



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608-270-4200)

# ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Michael D. Samuels

Address: 414 W Burr Oak Drive Phone Number of Contact Person: 847-361-8600

City, State, Zip Code: Arlington Heights, IL 60004 Email of Contact Person: mdsamuels@gmail.com

Project Address: Wilshire Drive and Chapel Valley Road Lot: 53 and 54 Subdivision: Chapel Valley

Project Type:  Multi-Family  Commercial  Industrial  CBRF  Other  
 New  Addition

Impervious Surface Ratio (ISR): \_\_\_\_\_ (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

**Site Data:**

- 1. Lot or property dimensions.
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands).
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage.
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans.
- 9. Stormwater management plans and details, including grading plan.
- 10. Lighting plan in footcandles and light fixture cut sheets.

**Building:**

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- 4. Location of well, septic tank, drainfield, etc. (if applicable)
- 5. Additional proposed additions or new structures, including trash/recycling enclosure(s).
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems.

**Ingress, Egress, Parking:**

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

**Landscaping:**

- 1. Location, species, size of existing trees, shrubs, and plantings.
- 2. Location, species, size of proposed plantings.
- 3. Location and size of all paved, seeded/sodded and gravelled areas.
- 4. Location of all retaining walls, fences, berms and other landscape features.

**\*It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed:  Date: November 8, 2021  
 Applicant or Authorized Agent

**\*\*\* Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

**FOR CITY USE ONLY**

Date Received: 11/17/21 Plan Commission Date: 12/21/21

Comments:

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 Planning/Zoning Department  
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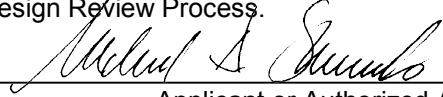
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**FOR CITY USE ONLY**

Date Received: \_\_\_\_\_ Plan Commission Date: \_\_\_\_\_

Comments:

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**Ganther Construction**  
Architecture, Inc.  
4825 County Road A  
Oshkosh, Wisconsin 54901  
tel. 920.426.4774 fax 920.426.4788  
www.ganther.com

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**THE COURTYARD AT FITCHBURG MEMORY CARE**

PROPOSED PROJECT:

WILSHIRE DRIVE, FITCHBURG, WI

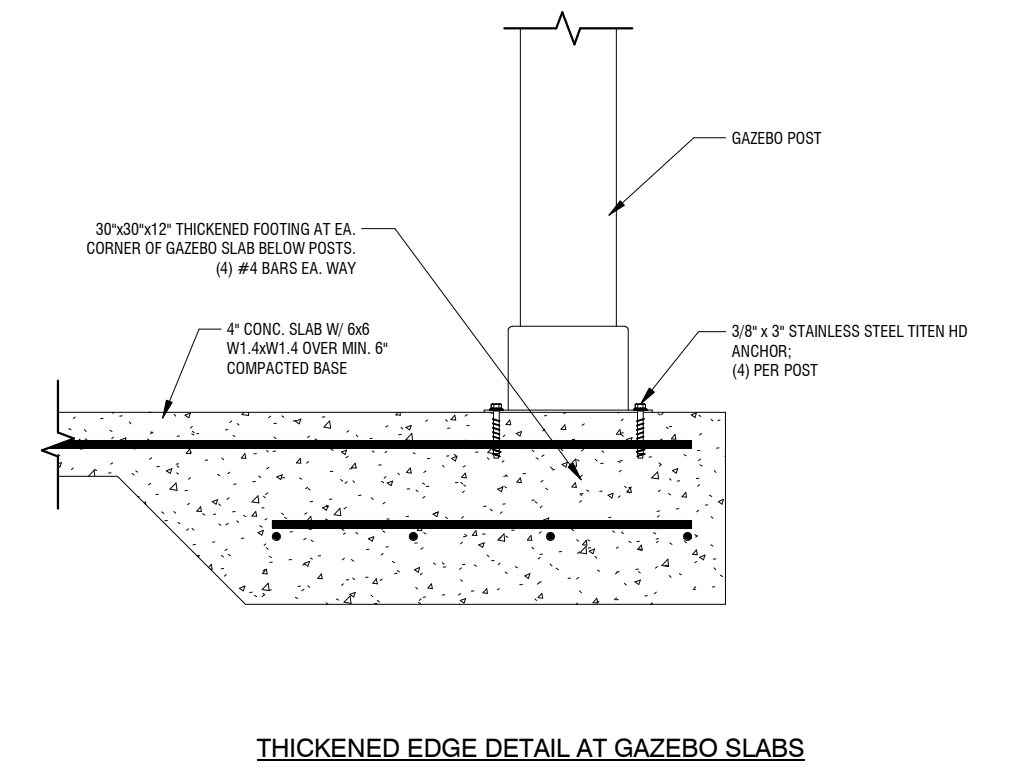
REVISIONS

#	DATE	DESCRIPTION

Project Number 21-1005  
Date 11/17/2021  
Drawn By VP  
Checked By KK

**A4**

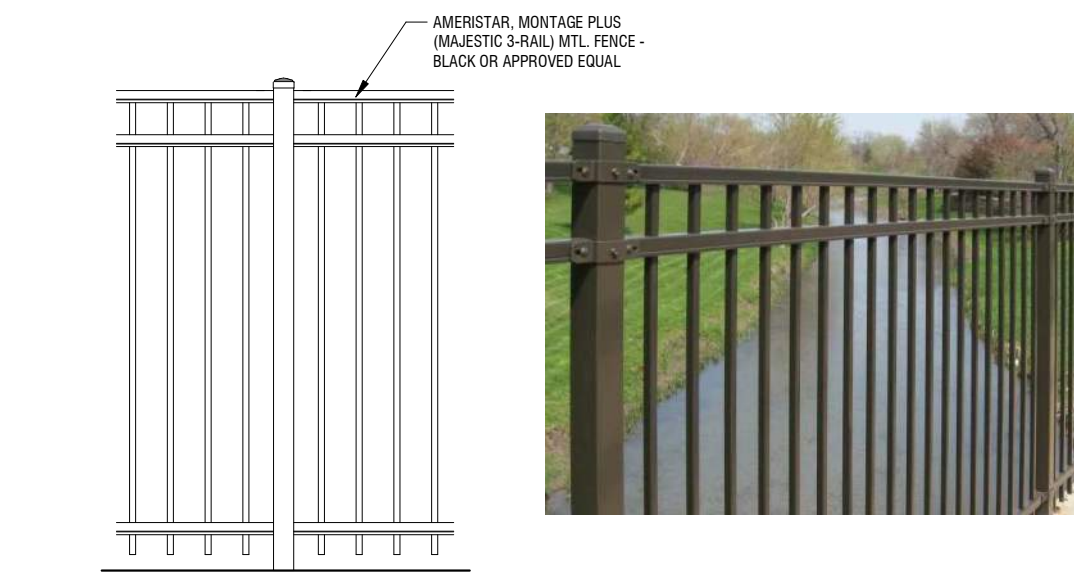
**SIP SUBMITTAL SET 11-17-2021**



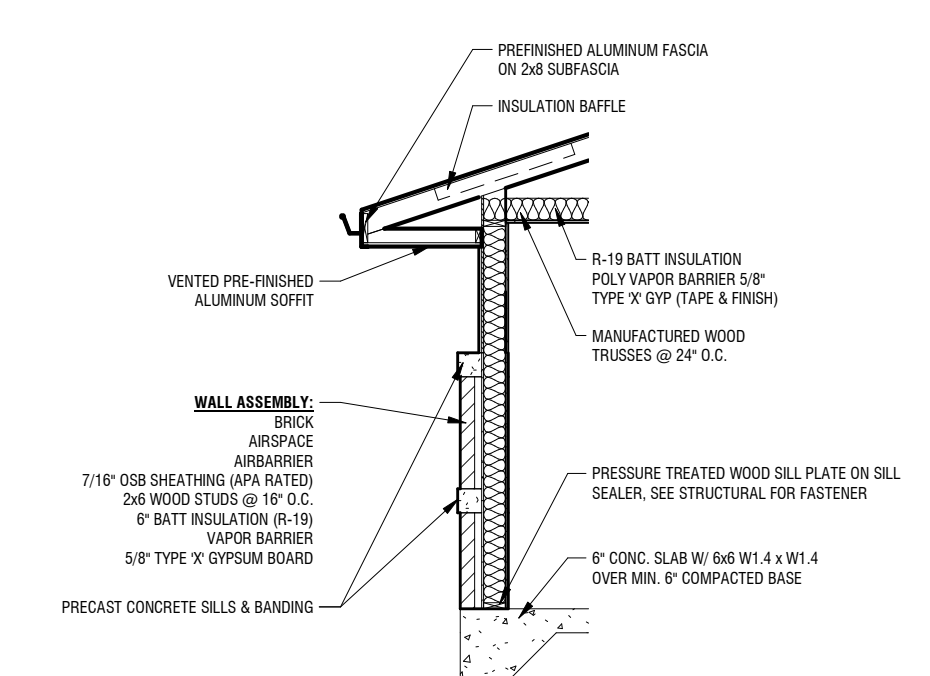
THICKENED EDGE DETAIL AT GAZEBO SLABS



**6 GAZEBO**  
A4 SCALE: 1" = 1'-0"



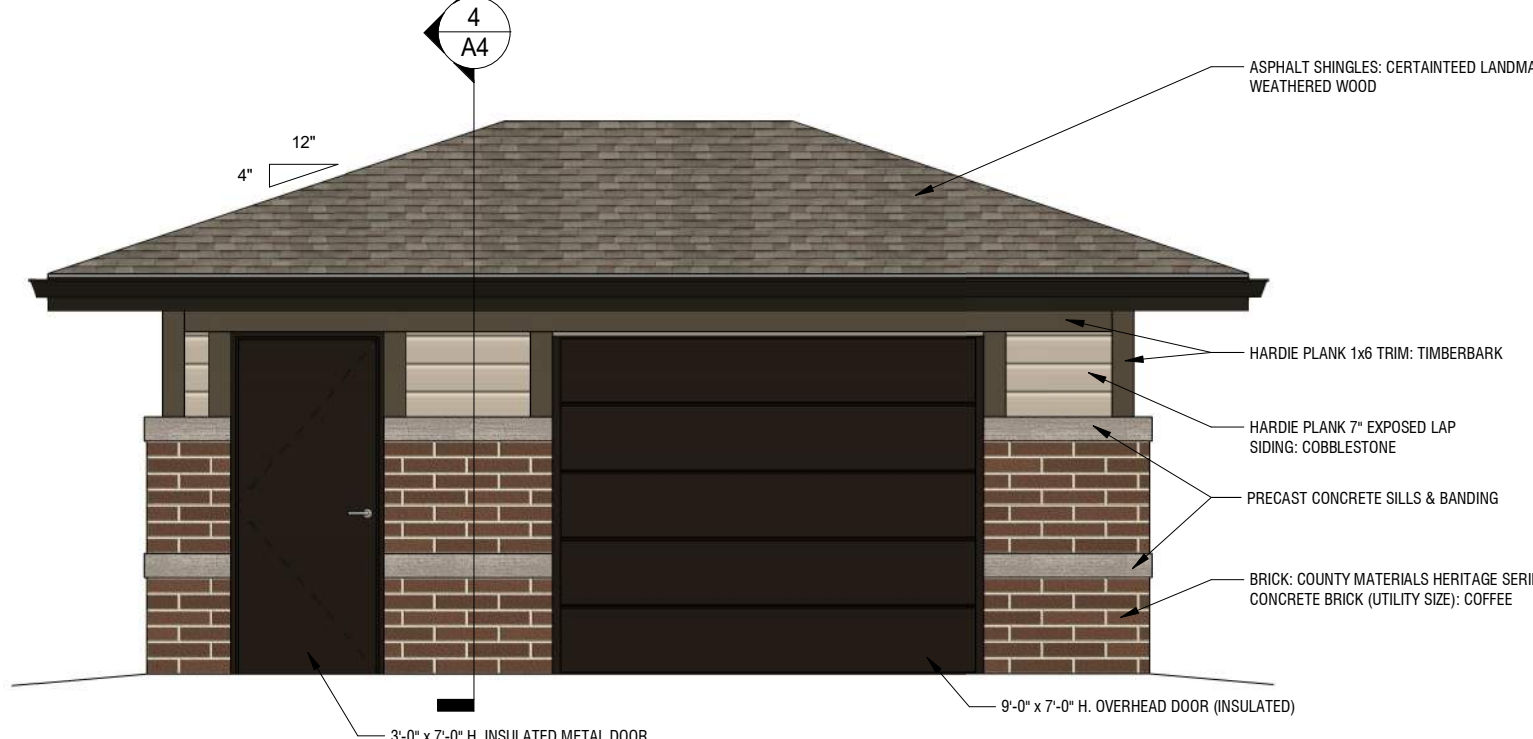
**7 FENCING**  
A4 SCALE: 1/2" = 1'-0"



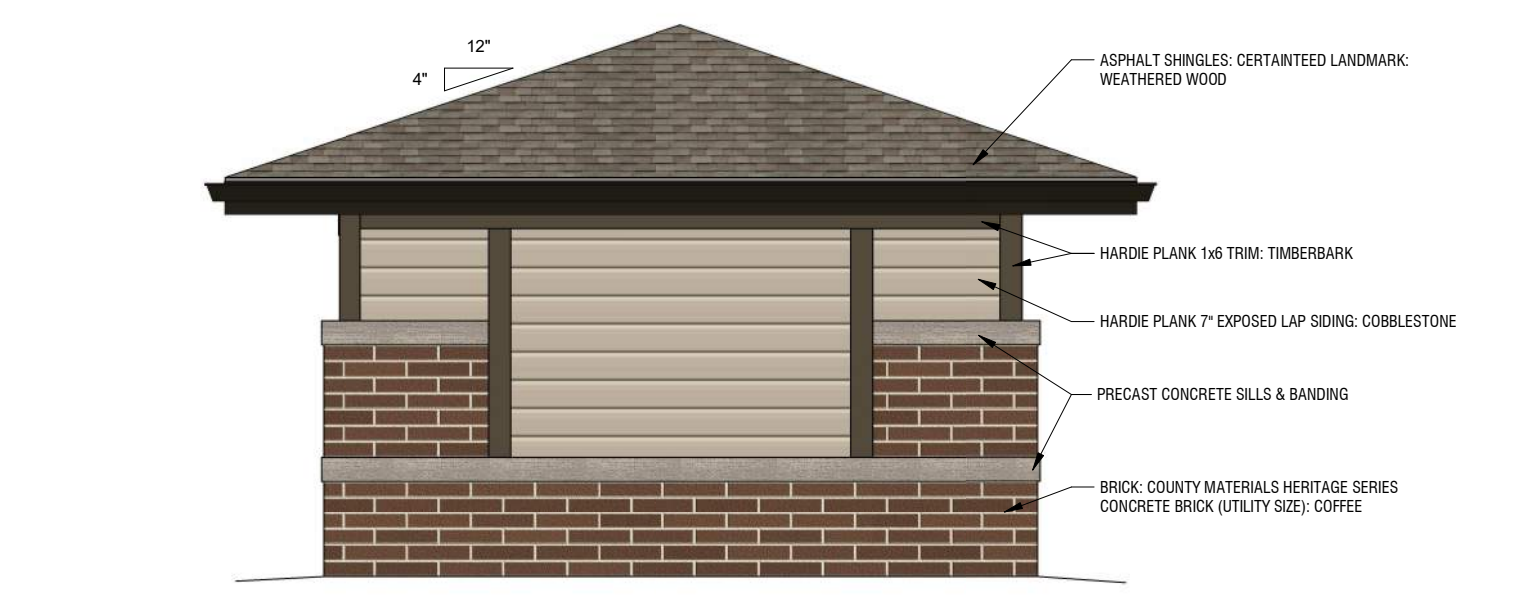
**4 SHED WALL SECTION**  
A4 SCALE: 1/4" = 1'-0"



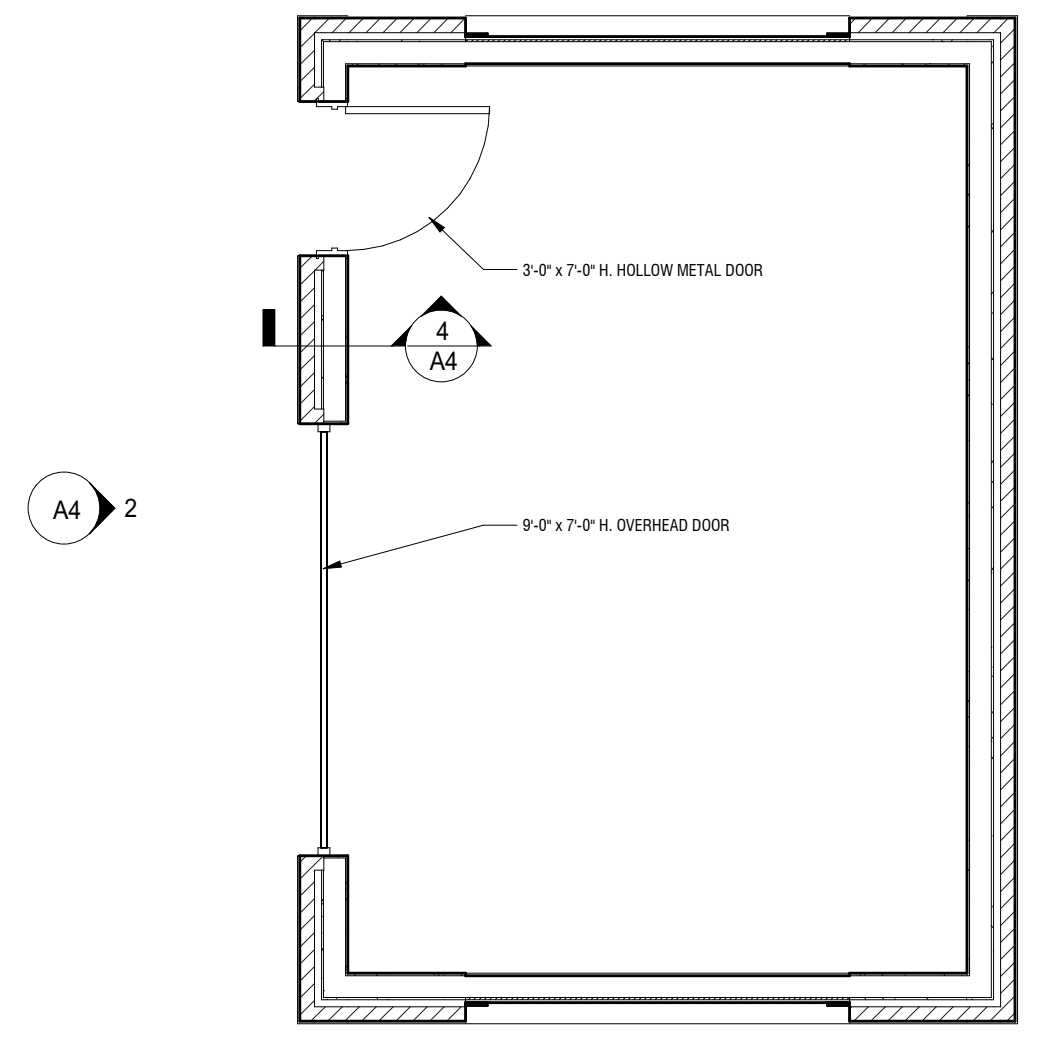
**5 BENCH**  
A4 SCALE: 1/2" = 1'-0"



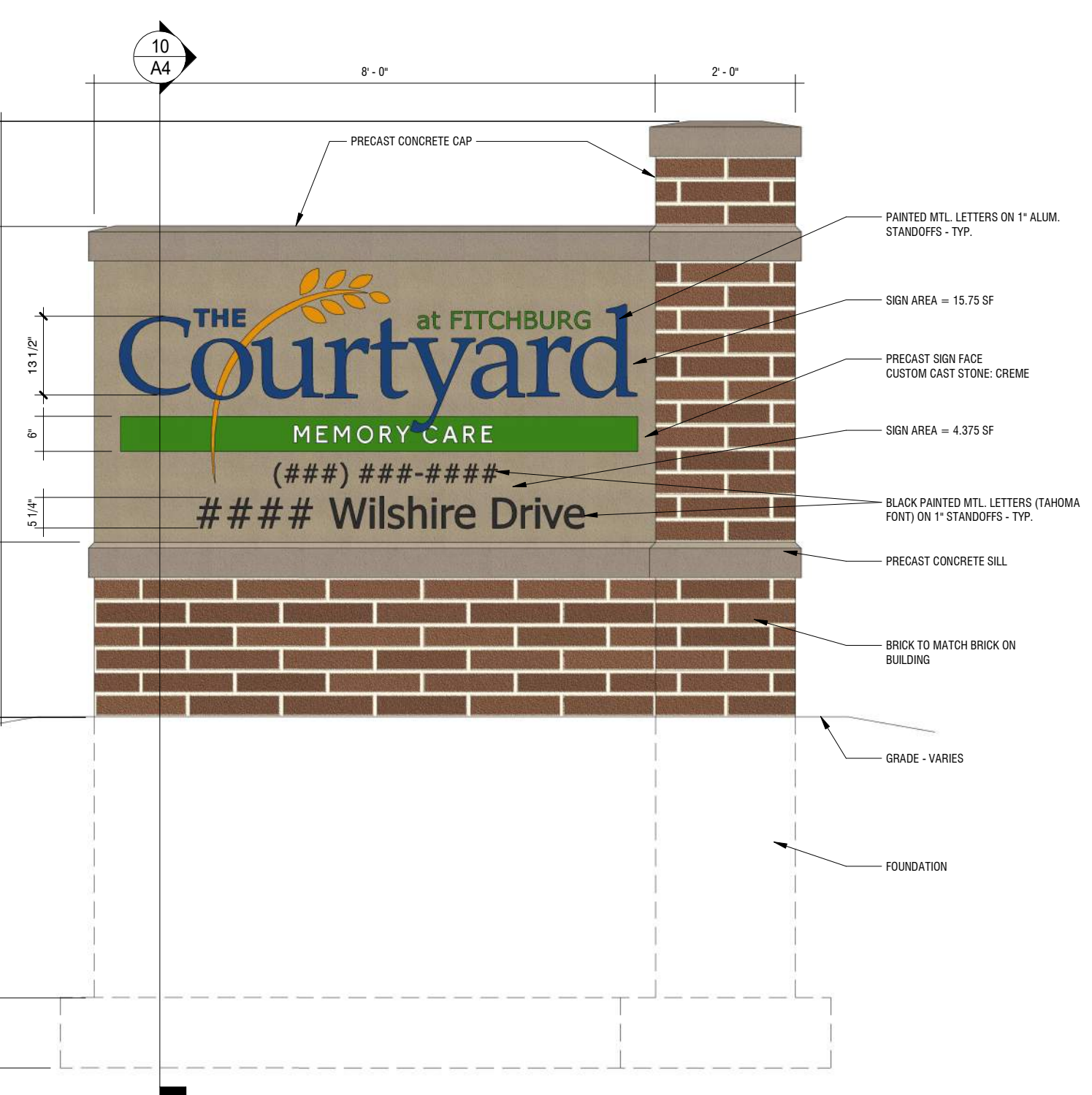
**2 SHED FRONT**  
A4 SCALE: 1/4" = 1'-0"



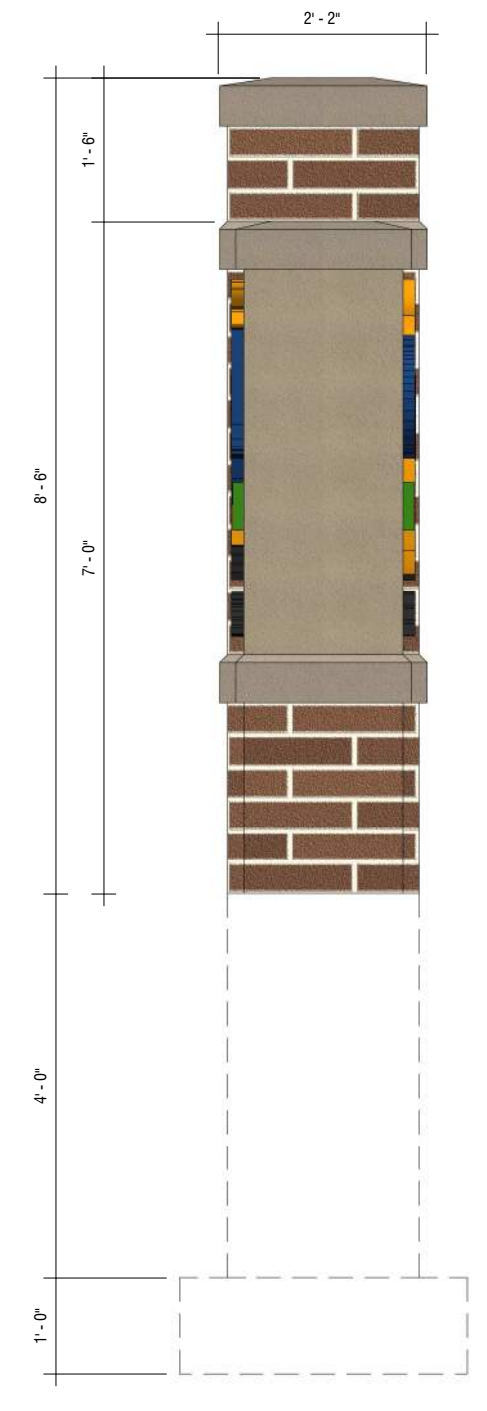
**3 SHED SIDE**  
A4 SCALE: 1/4" = 1'-0"



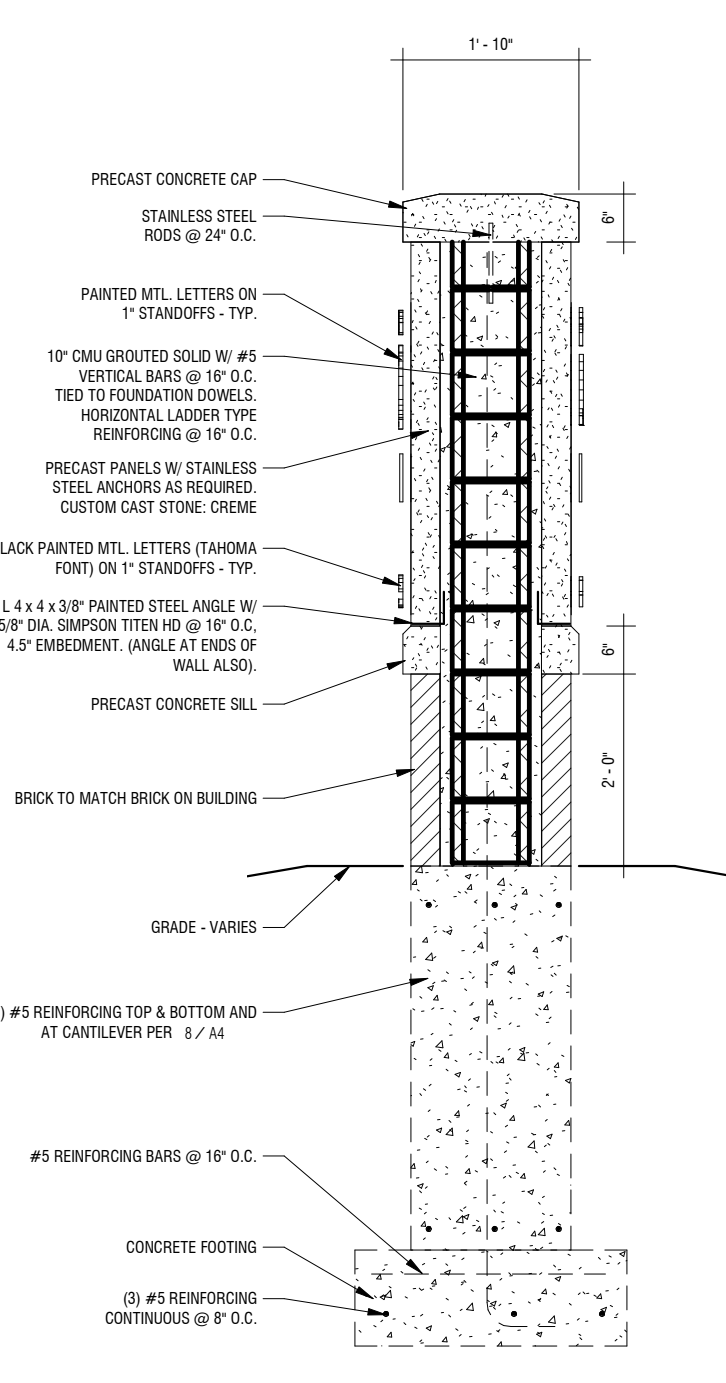
**1 OVERALL FLOOR PLAN**  
A4 SCALE: 1/4" = 1'-0"



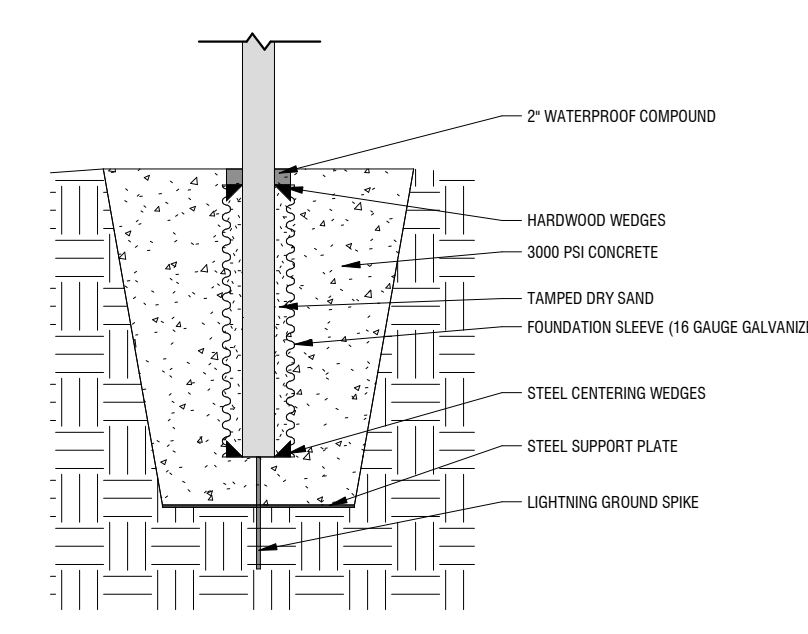
**8 SIGN FRONT**  
A4 SCALE: 1/2" = 1'-0"



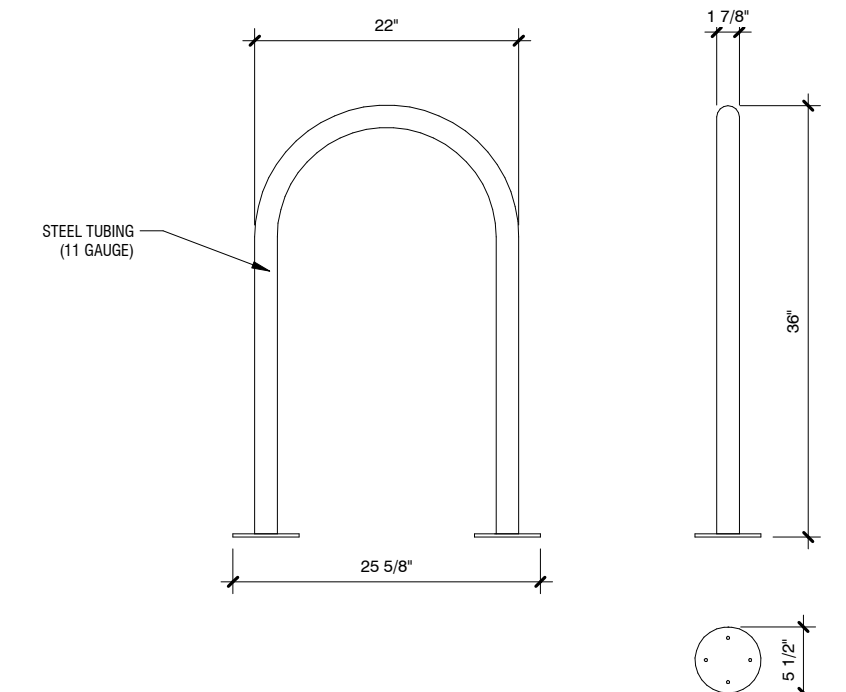
**9 SIGN END**  
A4 SCALE: 1/2" = 1'-0"



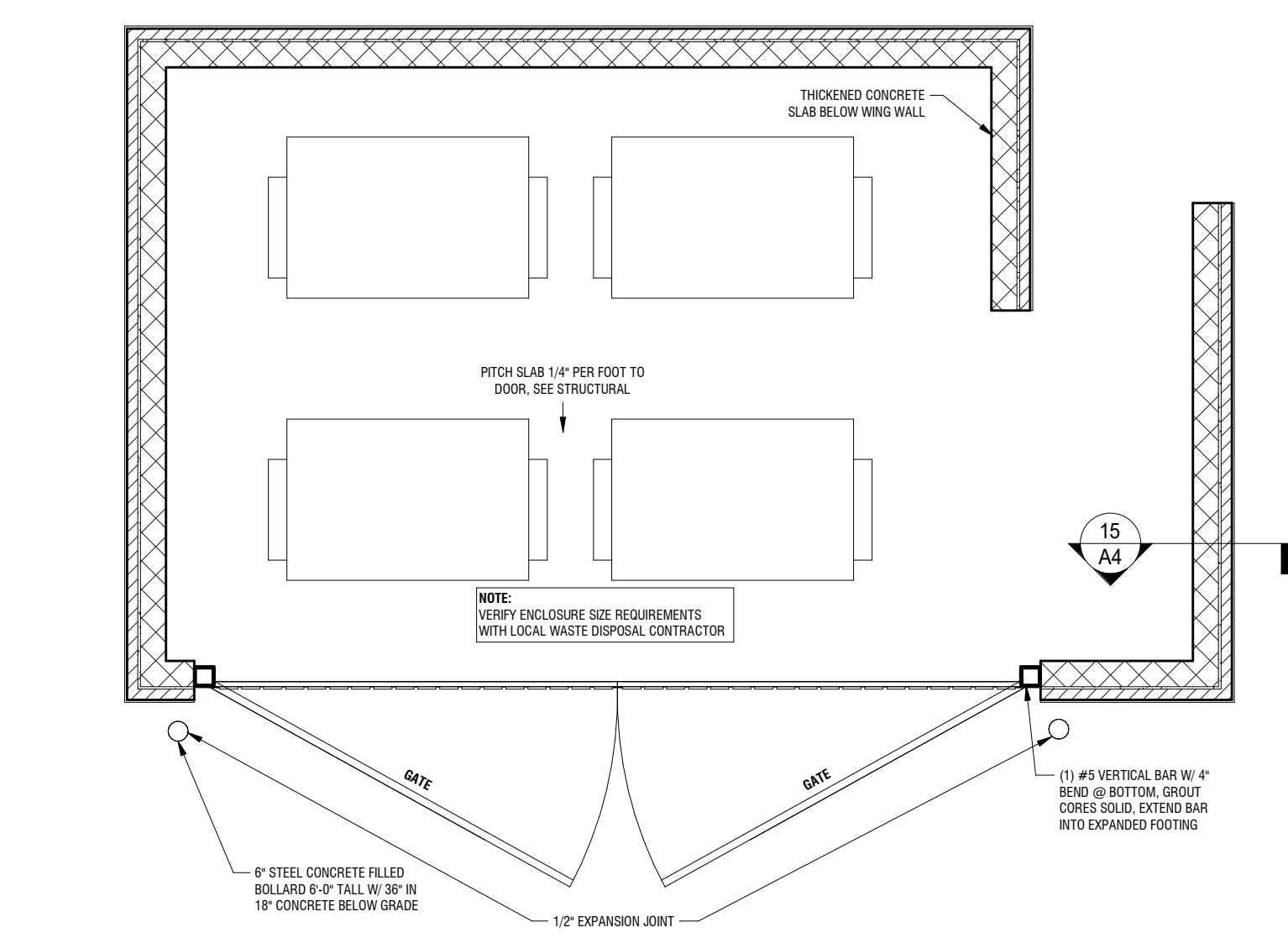
**10 SIGN SECTION**  
A4 SCALE: 1/2" = 1'-0"



