatures.



#### **Energy & Performance Data**

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





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

#### **ENERGY DATA**

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

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

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

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

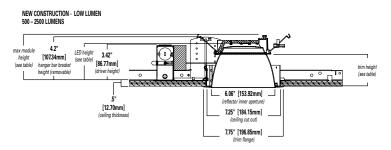
Sound Rating: Class A standards

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



#### **Dimensional and Mounting Details**

#### NEW CONSTRUCTIONS - LOW LUMEN 500 - 2500 LUMENS

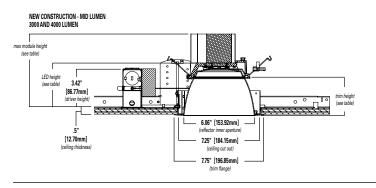


#### Low Lumen (500 - 2500 Lumens)\*

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



#### **NEW CONSTRUCTIONS - MID LUMEN 3000 - 4000 LUMENS**



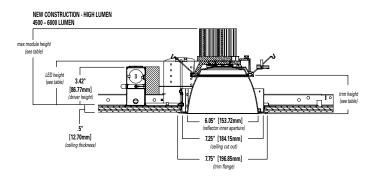
#### Mid Lumen (3000 - 4000 Lumens)

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



Mid Lumen Module

#### **NEW CONSTRUCTIONS - HIGH LUMEN 4500 - 6000 LUMENS**



#### High Lumen (4500 - 6000 Lumens)

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



High Lumen Module

<sup>\*</sup>Max. height w/removable hanger bar bracket 4.2"

#### Connected Solutions

## WaveLinx Lite O COOPER

#### **WaveLinx LITE - WTK Tilemount Sensor**

WaveLinx LITE devices only compatible with the WaveLinx LITE system.

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









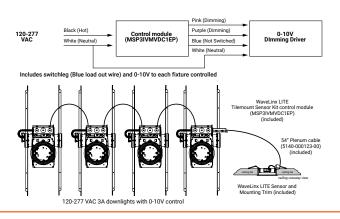








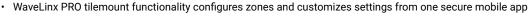






#### WaveLinx PRO - WTA Tilemount Sensor

WaveLinx PRO devices only compatible with the WaveLinx PRO system.





- Fixtures and sensors integrate with Wireless Area Controller, Wall Stations, and Control Devices
- Stand-Alone Offices or Entire Building Network Installations



#### WaveLinx mobile app settings











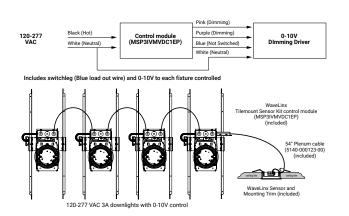




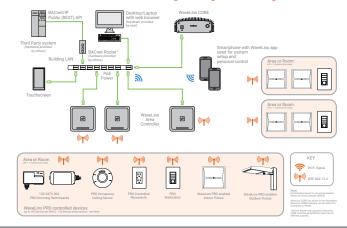




#### **WaveLinx WTA Tilemount Wiring Diagram**



#### **WaveLinx CORE Building Management Integration**



#### **Connected Solutions**



#### WaveLinx LITE Wireless Node - WLN

WaveLinx LITE devices only compatible with the WaveLinx LITE system.

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

WaveLinx mobile app settings









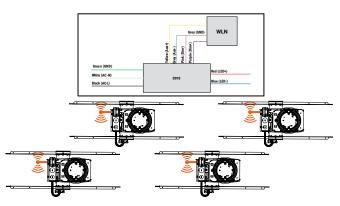








#### WaveLinx LITE Wireless Node (WLN) Wiring Diagram



# WaveLinx LITE Bluetooth Enabled System MyAppa Secure Portal Ste Institution, Data Backup & Site Travefor WaveLinx LITE Mobile Application WaveLinx LITE Integrated Arribant WaveLinx LITE I

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#### **WaveLinx PRO Wireless Node - WPN**

WaveLinx PRO devices only compatible with the WaveLinx PRO system.