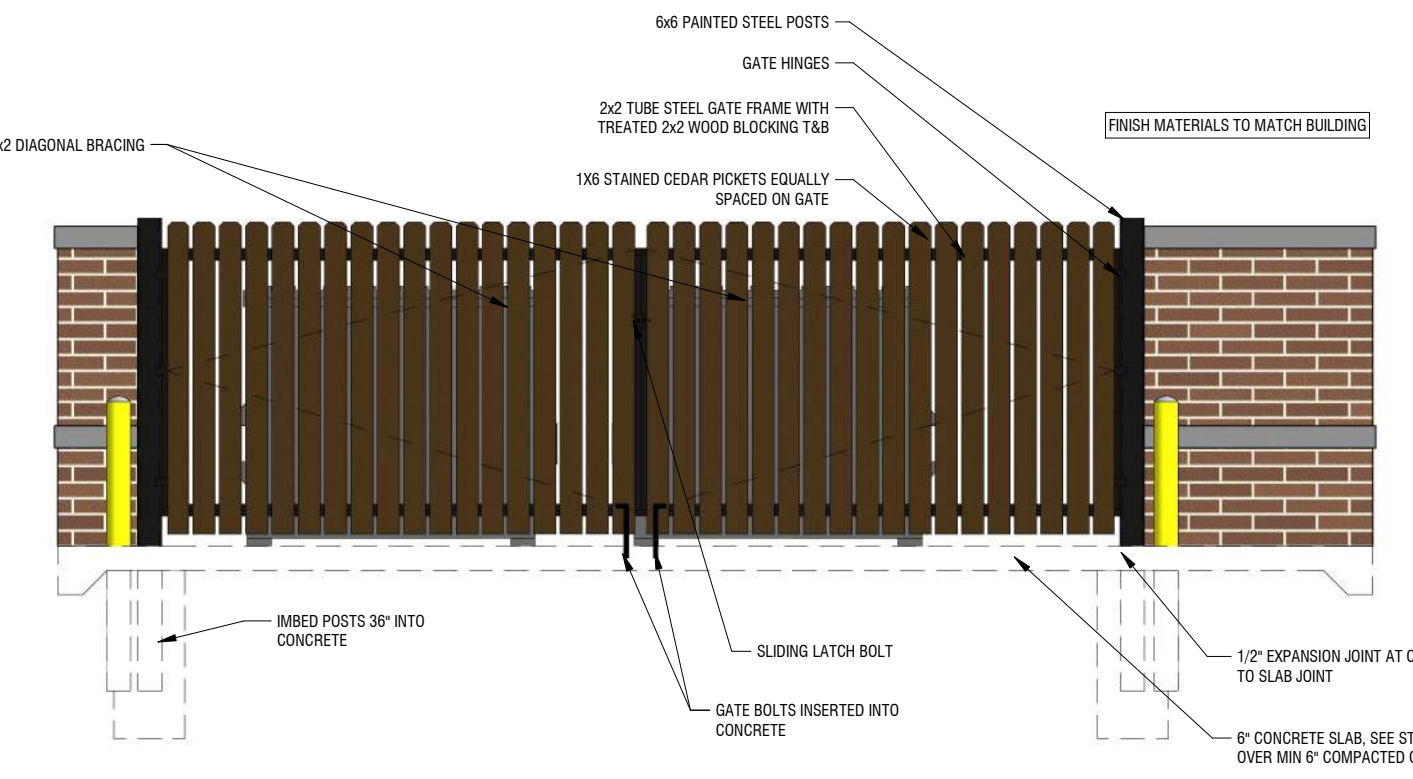
**11 FLAG POLE FOUNDATION**  
A4 SCALE: 1/2" = 1'-0"



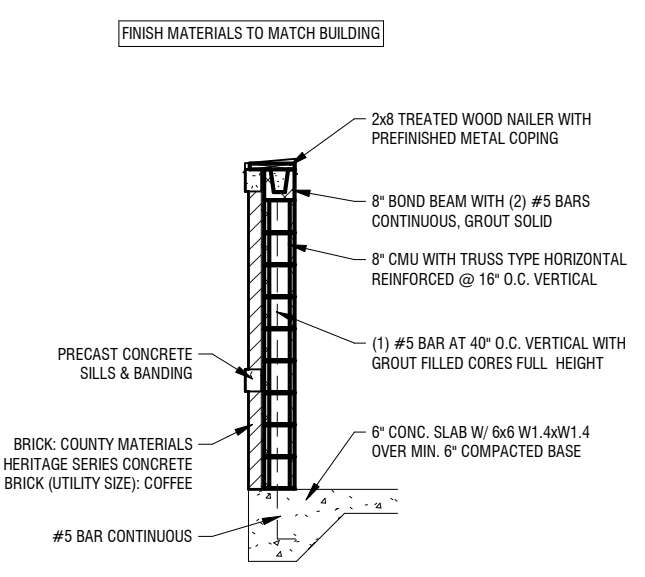
**12 'U' BIKE RACK**  
A4 SCALE: 3/4" = 1'-0"



**13 DUMPSTER ENCLOSURE**  
A4 SCALE: 1/4" = 1'-0"



**14 DUMPSTER ENCLOSURE**  
A4 SCALE: 1/4" = 1'-0"



**15 DUMPSTER ENCLOSURE SECTION**  
A4 SCALE: 1/4" = 1'-0"

11/15/2021 12:02:04 PM BIM 360://The Courtyard at Fitchburg Memory Care/21-1005 Fitchburg Memory Care.rvt











# THE COURTYARD AT FITCHBURG

## CITY OF FITCHBURG, WISCONSIN

SE 1/4, NW 1/4, SECTION 09, TOWNSHIP 06 NORTH, RANGE 09 EAST

### DRAWING INDEX

C0.0	TITLE SHEET
S1.0	EXISTING CONDITIONS SURVEY
C1.0	OVERALL SITE PLAN
C1.1	MEMORY CARE SITE PLAN
C1.2	ASSISTED LIVING SITE PLAN
C2.0	OVERALL GRADING & EROSION CONTROL PLAN
C2.1	MEMORY CARE SPOT GRADE PLAN
C2.2	ASSISTED LIVING SPOT GRADE PLAN
C3.0	OVERALL UTILITY PLAN
C3.1	MEMORY CARE UTILITY PLAN
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C4.0	NOTES
C4.1-C4.3	DETAILS
L1.0	LANDSCAPE PLAN - OVERALL
L1.1	LANDSCAPE PLAN - DETAILED
L1.2	LANDSCAPE PLAN - DETAILED
L1.3	LANDSCAPE PLAN - DETAILED
L2.0	LANDSCAPE DETAILS & NOTES



### PROJECT AREA

NOT TO SCALE



### PROJECT INFORMATION

#### OWNER

ANDEV GROUP, LLC  
 CONTACT: MICHAEL SAMUELS  
 680 N. LAKE SHORE DRIVE, UNIT 1103  
 CHICAGO, IL 60611  
 P: 312-927-4449  
 mdsamuels@gmail.com

#### ARCHITECT / INTERIOR DESIGN

GANTHER CONSTRUCTION/ARCHITECTURE, INC.  
 CONTACT: KEN KOZICZKOWSKI, AIA  
 DIRECTOR OF ARCHITECTURAL SERVICES  
 P: 920-426-4774 x127  
 C: 920-410-4704  
 kkoz@ganther.com

#### CIVIL CONSULTANT

JSD PROFESSIONAL SERVICES  
 CONTACT: PAUL PHILLIPS  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WI 53593  
 P: 920-733-2800 x221  
 paul.phillips@jsdinc.com

### MUNICIPAL CONTACTS

CITY OF FITCHBURG  
 DEPARTMENT OF PUBLIC WORKS  
 CONTACT: BILL BALKE, P.E.  
 5520 LACY ROAD  
 FITCHBURG, WI 53711  
 P: 608.270.4260  
 bill.balke@fitchburgwi.gov

### UTILITY CONTACTS

#### GAS

MADISON GAS AND ELECTRIC CO.  
 CONTACT: STEVE BEVERSDORF  
 133 S. BLAIR ST.  
 MADISON, WI 53701-1231  
 P: 608-252-1552  
 C: 608-444-9620  
 Sbeversdorf@mge.com

#### CABLE TV

CHARTER COMMUNICATIONS  
 CONTACT: GLEN JAKUSZ  
 2701 DANIELS ST.  
 MADISON, WI 53718  
 P: 608-274-3822  
 C: 608-209-3202  
 gjakusz@chartercom.com

#### TELEPHONE

AT&T  
 CONTACT: LISA GUNDLACH  
 316 W. WASHINGTON AVE.  
 MADISON, WI 53703  
 P: 608-252-2432  
 lg6852@att.com

#### ELECTRIC

MADISON GAS AND ELECTRIC CO.  
 CONTACT: CHRIS ERICKSON  
 133 S. BLAIR ST.  
 MADISON, WI 53701-1231  
 P: 608-252-5670  
 C: 608-516-7940  
 cerickson@mge.com



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 APPLETON | KENOSHA | CHICAGO  
 COEUR D'ALENE

MADISON REGIONAL OFFICE  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 P. 608.848.5060

CLIENT:  
**ANDEV GROUP, LLC**

CLIENT ADDRESS:  
 680 N. LAKE SHORE DR., UNIT 1103  
 CHICAGO, IL 60611

PROJECT:  
**THE COURTYARD  
 AT FITCHBURG**

PROJECT LOCATION:  
 FITCHBURG, WISCONSIN  
 DANE COUNTY

#### PLAN MODIFICATIONS:

#	Date:	Description:
1	08.24.2021	GIP SUBMITTAL
2	11.17.2021	SIP SUBMITTAL
3		
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14		
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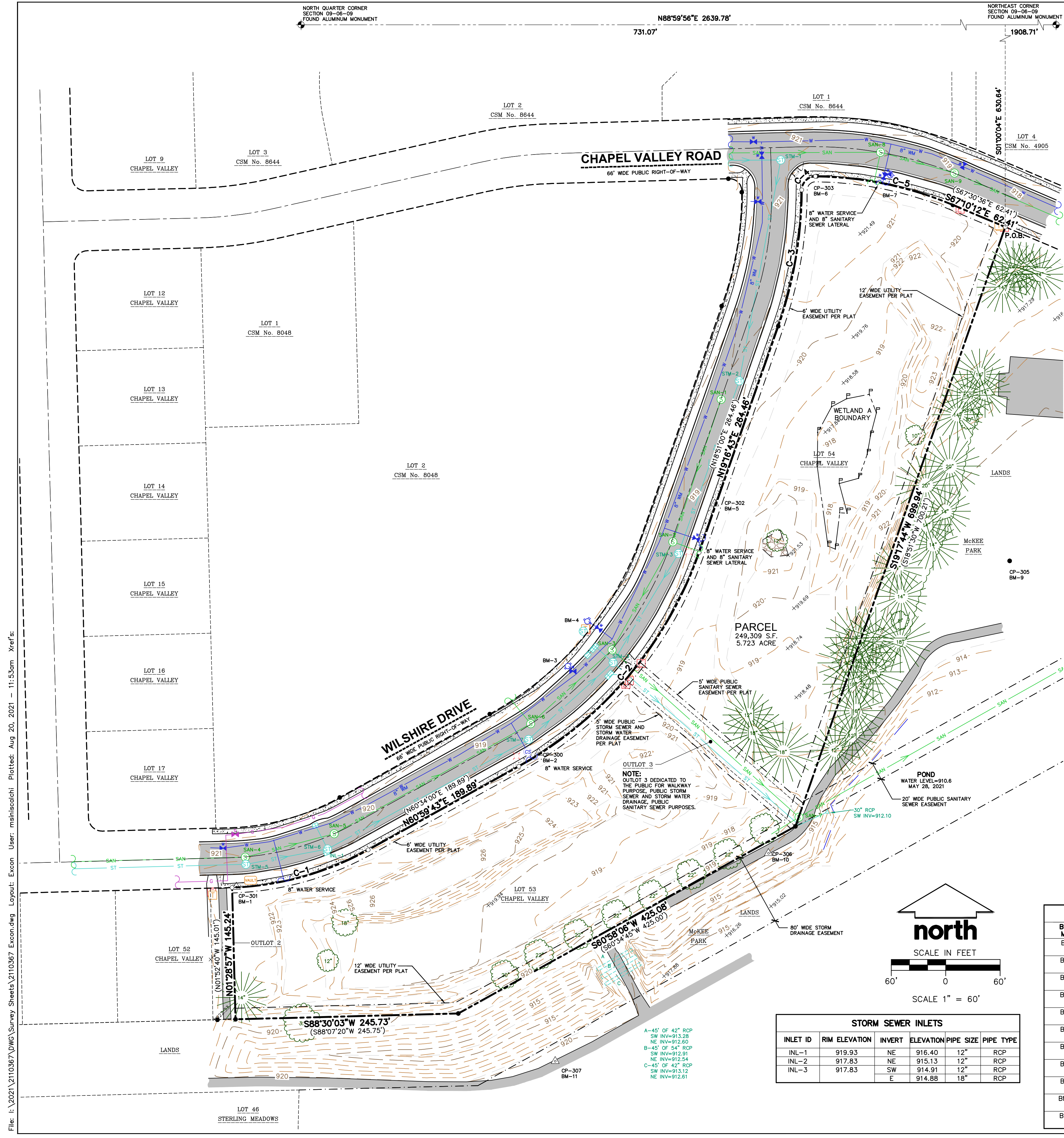
Designed By: IRN  
 Reviewed By: PMP  
 Approved By: PMP

SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:  
**C0.0**



JSD PROJECT NO: 21-10367



### EXISTING CONDITIONS SURVEY

LOT 53, 54 AND OUTLOT 3, CHAPEL VALLEY, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

- LEGEND**
- GOVERNMENT CORNER
  - 3/4" REBAR FOUND
  - 3/4" x 24" REBAR SET (1.50 LBS/LF)
  - BENCHMARK
  - CONTROL POINT
  - SIGN
  - SANITARY MANHOLE
  - HYDRANT
  - WATER VALVE
  - CURB STOP/SERVICE VALVE
  - STORM MANHOLE
  - CURB INLET
  - ENDWALL/END OF PIPE
  - GAS VALVE
  - ELECTRIC TRANSFORMER
  - ELECTRIC PEDESTAL
  - LIGHT POLE
  - VAULT
  - TELEPHONE PEDESTAL
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - PARCEL BOUNDARY
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - PLATTED LOT LINE
  - CHORD LINE
  - FLATTED LOT LINE
  - EASEMENT LINE
  - EDGE OF WATER
  - DELINEATED WETLANDS
  - CONCRETE CURB & GUTTER
  - EDGE OF BITUMINOUS
  - SANITARY SEWER
  - WATER LINE
  - STORM SEWER
  - NATURAL GAS
  - EDGE OF WOODS OR BRUSH
  - INDEX CONTOUR
  - INTERMEDIATE CONTOUR
  - BITUMINOUS PAVEMENT
  - CHORD LINE
  - END OF FLAGGED UTILITIES
  - EASEMENT LINE
  - DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON MAY 27 AND 28, 2021.
  - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 09-06-09, RECORDED AS N88°59'56"E.
  - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A ALUMINUM MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 09, T06N, R09E, ELEVATION = 944.16'
  - CONTOUR INTERVAL IS ONE FOOT.
  - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET N)'s 20212102541, 20212102790 AND 20212102895, WITH A CLEAR DATE OF MAY 20, 2021.
  - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: CITY OF FITCHBURG, MGE (ELECTRIC AND GAS), CHARTER COMMUNICATIONS, MCI, AT&T, TDS METROCOM
  - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
  - JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
  - ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF FITCHBURG. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.
  - WETLAND BOUNDARY BY OTHERS. WETLAND 'A' CONTAINS 6,085 SQUARE FEET MORE OR LESS.

**LEGAL DESCRIPTION**

LOT 53, 54 AND OUTLOT 3, CHAPEL VALLEY, RECORDED IN VOLUME 56-131A OF PLATS, ON PAGES 385-386, AS DOCUMENT No. 2366292, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT UNDER THE DIRECTION OF ANDEV GROUP THIS EXISTING CONDITIONS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

DATE

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	157.16'	333.00'	27°02'26"	N74°30'57"E	155.70'
( )	157.15'	333.00'	27°02'22"	N74°05'11"E	155.70'
C-2	315.27'	433.00'	41°43'03"	N40°08'13"E	308.35'
( )	315.26'	433.00'	41°43'00"	N39°42'30"E	308.35'
C-3	152.87'	460.67'	19°00'48"	N09°46'20"E	152.17'
( )	152.87'	460.67'	19°00'48"	N09°20'37"E	152.17'
C-4	23.63'	15.00'	90°15'11"	N45°22'59"E	21.26'
( )	23.62'	15.00'	90°14'04"	N44°57'16"E	21.26'
C-5	155.90'	398.51'	22°24'54"	S78°15'20"E	154.61'
( )	155.93'	398.51'	22°25'06"	S78°43'09"E	154.93'

**SANITARY SEWER MANHOLES**

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	919.73	SW	910.16	8"	PVC
SAN-2	918.84	NE	909.34	8"	PVC
		SE	909.29	8"	PVC
		SW	909.23	8"	PVC
SAN-3	918.39	NE	908.66	8"	PVC
		SW	908.69	8"	PVC
		NW	908.94	8"	PVC
SAN-4	921.06	SE	908.56	8"	PVC
		W	911.71	8"	PVC
		NE	911.66	8"	PVC
SAN-5	920.46	SW	911.15	8"	PVC
		NE	910.92	8"	PVC
		SW	909.43	8"	PVC
SAN-6	918.82	NW	909.53	8"	PVC
		NE	909.30	8"	PVC
		NW	907.15	8"	PVC
SAN-7	916.48	SW	907.15	8"	PVC
		NE	907.10	8"	PVC
		W	911.25	12"	PVC
SAN-8	920.14	S	911.23	8"	PVC
		SE	911.13	12"	PVC
		NW	909.46	12"	PVC
SAN-9	919.01	SE	909.31	12"	PVC

**BENCHMARKS**

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	921.56	CP-301, CUT CROSS IN SIDEWALK, SOUTHEAST CORNER OF SITE
BM-2	919.47	CP-300, CUT CROSS IN SIDEWALK NORTHEASTERLY SIDE OF LOT 53
BM-3	920.53	BURY BOLT ON HYDRANT NORTHEAST SIDE OF WILSHIRE DRIVE NEAR ENTRANCE TO CONDOMINIUM
BM-4	920.37	BURY BOLT ON HYDRANT, ENTRANCE TO CONDOMINIUM
BM-5	919.65	CUT CROSS IN SIDEWALK, MIDDLE OF LOT 54 ALONG WILSHIRE DRIVE
BM-6	921.36	CUT CROSS IN SIDEWALK CORNER OF WILSHIRE DRIVE AND CHAPEL VALLEY ROAD
BM-7	922.47	TOP NUT ON HYDRANT ON CHAPEL VALLEY ROAD
BM-8	917.15	CP-304, CUT CROSS IN SIDEWALK, NORTHEAST OF SITE ON CHAPEL VALLEY ROAD
BM-9	913.88	3/4" REBAR IN MCKEE PARK EAST OF LOT 54
BM-10	917.05	CP-306, M.A.G. NAIL IN PEDESTRIAN PATH NEAR NORTHEAST CORNER OF LOT 53
BM-11	920.41	CP-307, M.A.G. NAIL IN PEDESTRIAN PATH, SOUTH SIDE OF LOT 53.

**STORM SEWER INLETS**

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	919.93	NE	916.40	12"	RCP
INL-2	917.83	NE	915.13	12"	RCP
INL-3	917.83	SW	914.91	12"	RCP
		E	914.88	18"	RCP

**STORM SEWER MANHOLES**

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
*STM-1	921.15	W	917.2	19"x30"	HERCP
*STM-2	919.65	SW	917.2	19"x30"	HERCP
		NE	916.2	19"x30"	HERCP
*STM-3	918.60	SW	916.2	19"x30"	HERCP
		NE	915.2	19"x30"	HERCP
STM-4	918.23	SW	915.2	19"x30"	HERCP
		NE	913.59	19"x30"	HERCP
STM-5	920.91	SW	913.60	24"x38"	HERCP
		NW	913.55	18"	RCP
		SE	913.51	30"	RCP
STM-6	920.26	W	915.90	24"	RCP
		NE	915.80	24"	RCP
*STM-7	918.65	SW	914.86	24"	RCP
		NW	916.05	12"	RCP
		SW	916.05	12"	RCP
*STM-7	918.65	NE	914.80	24"x38"	HERCP
		SW	914.5	24"x38"	HERCP



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P. 608.848.5060

CLIENT:  
**ANDEV GROUP, LLC**

CLIENT ADDRESS:  
**680 N. LAKESHORE DR., UNIT 1103  
CHICAGO, IL 60611**



Toll Free (800) 242-8511

PROJECT:

PROJECT LOCATION:  
**CITY OF FITCHBURG  
DANE COUNTY, WISCONSIN**

**PLAN MODIFICATIONS:**

#	Date	Description
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Design/Drawn: **INIT 00/00/00**  
Approved: **INIT 00/00/00**

SHEET TITLE:  
**EXISTING CONDITIONS SURVEY**

SHEET NUMBER:

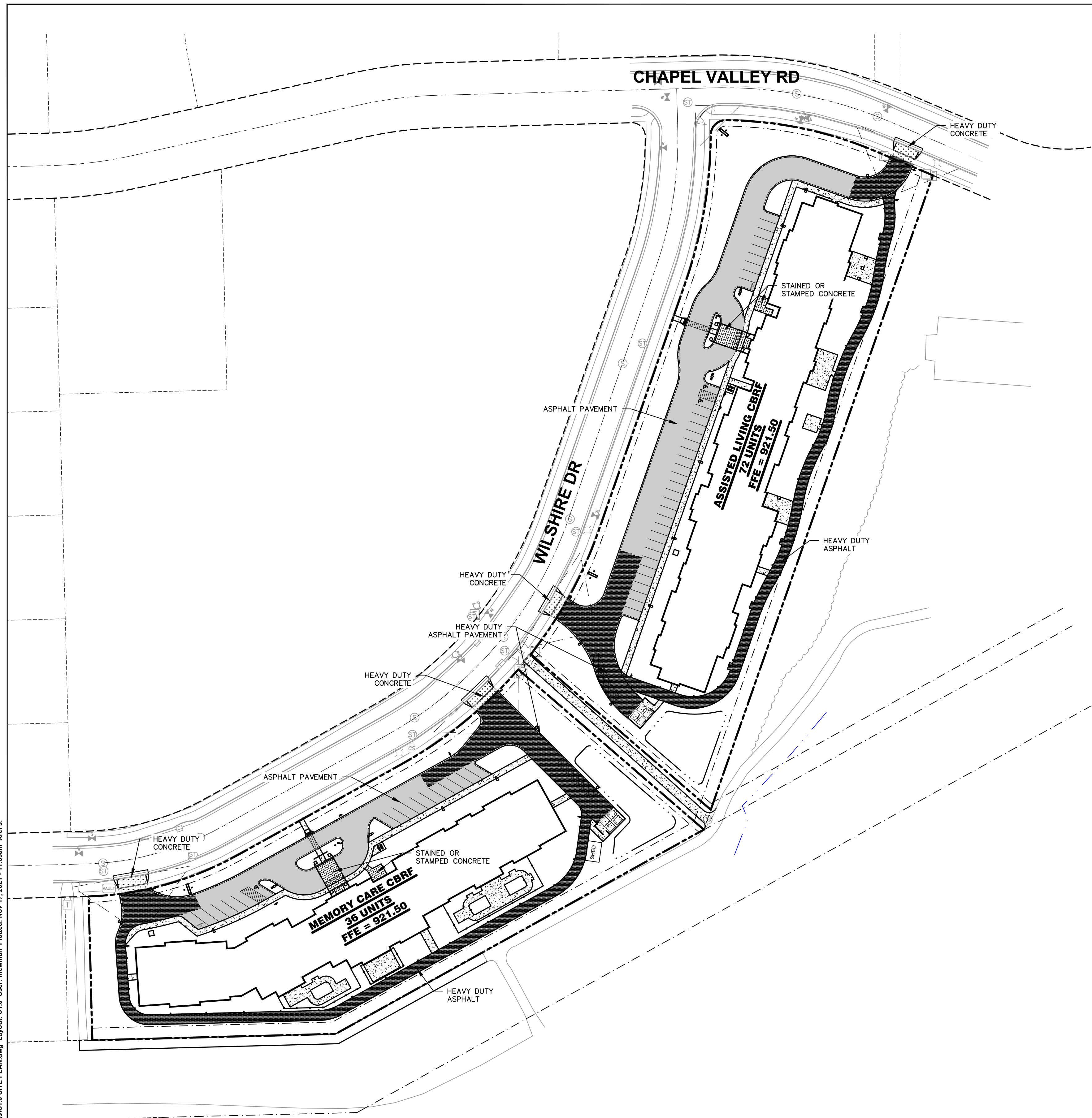
**S1.0**

JSD PROJECT NO: 21-10367

File: I:\2021\2110367\DWG\Survey Sheets\2110367\_Execn.dwg Layout: Execn User: mainiscstehi Plotted: Aug 20, 2021 - 11:53am Xref's:

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File: I:\2021\10367\DWG\Civil Sheets\C1.0 SITE PLAN.dwg Layout: C1.0 User: inewman Plotted: Nov 17, 2021 - 11:58am Xrefs:



**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	BUILDING SETBACK LINE
	PAVEMENT SETBACK LINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	VALLEY CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	FENCE
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	FLAG POLE
	BIKE RACK
	SAWCUT EXISTING PAVEMENT

**SITE INFORMATION BLOCK**

<b>TOTAL</b>	
PROPERTY ACREAGE	5.6 ACRES
LOT COVERAGE	3.3 ACRES
OPEN SPACE	2.3 ACRES
STORMWATER MANAGEMENT	7670 SF
BUILDING COVERAGE	63400 SF
NUMBER OF UNITS	108 UNITS
PARKING	54 STALLS (3 ADA)
<b>ASSISTED LIVING SITE</b>	
PROPERTY ACREAGE	3.0 ACRES
LOT COVERAGE	1.8 ACRES
OPEN SPACE	1.2 ACRES
STORMWATER MANAGEMENT	3640 SF
BUILDING COVERAGE	33900 SF
FAR	0.46
NUMBER OF UNITS	72 UNITS
PARKING	36 STALLS (2 ADA)
<b>MEMORY CARE SITE</b>	
PROPERTY ACREAGE	2.6 ACRES
LOT COVERAGE	1.5 ACRES
OPEN SPACE	1.1 ACRES
STORMWATER MANAGEMENT	4030 SF
BUILDING COVERAGE	29725 SF
FAR	0.25
NUMBER OF UNITS	36 UNITS
PARKING	18 STALLS (1 ADA)



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P. 608.848.5060

CLIENT:  
**ANDEV GROUP, LLC**

CLIENT ADDRESS:  
**680 N. LAKE SHORE DR., UNIT 1103  
CHICAGO, IL 60611**

PROJECT:  
**THE COURTYARD  
AT FITCHBURG**

PROJECT LOCATION:  
**FITCHBURG, WISCONSIN  
DANE COUNTY**

**PLAN MODIFICATIONS:**

#	Date:	Description:
1	08.24.2021	GIP SUBMITTAL
2	11.17.2021	SIP SUBMITTAL
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Designed By: IRN  
Reviewed By: PMP  
Approved By: PMP

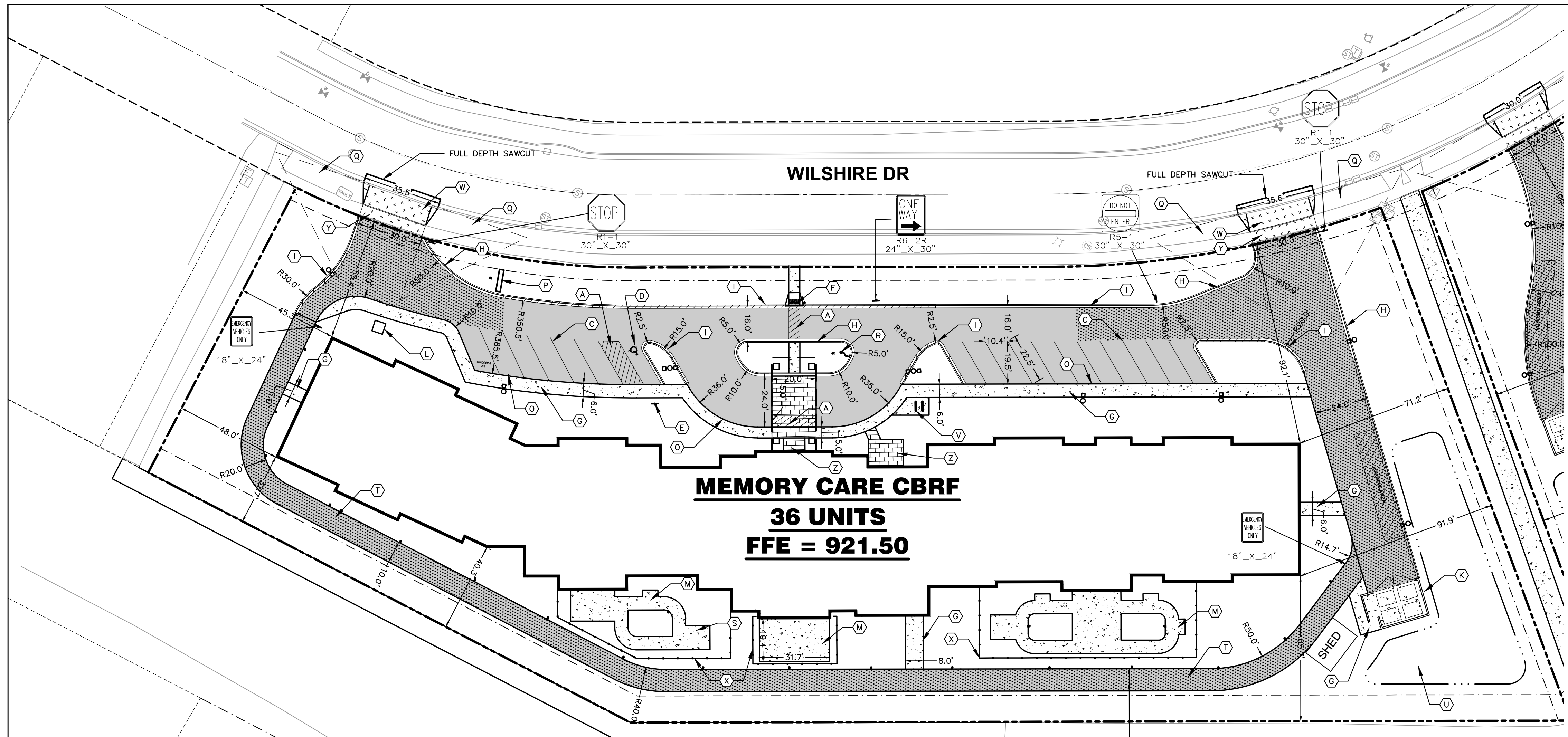
SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**C1.0**

Scale in feet: 0 to 60 feet. North arrow pointing up.

**DIGGERS HOTLINE**  
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**MEMORY CARE CBRF**  
**36 UNITS**  
**FFE = 921.50**

**LEGEND**

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING OUTLINE
- - - BUILDING OVERHANG
- - - BUILDING SETBACK LINE
- - - PAVEMENT SETBACK LINE
- - - EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- VALLEY CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- - - FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ▲ ADA PARKING SIGN
- FLAG POLE
- BIKE RACK
- - - SAWCUT EXISTING PAVEMENT

**SITE INFORMATION BLOCK**

MEMORY CARE SITE	
PROPERTY ACREAGE	2.6 ACRES
LOT COVERAGE	1.5 ACRES
OPEN SPACE	1.1 ACRES
STORMWATER MANAGEMENT	4030 SF
BUILDING COVERAGE	29750 SF
FAR	0.25
NUMBER OF UNITS	36 UNITS
PARKING	18 STALLS (1 ADA)

- KEY**
- (A) DIAGONAL HATCH - SWSL/4" AT 45° @ 2'-0" O.C.
  - (B) STANDARD PARKING STALLS - 18'-0" SWSL/4" @ 9'-0" O.C.
  - (C) ANGLED PARKING STALLS - 22'-6" @ 60° SWSL/4" @ 10'-5" O.C.
  - (D) ACCESSIBLE PARKING SPACE TYP. SEE DETAILS FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL
  - (E) ACCESSIBLE PARKING SIGN (SEE DETAIL)
  - (F) ADA CURB RAMP W/ DETECTABLE WARNING FIELDS (SEE DETAIL)
  - (G) CONCRETE SIDEWALK (SEE DETAIL)
  - (H) 18" CURB AND GUTTER LOW SIDE
  - (I) 18" CURB AND GUTTER HIGH SIDE
  - (J) 18" CURB AND GUTTER VALLEY CURB
  - (K) MASONRY TRASH ENCLOSURE/COMPACTOR AREA (REFER TO ARCHITECTURAL PLANS)
  - (L) TRANSFORMER PAD
  - (M) CONCRETE PATIO (SEE ARCH PLANS)
  - (N) SITE LIGHTING (SEE LIGHTING PLAN)
  - (O) INTEGRAL CURB AND WALK
  - (P) MONUMENT SIGN
  - (Q) VISION TRIANGLE
  - (R) FLAG POLE
  - (S) GAZEBO (SEE ARCH PLANS)
  - (T) HEAVY DUTY ASPHALT FIRE ACCESS PATH
  - (U) INFILTRATION BASIN
  - (V) BIKE RACK
  - (W) CONCRETE DRIVEWAY APRON PER CITY REQUIREMENTS
  - (X) DECORATIVE FENCE (SEE ARCH PLANS)
  - (Y) REMOVE AND REPLACE EXISTING SIDEWALK
  - (Z) STAINED OR STAMPED CONCRETE (SEE ARCH PLANS)

Scale in feet: 0, 30, 60

North arrow pointing up.

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 P. 608.848.5060

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**ANDEV GROUP, LLC**

CLIENT ADDRESS:  
**680 N. LAKE SHORE DR., UNIT 1103  
 CHICAGO, IL 60611**

PROJECT:  
**THE COURTYARD  
 AT FITCHBURG**

PROJECT LOCATION:  
**FITCHBURG, WISCONSIN  
 DANE COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.24.2021	GIP SUBMITTAL
2	11.17.2021	SIP SUBMITTAL
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Designed By: IRN  
 Reviewed By: PMP  
 Approved By: PMP

SHEET TITLE:  
**MEMORY CARE SITE  
 PLAN**

SHEET NUMBER:  
**C1.1**

JSD PROJECT NO: 21-10367

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PLAN MODIFICATIONS:

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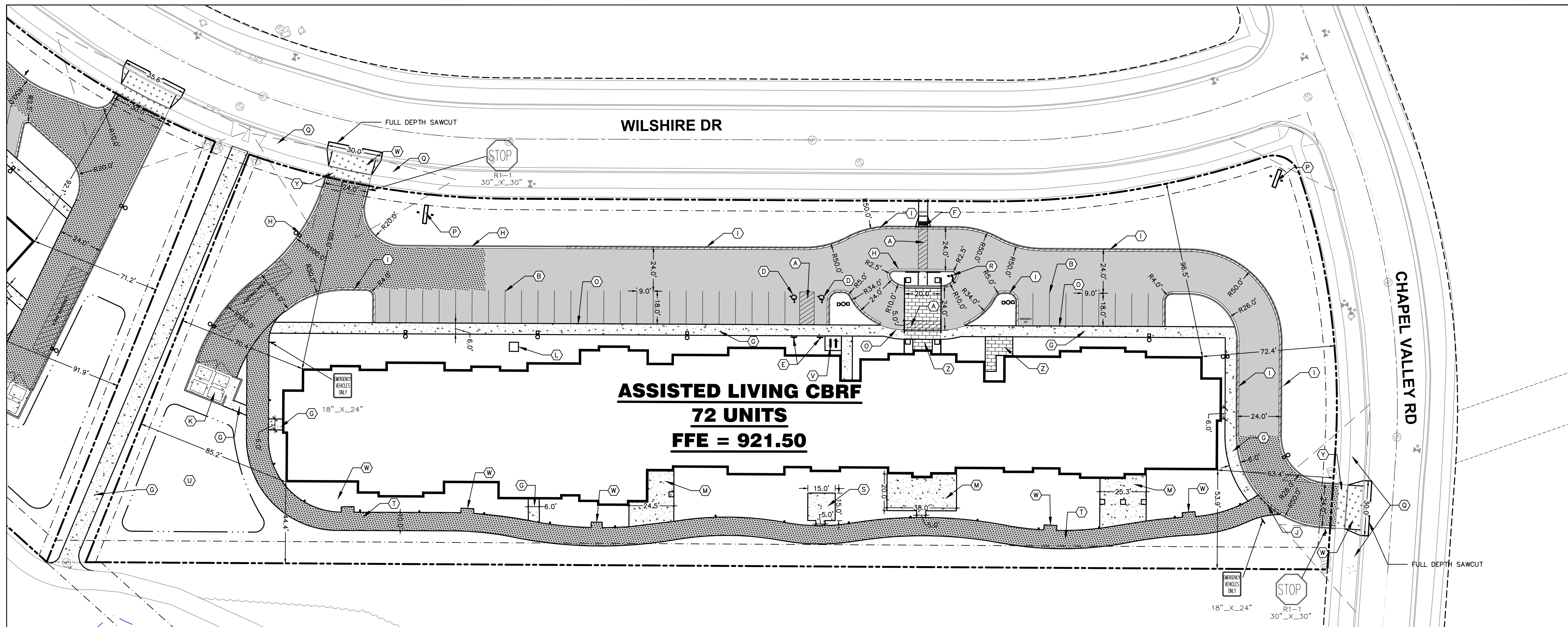
Designed By: IRN  
Reviewed By: PMP  
Approved By: PMP

SHEET TITLE:  
**ASSISTED LIVING SITE  
PLAN**

SHEET NUMBER:

**C1.2**

JSD PROJECT NO: 21-10367



**KEY**

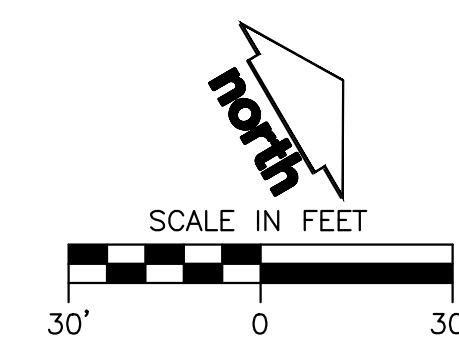
- (A) DIAGONAL HATCH - SWSL/4" AT 45° @ 2'-0" O.C.
- (B) STANDARD PARKING STALLS - 18'-0" SWSL/4" @ 9'-0" O.C.
- (C) ANGLED PARKING STALLS - 22'-6" @ 60° SWSL/4" @ 10'-5" O.C.
- (D) ACCESSIBLE PARKING SPACE TYP. SEE DETAILS FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL
- (E) ACCESSIBLE PARKING SIGN (SEE DETAIL)
- (F) ADA CURB RAMP W/ DETECTABLE WARNING FIELDS (SEE DETAIL)
- (G) CONCRETE SIDEWALK (SEE DETAIL)
- (H) 18" CURB AND GUTTER LOW SIDE
- (I) 18" CURB AND GUTTER HIGH SIDE
- (J) 18" CURB AND GUTTER VALLEY CURB
- (K) MASONRY TRASH ENCLOSURE/COMPACTOR AREA (REFER TO ARCHITECTURAL PLANS)
- (L) TRANSFORMER PAD
- (M) CONCRETE PATIO (SEE ARCH PLANS)
- (N) SITE LIGHTING (SEE LIGHTING PLAN)
- (O) INTEGRAL CURB AND WALK
- (P) MONUMENT SIGN
- (Q) VISION TRIANGLE
- (R) FLAG POLE
- (S) GAZEBO (SEE ARCH PLANS)
- (T) HEAVY DUTY ASPHALT FIRE ACCESS PATH
- (U) INFILTRATION BASIN
- (V) BIKE RACK
- (W) CONCRETE DRIVEWAY APRON PER CITY REQUIREMENTS
- (X) DECORATIVE FENCE (SEE ARCH PLANS)
- (Y) REMOVE AND REPLACE EXISTING SIDEWALK
- (Z) STAINED OR STAMPED CONCRETE (SEE ARCH PLANS)

**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- ===== STANDARD CURB AND GUTTER
- ===== REJECT CURB AND GUTTER
- ===== VALLEY CURB AND GUTTER
- ===== ASPHALT PAVEMENT
- ===== HEAVY DUTY ASPHALT PAVEMENT
- ===== CONCRETE PAVEMENT
- ===== HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- X- FENCE
- o-o-o-o LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ↑ ADA PARKING SIGN
- ↑ FLAG POLE
- ↑ BIKE RACK
- SAWCUT EXISTING PAVEMENT

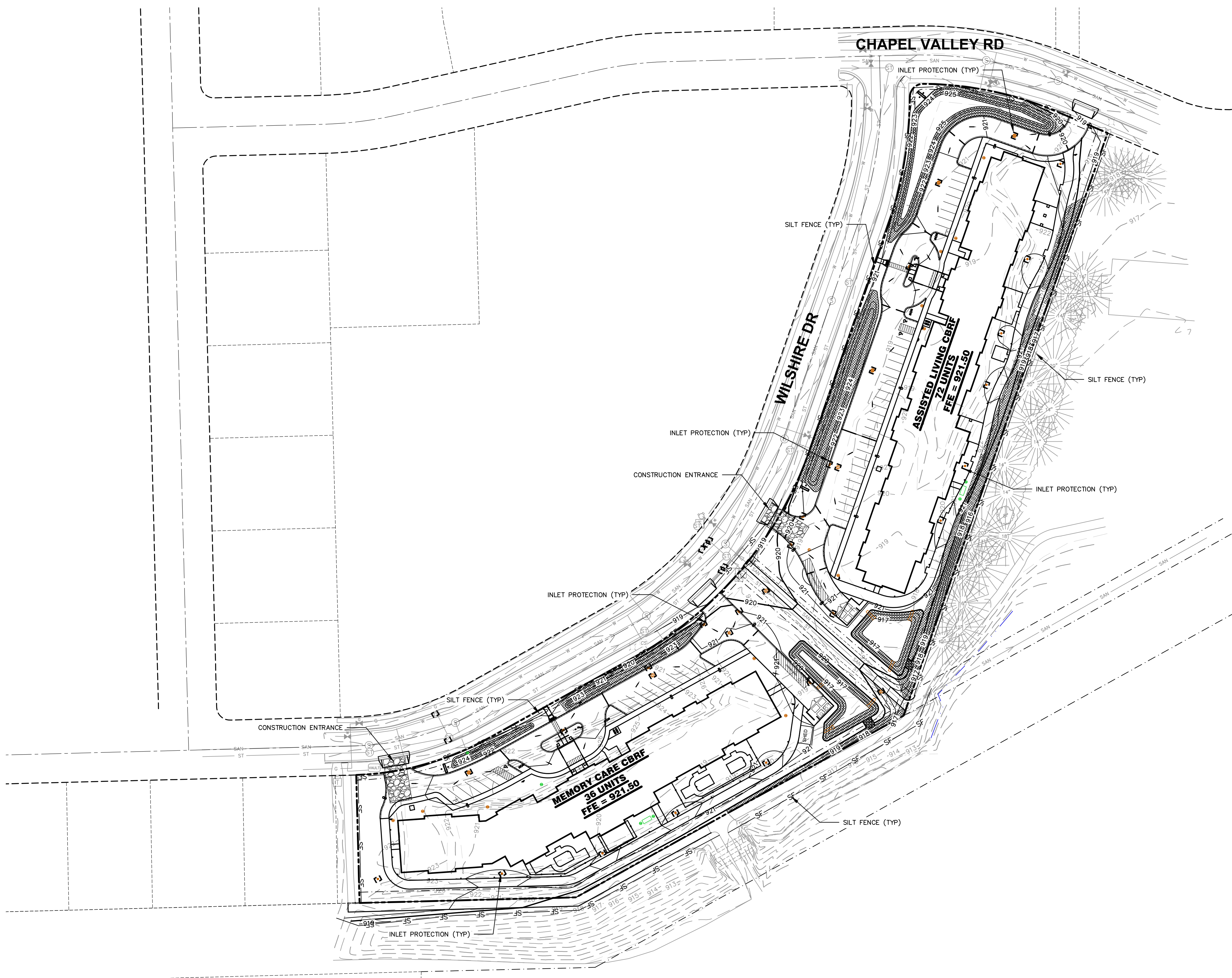
**SITE INFORMATION BLOCK**

ASSISTED LIVING SITE	
PROPERTY ACREAGE	3.0 ACRES
LOT COVERAGE	1.8 ACRES
OPEN SPACE	1.2 ACRES
STORMWATER MANAGEMENT	3640 SF
BUILDING COVERAGE	33900 SF
FAR	0.46
NUMBER OF UNITS	72 UNITS
PARKING	36 STALLS (2 ADA)



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**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	VALLEY CURB AND GUTTER
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	FENCE
	SILT FENCE
	RIP-RAP
	CONSTRUCTION ENTRANCE
	EROSION MATTING
	INLET PROTECTION



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CLIENT:  
**ANDEV GROUP, LLC**

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CHICAGO, IL 60611**

PROJECT:  
**THE COURTYARD  
AT FITCHBURG**

PROJECT LOCATION:  
**FITCHBURG, WISCONSIN  
DANE COUNTY**

**PLAN MODIFICATIONS:**

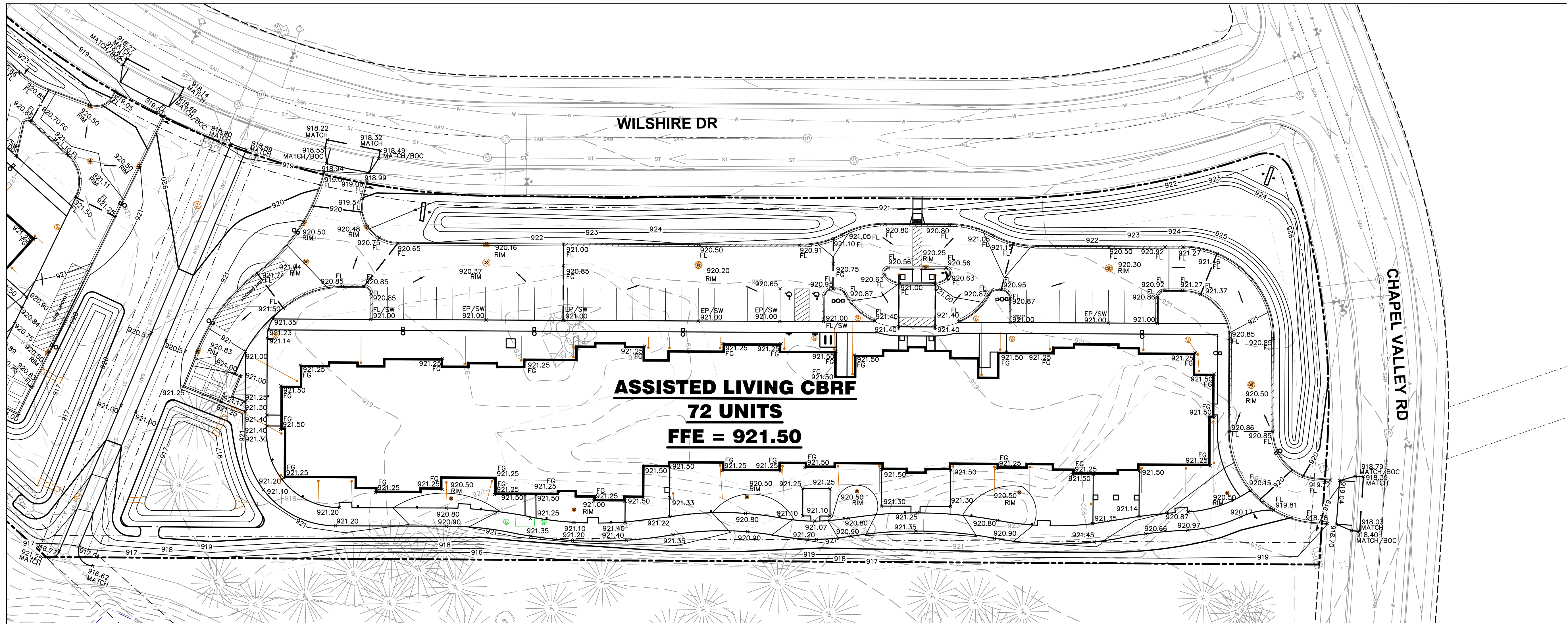
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Designed By: IRN  
Reviewed By: PMP  
Approved By: PMP

SHEET TITLE:  
**OVERALL GRADING &  
EROSION CONTROL PLAN**

SHEET NUMBER:  
**C2.0**

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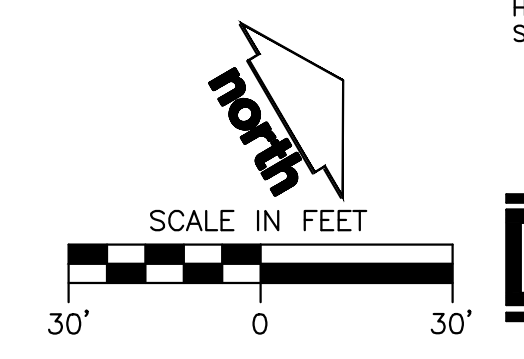
WILSHIRE DR

CHAPEL VALLEY RD

**ASSISTED LIVING CBRF**  
**72 UNITS**  
**FFE = 921.50**

**LEGEND**

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING OUTLINE
- - - BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- VALLEY CURB AND GUTTER
- - - 959 PROPOSED 1 FOOT CONTOUR
- - - 960 PROPOSED 5 FOOT CONTOUR
- - - 959 EXISTING 1 FOOT CONTOUR
- - - 960 EXISTING 5 FOOT CONTOUR
- X - FENCE
- DRAINAGE DIRECTION
- FG:XXX.XX SPOT ELEVATION
- EP - EDGE OF PAVEMENT
- FG - FINISH GRADE
- FL - FLOW LINE
- EC - EDGE OF CONCRETE
- BOC - BACK OF CURB
- MATCH - MATCH EXISTING GRADE
- HP - HIGH POINT
- SW - SIDEWALK



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PROJECT:  
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PROJECT LOCATION:  
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 DANE COUNTY**

**PLAN MODIFICATIONS:**

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Designed By: IRN  
 Reviewed By: PMP  
 Approved By: PMP

**SHEET TITLE:**  
**ASSISTED LIVING SPOT  
 GRADE PLAN**

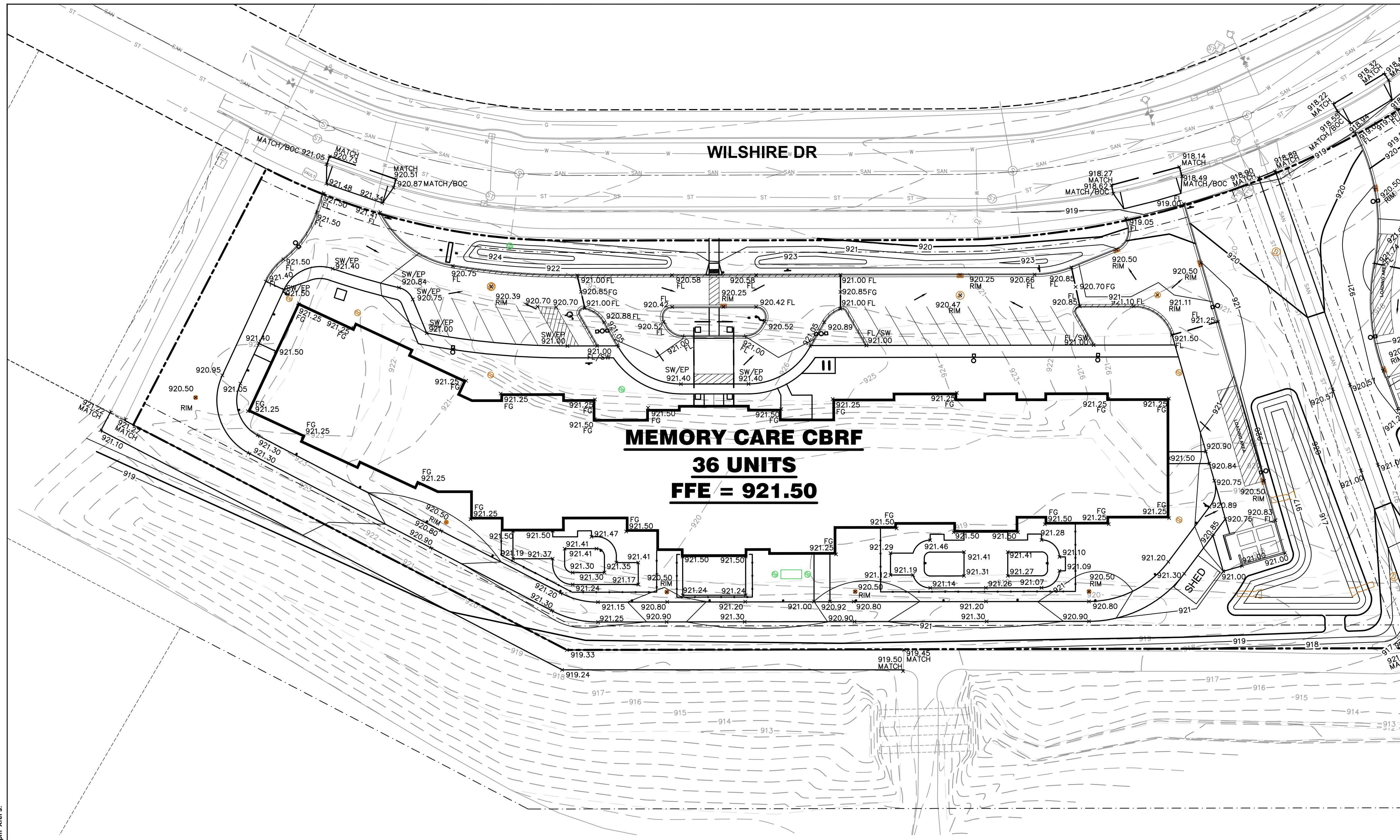
SHEET NUMBER:  
**C2.2**

JSD PROJECT NO: 21-10367

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**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	VALLEY CURB AND GUTTER
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	FENCE
	DRAINAGE DIRECTION
	SPOT ELEVATION
	EP - EDGE OF PAVEMENT
	FG - FINISH GRADE
	FL - FLOW LINE
	EC - EDGE OF CONCRETE
	BOC - BACK OF CURB
	MATCH - MATCH EXISTING GRADE
	HP - HIGH POINT
	SW - SIDEWALK



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Designed By: IRN  
Reviewed By: PMP  
Approved By: PMP

SHEET TITLE:  
**MEMORY CARE SPOT  
GRADE PLAN**

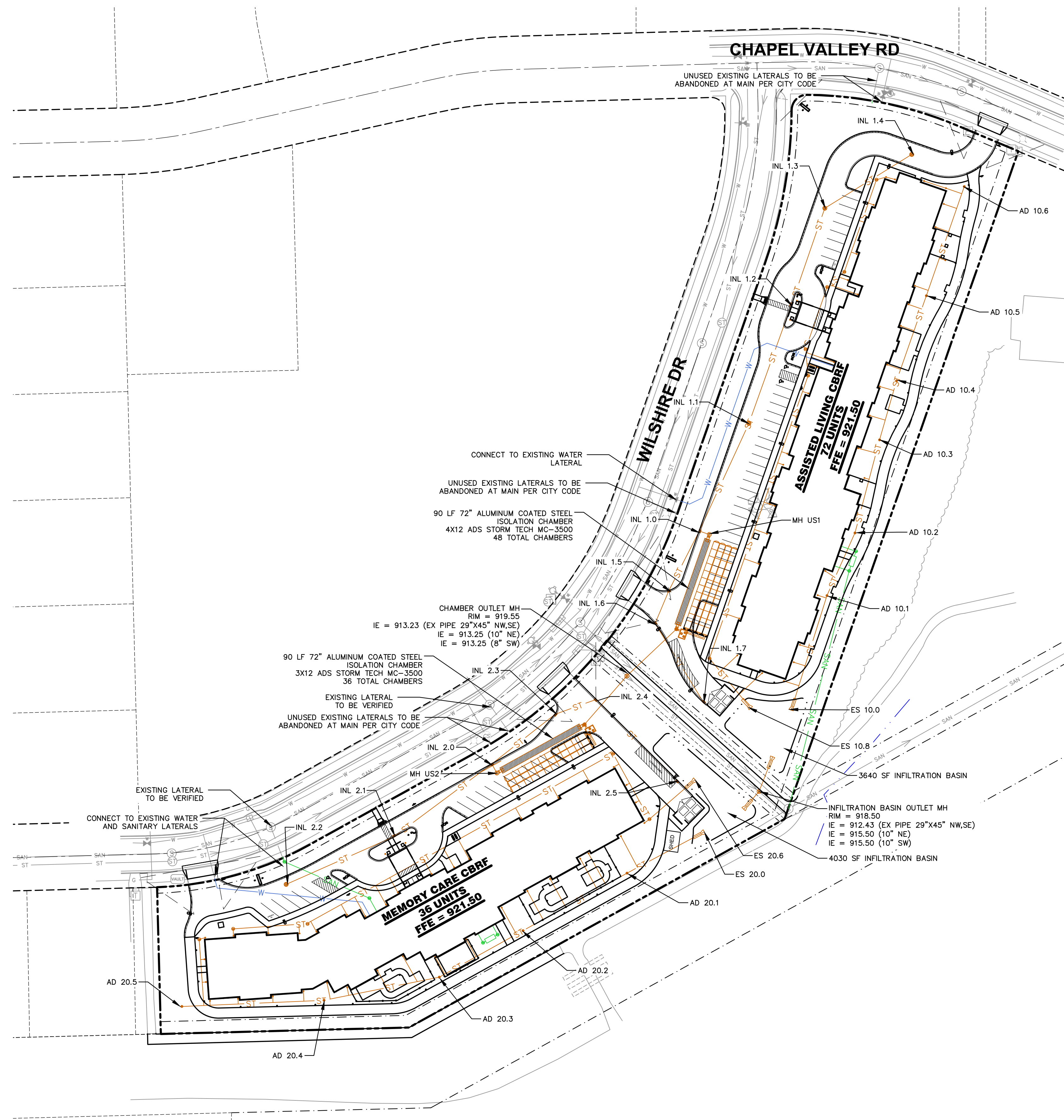
SHEET NUMBER:  
**C2.1**

JSD PROJECT NO: 21-10367

Scale in feet: 30' 0' 30'

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511

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**LEGEND**

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING OUTLINE
- - - BUILDING OVERHANG
- - - EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- - - STORMWATER MANAGEMENT AREA
- - - FENCE
- SAN — SANITARY SEWER
- W — WATERMAIN
- ST — STORM SEWER

**UTILITY NOTES**

- PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT (608)-270-4270 FOR OPERATION OF THESE VALVES.
- SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE AT THE POINT OF CONNECTION.
- ALL WORK WITHIN THE R/W SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.



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COEUR D'ALENE

**MADISON REGIONAL OFFICE**  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:  
**ANDEV GROUP, LLC**

CLIENT ADDRESS:  
**680 N. LAKE SHORE DR., UNIT 1103  
CHICAGO, IL 60611**

PROJECT:  
**THE COURTYARD  
AT FITCHBURG**

PROJECT LOCATION:  
**FITCHBURG, WISCONSIN  
DANE COUNTY**

**PLAN MODIFICATIONS:**

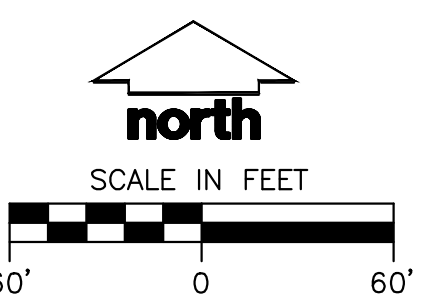
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Designed By: IRN  
Reviewed By: PMP  
Approved By: PMP

**SHEET TITLE:  
OVERALL UTILITY PLAN**

SHEET NUMBER:  
**C3.0**

JSD PROJECT NO: 21-10367



PLAN MODIFICATIONS:

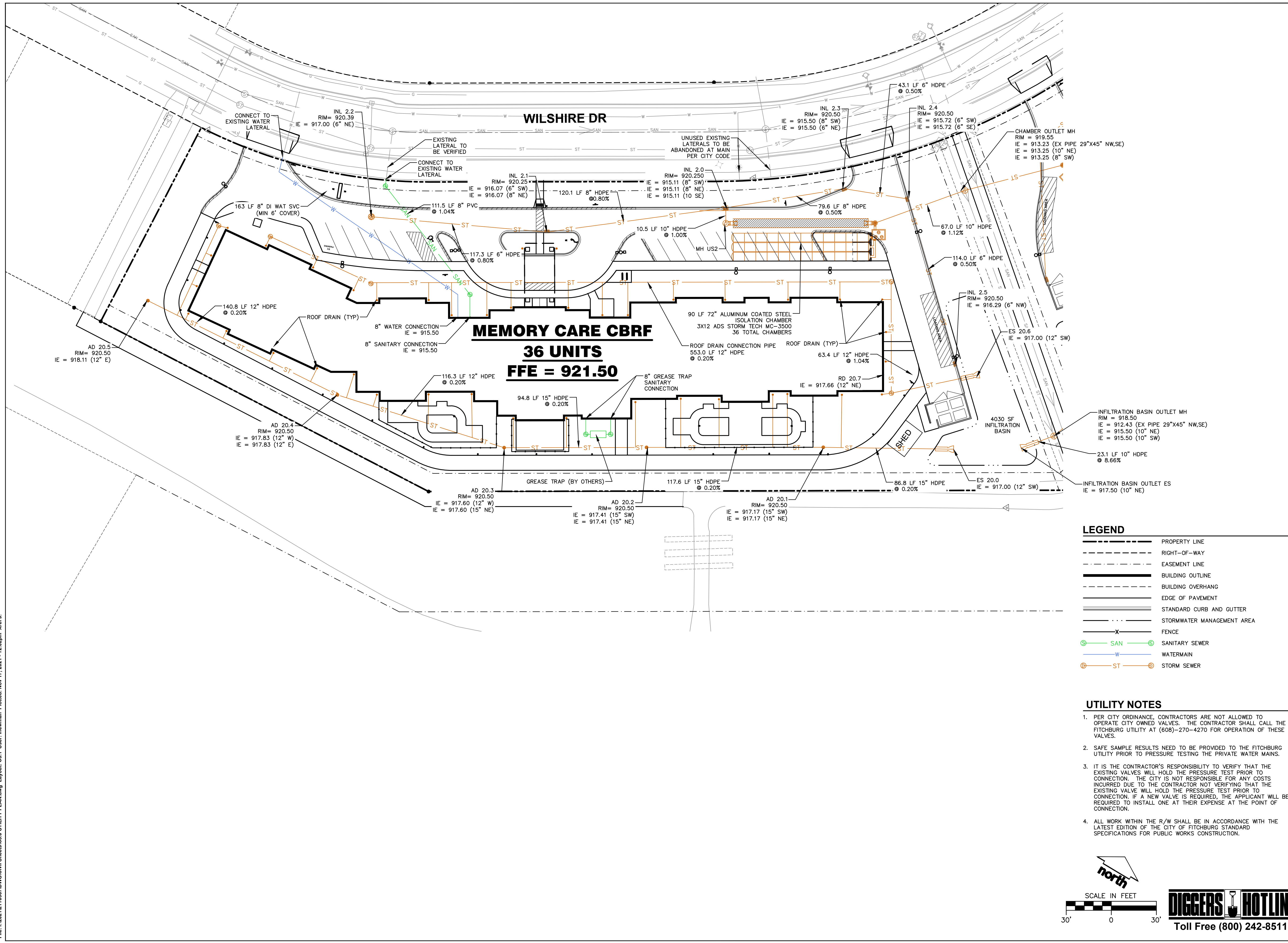
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Designed By: IRN  
Reviewed By: PMP  
Approved By: PMP

SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C3.1**

JSD PROJECT NO: 21-10367



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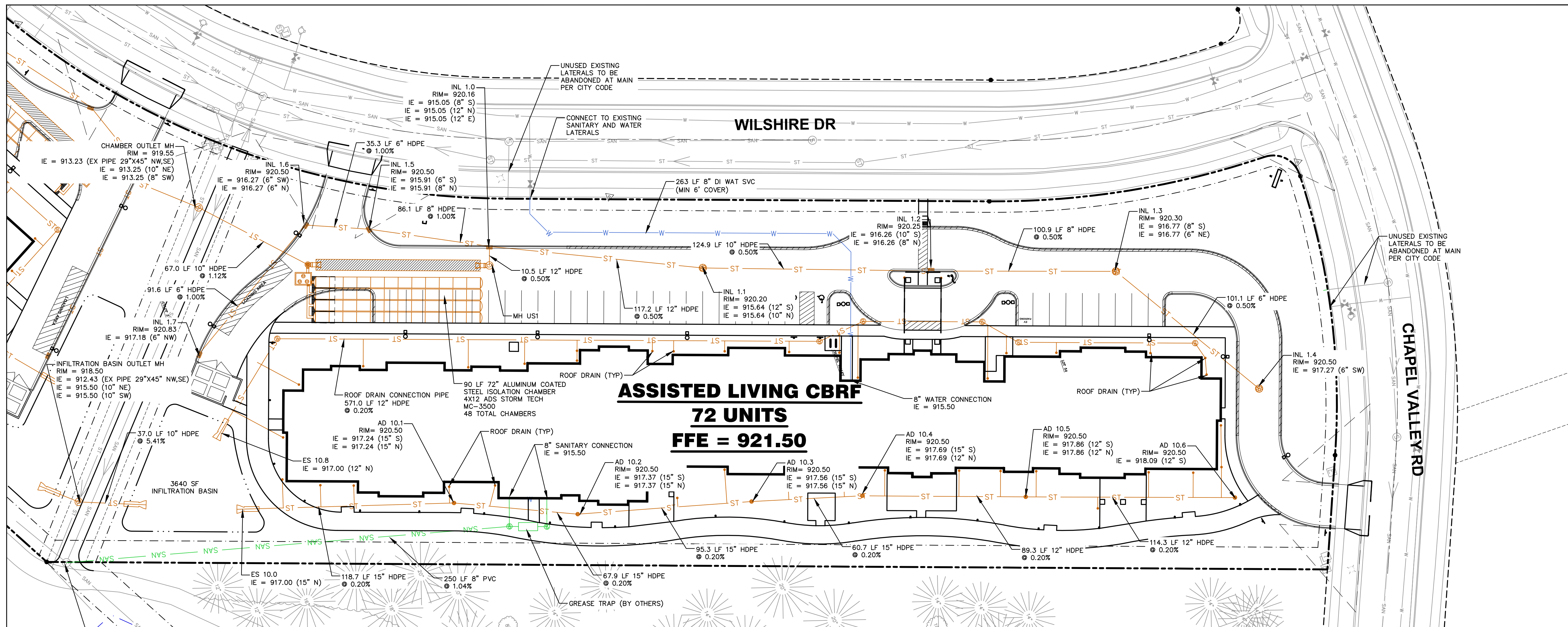
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Designed By: IRN  
Reviewed By: PMP  
Approved By: PMP

SHEET TITLE:  
**MEMORY CARE UTILITY  
PLAN**

SHEET NUMBER:  
**C3.2**

JSD PROJECT NO: 21-10367



**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	STORMWATER MANAGEMENT AREA
	FENCE
	SANITARY SEWER
	WATERMAIN
	STORM SEWER

- UTILITY NOTES**
- PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT (608)-270-4270 FOR OPERATION OF THESE VALVES.
  - SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE AT THE POINT OF CONNECTION.
  - ALL WORK WITHIN THE R/W SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.



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## GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
- 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.

## CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
- STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- ROUGH GRADE INFILTRATION BASIN AND INSTALL POND OUTLET.
- INSTALL UNDERGROUND DETENTION CHAMBERS
- CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
- INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
- RESTORE INFILTRATION BASIN (FINAL GRADE INFILTRATION BASIN PER PLAN REQUIREMENTS)
- EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.

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 REQUIREMENTS.

## PAVING NOTES

- GENERAL**
  - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF FITCHBURG ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY PSI DATED 8/20/2021.
  - ALL PAVING DIMENSIONS ARE TO FACE OF CURB 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.
  - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS**
  - CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
  - WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
  - GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
  - CRUSHED AGGREGATE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
  - BINDER COURSE AGGREGATE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
  - SURFACE COURSE AGGREGATE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
  - ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS**
  - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
  - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
  - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
  - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
  - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
  - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
  - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- PAVEMENT MARKING SPECIFICATIONS**
  - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
  - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
  - ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSOWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
  - 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

## GRADING AND SEEDING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY 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.
- 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.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1059 AND CITY OF FITCHBURG ORDINANCE.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.

## UTILITY NOTES

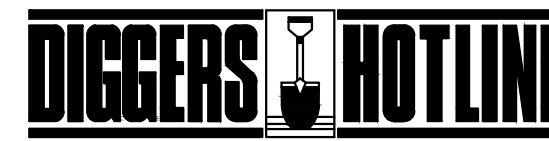
- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR: EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
  - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
  - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
  - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
  - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- SPECIFICATIONS SHALL COMPLY WITH THE CITY OF FITCHBURG SPECIAL PROVISIONS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- STORM SEWER SPECIFICATIONS –
  - PIPE – REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".
  - INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE. NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL.
  - BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH NATIVE SOIL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
  - MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1556 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
  - FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- WATER MAIN SPECIFICATIONS –
  - PIPE – DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(h).
  - VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
  - HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF FITCHBURG. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES (SEE DETAIL).
  - BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".
  - BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL USE NATIVE SOIL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
- SANITARY SEWER SPECIFICATIONS –
  - PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
  - BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WET BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
  - BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL USE NATIVE SOIL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."
  - MANHOLES – MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF FITCHBURG.
  - MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1556 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
- WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

## EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF FITCHBURG OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF FITCHBURG ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF FITCHBURG PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- 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 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF FITCHBURG.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- 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."
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- 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 TREAT WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNr TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNr TECHNICAL STANDARD 1068.
- 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 DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNr REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNr REQUIREMENTS.
- STABILIZATION PRACTICES:**
  - STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS 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) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
    - PERMANENT SEEDING, IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
    - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
    - HYDRO-MULCHING WITH A TACKIFIER
    - GEOTEXTILE EROSION MATTING
    - SODDING

## STORMWATER FACILITIES CONSTRUCTION NOTES

- ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES SHALL BE OBSERVED AND DOCUMENTED BY THE ENGINEER, OR AN OWNER'S REPRESENTATIVE.
- STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOILS HAVE BEEN STABILIZED.
- AREAS USED FOR TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
- CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE LOCATED.
- NATIVE SOIL INFILTRATION RATES BELOW STORMWATER FACILITIES SHALL BE VERIFIED BY THE OWNER'S GEOTECHNICAL ENGINEER PRIOR INSTALLATION OF FACILITIES. NATIVE SOIL INFILTRATION RATES SHALL BE EQUAL TO OR GREATER THAN DESIGN INFILTRATION RATES.
- NATIVE SOILS SHALL BE BLENDED A MINIMUM OF TWO FEET PRIOR TO INSTALLATION OF STORMWATER INFILTRATION FACILITIES TO BREAKUP ANY LOWER PERMEABILITY SEAMS THAT MAY BE PRESENT.
- THICKER SILT OR CLAY LAYERS SHALL BE OVER-EXCAVATED AND BACKFILLED WITH GRANULAR MATERIALS CONFORMING TO SPECIFICATIONS PER WDNr TECH STANDARD 1004.