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



#### WaveLinx mobile app settings









Receptacle

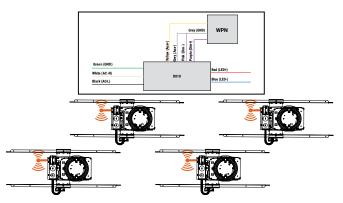




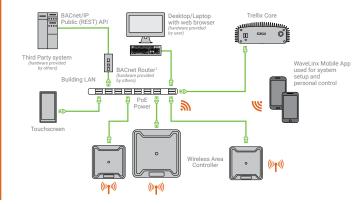




#### WaveLinx PRO Wireless Node (WPN) Wiring Diagram



#### WaveLinx CORE Building Management Integration

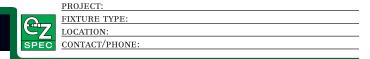






#### **MERU Series**

LED GENERAL & EMERGENCY LIGHTING



#### PRODUCT DESCRIPTION

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

#### **PRODUCT SPECIFICATIONS**

#### **CONSTRUCTION**

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

#### **ELECTRICAL**

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

#### **LAMPS**

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

#### **BATTERY**

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

#### **CODE COMPLIANCE**

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

#### WARRANTY

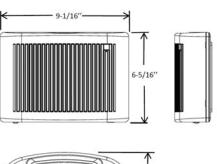
5-year warranty. Product specifications subject to change without notice.

#### **INSTALLATION**

#### **MOUNTING**

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







#### ACEM Model (NiCad Battery Backup)

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

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

BUG Rating: B1-U1-G0











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



#### **MERU Series**

FIXTURE TYPE: LOCATION:

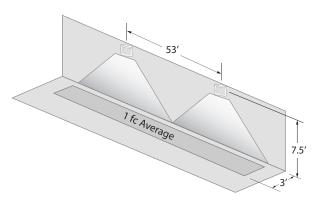
PROJECT:

CONTACT/PHONE:

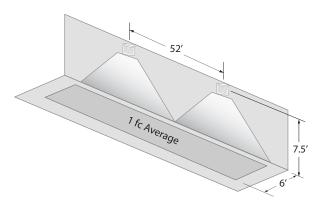
#### LED GENERAL & EMERGENCY LIGHTING

#### **PHOTOMETRICS**

#### 3ft Path Spacing



#### 6ft Path Spacing



#### **SELF DIAGNOSTICS**

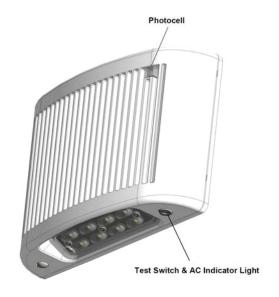
#### **Included Self Diagnostic**



#### **Manual Testing**

Press button once - 1 minute test Press button twice - 5 minute test Press button 3 times - 30 minute test Press button 4 times - 90 minute test

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





### Rhea LED Outdoor Sconce REAW Series

#### Features

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

#### **Emergency Back-Up (Optional '-BB')**

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

#### Construction

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

#### **Finish**

Black finish.

#### Diffuser

White acrylic diffusers.

#### **Electrical**

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

#### Lamping

Fixture includes a LED modules capable of producing:

20W = 900 delivered lumens

25W = 1200 delivered lumens

30W = 1500 deliveredlumens

40W = 2000 delivered lumens

Adjustable Choice 2700K, 3000K, 3500K, 4000K, 5000K (CCT).

Rated for 50,000 Hrs., 90 CRI.

#### Certification

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

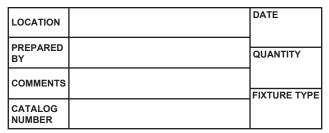
#### Warranty

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

Specifications and dimensions subject to change without notice.

#### **Ordering Information:**

		Delivered				
Black	LED	Lumens	Adjustable CCT	H	W	D
REAW0518LAJUDBK	20W	900	2700K/3000K/3500K/4000K/5000K	18"	5"	2-1/8"
REAW0518LAJUDBK-BB	20W	900	2700K/3000K/3500K/4000K/5000K	18"	5"	2-1/8"
REAW0524LAJUDBK	25W	1200	2700K/3000K/3500K/4000K/5000K	24"	5"	2-1/8"
REAW0524LAJUDBK-BB	25W	1200	2700K/3000K/3500K/4000K/5000K	24"	5"	2-1/8"
REAW0536LAJUDBK	30W	1500	2700K/3000K/3500K/4000K/5000K	36"	5"	2-1/8"
REAW0536LAJUDBK-BB	30W	1500	2700K/3000K/3500K/4000K/5000K	36"	5"	2-1/8"
REAW0548LAJUDBK	40W	2000	2700K/3000K/3500K/4000K/5000K	48"	5"	2-1/8"
RFAW0548I AJUDBK-BB	40W	2000	2700K/3000K/3500K/4000K/5000K	48"	5"	2-1/8"