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**680 N. LAKE SHORE DR., UNIT 1103  
CHICAGO, IL 60611**

PROJECT:

**THE COURTYARD  
AT FITCHBURG**

PROJECT LOCATION:

**FITCHBURG, WISCONSIN  
DANE COUNTY**

PLAN MODIFICATIONS:

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1	08.24.2021	GIP SUBMITTAL
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Designed By:

IRN

Reviewed by:

PMP

Approved By:

PMP

SHEET TITLE:

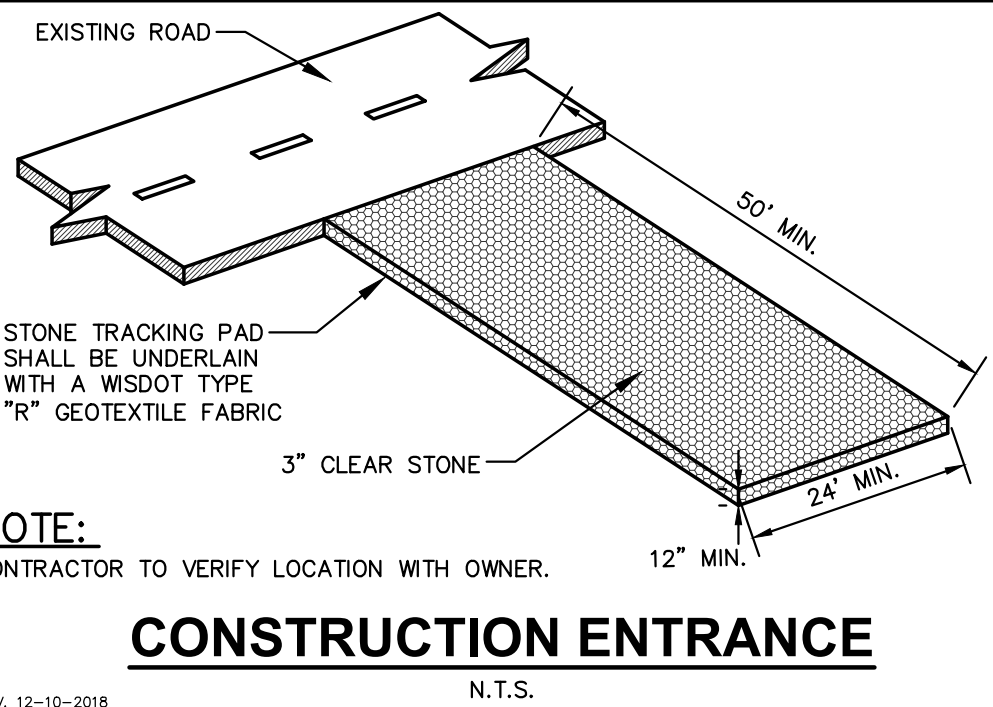
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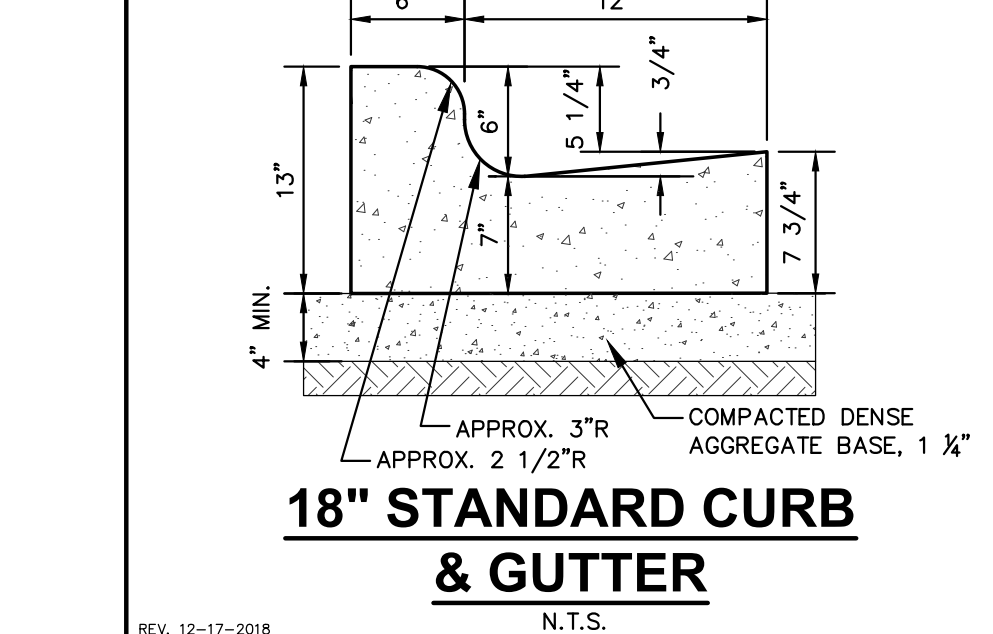
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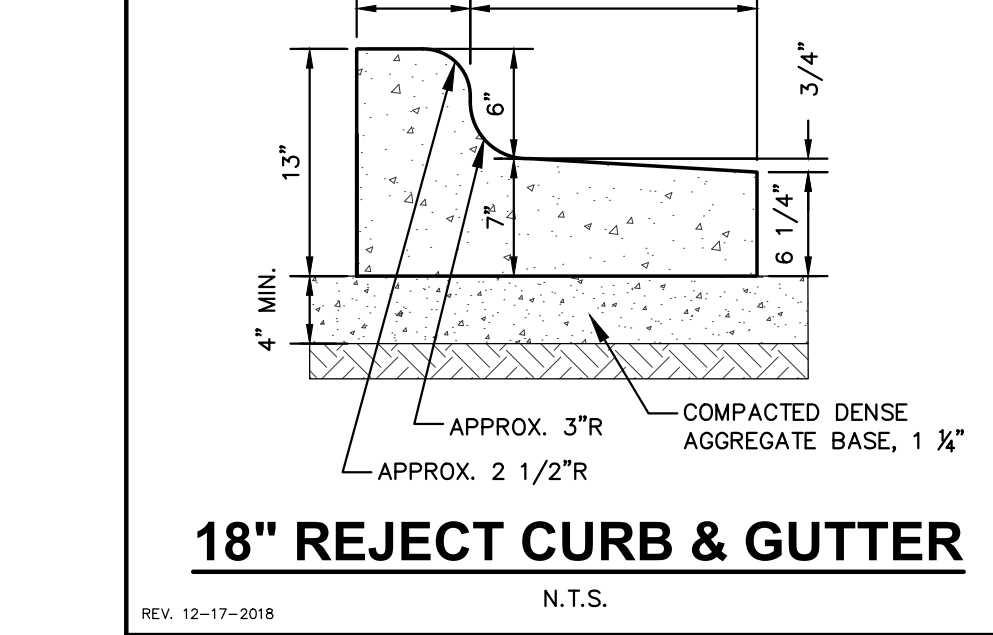
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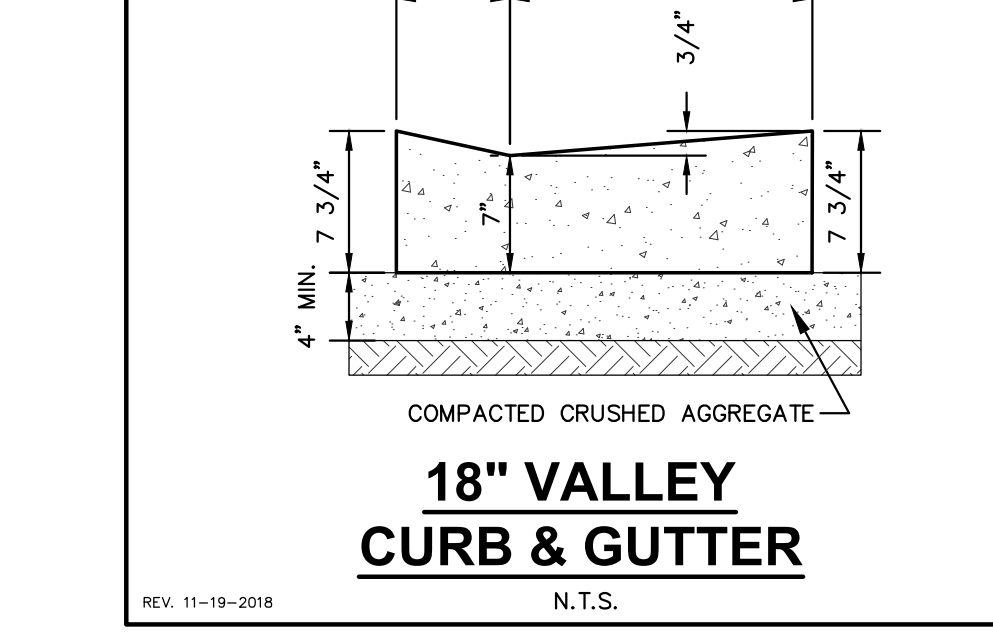
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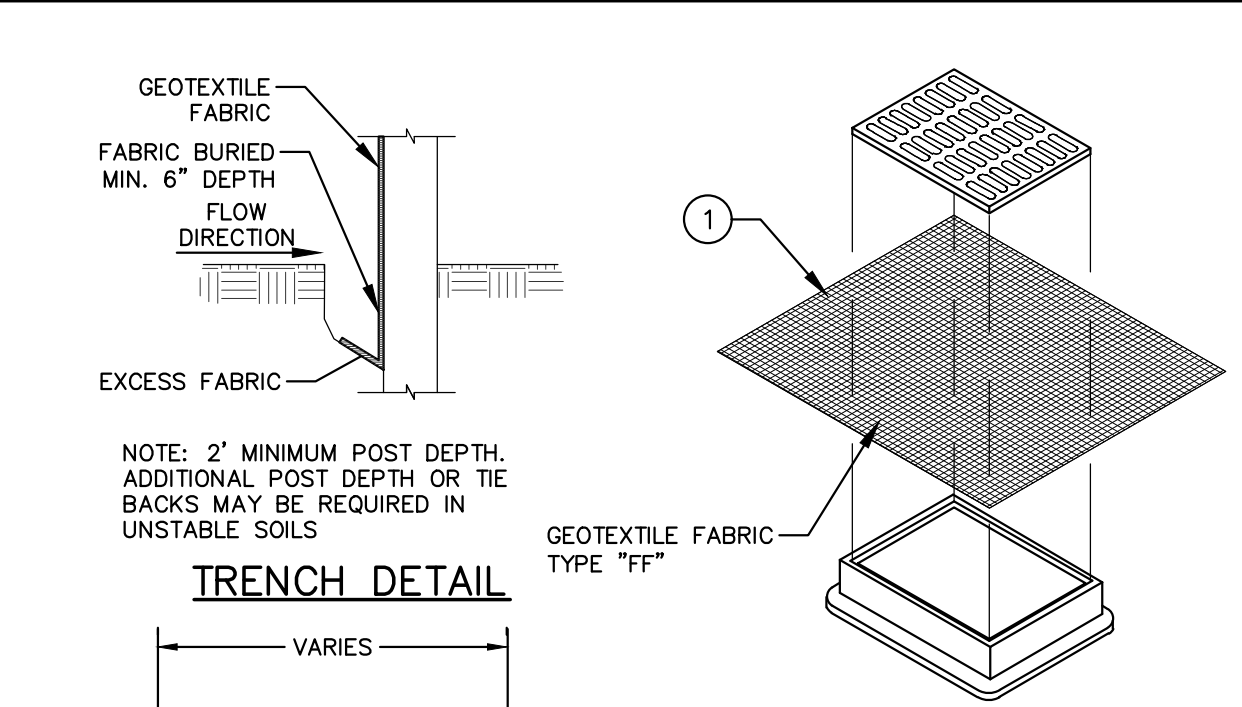
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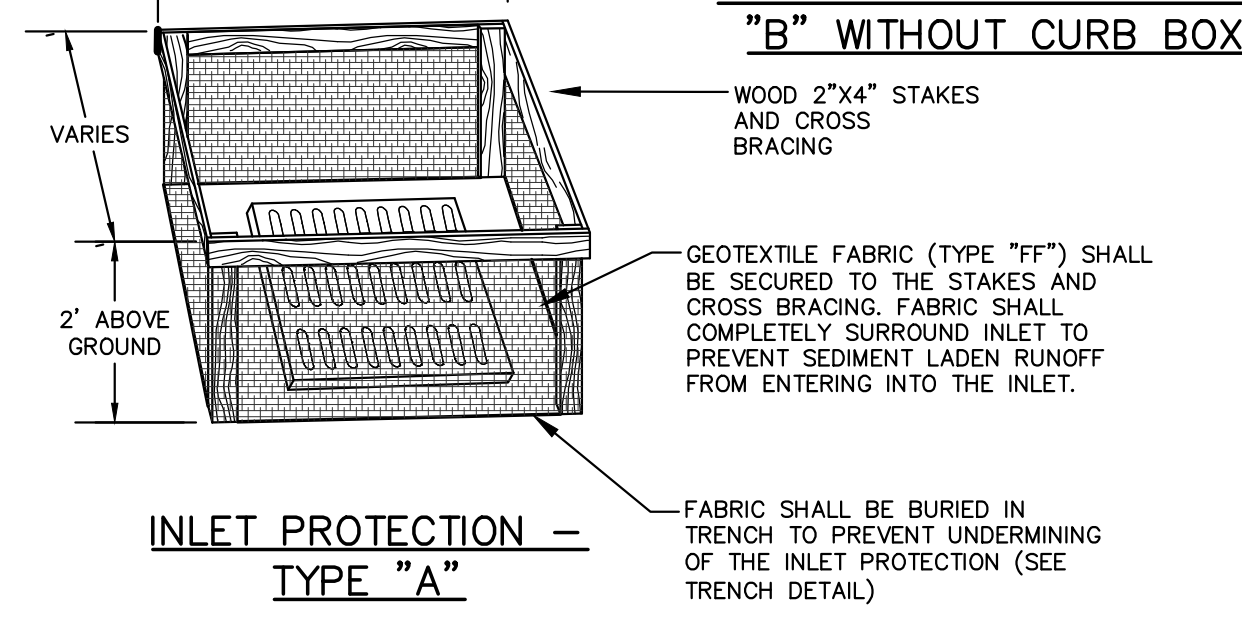
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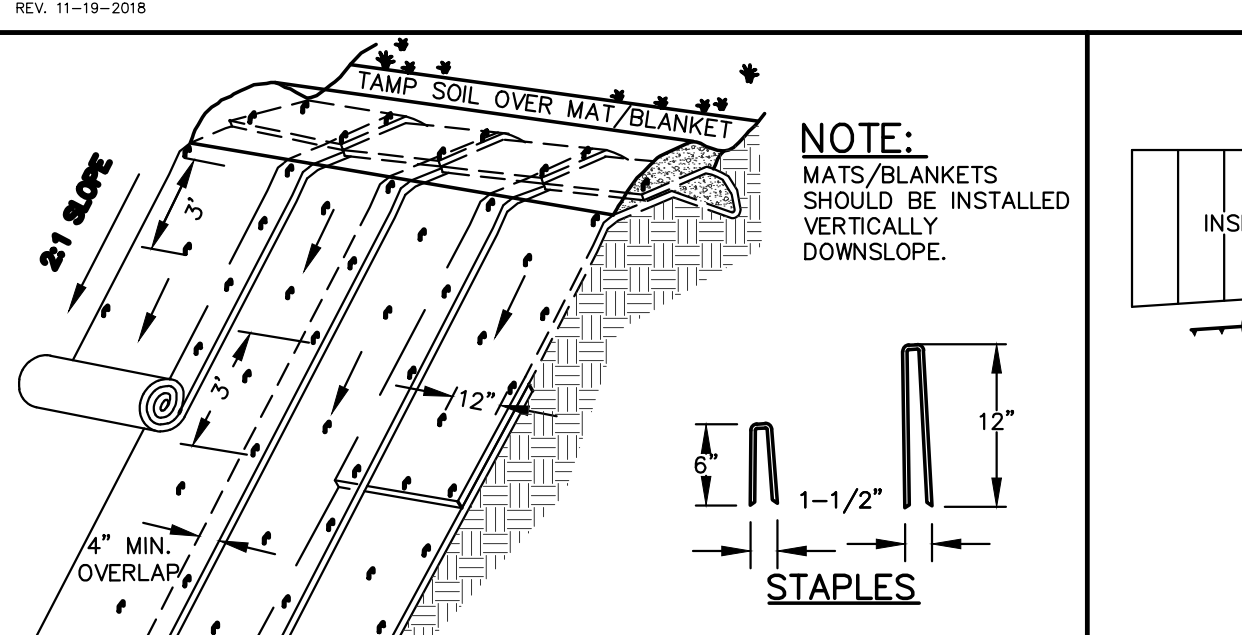
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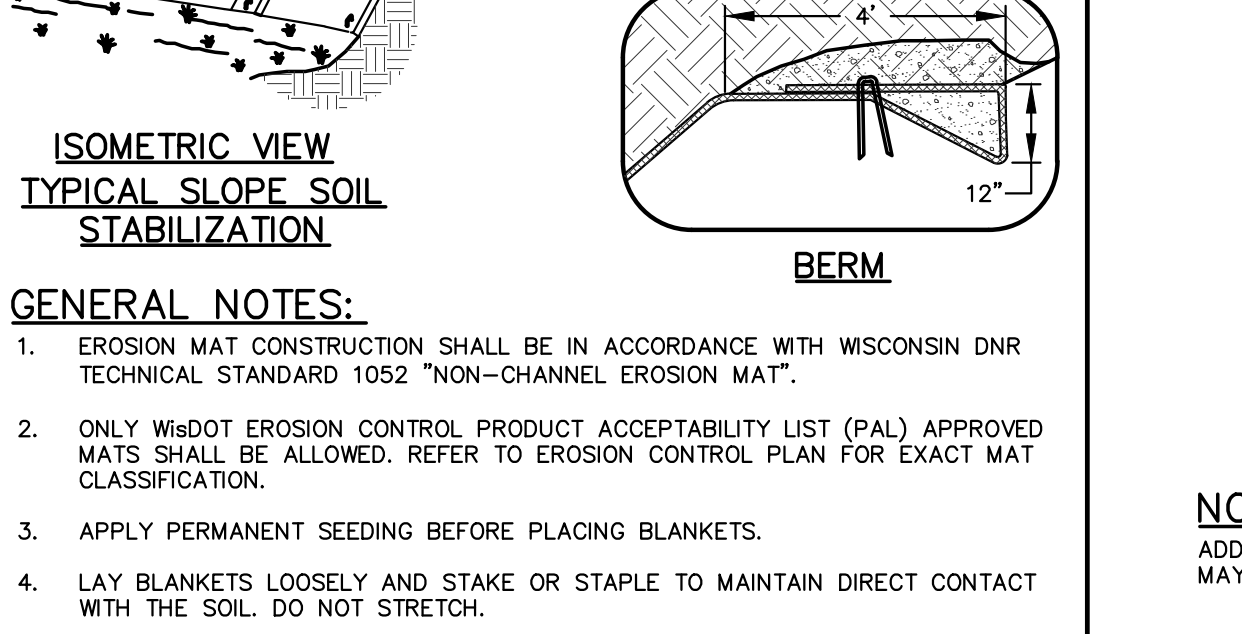
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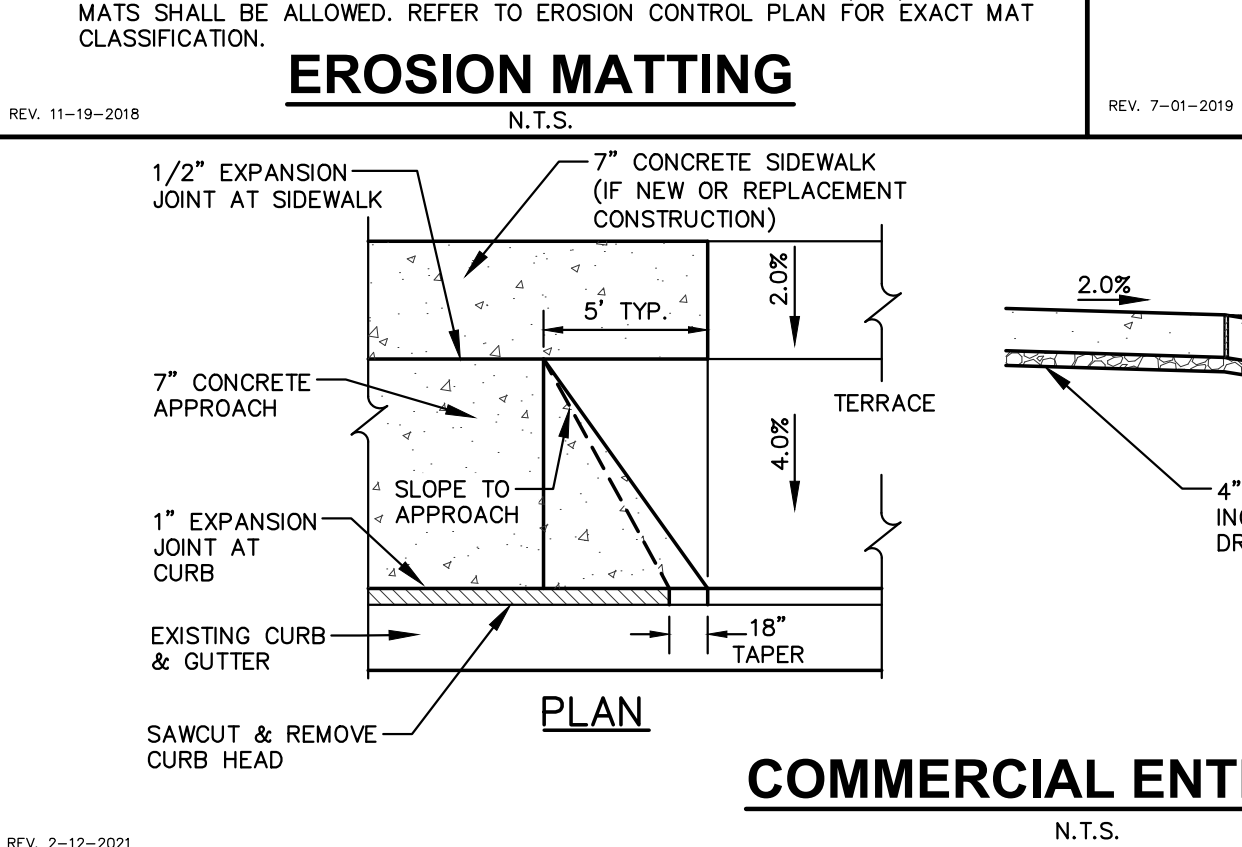
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REV. 11-19-2018 N.T.S.



REV. 11-19-2018 N.T.S.



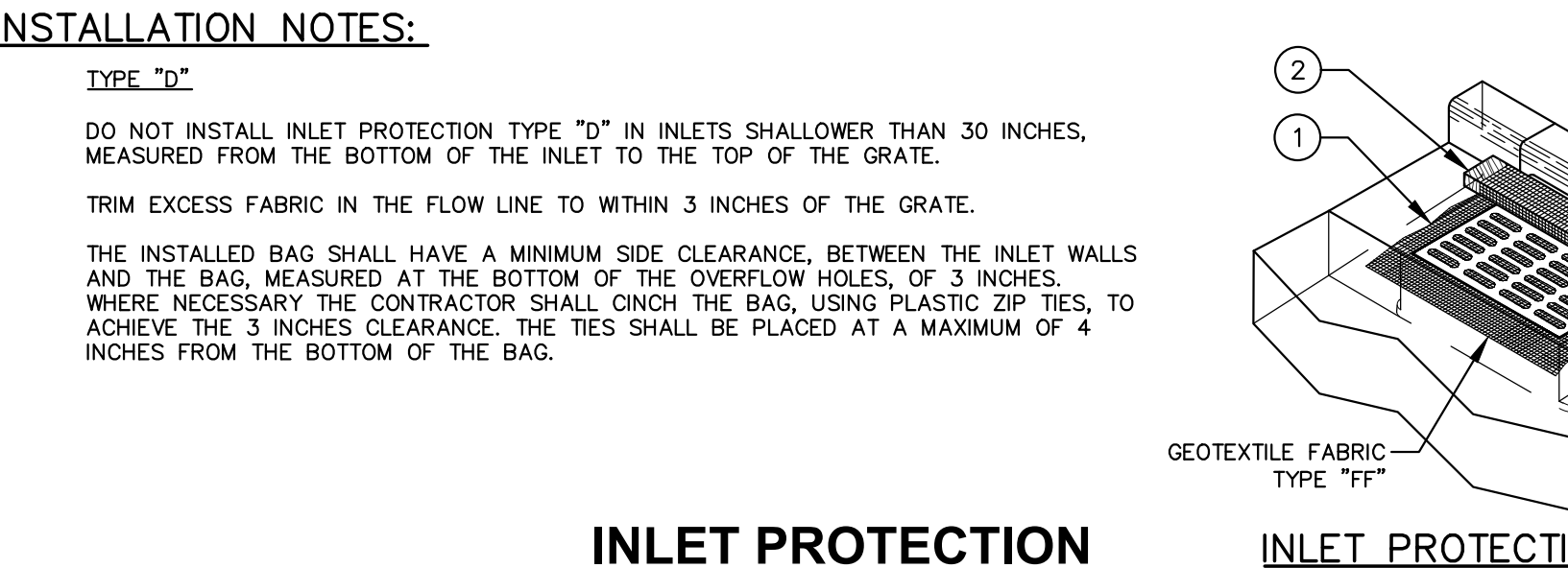
REV. 2-12-2021 N.T.S.

**GENERAL NOTES:**  
 INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.  
 MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.  
 WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

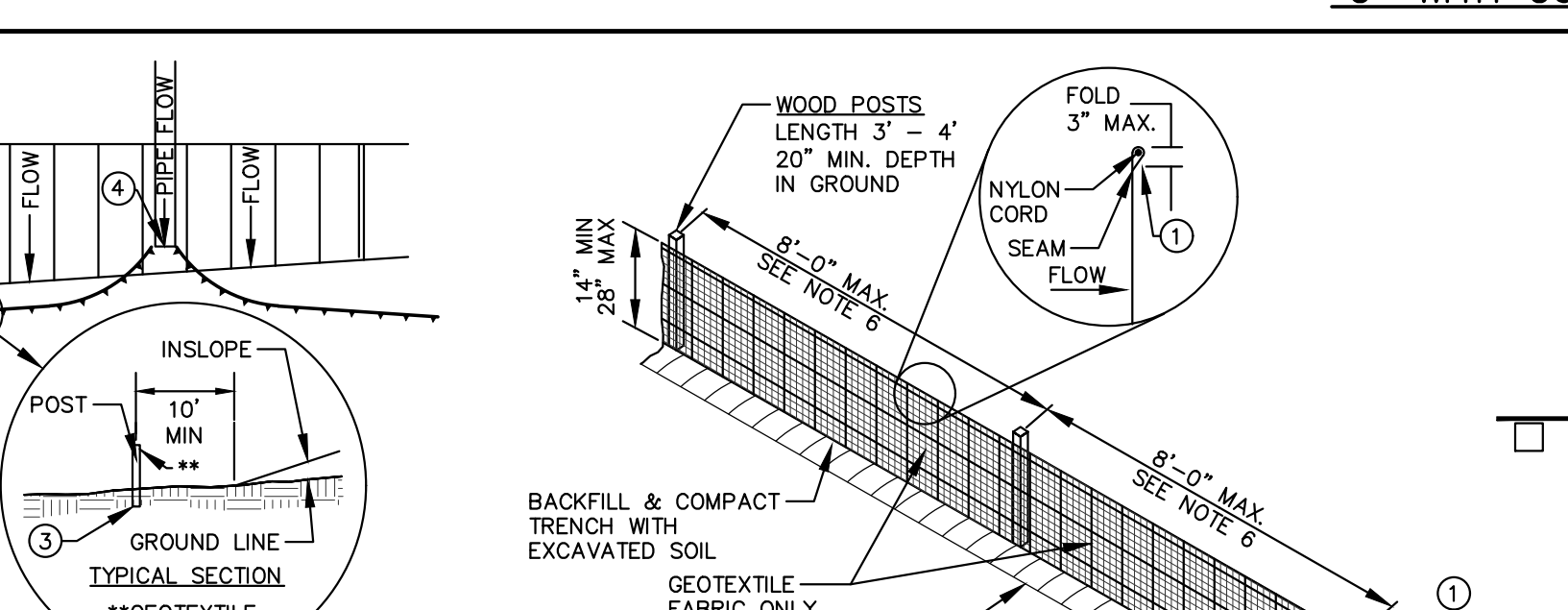
- 1 FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACILITATE MAINTENANCE OR REMOVAL.
- 2 FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- 3 FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4

**INSTALLATION NOTES:**  
 TYPE "B" & "C"  
 TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.  
 THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

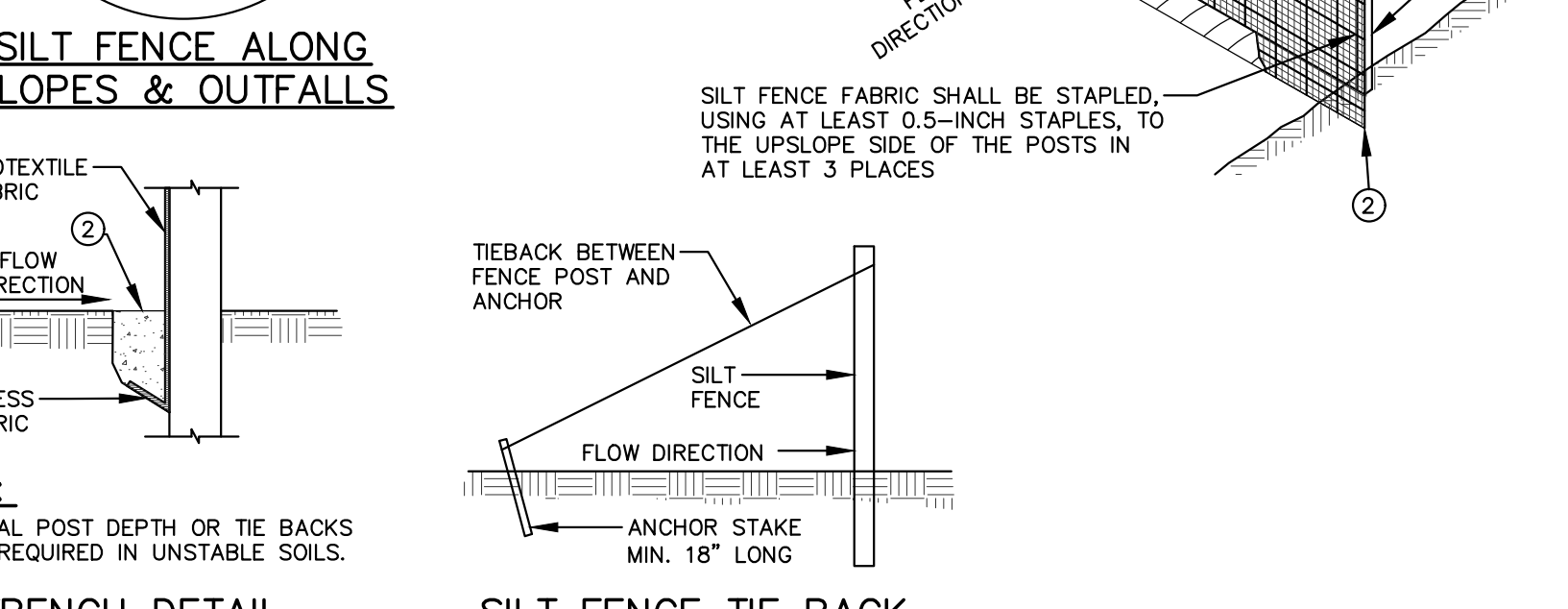
**INSTALLATION NOTES:**  
 TYPE "D"  
 DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.  
 TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.  
 THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.



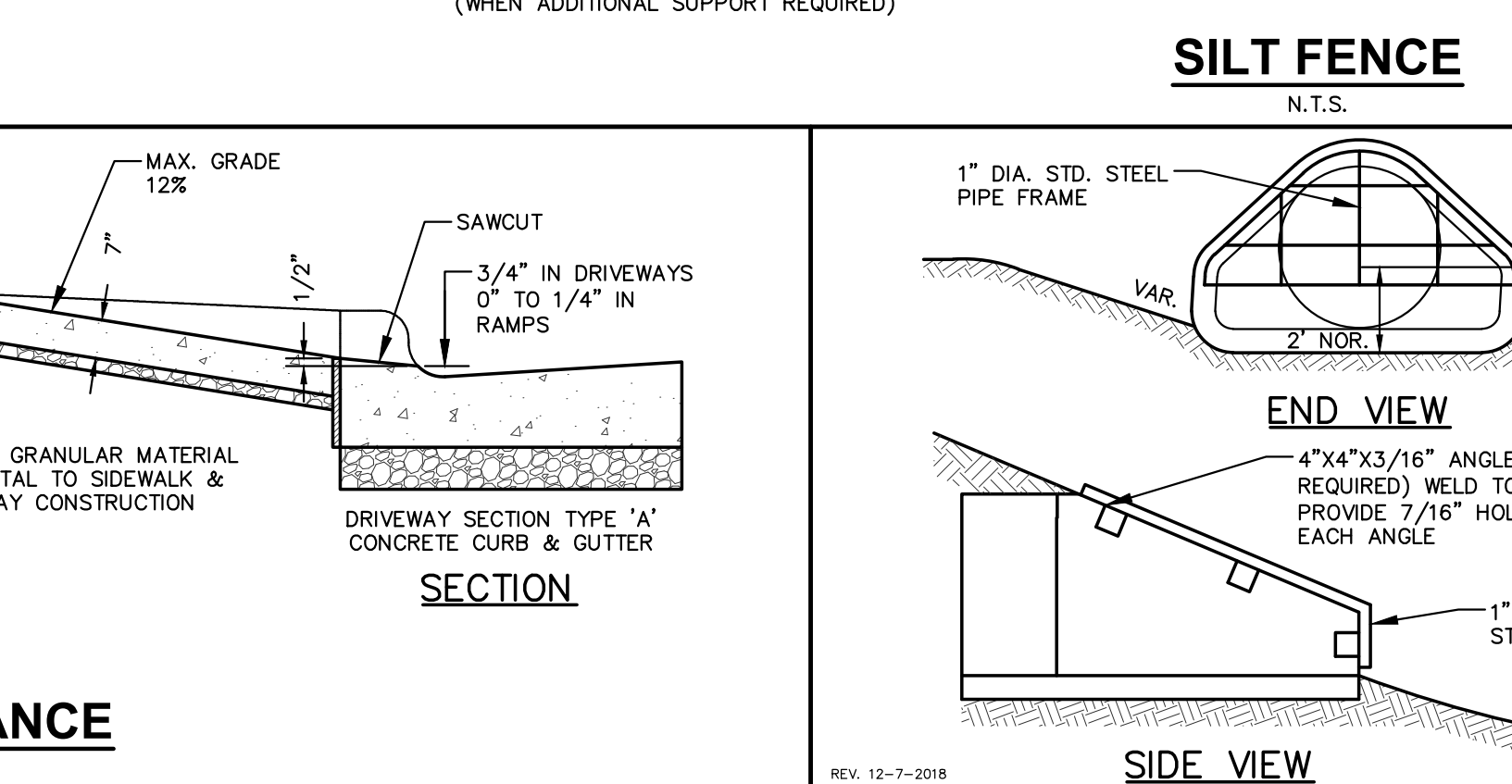
REV. 7-01-2019 N.T.S.



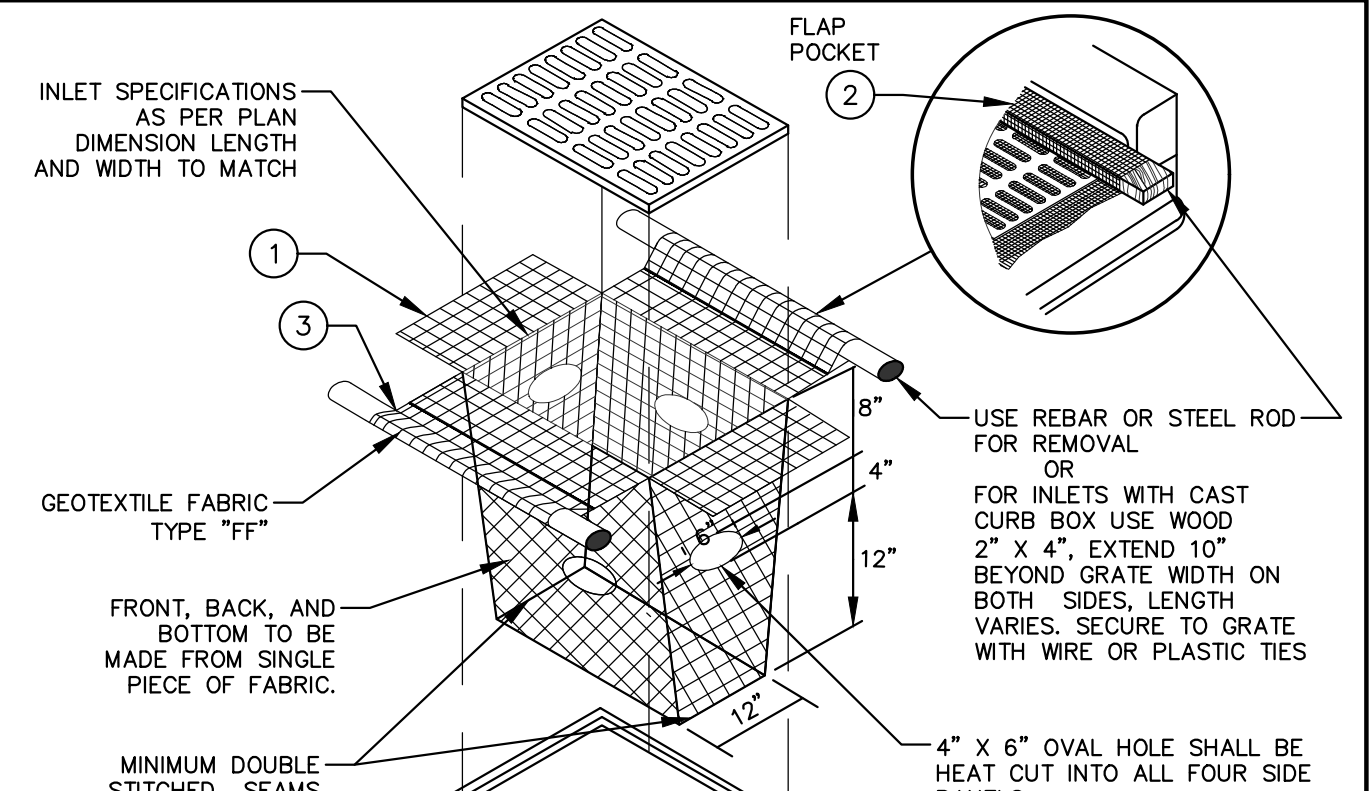
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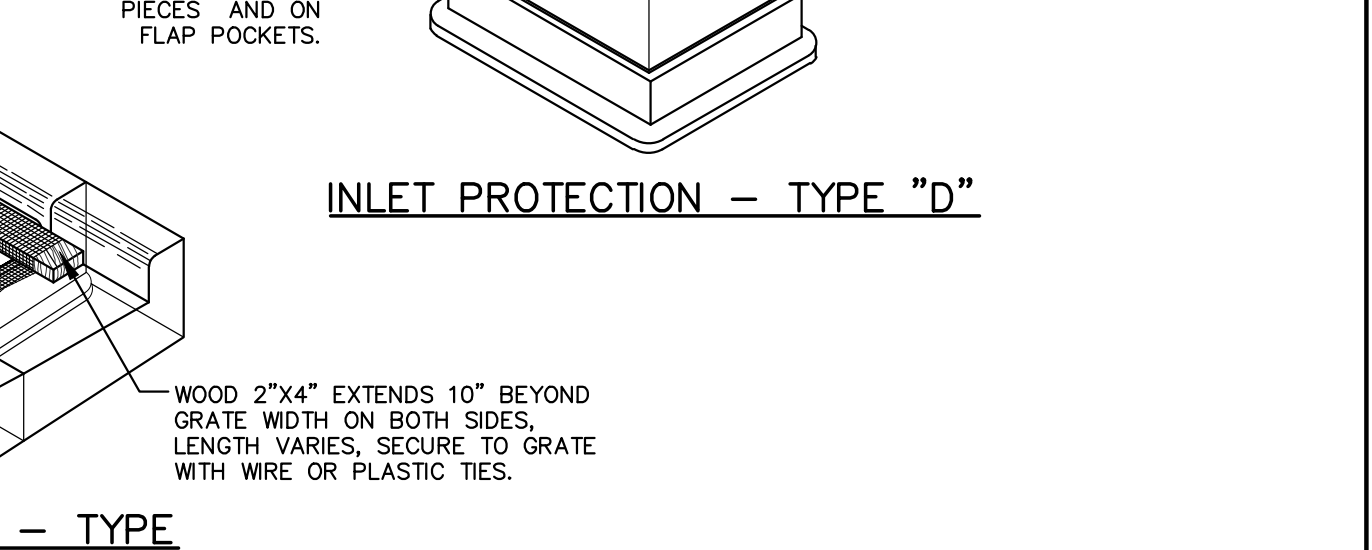
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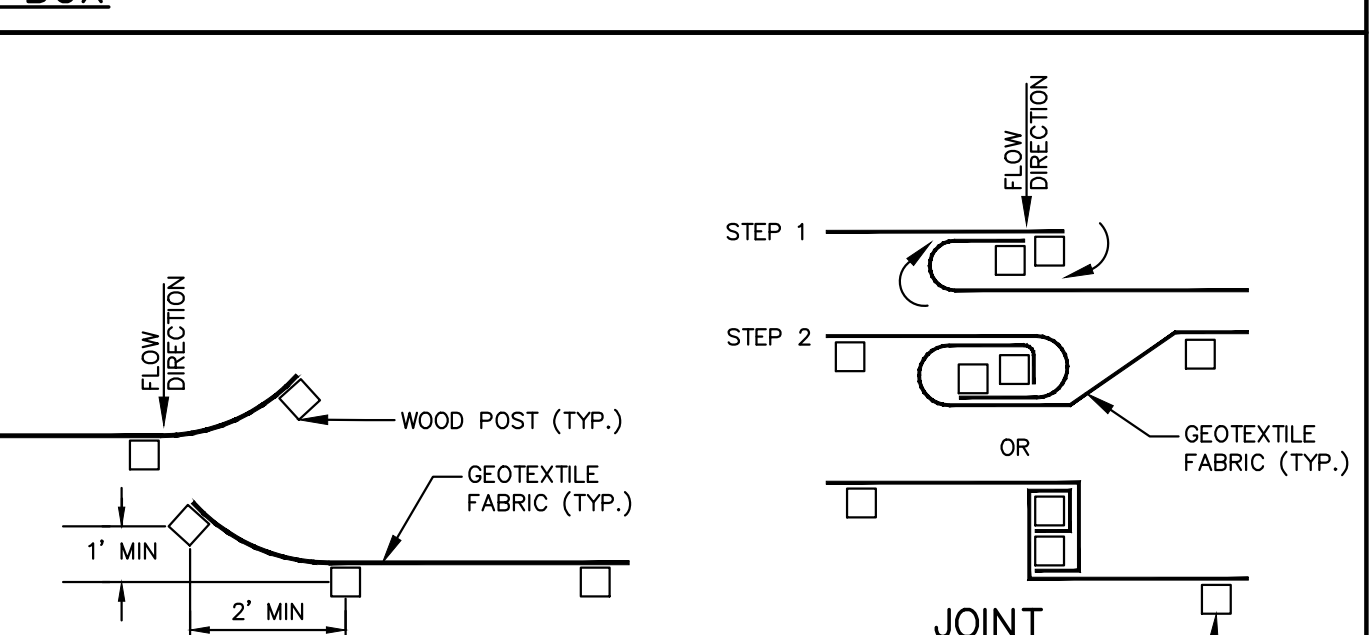
REV. 12-7-2018 N.T.S.



REV. 12-7-2018 N.T.S.



REV. 12-7-2018 N.T.S.



REV. 12-7-2018 N.T.S.

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

REV. 12-7-2018 N.T.S.



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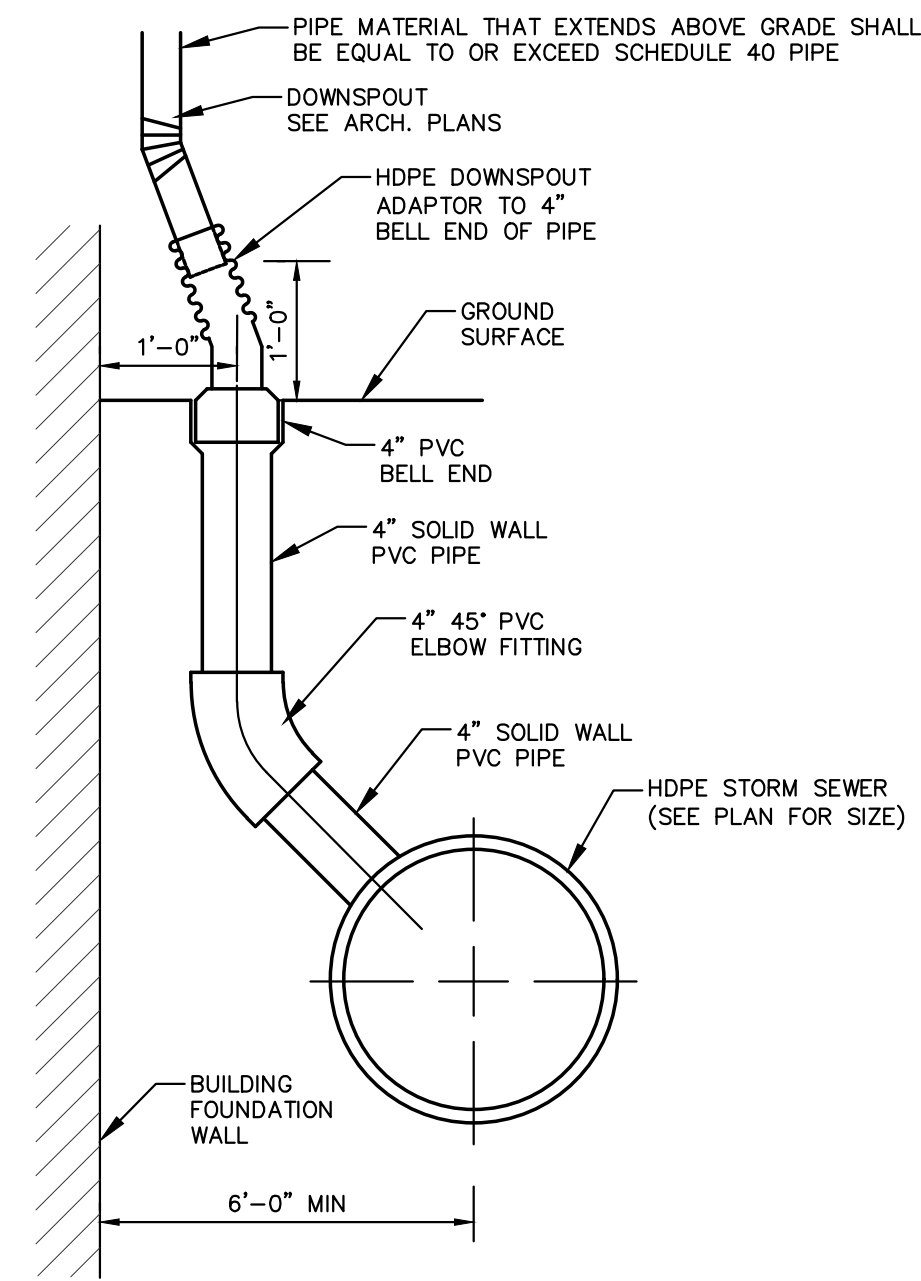
Designed By: IRN  
 Reviewed by: PMP  
 Approved By: PMP

SHEET TITLE:  
**DETAILS**

SHEET NUMBER:  
**C4.1**

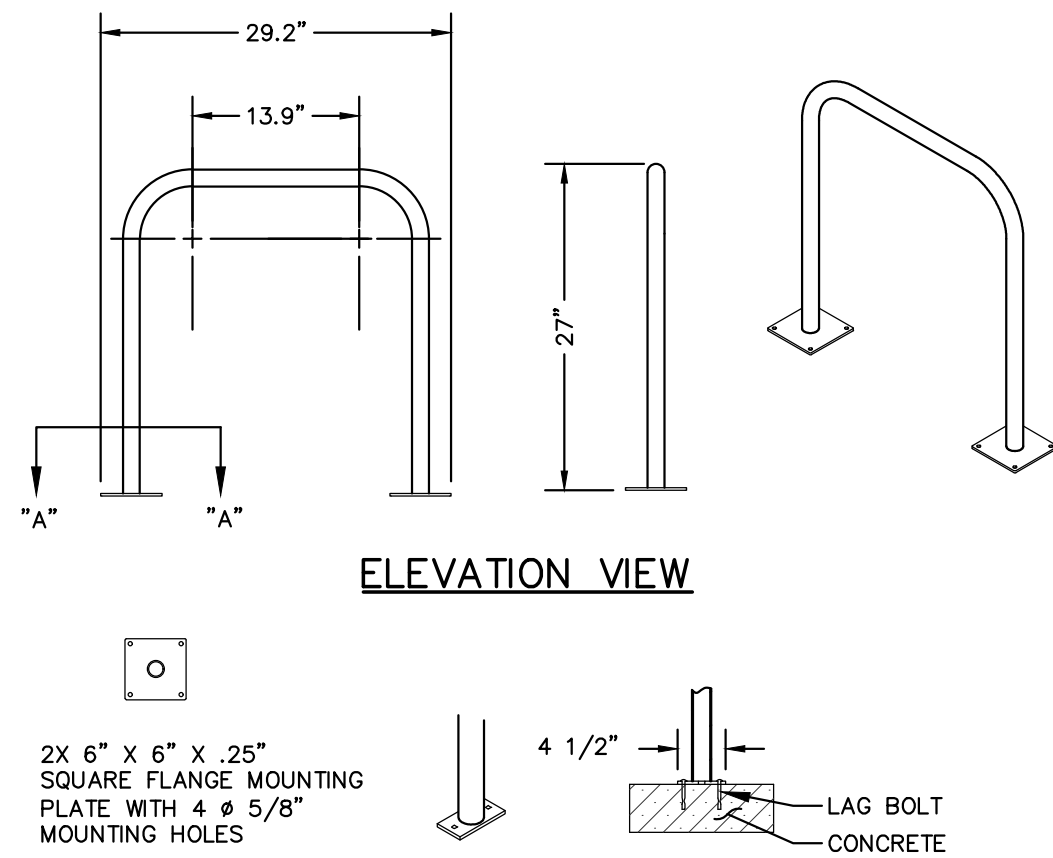
JSD PROJECT NO: 21-10367





**DOWNSPOUT**  
N.T.S.

REV. 12-7-2018

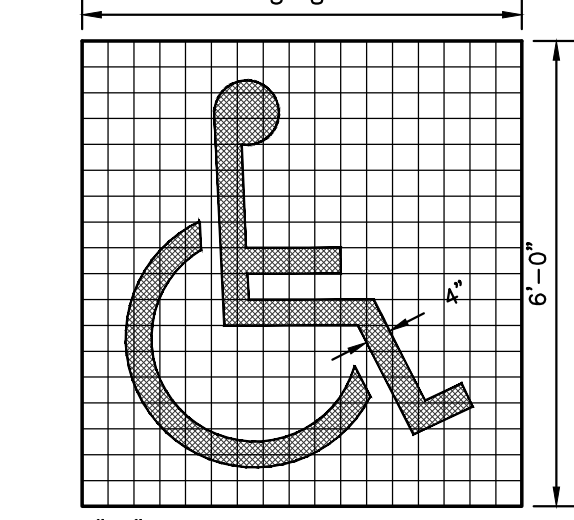


**SURFACE FLANGE MOUNT (SF) SECTION VIEWS**

**INVERTED-U BIKE RACK**

N.T.S.

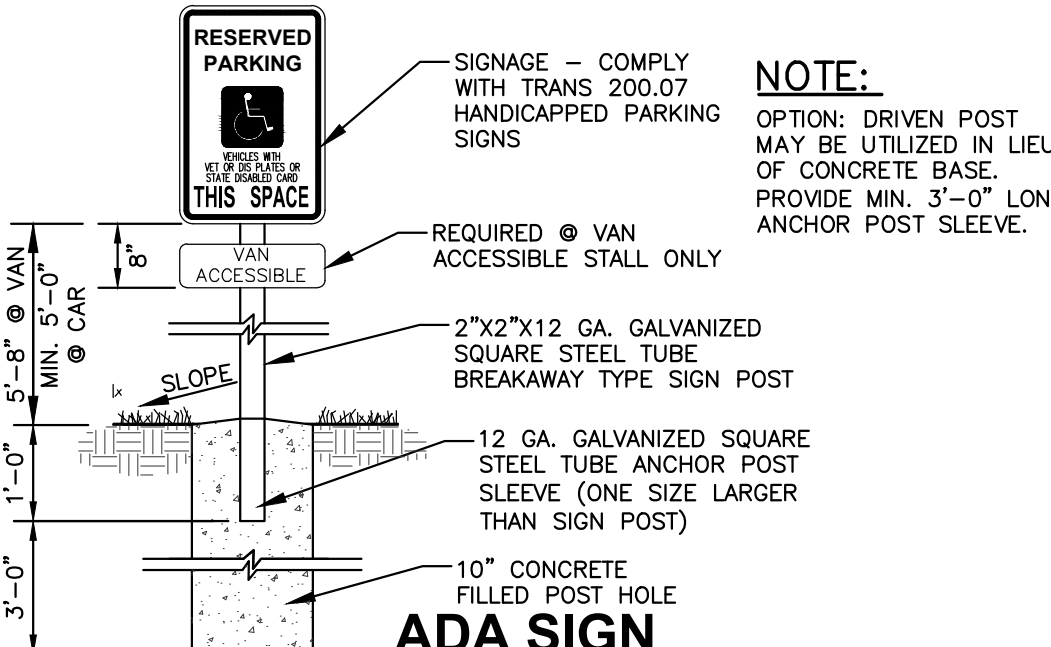
REV. 12-10-2018



**ADA PARKING STALL MARKING**

REV. 11-20-2018

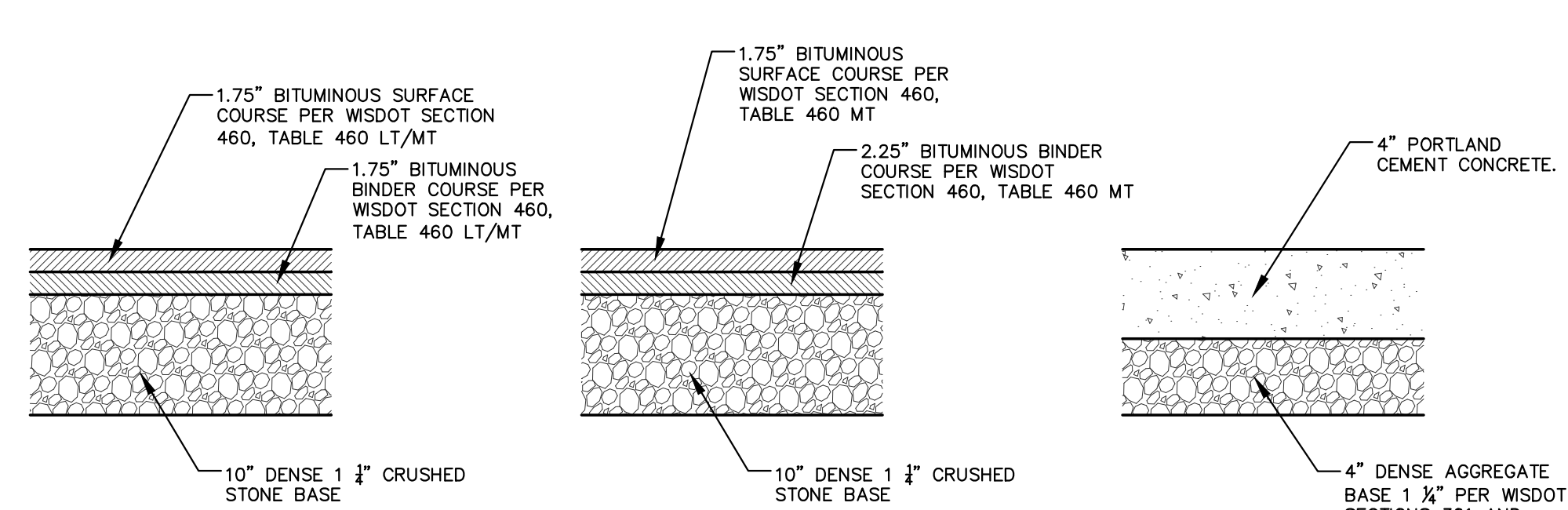
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**ADA SIGN**

N.T.S.

REV. 7-01-2019



**STANDARD ASPHALT PAVEMENT SECTION**

**HEAVY DUTY ASPHALT PAVEMENT SECTION**

**CONCRETE SIDEWALK SECTION**

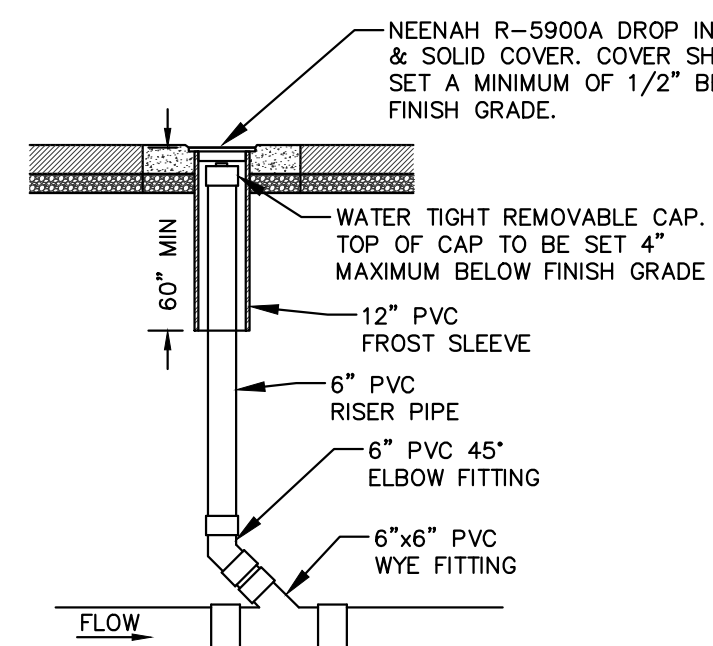
**GENERAL NOTES:**

- REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY INTERTEK PSI TITLED "SUBSURFACE EXPLORATION AND FOUNDATION EVALUATION" DATED 8/20/2021, IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
- WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS: - BITUMINOUS CONCRETE: REFER TO SECTION 460-3. - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
- CONCRETE EQUIPMENT PADS AND DRIVEWAY APRONS SHALL HAVE A MINIMUM 7" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED 6" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

**PAVEMENT SECTIONS**

N.T.S.

REV. 7-01-2019



**SANITARY SEWER CLEANOUT**

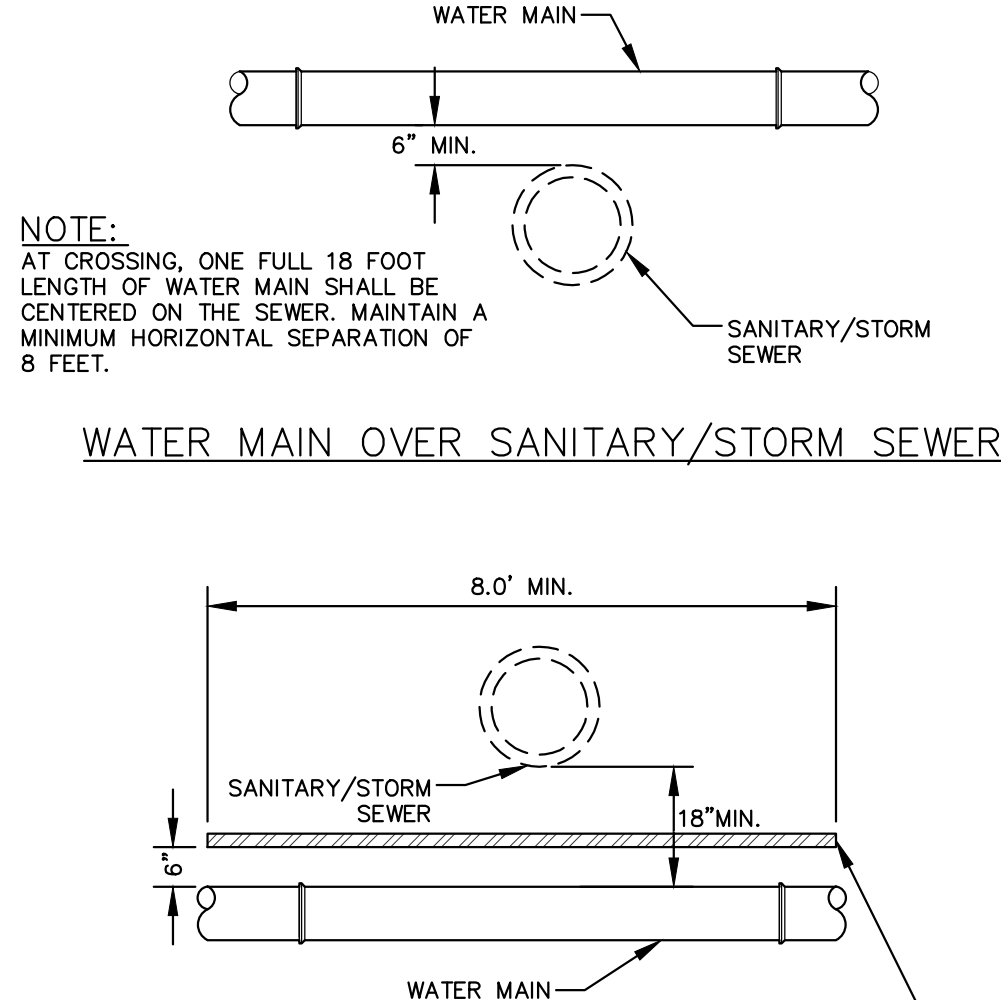
Comm Table 82.35		
Dia of Lateral	Min Dia of Cleanout Riser	Min Dia of Riser Cap
1.5	1.5	1.5
2	1.5	2.5
3	3	3.5
4	4	4
5	5	5
6	6	6
8+	6	6

Neenah Grates  
R-5900A 12-inch Pipe

**NOTE:**  
CLEANOUT PIPING AND FITTINGS SHALL MATCH SANITARY SEWER LATERAL MATERIAL.

REV. 12-6-2018

N.T.S.



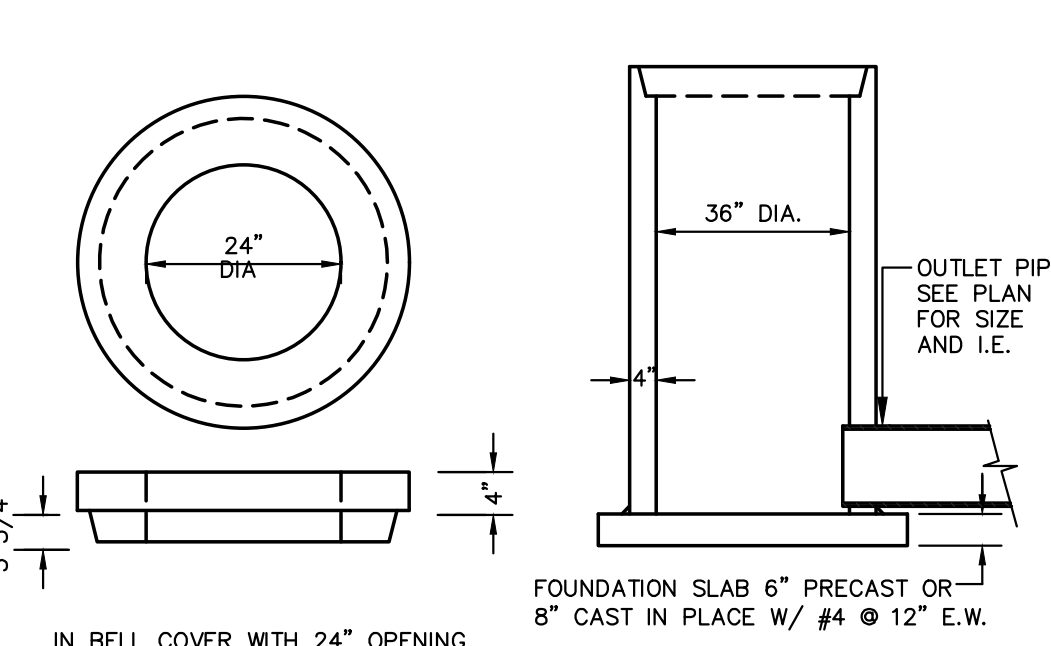
**WATER MAIN OVER SANITARY/STORM SEWER**

**SANITARY/STORM SEWER OVER WATER MAIN**

**SEWER - WATER MAIN SEPARATION**

N.T.S.

REV. 7-01-2019

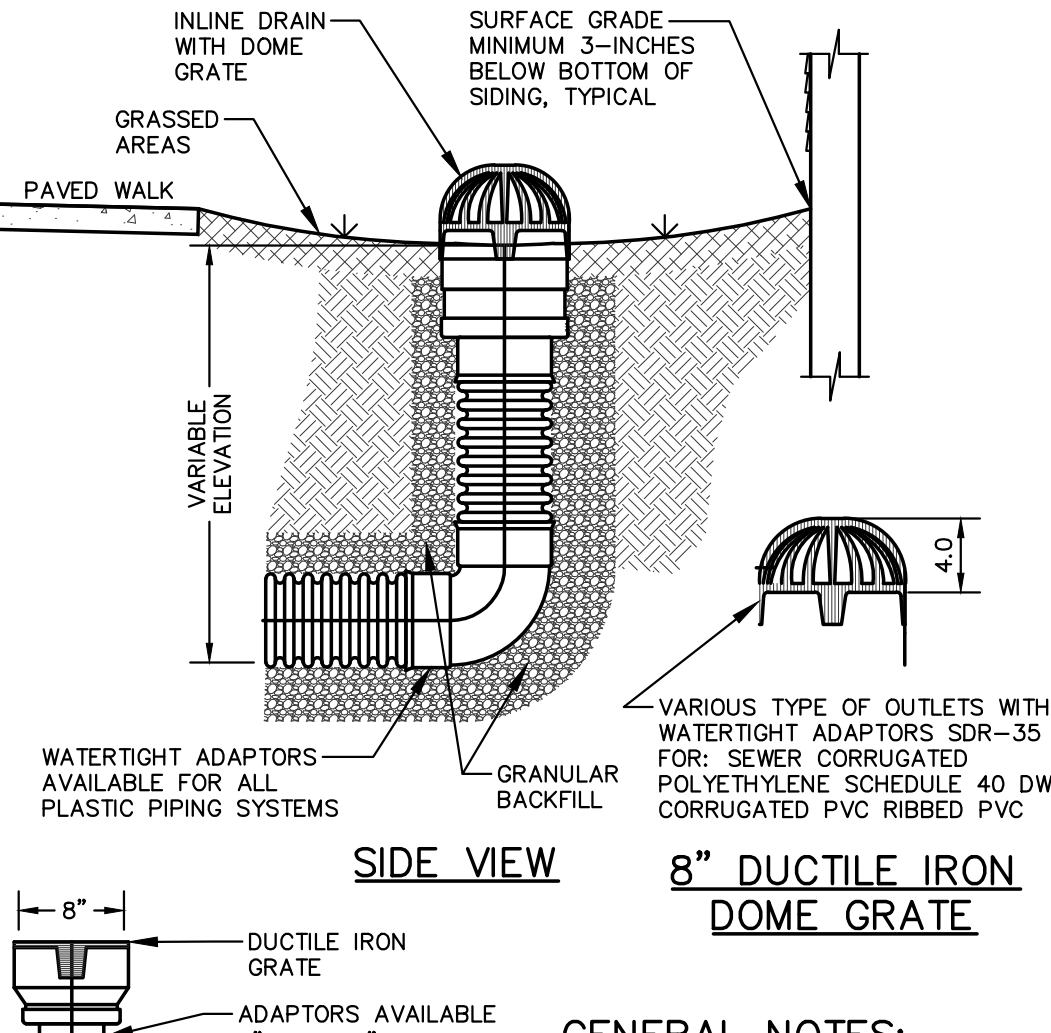


**36" DIA. STORM INLET**

N.T.S.

REV. 12-7-2018

- GENERAL NOTES:**
- GRATE SHALL BE IN BELL FITTING TO THE PRECAST STRUCTURE SPECIFICATIONS
  - GRATES SHALL BE AASHTO H20 LOAD RATED
  - GRATE SHALL SET FLUSH WITH TOP OF CATCH BASIN BELL
  - PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS
  - STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0"
  - STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED
  - CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-198B AND ASTM C-990
  - PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL AS MANUFACTURED BY NPC INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923



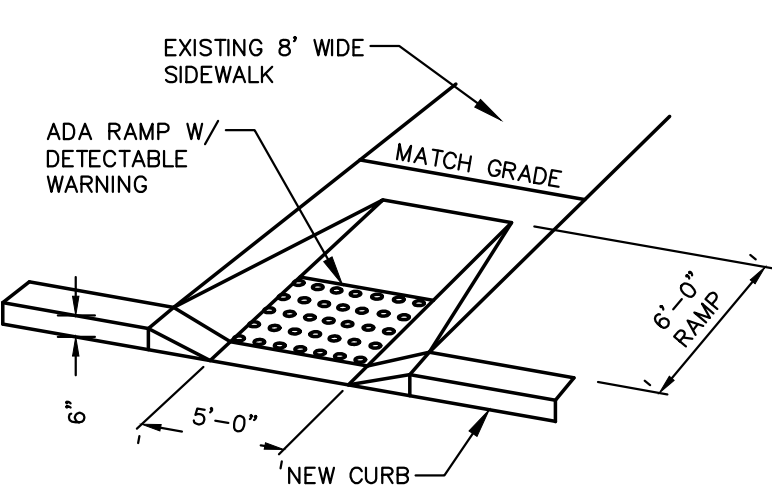
**8" INLINE DRAIN**

**NOTE:**  
TYPICAL INSTALLATION OF NYLOPLAST DRAIN BASIN AND INLINE DRAIN.

REV. 12-07-2018

N.T.S.

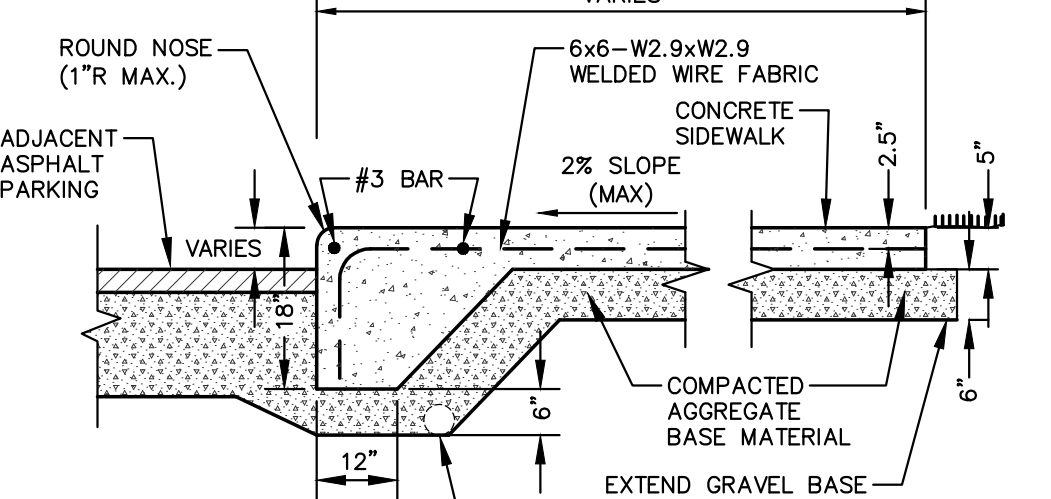
REV. 12-07-2018



**ADA ACCESSIBLE RAMP - INLINE**

N.T.S.

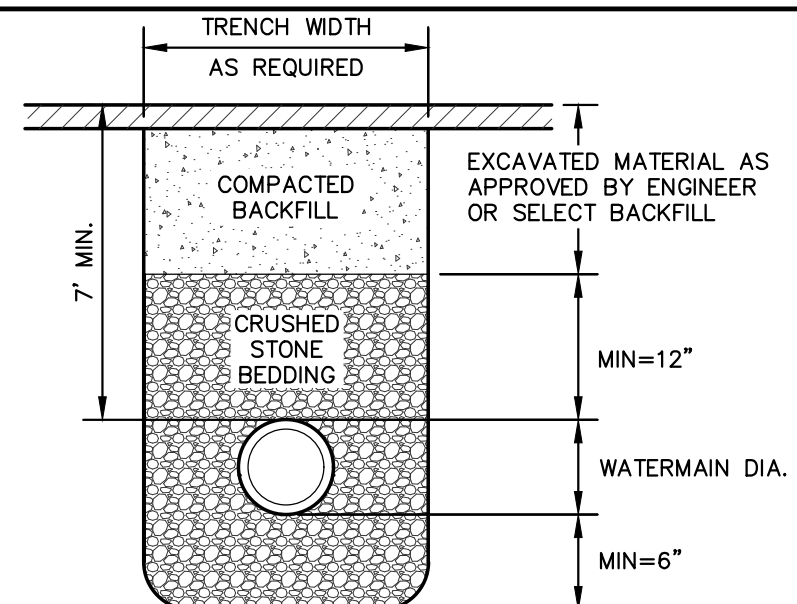
REV. 11-20-2018



**THICKENED EDGE SIDEWALK**

N.T.S.

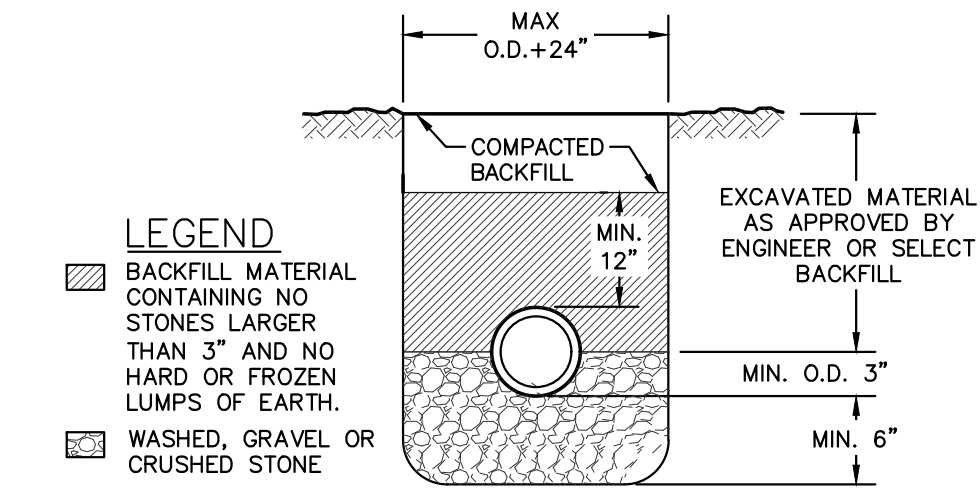
REV. 07-14-2020



**WATERMAIN BEDDING**

N.T.S.