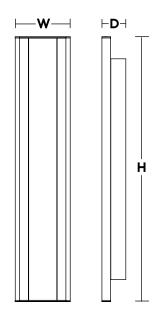












#### we-ef

#### **Recessed Wall Luminaires**



## 3.62" 7.48 × 2.99" 8.07" 1.10" 3.94"

#### Description

Low glare steplight.

ADA (American Disabilities Act) Compliant.

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

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

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

Example: XXX-XXXX-9004 (Black)

+ XXX-XXXX (Accessory 1)



#### **Recessed Wall Luminaires**

## **Specifications Material description**

Body Luminaire body and lens frame constructed in die cast aluminum.

Lens Prismatic polycarbonate lens.

Colors RAL9004 Black

RAL9007 Grey Metallic

RAL9016 White

RAL8019 Dark Bronze

Gasket Silicone rubber gasket

Fasteners PCS polymer coated stainless steel

Ingress protection IP55
Impact resistance IK10
Corrosion resistance 5CE

#### **Electrical description**

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

Driver / Ballast Integral EC electronic converter

#### **Additional information**

Listings ETL listed. Suitable for wet locations.



#### **Recessed Wall Luminaires**

## Options Light distribution



 $asymmetric, forward\text{-}throw\,[A60]$ 

## Color temperature Nominal Watt 3000 K 4000 K

2700 K



#### **Recessed Wall Luminaires**

#### **Configurations**

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

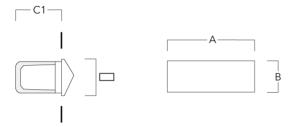


#### **Recessed Wall Luminaires**

#### **Mounting Accessories**

#### **Installation blockout**

Description	Part ID	Α	В	C1	С
Installation blockout BST20-I	133-0075	8.74"	4.29"	4.13"	105



#### **Recessed Wall Luminaires**

#### **WE-EF LIGHTING USA, LLC**

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

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

Subject to technical changes and errors.

Generated on 07/12/2024





### T652LEDB

LED FULL CUT-OFF WALL PACK

JOB INFORMATION
ype:
Catalog No:
roject Name:
Comments:
Prepared by:

#### **FEATURES**

#### **USE OF PRODUCT**

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

#### HOUSING

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

#### **FINISH**

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

#### OPTICS

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

#### **LED**

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

> 60W - Lumens set at 60W 90W - Lumens set at 90W **120W** Lumens set at 120W

#### **DRIVER**

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

#### MOUNTING

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

#### LISTINGS/COMPLIANCE

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

#### PERFORMANCE DATA

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

130 lm per watt

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

130 lm per watt









#### ORDERING INFO

SERIES	WATT/LUMENS	VOLTAGE	COLOR TEMPERATURE	OPTICS	FINISH	OPTIONS
T652LEDB	WS1 - Wattage Selectable (10W, 20W, 30W, 40W) 10W - Lumens set at 10W 20W - Lumens set at 20W 30W - Lumens set at 30W 40W - Lumens set at 40W	<b>UNV</b> - 120V-277V	CTS - Color Temperature Selectable (3000K, 4000K, 5000K) 30K - Color Temp. set at 3000K 40K - Color Temp. set at 4000K 50K - Color Temp. set at 5000K	<b>T2</b> - Type 2 <b>T3</b> <sup>1</sup> - Type 3 <b>T4</b> - Type 4	BZ - Bronze MTO - Made to order MGTO - Marine grade made to order	PC - Photocell 120-277V EM - Emergency battery MW - Microwave Motion sensor MSR - Standard PIR remote motion sensor MFR - FSP311 PIR remote motion sensor SP10 - Surge protector
	WS2 - Wattage Selectable (30W, 60W, 90W, 120W) 30W - Lumens set at 30W					