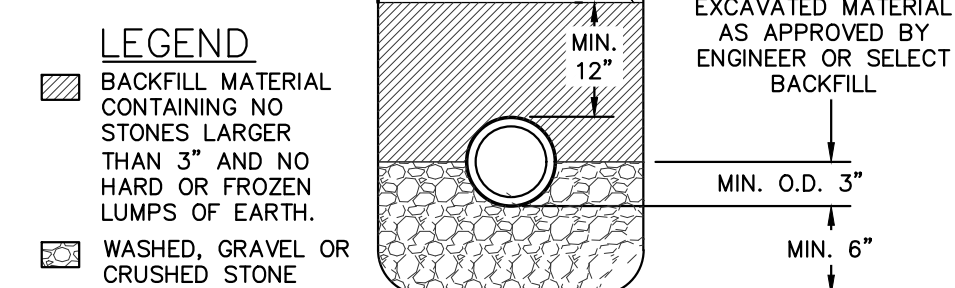
REV. 12-05-2018



**STORM & SANITARY SEWER BEDDING**

N.T.S.

REV. 12-05-2018



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MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:  
**ANDEV GROUP, LLC**

CLIENT ADDRESS:  
**680 N. LAKE SHORE DR., UNIT 1103  
CHICAGO, IL 60611**

PROJECT:  
**THE COURTYARD  
AT FITCHBURG**

PROJECT LOCATION:  
**FITCHBURG, WISCONSIN  
DANE COUNTY**

**PLAN MODIFICATIONS:**

#	Date:	Description:
1	08.24.2021	GIP SUBMITTAL
2	11.17.2021	SIP SUBMITTAL
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Designed By: IRN  
Reviewed By: PMP  
Approved By: PMP

SHEET TITLE:  
**DETAILS**

SHEET NUMBER:

**C4.2**

JSD PROJECT NO: 21-10367



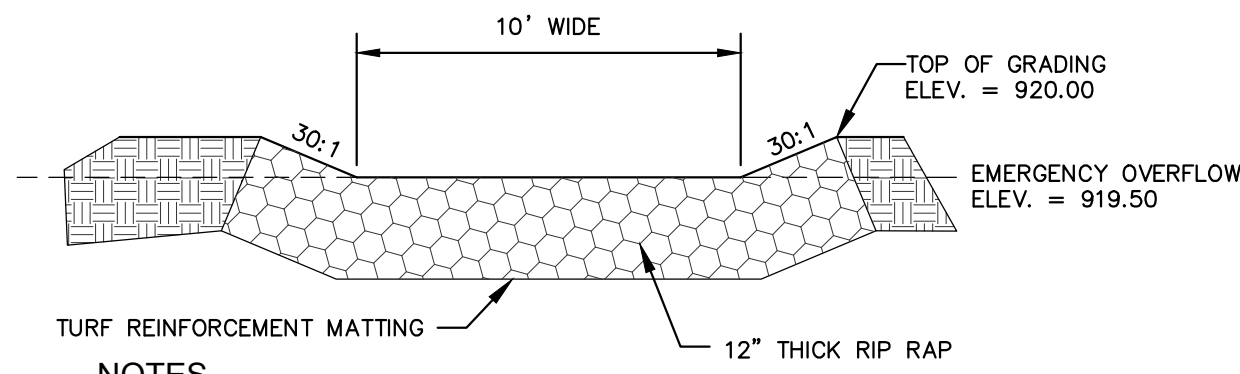
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Designed By: IRN  
Reviewed By: PMP  
Approved By: PMP

SHEET TITLE:  
**DETAIL**

SHEET NUMBER:  
**C4.3**



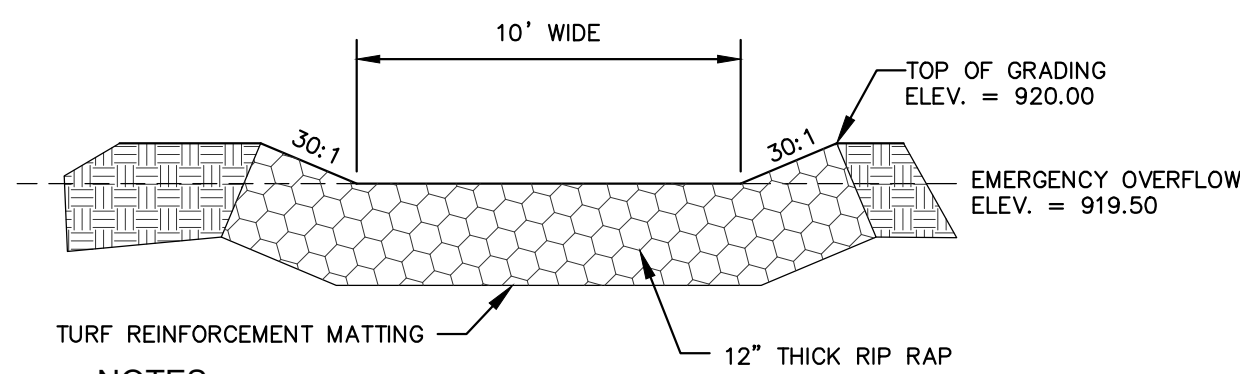
**EMERGENCY OVER FLOW DETAIL**  
N.T.S.

NOTES

1. EXTEND TURF REINFORCEMENT MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND.

- NOTES
1. CONTRACTOR SHALL INSTALL 6" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND AND 15% CERTIFIED COMPOST .
  2. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
  3. INSTALL EROSION MATTING OVER ENGINEERED SOILS LAYER FOLLOWING SEEDING OF THE BOTTOM OF THE INFILTRATION BASIN TO PROVIDE SOIL STABILIZATION PRIOR TO MATURE VEGETATION COVER.
  4. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE SANDY SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE INFILTRATION BASIN.
  5. IF ADDITIONAL EXCAVATION IS REQUIRED TO REACH SANDY SOIL

REV. 12-7-2018



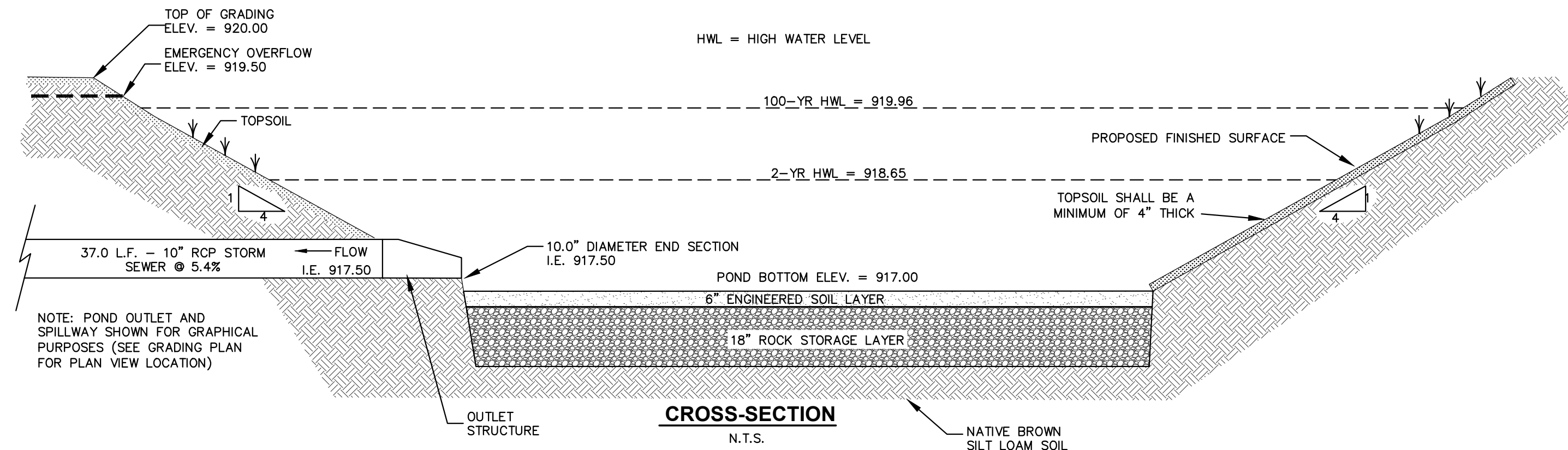
**EMERGENCY OVER FLOW DETAIL**  
N.T.S.

NOTES

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  4. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE SANDY SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE INFILTRATION BASIN.
  5. IF ADDITIONAL EXCAVATION IS REQUIRED TO REACH SANDY SOIL

REV. 12-7-2018



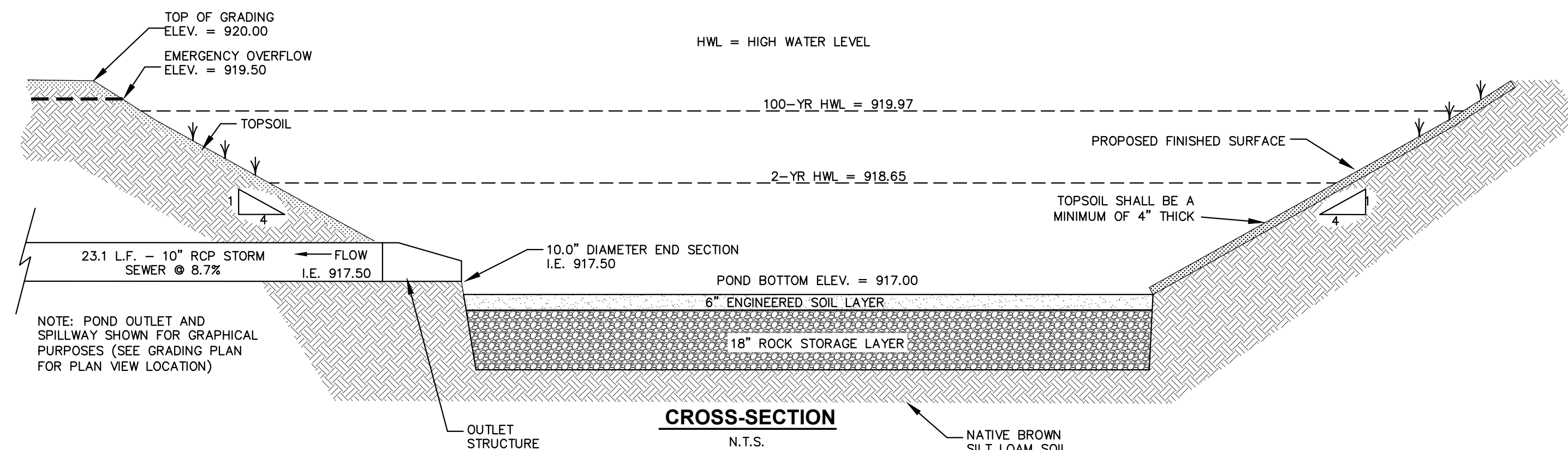
- NOTE:
- PROFILE, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BASIN TO THE ENGINEERED SOIL LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE BOTTOM OF THE INFILTRATION BASIN AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
6. RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
  7. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
  8. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

NOTE:

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

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

**ASSISTED LIVING INFILTRATION BASIN**  
N.T.S.



- NOTE:
- PROFILE, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BASIN TO THE ENGINEERED SOIL LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE BOTTOM OF THE INFILTRATION BASIN AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
6. RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
  7. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
  8. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

NOTE:

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

**MEMORY CARE INFILTRATION BASIN**  
N.T.S.

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**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY
	EXISTING TREE TO BE REMOVED



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COEUR D'ALENE

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Designed By: **MWS**  
Reviewed By: **LV**  
Approved By: **PMP**

**SHEET TITLE:**  
**TREE REMOVAL PLAN**

SHEET NUMBER:  
**L1.0**

north

SCALE IN FEET  
60' 0 60'

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511

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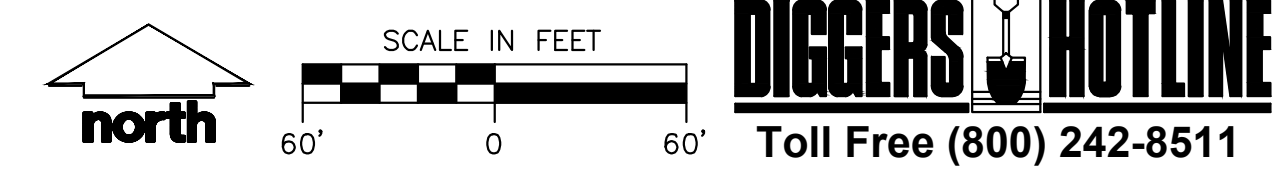
File: I:\2021\10367\DWG\Landscape Sheets\L1.1 User: mainiacatchi Plotted: Nov 17, 2021 - 12:24pm Xref's: 2110367 The Courtyard at Fitchburg



**LEGEND**

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	DECORATIVE CONCRETE PAVEMENT
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	STORMWATER MANAGEMENT AREA
---	SAN - SANITARY SEWER
---	W - WATERMAIN
---	ST - STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN
---	EXISTING STORM SEWER
---	FENCE
---	FLAGPOLE
---	LIGHT POLE (REFER TO PHOTOMETRIC)
---	POLYETHYLENE EDGING
---	SEEDING LIMITS
---	DECORATIVE STONE MULCH
---	SEED - NO-MOW FESCUE
---	SEED - RAINWATER RENEWAL
---	BIORETENTION BASIN
---	NATIVE VEGETATIVE MAT

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
  - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
  - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
  - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
  - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
  - 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.
  - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.
- CONTRACTOR NOTES:**
- REFER TO SHEET L1.4 FOR COMPREHENSIVE PLANT SCHEDULE.
  - SHREDDED HARDWOOD BARK MULCH TO BE INSTALLED IN ALL PLANTING AREAS UNLESS OTHERWISE DEPICTED.



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PROJECT:  
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Designed By: MWS  
Reviewed By: LV  
Approved By: PMP

SHEET TITLE:  
**LANDSCAPE PLAN -  
OVERALL**

SHEET NUMBER:  
**L1.1**

JSD PROJECT NO: 21-10367

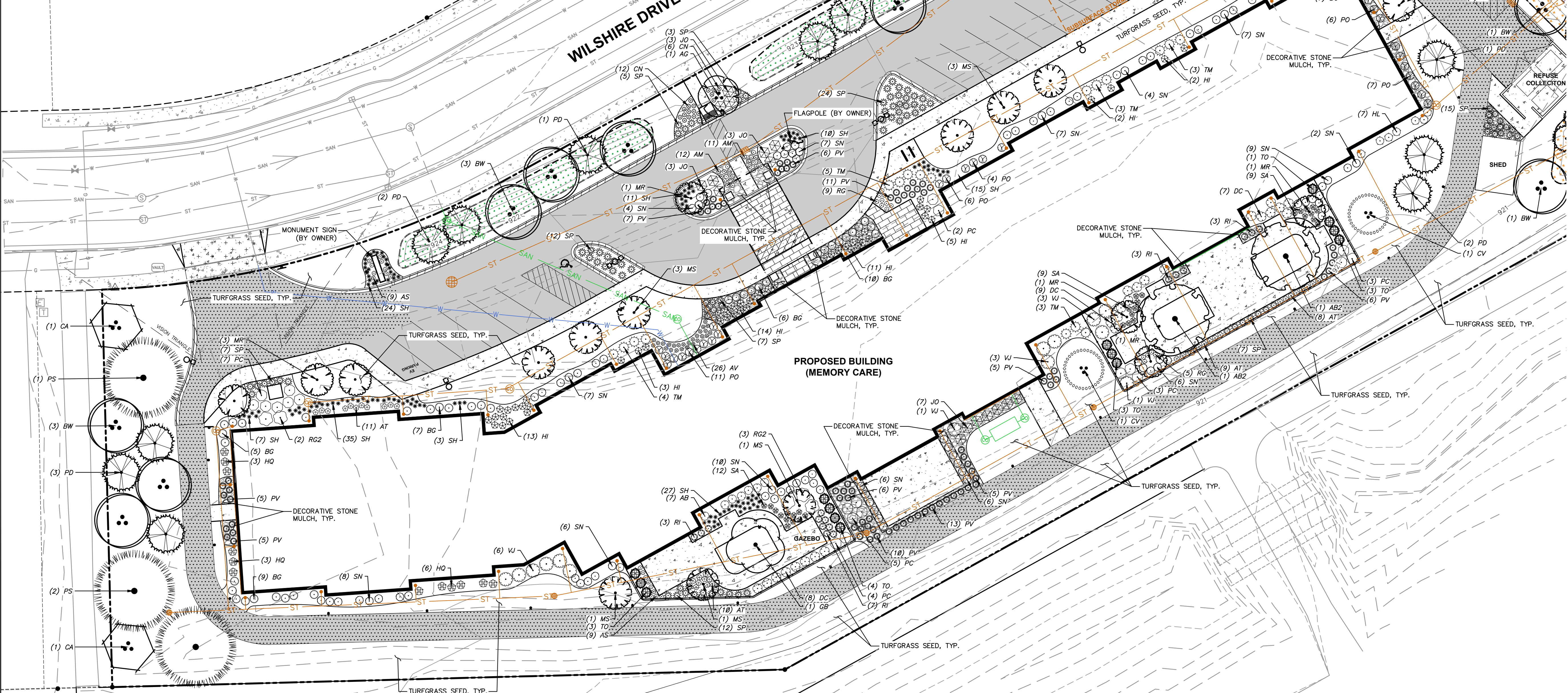


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PLANT LIST	
<b>EVERGREEN TREES</b>	
LA	Larix laricina / Tamarac
PO	Picea glauca 'Denata' / Black Hills Spruce
PS	Pinus strobus / White Pine
TD	Thuja occidentalis 'Emerald' / Emerald Arborvitae
<b>ORNAMENTAL TREES</b>	
AG	Amygdalus x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
CA	Carpinus caroliniana / American Hornbeam
CV	Crataegus viridis 'Winter King' / Winter King Hawthorn
MR	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple
MS	Malus x 'Spring Snow' / Spring Snow Crabapple
<b>OVERSTORY DECIDUOUS TREES</b>	
AB2	Acer saccharum 'Sabalot' / Fall Fiesta Sugar Maple
BW	Betula populifolia 'Whitespire' / Whitespire Gray Birch
GB	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair tree
GM	Gymnocladia dioica 'J.C. Milder' / Prairie Titan Kentucky Coffeetree

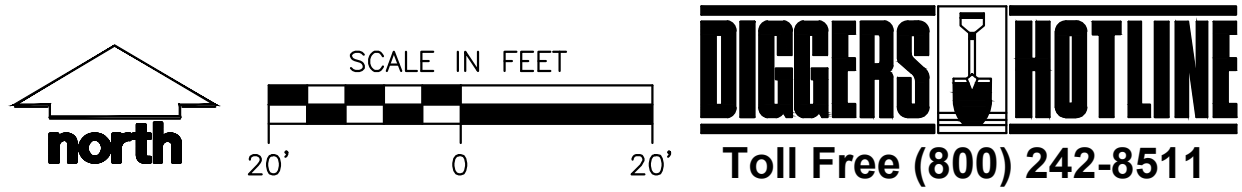
DECIDUOUS SHRUBS	
AF	Aronia melanocarpa 'Morton' / Iniqua Beauty Black Chokeberry
AM	Aronia melanocarpa 'UCONNM165' / Low Slope Mound Chokeberry
OC	Oenothera biennis 'Cool Splash' / Cool Splash False Honeysuckle
HI	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea
HL	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea
HQ	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea
PD	Physocarpus opulifolius 'Little Devil' / Dwarf Ninebark
PC	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark
RG2	Rhus aromatica 'Gra-Low' / Gra-Low Fragrant Sumac
RI	Rosa x 'Blaze' / Sunrise Sunset Rose
SN	Spiraea japonica 'SINGSUMR' / Double Play Red Spirea
VJ	Viburnum x juddii / Judd Viburnum
<b>EVERGREEN SHRUBS</b>	
BG	Buxus x 'Green Velvet' / Green Velvet Boxwood
JD	Juniperus virginiana 'Gray Owl' / Gray Owl Juniper
TM	Taxus x media 'Everlow' / Everlow Yew
<b>PERENNIALS &amp; GRASSES</b>	
AT	Alchemilla mollis 'Thriller' / Thriller Lady's Mantle
AS	Allium x 'Summer Beauty' / Summer Beauty Allium

AV	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe
CN	Colomintha reptans 'Monrose White' / Monrose White Catmint
EP	Echinacea x 'CBE Cone 2' TM / Pile Meadowlark Purple Coneflower
HA	Hemerocallis x 'Chicago Apache' / Daylily
HK	Heuchera x 'Grape Expectations' / Grape Expectations Coral Bell
H4	Hosta x 'Hologay' / Hologay Plantain Lily
PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
RG	Rudbeckia fulgida sultana 'Goldsturm' / Goldsturm Coneflower
SP	Schizanthus lanceolatus 'Prairie Blues' / Prairie Blues Little Bluestem
SA	Sedum x 'Autumn Joy' / Autumn Joy Sedum
SH	Sporobolus heterolepis 'Tara' / Prairie Dropped



**CONTRACTOR NOTES:**

- REFER TO SHEET L1.1 FOR THE OVERALL SITE LEGEND
- REFER TO SHEET L1.4 FOR COMPREHENSIVE PLANT SCHEDULE
- SHREDDED HARDWOOD BARK MULCH TO BE INSTALLED IN ALL PLANTING AREAS UNLESS OTHERWISE DEPICTED



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Designed By: MWS  
Reviewed By: LV  
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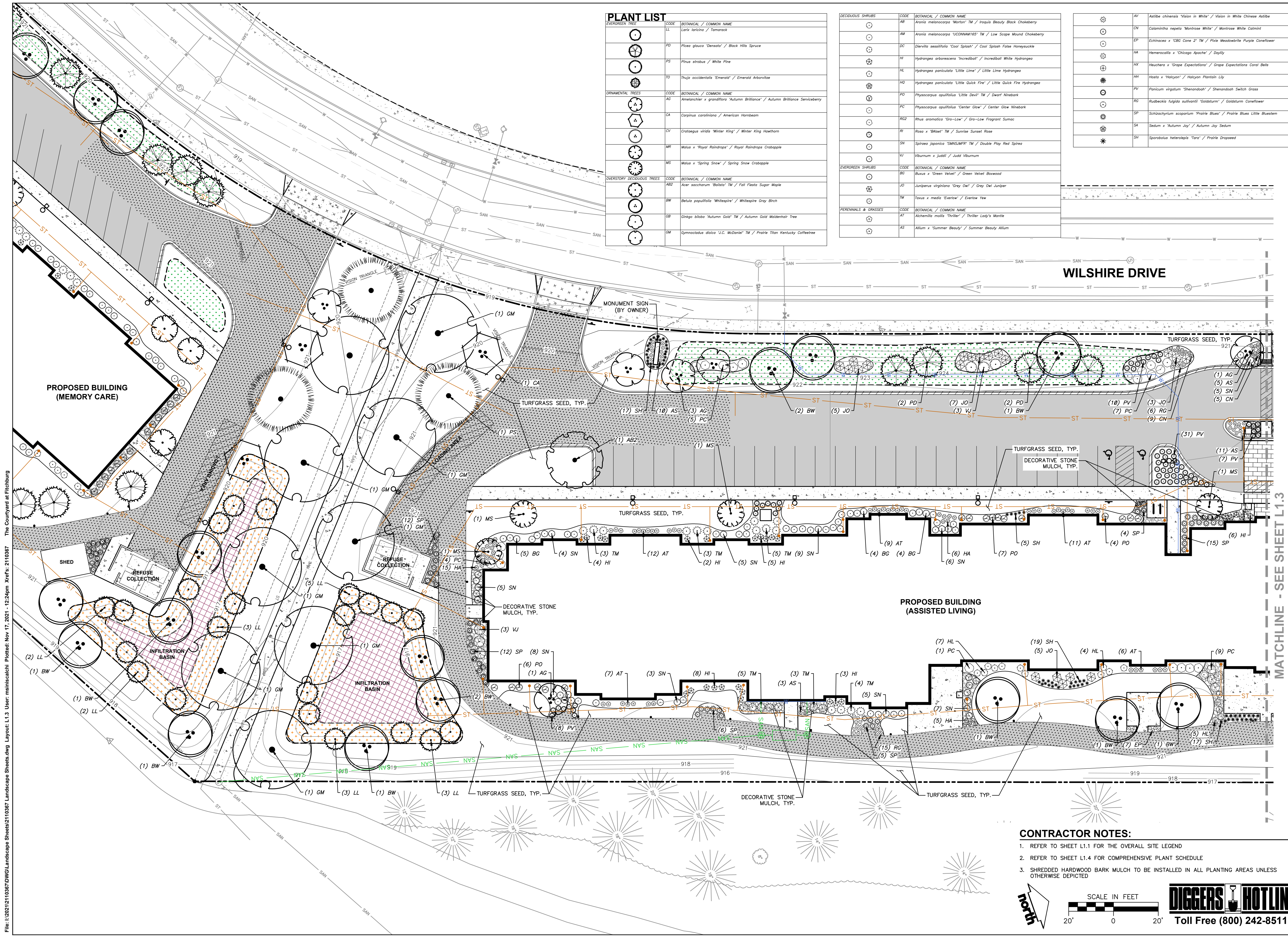
SHEET TITLE:  
**LANDSCAPE PLAN -  
DETAILED**

SHEET NUMBER:  
**L1.2**

JSD PROJECT NO: 21-10367

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PLANT LIST	
<b>EVERGREEN TREES</b>	
LL	Larix laricina / Tamarack
PO	Picea glauca 'Denata' / Black Hills Spruce
PS	Pinus strobus / White Pine
TO	Thuja occidentalis 'Emerald' / Emerald Arborvitae
<b>ORNAMENTAL TREES</b>	
AC	Acer spicatum 'Autumn Brilliance' / Autumn Brilliance Serviceberry
CA	Cornus canadensis / American Hornbeam
CV	Crataegus viridis 'Winter King' / Winter King Hawthorn
MR	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple
MS	Malus x 'Spring Snow' / Spring Snow Crabapple
<b>OVERSTORY DECIDUOUS TREES</b>	
AB2	Acer saccharum 'Balato' TM / Fall Fiesta Sugar Maple
BW	Betula populifolia 'Whitespire' / Whitespire Gray Birch
GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
GM	Gymnocladia dioica 'J.C. McDaniel' TM / Prairie Titan Kentucky Coffeetree

<b>DECIDUOUS SHRUBS</b>	
AB	Aronia melanocarpa 'Merton' TM / Iniquity Beauty Black Chokeberry
AM	Aronia melanocarpa 'UCONNAM155' TM / Low Scope Maund Chokeberry
DC	Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle
HI	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea
HL	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea
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RG2	Rhus aromatica 'Gra-Low' / Gra-Low Fragrant Sumac
RI	Rosa x 'Blaze' TM / Sunrise Sunset Rose
SN	Spiraea japonica 'SMNSMFR' TM / Double Play Red Spirea
VJ	Viburnum x Juddii / Judd Viburnum
<b>EVERGREEN SHRUBS</b>	
BC	Buxus x 'Green Velvet' / Green Velvet Boxwood
JO	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper
TM	Taxus x media 'Evertlow' / Evertlow Yew
<b>PERENNIALS &amp; GRASSES</b>	
AT	Alchemilla mollis 'Thriller' / Thriller Lady's Mantle
AS	Allium x 'Summer Beauty' / Summer Beauty Allium

AV	Aster chinensis 'Vision in White' / Vision in White Chinese Aster
CN	Colobitha repens 'Montrose White' / Montrose White Columbine
EP	Echinacea x 'CBO Cone 2' TM / Pike Meadow Purple Coneflower
HA	Hemerocallis x 'Chicago Apache' / Daylily
HE	Heuchera x 'Grape Expectations' / Grape Expectations Coral Bell
HL	Hosta x 'Haleyan' / Haleyan Plantain Lily
PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
RO	Rudbeckia fulgida sullivanii 'Goldsturm' / Goldsturm Coneflower
SP	Schizanthus scapularum 'Prairie Blues' / Prairie Blues Little Bluestem
SA	Sedum x 'Autumn Joy' / Autumn Joy Sedum
SH	Sporobolus heterolophus 'Tara' / Prairie Dropseed



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Designed By: MWS  
Reviewed By: LV  
Approved By: PMP

SHEET TITLE:  
**LANDSCAPE PLAN -  
DETAILED**

SHEET NUMBER:  
**L1.3**

JSD PROJECT NO: 21-10367

**CONTRACTOR NOTES:**

- REFER TO SHEET L1.1 FOR THE OVERALL SITE LEGEND
- REFER TO SHEET L1.4 FOR COMPREHENSIVE PLANT SCHEDULE
- SHREDDED HARDWOOD BARK MULCH TO BE INSTALLED IN ALL PLANTING AREAS UNLESS OTHERWISE DEPICTED

North arrow pointing up.

SCALE IN FEET: 20' 0 20'

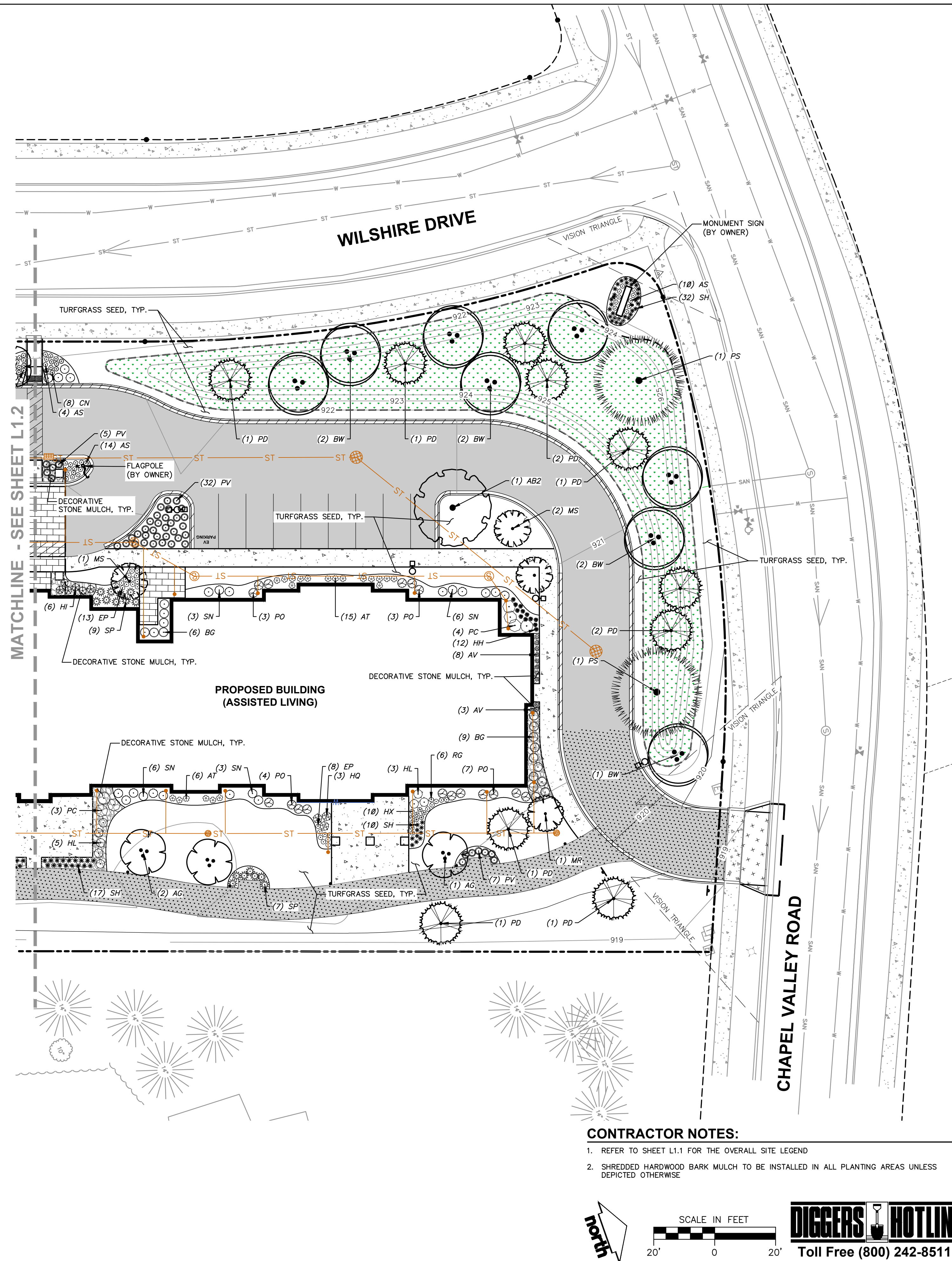
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File: I:\2021\10367\DWG\Landscape Sheets\110367 Landscape Sheets.dwg Layout: L1.4 User: mainiacatchi Plotted: Nov 17, 2021 - 12:25pm Xref's: 2110367 The Courtyard at Fitchburg

COMPREHENSIVE PLANT SCHEDULE					
EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	LL	<i>Larix laricina</i> / Tamarack	B & B	Min. 6' Ht.	22
	PD	<i>Picea glauca</i> 'Densata' / Black Hills Spruce	B & B	Min. 6' Ht.	29
	PS	<i>Pinus strobus</i> / White Pine	B & B	Min. 6' Ht.	8
	TO	<i>Thuja occidentalis</i> 'Emerald' / Emerald Arborvitae	B & B	Min. 3' tall	14
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal (Multi-Stem)	10
	CA	<i>Carpinus caroliniana</i> / American Hornbeam	B & B	Min. 6' Ht.	5
	CV	<i>Crataegus viridis</i> 'Winter King' / Winter King Hawthorn	B & B	1.5" Cal (Multi-Stem)	2
	MR	<i>Malus x 'Royal Raindrops'</i> / Royal Raindrops Crabapple	B & B	1.5" Cal	11
	MS	<i>Malus x 'Spring Snow'</i> / Spring Snow Crabapple	B & B	1.5" Cal	16
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AB2	<i>Acer saccharum</i> 'Boisito' TM / Fall Fiesta Sugar Maple	B & B	2.5" Cal (Multi-Stem)	4
	BW	<i>Betula populifolia</i> 'Whitespire' / Whitespire Gray Birch	B & B	2.5" Cal	31
	GB	<i>Ginkgo biloba</i> 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	2.5" Cal	1
	GM	<i>Gymnocladus dioica</i> 'J.C. McDaniel' TM / Prairie Titan Kentucky Coffeetree	B & B	2.5" Cal	9
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AB	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry	#3	Min. 12"-24"	7
	AM	<i>Aronia melanocarpa</i> 'UCONNAM165' TM / Low Scape Mound Chokeberry	#3	Min. 8"-18"	23
	DC	<i>Diervilla sessilifolia</i> 'Cool Splash' / Cool Splash False Honeysuckle	#3	Min. 12"-24"	24
	HI	<i>Hydrangea arborescens</i> 'Incrediball' / Incrediball White Hydrangea	#3	Min. 12"-24"	84
	HL	<i>Hydrangea paniculata</i> 'Little Lime' / Little Lime Hydrangea	#3	Min. 12"-24"	31
	HQ	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea	#3	Min. 12"-24"	15
	PO	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark	#3	Min. 12"-24"	64
	PC	<i>Physocarpus opulifolius</i> 'Center Glow' / Center Glow Ninebark	B & B	Min. 24-36" Ht.	54
	RG2	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac	#3	Min. 24" wide	5
	RI	<i>Rosa x 'Balsen'</i> TM / Sunrise Sunset Rose	#3	Min. 12"-24"	16
	SN	<i>Spiraea japonica</i> 'SMNSJMFR' TM / Double Play Red Spirea	B & B	Min. 12"-24"	163
	VJ	<i>Viburnum x juddii</i> / Judd Viburnum	#3	Min. 12"-24"	20
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	BG	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood	3 gal	Min. 12"-24"	74
	JO	<i>Juniperus virginiana</i> 'Grey Owl' / Grey Owl Juniper	B & B	Min. 18" Tall/Wide	36
	TM	<i>Taxus x media</i> 'Everlow' / Everlow Yew	#3	Min. 12" Wide	41
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AT	<i>Alchemilla mollis</i> 'Thriller' / Thriller Lady's Mantle	#1	Min. 8"-18"	104
	AS	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium	#1	Min. 8"-18"	75
	AV	<i>Astilbe chinensis</i> 'Vision in White' / Vision in White Chinese Astilbe	#1	Min. 8"-18"	37
	CN	<i>Calamintha nepeta</i> 'Montrose White' / Montrose White Catmint	#1	Min. 8"-18"	39
	EP	<i>Echinacea x 'CBG Cone 2'</i> TM / Pixie Meadowbrite Purple Coneflower	#1	Min. 8"-18"	28
	HA	<i>Hemerocallis x 'Chicago Apache'</i> / Daylily	#1	Min. 8"-18"	26
	HX	<i>Heuchera x 'Grape Expectations'</i> / Grape Expectations Coral Bells	#1	Min. 8"-18"	10
	HH	<i>Hosta x 'Halcyon'</i> / Halcyon Plantain Lily	#1	Min. 8"-18"	12
	PV	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	188
	RG	<i>Rudbeckia fulgida</i> sullivantii 'Goldsturm' / Goldsturm Coneflower	#1	Min. 8"-18"	41
	SP	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem	#1	Min. 8"-18"	162
	SA	<i>Sedum x 'Autumn Joy'</i> / Autumn Joy Sedum	#1	Min. 8"-18"	30
	SH	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed	#1	Min. 8"-18"	256



**CONTRACTOR NOTES:**

- REFER TO SHEET L1.1 FOR THE OVERALL SITE LEGEND
- SHREDDED HARDWOOD BARK MULCH TO BE INSTALLED IN ALL PLANTING AREAS UNLESS DEPICTED OTHERWISE



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**ANDEV GROUP, LLC**

CLIENT ADDRESS:  
**680 N. LAKE SHORE DR., UNIT 1103  
CHICAGO, IL 60611**

PROJECT:  
**THE COURTYARD  
AT FITCHBURG**

PROJECT LOCATION:  
**FITCHBURG, WISCONSIN  
DANE COUNTY**

**PLAN MODIFICATIONS:**

#	Date:	Description:
1	08.24.2021	GIP SUBMITTAL
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Designed By: MWS  
Reviewed By: LV  
Approved By: PMP

SHEET TITLE:  
**LANDSCAPE PLAN -  
DETAILED**

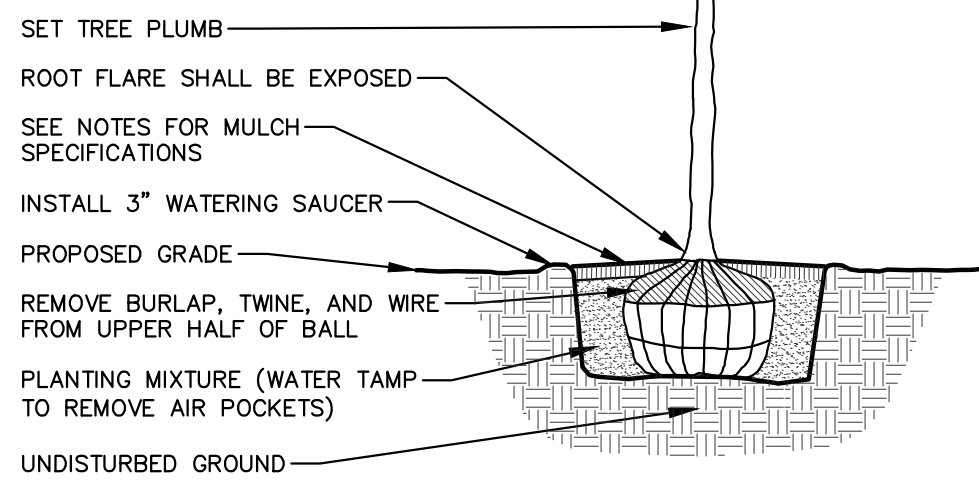
SHEET NUMBER:  
**L1.4**

JSD PROJECT NO: 21-10367

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- NOTE:**
- DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
  - TREE PIT DIAMETER SHALL BE AT LEAST TWO-TIMES ROOT BALL DIAMETER IN ALL DIRECTIONS. SLOPE SIDES OF TREE PIT FROM PROPOSED GRADE TO BOTTOM OF ROOT BALL IN ALL DIRECTIONS.