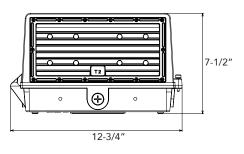
Notes 1. Standard



## T652LEDB

#### LED FULL CUT\_OFF WALL PACK

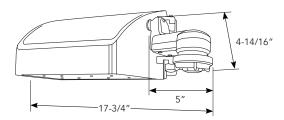
#### **DIMENSIONS**





Weight: 6 lbs

#### MOTION SENSOR DIMENSIONS



MFR - FSP311 PIR remote motion sensor

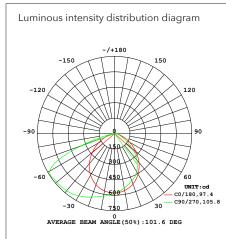


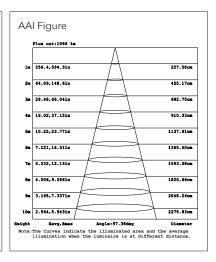
#### WS1 - Wattage Selectable (10W,20W,30W,40W)

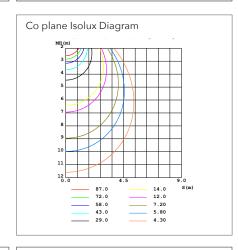
## 10W

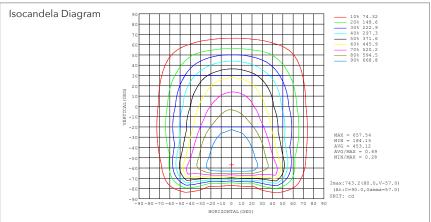
Test Date 7Apr23
Series T652LEDB

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



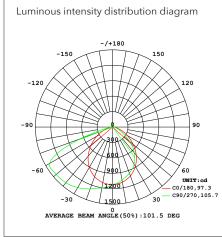


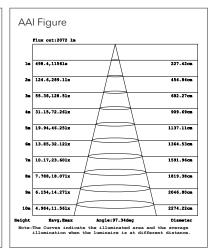


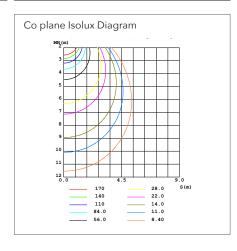


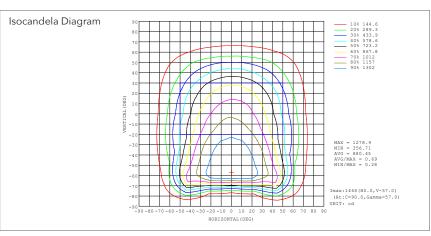
## **20W**

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







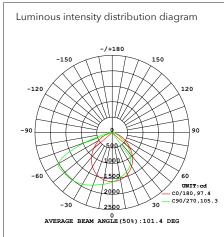


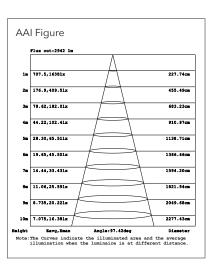
#### WS1 - Wattage Selectable (10W,20W,30W,40W)

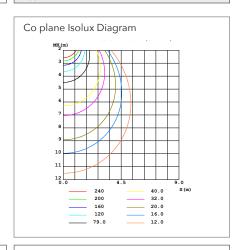
## **30W**

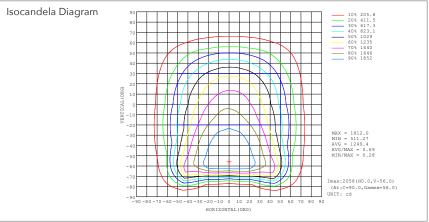
Test Date 7Apr23
Series T652LEDB

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





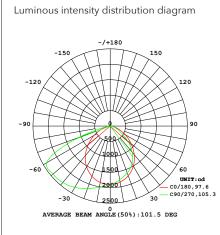


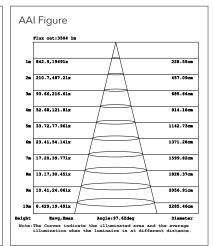


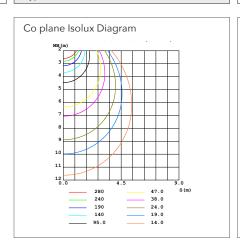
## **40W**

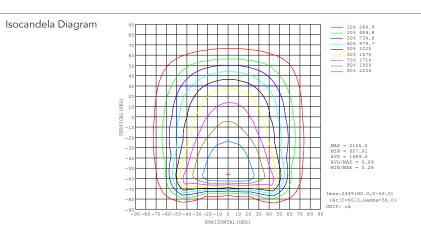
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Color Temperature	4000K
Nominal Power(W)	40
Rated Voltage	120
Nominal Flux (lm)	6094.3
Test Voltage (V)	120
Imax (cd)	2449
LOR(%)	100
Total Flux (lm)	6094.3
CIE Class	Direct
Type:	40W







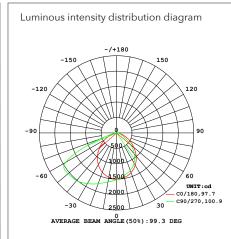


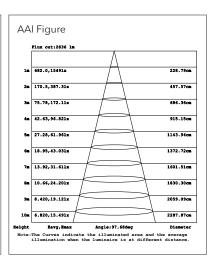
#### WS2 - Wattage Selectable (30W,60W,90W,120W)

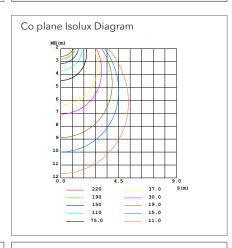
## **30W**

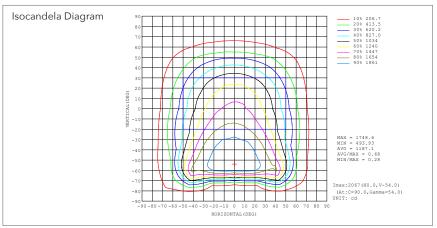
Test Date 7Apr23
Series T652LEDB

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





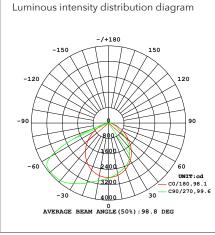


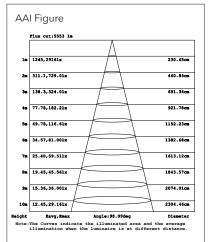


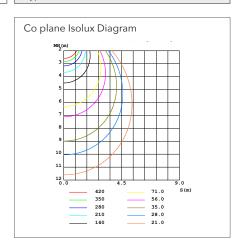


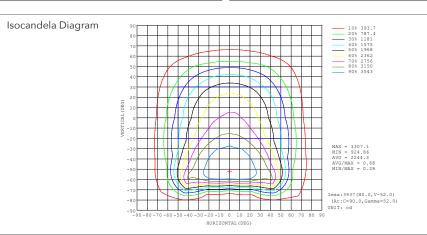
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Color Temperature	4000K
Nominal Power(W)	60
Rated Voltage	120
Nominal Flux (lm)	9230.4
Test Voltage (V)	120
Imax (cd)	3937
LOR(%)	100
Total Flux (lm)	9230.4
CIE Class	Direct
Type:	60W







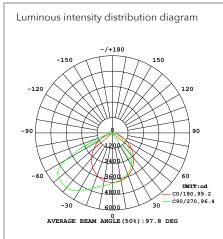


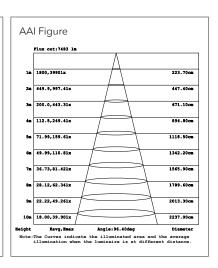
### WS2 - Wattage Selectable (30W,60W,90W,120W)

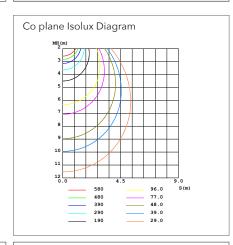
## **90W**

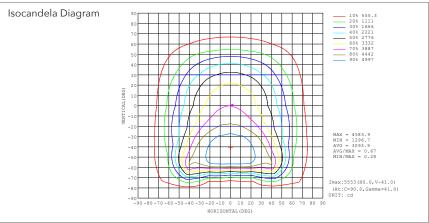
Test Date 7Apr23
Series T652LEDB

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









## 120W

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