**DECIDUOUS TREE PLANTING DETAIL**

N.T.S.

REV. 10-29-2021

**MOUND TOPSOIL 12" ABOVE CURB WITH TOPSOIL PLANT MIX OR AMENDED NATIVE SOILS**

**PARKING ISLAND TO BE DUG FREE OF AGGREGATE TO A MINIMUM DEPTH OF 24" AND PREPARED FOR PLANTINGS AFTER INSTALLATION OF CURB AND GUTTER**

SEE NOTES FOR MULCH SPECIFICATIONS

PLANTING MIXTURE (WATER AND TAMP TO REMOVE AIR POCKETS)

EXISTING/INSTALLED CURB AND GUTTER

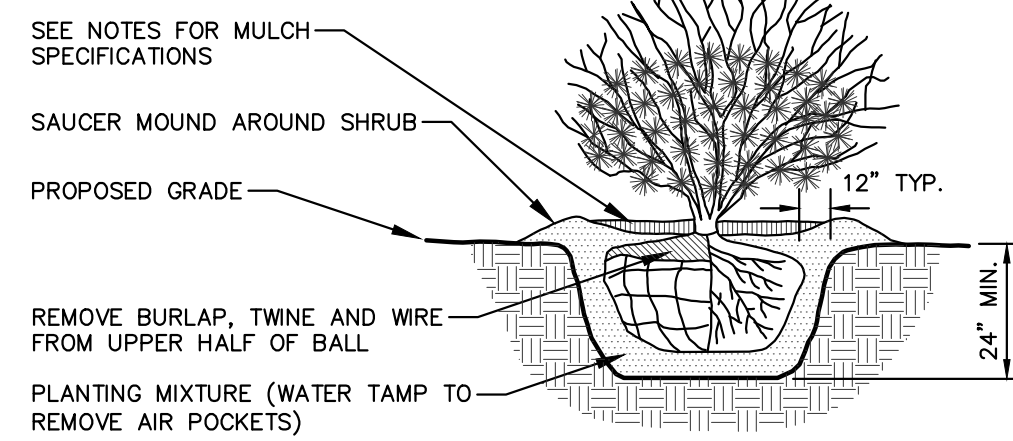
EXISTING/INSTALLED AGGREGATE

DIMENSION VARIES (SEE SITE PLAN)

**PARKING ISLAND LANDSCAPE DETAIL**

N.T.S.

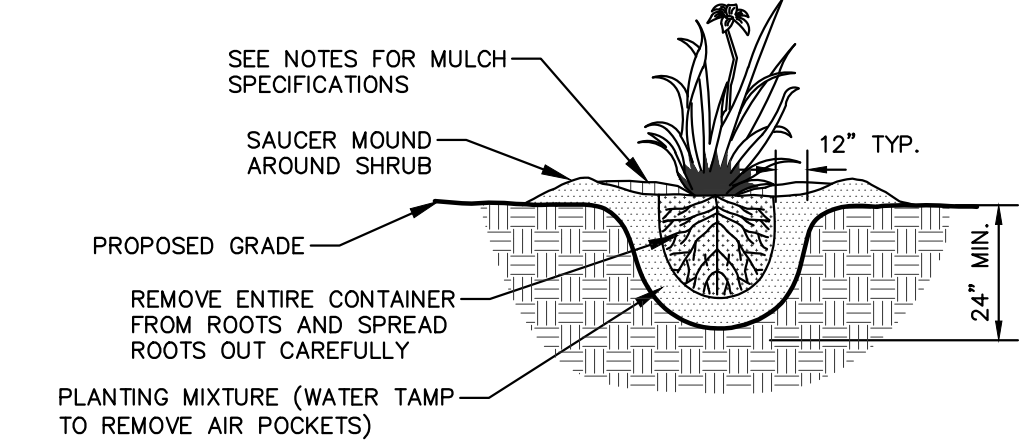
REV. 01-03-2019



**SHRUB PLANTING DETAIL**

N.T.S.

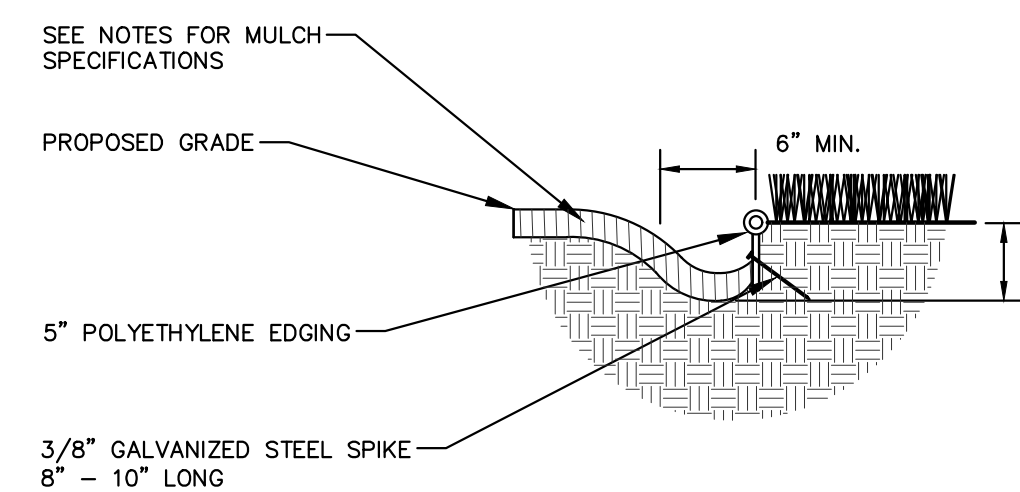
REV. 01-03-2019



**PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL**

N.T.S.

REV. 01-03-2019



**POLYETHYLENE LANDSCAPE EDGING DETAIL**

N.T.S.

REV. 01-03-2019

**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.
- 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.
- MATERIALS - DECORATIVE STONE MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 1.5" MISSISSIPPI WASHED 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.
- 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.
- MATERIALS - POLYETHYLENE EDGING:** EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION:** ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1) TREE WATERING BAGS:** ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

**GENERAL NOTES**

- 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 TO 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.
- 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 BRUSH OR SCARS ON BARK, TRACE THE INJURED CAMBIAL 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.
- 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 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 ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.**
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.**

**SEEDING & POND VEGETATION NOTES**

- MATERIALS - "NO-MOW" FESCUE GRASS SEED:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - TURFGRASS SEED:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - RAINWATER RENEWAL SEED MIX:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "RAINWATER RENEWAL" SEED MIX, AS PROVIDED BY AGRECOL, LLC. (WWW.AGRECOL.COM) OR APPROVED EQUAL. INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
- MATERIALS - BIORETENTION BASIN NATIVE VEGETATED MAT (NVM):** AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL'S "RAINWATER RENEWAL" NATIVE VEGETATED MAT W/ DEGRADABLE CORE, AS PROVIDED BY AGRECOL, LLC. (WWW.AGRECOL.COM) OR APPROVED EQUAL. CONTRACTOR SHALL CONTACT AGRECOL NINE (9) WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID-JUNE THROUGH THE END OF OCTOBER DUE TO THE NVM GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

**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.
- 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 PERIOD.



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15		

Designed By: MWS  
Reviewed By: LV  
Approved By: PMP

**SHEET TITLE:  
LANDSCAPE DETAILS &  
NOTES**

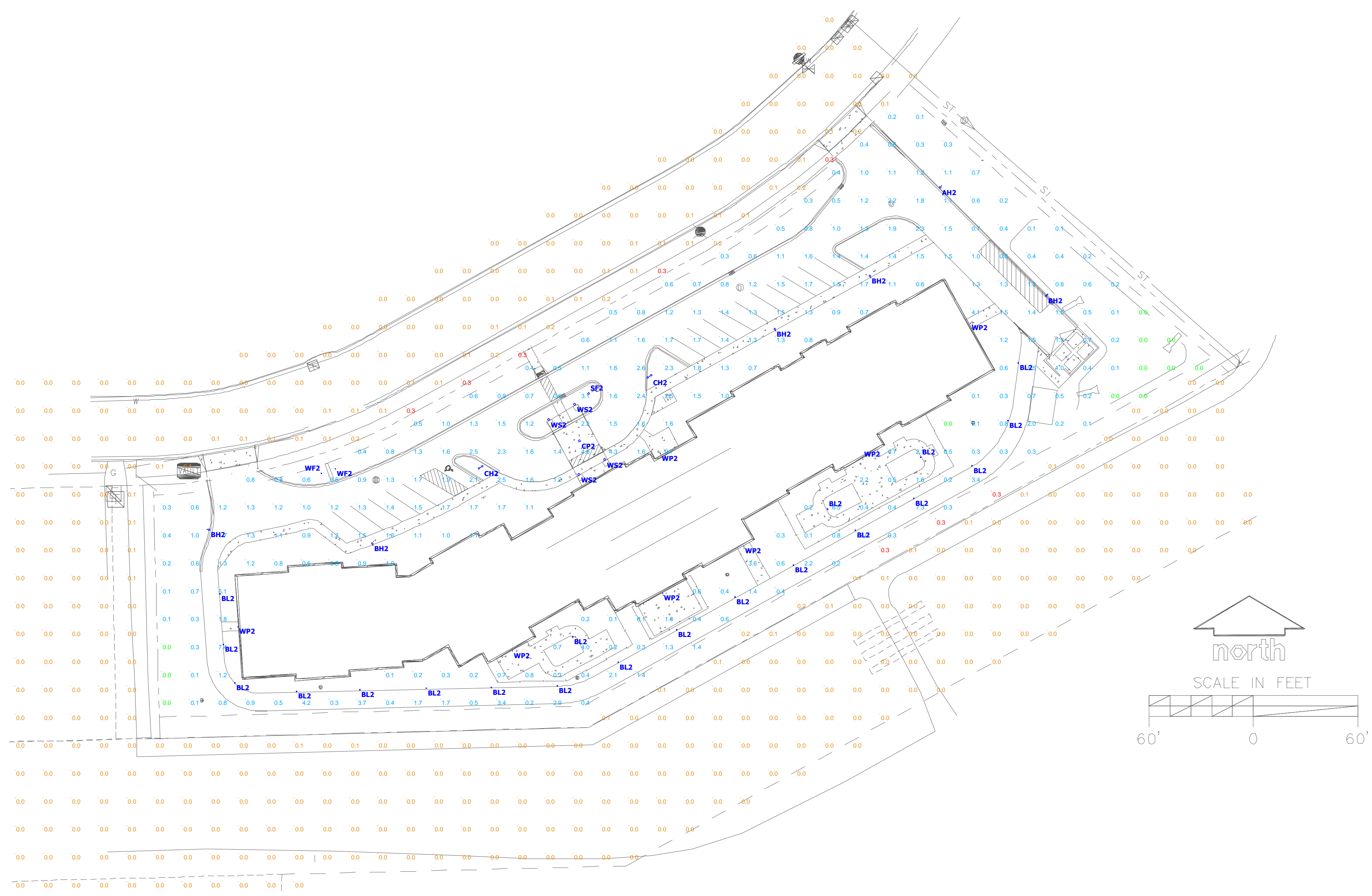
SHEET NUMBER:  
**L2.0**

JSD PROJECT NO: 21-10367



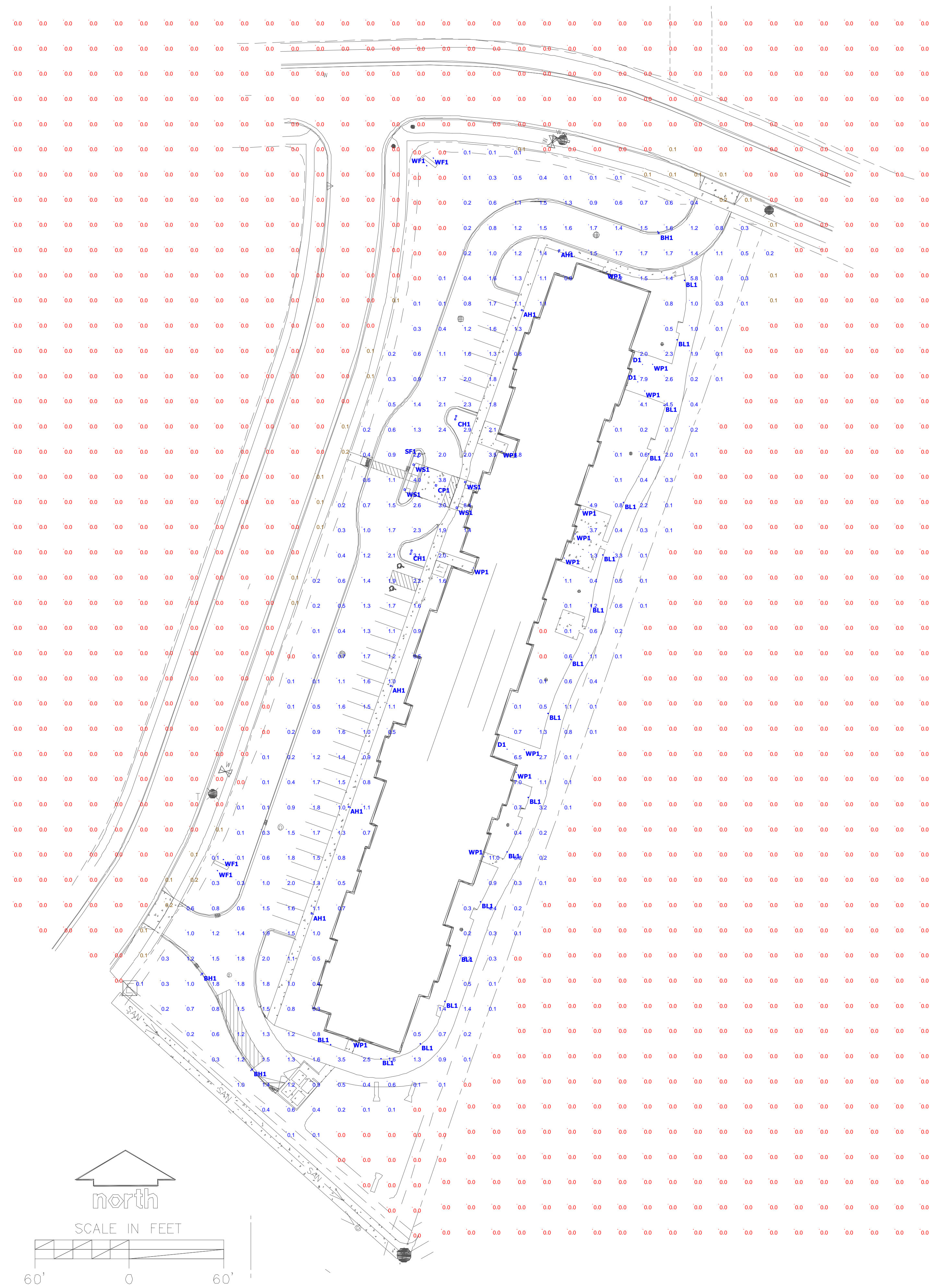
Toll Free (800) 242-8511

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Schedule				
Symbol	Label	Quantity	Manufacturer	Catalog Number
	<b>AH2</b>	1	LSI	MRS-LED-06L-SIL-3-UNV-DIM-40-70CRI-BRZ w\ 20' SQUARE STEEL POLE w/36" BASE
	<b>BH2</b>	5	LSI	MRS-LED-06L-SIL-FT-UNV-DIM-40-70CRI-BRZ w\ 20' SQUARE STEEL POLE w/36" BASE
	<b>CH2</b>	2	LSI	(2) MRS-LED-06L-SIL-FT-UNV-DIM-40-70CRI-BRZ (1) 20' SQUARE STEEL POLE w/36" BASE
	<b>BL2</b>	20	RAB	BDLED12N
	<b>CP2</b>	1	RAB	VANLED10NFFR
	<b>WP2</b>	7	MaxLite	WP-ADS15WCSB
	<b>WS2</b>	4	PROGRESS LIGHTING	P5643-20 w\ PAR38
	<b>SF2</b>	1	MaxLite	BF30BUW50B w\ BF30B-VISOR BF30B-NLENS
	<b>WF2</b>	2	LSI	XFLM MF LED 28 HO NW UE BRZ PCI120 BKA XFLM SMC 23" BRZ w\ GS

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PH2 Lot		1.2 fc	9.7 fc	0.0 fc	N/A	N/A
PH2 Outside Lot		0.0 fc	0.3 fc	0.0 fc	N/A	N/A



Schedule				
Symbol	Label	Quantity	Manufacturer	Catalog Number
	AH1	5	LSI	MRS-LED-06L-SIL-3-UNV-DIM-40-70CRI-BRZ w\ 20' SQUARE STEEL POLE w/36" BASE
	BH1	3	LSI	MRS-LED-06L-SIL-FT-UNV-DIM-40-70CRI-BRZ w\ 20' SQUARE STEEL POLE w/36" BASE
	CH1	2	LSI	(2) MRS-LED-06L-SIL-FT-UNV-DIM-40-70CRI-BRZ (1) 20' SQUARE STEEL POLE w/36" BASE
	BL1	17	RAB	BDLEDR12N
	CP1	1	RAB	VANLED10NFFR
	D1	3	RAB	WFRL6R139FA120WS
	WP1	12	MaxLite	WP-ADS15WCSB
	WS1	4	PROGRESS LIGHTING	P5643-20 w\ PAR38
	SF1	1	MaxLite	BF30BUW50B w\ BF30B-VISOR BF30B-NLENS
	WF1	4	LSI INDUSTRIES	XFLM MF LED 28 HO NW UE BRZ PCI120 BKA XFLM SMC 23" BRZ w\ GS

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PH1 Lot		1.0 fc	11.0 fc	0.0 fc	N/A	N/A
PH1 Outside Lot		0.0 fc	0.2 fc	0.0 fc	N/A	N/A

The Courtyard at Fitchburg PH1

Designer  
 Leonard Meyer  
 Date  
 11/9/2021  
 Scale  
 Not to Scale  
 Drawing No.  
 Summary  
 PH1 PH2



# Mirada Small Area (MRS)

## Outdoor LED Area Light



**IP66 IK08**



### OVERVIEW

Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

### QUICK LINKS

[Ordering Guide](#)
[Performance](#)
[Photometrics](#)
[Dimensions](#)

## FEATURES & SPECIFICATIONS

### Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

### Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

### Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.

- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

### Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

### Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

### Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

### Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.

Specifications and dimensions subject to change without notice.





# Mirada Small Area Light (MRS)

[Back to Quick Links](#)

## ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH**

Luminaire Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation <sup>2</sup>	Voltage	Driver
<b>MRS</b> - Mirada Small Area Light	<b>LED</b>	<b>6L</b> - 6,000 lms <b>9L</b> - 9,000 lms <b>12L</b> - 12,000 lms <b>15L</b> - 15,000 lms <b>18L</b> - 18,000 lms <b>21L</b> - 21,000 lms <b>24L</b> - 24,000 lms Custom Lumen Packages <sup>1</sup>	<b>SIL</b> - Silicone	<b>2</b> - Type 2 <b>3</b> - Type 3 <b>5W</b> - Type 5 Wide <b>FT</b> - Forward Throw	<b>(blank)</b> - standard L - Optics rotated left 90° R - Optics rotated right 90°	<b>UNV</b> - Universal Voltage (120-277V) <b>HV</b> - High Voltage (347-480V)	<b>DIM</b> - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
<b>50</b> - 5,000 CCT <b>40</b> - 4,000 CCT <b>30</b> - 3,000 CCT	<b>70CRI</b> - 70 CRI	<b>(Blank)</b> - None  <b>Wireless Controls System</b> ALSC - AirLink Synapse Control System ALSCS2 - AirLink Synapse Control System with 12-20' MH Motion Sensor ALSCS4 - AirLink Synapse Control System with 20-40' MH Motion Sensor ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)  <b>Stand-Alone Controls</b> EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 <sup>3</sup> IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) <sup>4</sup> IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) <sup>4</sup>	<b>BLK</b> - Black <b>BRZ</b> - Dark Bronze <b>GMG</b> - Gun Metal Gray <b>GPT</b> - Graphite <b>MSV</b> - Metallic Silver <b>PLP</b> - Platinum Plus <b>SVG</b> - Satin Verde Green <b>WHT</b> - White	<b>(Blank)</b> - None  <b>IH</b> - Integral Houseside Shield <sup>2</sup> <b>IL</b> - Integral Louver (Sharp Spill Light Cutoff) <sup>2</sup>

### Accessory Ordering Information<sup>5</sup>

Controls Accessories		Mounting Accessories	
Description	Order Number	Description	Order Number <sup>6</sup>
Twist Lock Photocell (120V) for use with CR7P	122514	Universal Mounting Bracket	684616CLR
Twist Lock Photocell (208-277) for use with CR7P	122515	Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Twist Lock Photocell (347V) for use with CR7P	122516	Horizontal Slip Fitter (2" - 2 3/8" Tenon)	652761CLR
Twist Lock Photocell (480V) for use with CR7P	1225180	Quick Mount Pole Bracket (Square Pole)	687073CLR
AirLink 5 Pin Twist Lock Controller	661409	Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
AirLink 5 Pin Twist Lock Controller	661410	15 Tilt Quick Mount Pole Bracket (Square Pole)	688003CLR
Pole-Mounted Occupancy Sensor (24V)	663284CLR <sup>6</sup>	15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
Shorting Cap for use with CR7P	149328	Wall Mount Bracket	382132CLR

Fusing Options <sup>7</sup>	
Description	Order Number
Single Fusing (120V)	<a href="#">See Fusing Accessory Guide</a>
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

Shielding & Miscellaneous Accessories	
Description	Order Number
Integral Louver/Shield	763445
Internal Houseside Shield	763446
10' Linear Bird Spike Kit (2' Recommended per Luminaire)	751632

### FOOTNOTES:

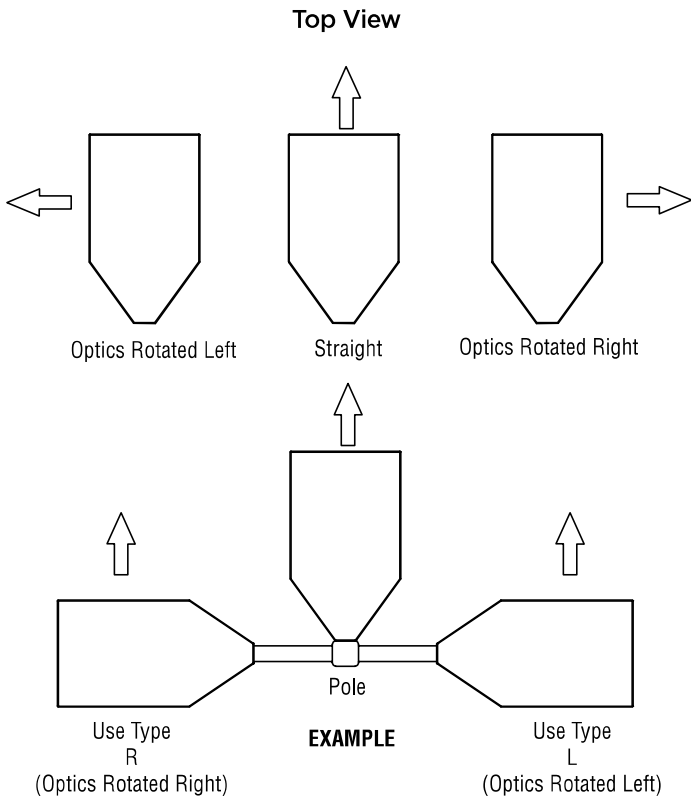
1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type 5W" distribution.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See [Fusing Accessory Guide](#) for compatibility.





# Mirada Small Area Light (MRS)

## OPTICS ROTATION



## ACCESSORIES/OPTIONS

### Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)



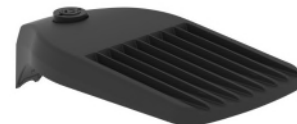
Luminaire Shown with IMSBT Option



### 7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P





# Mirada Small Area Light (MRS)

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## PERFORMANCE

Delivered Lumens*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
6L	2	70	6045	148	B2-U0-G1	6268	154	B2-U0-G1	6253	153	B2-U0-G1	41
	3		6145	151	B1-U0-G2	6372	156	B1-U0-G2	6357	156	B1-U0-G2	
	5W		5812	142	B3-U0-G1	6,026	148	B3-U0-G1	6012	147	B3-U0-G1	
	FT		5947	146	B1-U0-G1	6166	151	B1-U0-G1	6152	151	B1-U0-G1	
9L	2	70	9091	145	B2-U0-G2	9484	152	B2-U0-G2	9462	151	B2-U0-G2	63
	3		9241	148	B2-U0-G2	9641	154	B2-U0-G2	9619	154	B2-U0-G2	
	5W		8740	140	B3-U0-G2	9,118	146	B3-U0-G2	9097	144	B3-U0-G2	
	FT		8943	143	B2-U0-G2	9330	149	B2-U0-G2	9308	149	B2-U0-G2	
12L	2	70	12132	141	B3-U0-G2	12685	148	B3-U0-G2	12514	146	B3-U0-G2	86
	3		12333	143	B2-U0-G2	12894	150	B2-U0-G2	12721	148	B2-U0-G2	
	5W		11664	136	B4-U0-G2	12195	142	B4-U0-G2	12031	140	B4-U0-G2	
	FT		11935	139	B2-U0-G2	12479	145	B2-U0-G2	12311	143	B2-U0-G2	
15L	2	70	14220	128	B3-U0-G2	15167	137	B3-U0-G2	14488	131	B3-U0-G2	111
	3		14938	135	B2-U0-G2	15933	144	B2-U0-G2	15219	137	B2-U0-G2	
	5W		14304	129	B4-U0-G2	15257	137	B4-U0-G2	14574	131	B4-U0-G2	
	FT		14342	129	B2-U0-G2	15297	138	B2-U0-G2	14612	132	B2-U0-G2	
18L	2	70	16438	122	B3-U0-G3	17532	130	B3-U0-G3	16747	124	B3-U0-G3	135
	3		17267	128	B3-U0-G3	18417	137	B3-U0-G3	17592	131	B3-U0-G3	
	5W		16535	123	B4-U0-G2	17636	133	B5-U0-G3	16846	125	B4-U0-G2	
	FT		16578	123	B3-U0-G3	17682	131	B3-U0-G3	16890	125	B3-U0-G3	
21L	2	70	19488	118	B3-U0-G3	20786	126	B3-U0-G3	19885	120	B3-U0-G3	165
	3		20472	124	B3-U0-G3	21835	132	B3-U0-G3	20857	126	B3-U0-G3	
	5W		19604	119	B5-U0-G3	20,909	126	B5-U0-G3	19973	121	B5-U0-G3	
	FT		19655	119	B3-U0-G4	20964	127	B3-U0-G4	20025	121	B3-U0-G4	
24L	2	70	21976	112	B3-U0-G3	23439	120	B3-U0-G3	22390	114	B3-U0-G3	196
	3		23085	118	B3-U0-G3	24622	126	B3-U0-G3	23519	120	B3-U0-G3	
	5W		22105	113	B5-U0-G3	23578	120	B5-U0-G3	22522	115	B5-U0-G3	
	FT		22164	113	B3-U0-G3	23640	121	B3-U0-G3	22581	115	B3-U0-G3	

\*LEDs are frequently updated therefore values are nominal.

ELECTRICAL DATA (AMPS)*						
Lumens	120V	208V	240V	277V	347V	480V
6L	0.34	0.20	0.17	0.15	0.12	0.09
9L	0.52	0.30	0.26	0.23	0.18	0.13
12L	0.72	0.41	0.36	0.31	0.25	0.18
15L	0.93	0.53	0.46	0.40	0.32	0.23
18L	1.12	0.65	0.56	0.49	0.39	0.28
21L	1.38	0.80	0.69	0.60	0.48	0.34
24L	1.63	0.94	0.82	0.71	0.56	0.41

\*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE <sup>1</sup>					
Ambient Temp	Lumen Multiplier				
	0 hrs. <sup>2</sup>	25K hrs. <sup>2</sup>	50K hrs. <sup>2</sup>	75K hrs. <sup>3</sup>	100K hrs. <sup>3</sup>
0 C - 25 C	100%	95%	89%	84%	79%
40 C	100%	94%	87%	80%	74%

**FOOTNOTES:**

- Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).



# Mirada Small Area Light (MRS)

## PHOTOMETRICS

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Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See <http://www.lsi-industries.com/products/led-lighting-solutions.aspx> for detailed photometric data.

### MRS-LED-18L-SIL-2-40-70CRI

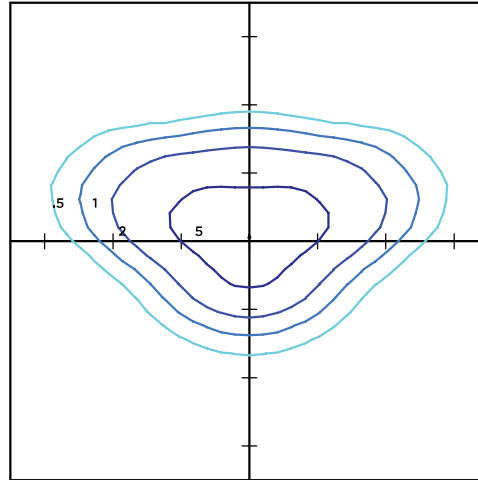
#### LUMINAIRE DATA

Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,532
Watts	135
Efficacy	130
IES Type	Type II - Short
BUG Rating	B3-U0-G3

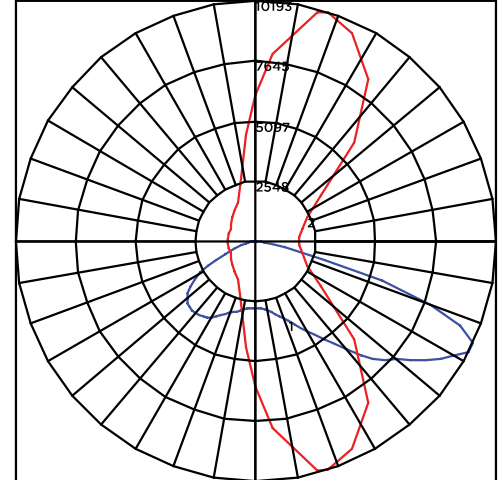
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2831	16%
Medium (30-60)°	10310	59%
High (60-80)°	4208	24%
Very High (80-90)°	184	1%
Uplight (90-180)°	0	0%
Total Flux	17532	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



#### 20' Mounting Height/20' Grid Spacing

■ 5 FC   ■ 2 FC   ■ 1 FC   ■ 0.5 FC

### MRS-LED-18L-SIL-3-40-70CRI

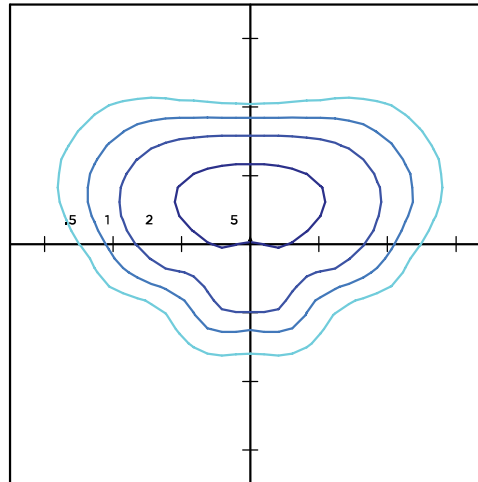
#### LUMINAIRE DATA

Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,417
Watts	135
Efficacy	137
IES Type	Type III - Short
BUG Rating	B3-U0-G3

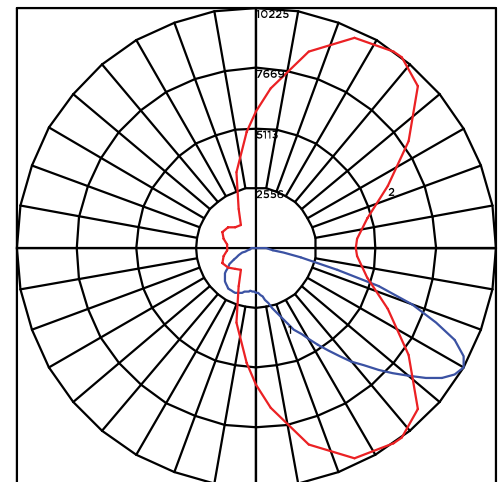
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2329	13%
Medium (30-60)°	10634	61%
High (60-80)°	5246	30%
Very High (80-90)°	208	1%
Uplight (90-180)°	0	0%
Total Flux	18417	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



#### 20' Mounting Height/20' Grid Spacing

■ 5 FC   ■ 2 FC   ■ 1 FC   ■ 0.5 FC





# Mirada Small Area Light (MRS)

## PHOTOMETRICS (CONT)

### MRS-LED-18L-SIL-FT-40-70CRI

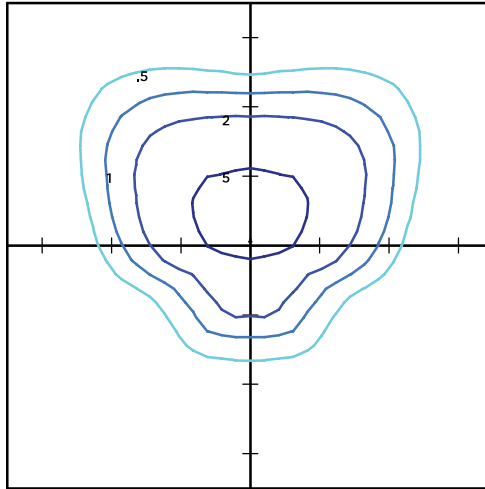
#### LUMINAIRE DATA

Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,682
Watts	135
Efficacy	131
IES Type	Type III - Short
BUG Rating	B3-U0-G2

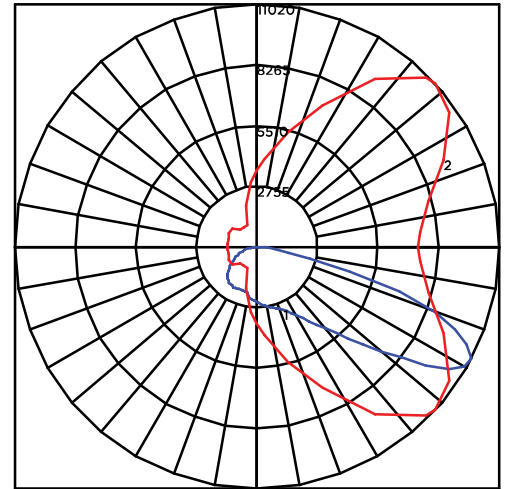
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2255	13%
Medium (30-60)°	9463	54%
High (60-80)°	5696	32%
Very High (80-90)°	268	2%
Uplight (90-180)°	0	0%
Total Flux	17682	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



20' Mounting Height/20' Grid Spacing

5 FC
  2 FC
  1 FC
  0.5 FC

### MRM-LED-30L-SIL-5W-40-70CRI

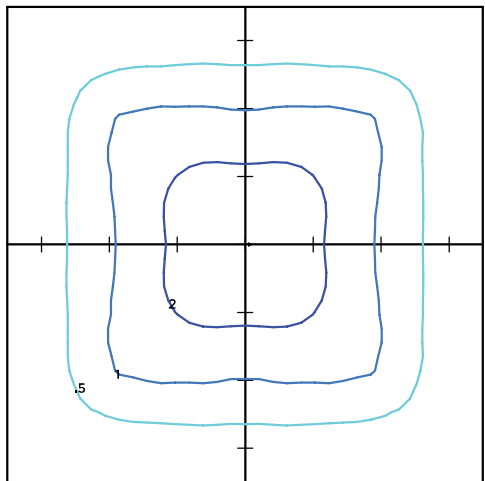
#### LUMINAIRE DATA

Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,636
Watts	135
Efficacy	131
IES Type	Type VS - Short
BUG Rating	B4-U0-G2

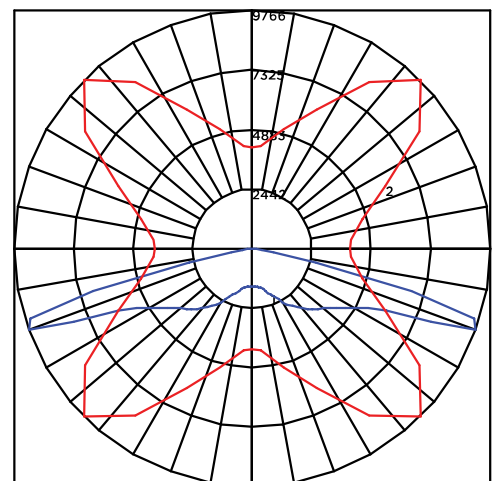
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	1646	9%
Medium (30-60)°	7453	43%
High (60-80)°	8405	48%
Very High (80-90)°	132	1%
Uplight (90-180)°	0	0%
Total Flux	17636	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



20' Mounting Height/20' Grid Spacing

5 FC
  2 FC
  1 FC
  0.5 FC

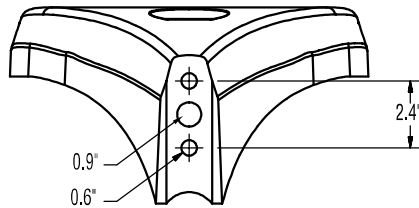
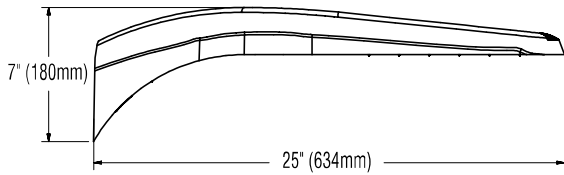
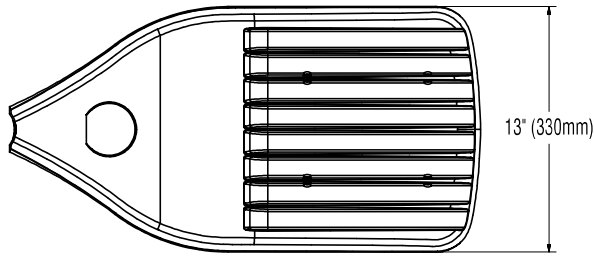




# Mirada Small Area Light (MRS)

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## PRODUCT DIMENSIONS

**B3 Drill Pattern**

LUMINAIRE EPA CHART - MRS									
Tilt Degree		0°	30°	45°	Tilt Degree	0°	30°	45°	
■	Single	0.5	1.3	1.8	⊕	T90°	1.4	2.3	2.6
■	D180°	0.9	1.3	1.8	⊕	TN120°	1.4	1.9	2.3
■	D90°	0.9	1.8	2.2	⊕	Q90°	1.4	2.3	2.6

## CONTROLS

### AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

[Click here to learn more about AirLink.](#)

### Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more about IMSBT.](#)

### AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more about AirLink Blue.](#)





# Mirada Small Area Light (MRS)

## POLES & BRACKETS

LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.

[Click here to learn more details about poles & brackets.](#)



### BKA UMB CLR

The 3G rated UMB allows for seamless integration of LSI luminaires onto existing/ retrofit or new construction poles. The UMB was designed for square or round (tapered or straight) poles with two mounting hole spacings between 3.5" – 5".



### BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" iron pipe, 2 3/8 OD tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



### BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° uptilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.



### BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns.



Square Pole  
14'-39'



Round Pole  
10'-30'



Tapered Pole  
20'-39'





# Mirada Small Area (MRS)

## Outdoor LED Area Light



IP66 IK08



### OVERVIEW

Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

### QUICK LINKS

[Ordering Guide](#)
[Performance](#)
[Photometrics](#)
[Dimensions](#)

## FEATURES & SPECIFICATIONS

### Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

### Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

### Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.

- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

### Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

### Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

### Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

### Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.

Specifications and dimensions subject to change without notice.





# Mirada Small Area Light (MRS)

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## ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH**

Luminaire Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation <sup>2</sup>	Voltage	Driver
<b>MRS</b> - Mirada Small Area Light	<b>LED</b>	<b>6L</b> - 6,000 lms <b>9L</b> - 9,000 lms <b>12L</b> - 12,000 lms <b>15L</b> - 15,000 lms <b>18L</b> - 18,000 lms <b>21L</b> - 21,000 lms <b>24L</b> - 24,000 lms Custom Lumen Packages <sup>1</sup>	<b>SIL</b> - Silicone	2 - Type 2 3 - Type 3 <b>5W</b> - Type 5 Wide <b>FT</b> - Forward Throw	<b>(blank)</b> - standard L - Optics rotated left 90° R - Optics rotated right 90°	<b>UNV</b> - Universal Voltage (120-277V) <b>HV</b> - High Voltage (347-480V)	<b>DIM</b> - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
<b>50</b> - 5,000 CCT <b>40</b> - 4,000 CCT <b>30</b> - 3,000 CCT	<b>70CRI</b> - 70 CRI	<b>(Blank)</b> - None  <b>Wireless Controls System</b> ALSC - AirLink Synapse Control System ALSCS2 - AirLink Synapse Control System with 12-20' MH Motion Sensor ALSCS4 - AirLink Synapse Control System with 20-40' MH Motion Sensor ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)  <b>Stand-Alone Controls</b> EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 <sup>3</sup> IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) <sup>4</sup> IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) <sup>4</sup>	<b>BLK</b> - Black <b>BRZ</b> - Dark Bronze <b>GMG</b> - Gun Metal Gray <b>GPT</b> - Graphite <b>MSV</b> - Metallic Silver <b>PLP</b> - Platinum Plus <b>SVG</b> - Satin Verde Green <b>WHT</b> - White	<b>(Blank)</b> - None  <b>IH</b> - Integral Houseside Shield <sup>2</sup> <b>IL</b> - Integral Louver (Sharp Spill Light Cutoff) <sup>2</sup>

### Accessory Ordering Information<sup>5</sup>

Controls Accessories		Mounting Accessories	
Description	Order Number	Description	Order Number <sup>6</sup>
Twist Lock Photocell (120V) for use with CR7P	122514	Universal Mounting Bracket	684616CLR
Twist Lock Photocell (208-277) for use with CR7P	122515	Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Twist Lock Photocell (347V) for use with CR7P	122516	Horizontal Slip Fitter (2" - 2 3/8" Tenon)	652761CLR
Twist Lock Photocell (480V) for use with CR7P	1225180	Quick Mount Pole Bracket (Square Pole)	687073CLR
AirLink 5 Pin Twist Lock Controller	661409	Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
AirLink 5 Pin Twist Lock Controller	661410	15 Tilt Quick Mount Pole Bracket (Square Pole)	688003CLR
Pole-Mounted Occupancy Sensor (24V)	663284CLR <sup>6</sup>	15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
Shorting Cap for use with CR7P	149328	Wall Mount Bracket	382132CLR

Fusing Options <sup>7</sup>	
Description	Order Number
Single Fusing (120V)	<a href="#">See Fusing Accessory Guide</a>
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

Shielding & Miscellaneous Accessories	
Description	Order Number
Integral Louver/Shield	763445
Internal Houseside Shield	763446
10' Linear Bird Spike Kit (2' Recommended per Luminaire)	751632

### FOOTNOTES:

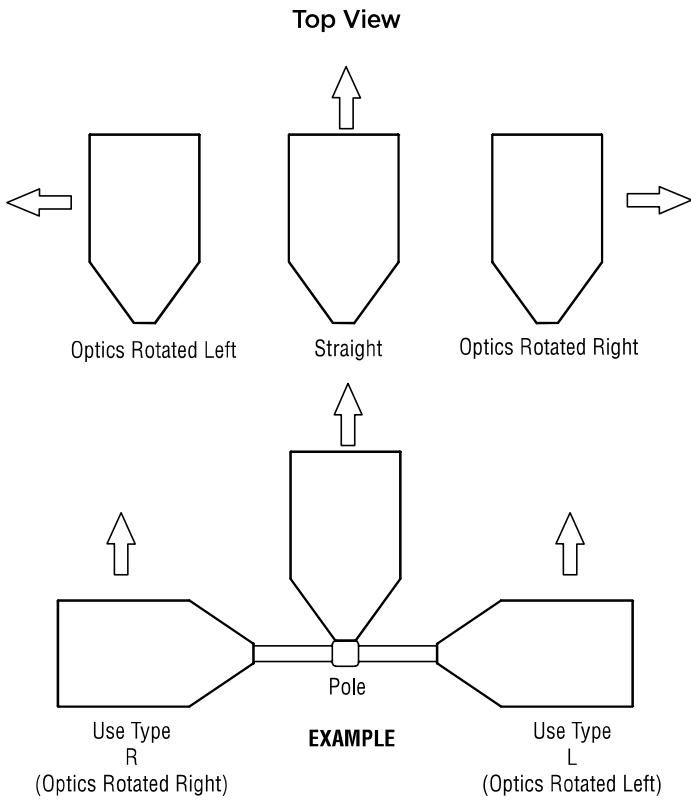
1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type 5W" distribution.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See [Fusing Accessory Guide](#) for compatibility.





# Mirada Small Area Light (MRS)

## OPTICS ROTATION



## ACCESSORIES/OPTIONS

### Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)



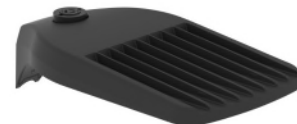
Luminaire Shown with IMSBT Option



### 7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P





# Mirada Small Area Light (MRS)

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## PERFORMANCE

Delivered Lumens*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
6L	2	70	6045	148	B2-U0-G1	6268	154	B2-U0-G1	6253	153	B2-U0-G1	41
	3		6145	151	B1-U0-G2	6372	156	B1-U0-G2	6357	156	B1-U0-G2	
	5W		5812	142	B3-U0-G1	6,026	148	B3-U0-G1	6012	147	B3-U0-G1	
	FT		5947	146	B1-U0-G1	6166	151	B1-U0-G1	6152	151	B1-U0-G1	
9L	2	70	9091	145	B2-U0-G2	9484	152	B2-U0-G2	9462	151	B2-U0-G2	63
	3		9241	148	B2-U0-G2	9641	154	B2-U0-G2	9619	154	B2-U0-G2	
	5W		8740	140	B3-U0-G2	9,118	146	B3-U0-G2	9097	144	B3-U0-G2	
	FT		8943	143	B2-U0-G2	9330	149	B2-U0-G2	9308	149	B2-U0-G2	
12L	2	70	12132	141	B3-U0-G2	12685	148	B3-U0-G2	12514	146	B3-U0-G2	86
	3		12333	143	B2-U0-G2	12894	150	B2-U0-G2	12721	148	B2-U0-G2	
	5W		11664	136	B4-U0-G2	12195	142	B4-U0-G2	12031	140	B4-U0-G2	
	FT		11935	139	B2-U0-G2	12479	145	B2-U0-G2	12311	143	B2-U0-G2	
15L	2	70	14220	128	B3-U0-G2	15167	137	B3-U0-G2	14488	131	B3-U0-G2	111
	3		14938	135	B2-U0-G2	15933	144	B2-U0-G2	15219	137	B2-U0-G2	
	5W		14304	129	B4-U0-G2	15257	137	B4-U0-G2	14574	131	B4-U0-G2	
	FT		14342	129	B2-U0-G2	15297	138	B2-U0-G2	14612	132	B2-U0-G2	
18L	2	70	16438	122	B3-U0-G3	17532	130	B3-U0-G3	16747	124	B3-U0-G3	135
	3		17267	128	B3-U0-G3	18417	137	B3-U0-G3	17592	131	B3-U0-G3	
	5W		16535	123	B4-U0-G2	17636	133	B5-U0-G3	16846	125	B4-U0-G2	
	FT		16578	123	B3-U0-G3	17682	131	B3-U0-G3	16890	125	B3-U0-G3	
21L	2	70	19488	118	B3-U0-G3	20786	126	B3-U0-G3	19885	120	B3-U0-G3	165
	3		20472	124	B3-U0-G3	21835	132	B3-U0-G3	20857	126	B3-U0-G3	
	5W		19604	119	B5-U0-G3	20,909	126	B5-U0-G3	19973	121	B5-U0-G3	
	FT		19655	119	B3-U0-G4	20964	127	B3-U0-G4	20025	121	B3-U0-G4	
24L	2	70	21976	112	B3-U0-G3	23439	120	B3-U0-G3	22390	114	B3-U0-G3	196
	3		23085	118	B3-U0-G3	24622	126	B3-U0-G3	23519	120	B3-U0-G3	
	5W		22105	113	B5-U0-G3	23578	120	B5-U0-G3	22522	115	B5-U0-G3	
	FT		22164	113	B3-U0-G3	23640	121	B3-U0-G3	22581	115	B3-U0-G3	

\*LEDs are frequently updated therefore values are nominal.

ELECTRICAL DATA (AMPS)*						
Lumens	120V	208V	240V	277V	347V	480V
6L	0.34	0.20	0.17	0.15	0.12	0.09
9L	0.52	0.30	0.26	0.23	0.18	0.13
12L	0.72	0.41	0.36	0.31	0.25	0.18
15L	0.93	0.53	0.46	0.40	0.32	0.23
18L	1.12	0.65	0.56	0.49	0.39	0.28
21L	1.38	0.80	0.69	0.60	0.48	0.34
24L	1.63	0.94	0.82	0.71	0.56	0.41

\*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE <sup>1</sup>					
Ambient Temp	Lumen Multiplier				
	0 hrs. <sup>2</sup>	25K hrs. <sup>2</sup>	50K hrs. <sup>2</sup>	75K hrs. <sup>3</sup>	100K hrs. <sup>3</sup>
0 C - 25 C	100%	95%	89%	84%	79%
40 C	100%	94%	87%	80%	74%

**FOOTNOTES:**

- Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).



# Mirada Small Area Light (MRS)

## PHOTOMETRICS

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Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See <http://www.lsi-industries.com/products/led-lighting-solutions.aspx> for detailed photometric data.

### MRS-LED-18L-SIL-2-40-70CRI

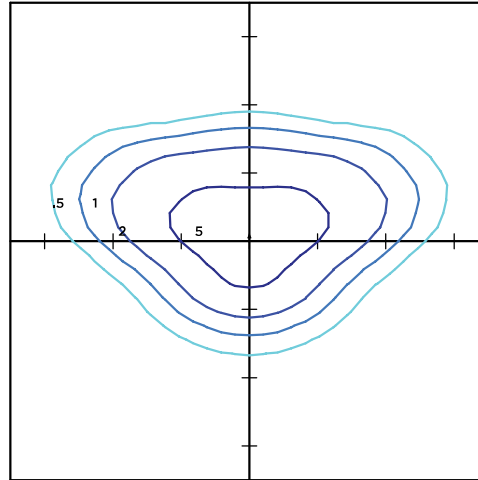
#### LUMINAIRE DATA

Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,532
Watts	135
Efficacy	130
IES Type	Type II - Short
BUG Rating	B3-U0-G3

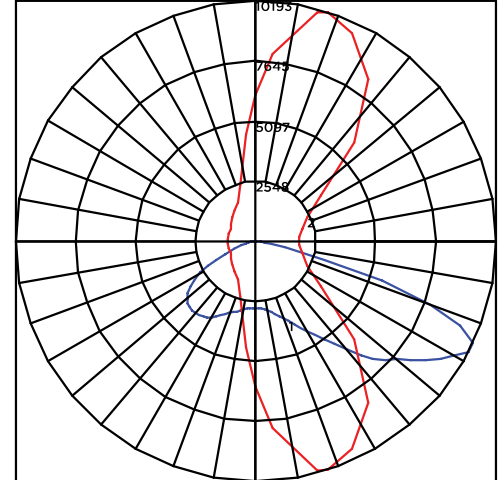
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2831	16%
Medium (30-60)°	10310	59%
High (60-80)°	4208	24%
Very High (80-90)°	184	1%
Uplight (90-180)°	0	0%
Total Flux	17532	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



#### 20' Mounting Height/20' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

### MRS-LED-18L-SIL-3-40-70CRI

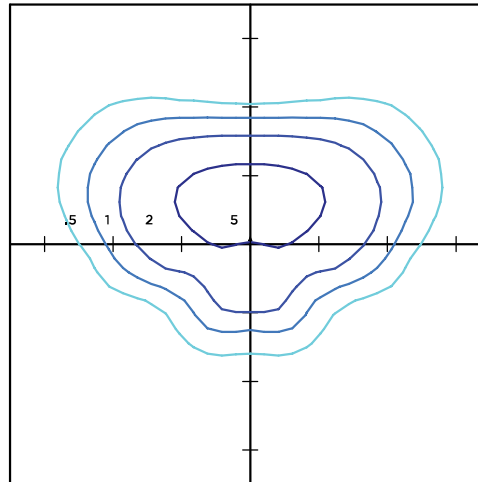
#### LUMINAIRE DATA

Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,417
Watts	135
Efficacy	137
IES Type	Type III - Short
BUG Rating	B3-U0-G3

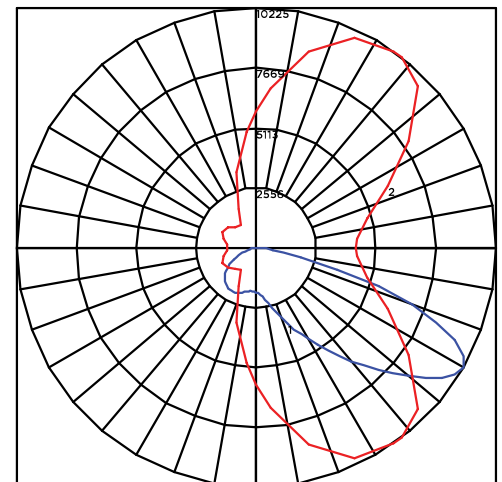
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2329	13%
Medium (30-60)°	10634	61%
High (60-80)°	5246	30%
Very High (80-90)°	208	1%
Uplight (90-180)°	0	0%
Total Flux	18417	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



#### 20' Mounting Height/20' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC





# Mirada Small Area Light (MRS)

## PHOTOMETRICS (CONT)

### MRS-LED-18L-SIL-FT-40-70CRI

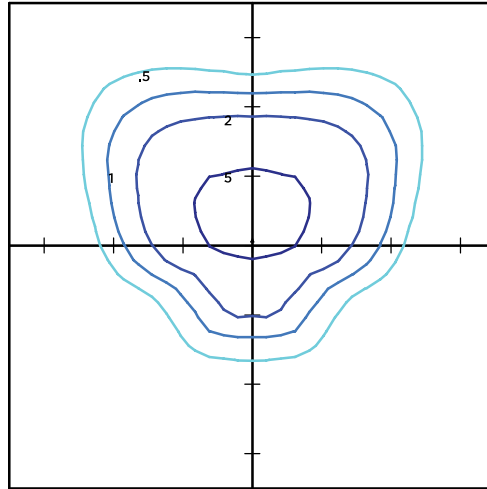
#### LUMINAIRE DATA

Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,682
Watts	135
Efficacy	131
IES Type	Type III - Short
BUG Rating	B3-U0-G2

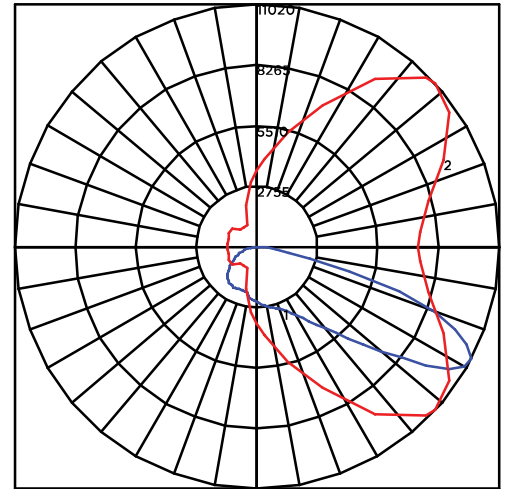
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2255	13%
Medium (30-60)°	9463	54%
High (60-80)°	5696	32%
Very High (80-90)°	268	2%
Uplight (90-180)°	0	0%
Total Flux	17682	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



20' Mounting Height/20' Grid Spacing

5 FC
  2 FC
  1 FC
  0.5 FC

### MRM-LED-30L-SIL-5W-40-70CRI

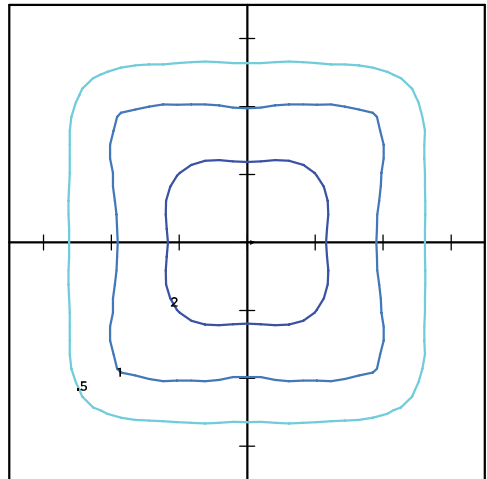
#### LUMINAIRE DATA

Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,636
Watts	135
Efficacy	131
IES Type	Type VS - Short
BUG Rating	B4-U0-G2

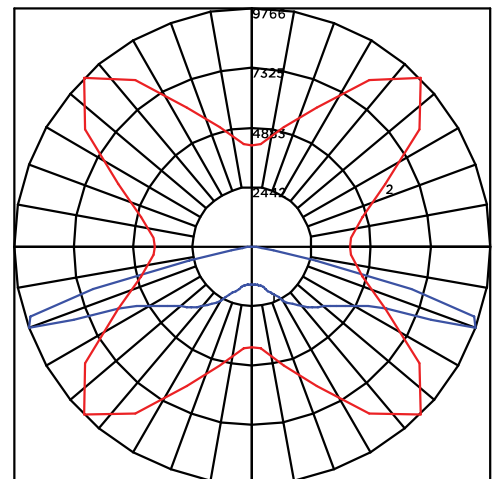
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	1646	9%
Medium (30-60)°	7453	43%
High (60-80)°	8405	48%
Very High (80-90)°	132	1%
Uplight (90-180)°	0	0%
Total Flux	17636	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



20' Mounting Height/20' Grid Spacing

5 FC
  2 FC
  1 FC
  0.5 FC

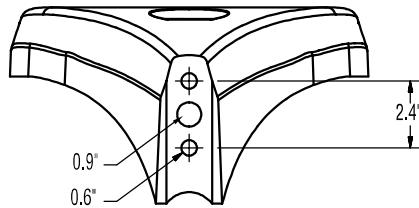
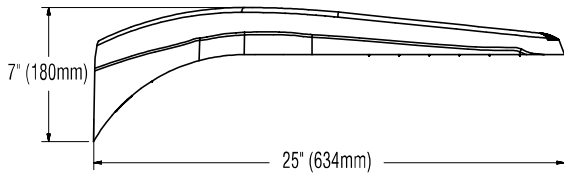
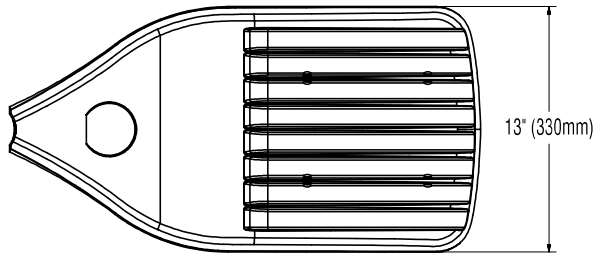




# Mirada Small Area Light (MRS)

[Back to Quick Links](#)

## PRODUCT DIMENSIONS

**B3 Drill Pattern**

LUMINAIRE EPA CHART - MRS									
Tilt Degree		0°	30°	45°	Tilt Degree	0°	30°	45°	
	Single	0.5	1.3	1.8		T90°	1.4	2.3	2.6
	D180°	0.9	1.3	1.8		TN120°	1.4	1.9	2.3
	D90°	0.9	1.8	2.2		Q90°	1.4	2.3	2.6

## CONTROLS

### AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

[Click here to learn more about AirLink.](#)

### Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more about IMSBT.](#)

### AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more about AirLink Blue.](#)





# Mirada Small Area Light (MRS)

## POLES & BRACKETS

LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.

[Click here to learn more details about poles & brackets.](#)



### BKA UMB CLR

The 3G rated UMB allows for seamless integration of LSI luminaires onto existing/ retrofit or new construction poles. The UMB was designed for square or round (tapered or straight) poles with two mounting hole spacings between 3.5" – 5".



### BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" iron pipe, 2 3/8 OD tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



### BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° uptilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.



### BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns.



Square Pole  
14'-39'



Round Pole  
10'-30'



Tapered Pole  
20'-39'





LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with dome head. Available in 4 light pattern configurations including 360° (24W), 270° (18W), 180° (12W option) & 90° (12W standard).

Color: Bronze

Weight: 10.2 lbs

**Project:**

Courtyard at Fitc.

**Type:**

BL1 BL2

**Prepared By:**

**Date:**

**Driver Info**

Type	Constant Current
120V	0.13A
208V	0.09A
240V	0.08A
277V	0.07A
Input Watts	12.1W

**LED Info**

Watts	12W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	1,326
Efficacy	109.6 lm/W

## Technical Specifications

### Compliance

**UL Listed:**

Suitable for wet locations. Suitable for mounting within 4 ft. (1.2m) of the ground.

**IESNA LM-79 & IESNA LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**DLC Listed:**

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.  
DLC Product Code: P8WFAX53

### LED Characteristics

**LEDs:**

Long-life, high-efficiency, surface-mount LEDs

**Color Consistency:**

5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

**Color Stability:**

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

### Performance

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

### Optical

**BUG Rating:**

B1 U3 G1

### Construction

**Cold Weather Starting:**

Minimum starting temperature is -40°C (-40°F)

**Thermal Management:**

Cast aluminum Thermal Management system for optimal heat sinking. The BDLED is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

**Housing:**

Die-cast aluminum with extruded aluminum post

**Lens:**

Frosted vandal resistant polycarbonate

**Reflector:**

Vacuum-metalized polycarbonate

## Technical Specifications (continued)

### Construction

#### Mounting:

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

#### Gaskets:

High-temperature silicone gaskets seal out moisture gaskets seal out moisture

#### Anchor Bolt:

Anchor Bolt Dimension is available [here](#).

#### Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

#### Green Technology:

Mercury and UV free. RoHS-compliant components.

### Other

#### California Title:

BDLED12 can be used to comply with 2016 Title 24 Part 6 when used with a remote mounted photosensor control. Select PCS900 (120V) or PCS1900/277 (277V) to order a photosensor accessory.

#### Patents:

The design of BLED is protected by patents in US, Canada & China

#### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

#### Equivalency :

Equivalent to 18W CFL

#### Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Electrical

#### Driver:

Constant Current, Class2, 100-277V, 50/60 Hz, 4kV Surge Protection, 700mA, 120V: 0.13A, 208V: 0.09A, 240V: 0.08A, 277V: 0.07A

#### THD:

12.9% at 120V, 22.5% at 277V

#### Power Factor:

98.3% at 120V, 88.1% at 277V

## Dimensions



## Features

- Patented base mount design for super sturdy installation
- Durable construction and frosted vandal-resistant polycarbonate lens
- Precision-engineered optics deliver maximum downward lighting without glare
- Four leveling screws provided for easy installation
- 100,000-hour LED lifespan

## Ordering Matrix

Family	Wattage	Color Temp	Finish		Distribution	Voltage	Dimming	Backup
BDLEDR	12	N		-				
	<b>12</b> = 12W <b>18</b> = 18W 270° Pattern <b>24</b> = 24W 360° Pattern	<b>Blank</b> = 5000K (Cool) <b>N</b> = 4000K (Neutral) <b>Y</b> = 3000K (Warm)	<b>Blank</b> = Bronze <b>W</b> = White <b>K</b> = Black		<b>Blank</b> = Standard <sup>1</sup> <b>180</b> = 180 degrees (12W only)	<b>Blank</b> = No Option (120-277V) <b>/480</b> = 480V (24W only) <sup>2</sup>	<b>Blank</b> = None (Standard) <b>/D10</b> = 0-10V Dimming	<b>Blank</b> = No Battery Backup <b>/E</b> = Battery Backup (24W only) <sup>3</sup> <b>/EC</b> = Battery Backup Cold Weather (24W only) <sup>3</sup>

<sup>1</sup> Standard Distributions: 24W = 360Å°, 18W = 270Å°, 12W = 90Å° \*

<sup>2</sup> 480VAC available for 24W fixture versions - offered with /D10 dimming option as standard

<sup>3</sup> Only for 24W, 120-277VAC fixture versions



Low-profile vandal-resistant fixture covers the footprint of most traditional canopy lights. Available in flat or drop lens with frosted and unfrosted options.

Color: Bronze

Weight: 10.8 lbs

**Project:**

**Type:**

**Prepared By:**

**Date:**

### Driver Info

Type	Constant Current
120V	0.11A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	13.5W

### LED Info

Watts	10W
Color Temp	4000K (Neutral)
Color Accuracy	83 CRI
L70 Lifespan	100,000 Hours
Lumens	1,876
Efficacy	139 lm/W

## Technical Specifications

### Compliance

#### UL Listed:

Suitable for Wet Locations. Covered Ceiling Mount Only.

#### IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

#### DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PL6FU3H2

### LED Characteristics

#### LEDs:

Long-life, high-efficacy, surface-mount LEDs

#### Color Stability:

RAB LEDs exceed industry standards for chromatic stability

### Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Construction

#### Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

#### Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

#### Lens:

Vandal-resistant polycarbonate textured opaque for low glare frosted flat lens

#### Housing:

Die-cast aluminum housing and lens frame with (4) 1/2" NPS side conduit entries and weatherproof rear wire plug and access plate

### Mounting:

Ceiling mount to recessed junction with knockout template or directly to ceiling surface, utilizing side conduit entry points

### IP Rating:

Ingress protection rating of IP66 for dust and water

### Air Tight:

Housing certified Air Tight as per ASTM E283

### Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

## Technical Specifications (continued)

### Other

#### Equivalency:

Equivalent to 70W Metal Halide

#### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

### Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Electrical

#### Driver:

Class 2, Constant Current, 120-277V, 50-60Hz,  
120V: 0.11A, 208V: 0.07A, 240V: 0.06A, 277V:  
0.05A

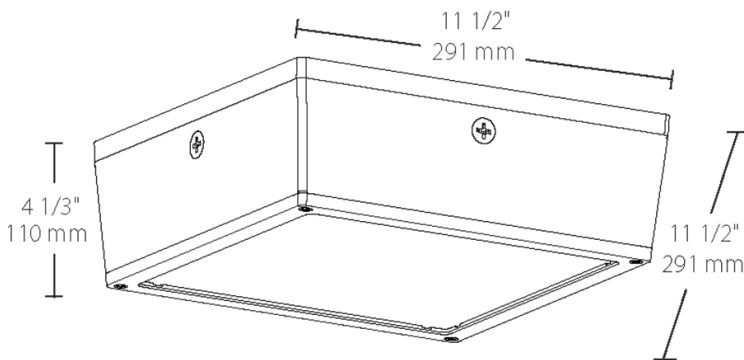
#### THD:

8.26% at 120V, 7.26% at 277V

#### Power Factor:

99.8% at 120V, 94.9% at 277V

## Dimensions



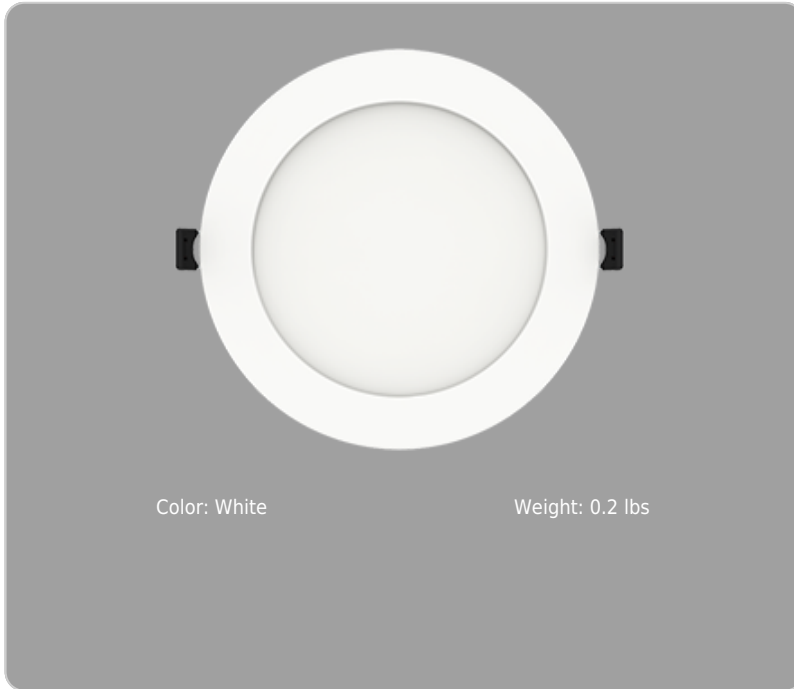
## Features

- Fits the footprint of older canopy lights
- Vandal resistant and UV resistant lens
- Ultra-high efficiency
- Clean, contemporary, low-profile design
- Available with drop lens or flat lens
- IP66 rated, keeps dust, bugs and water out
- Photo and motion sensor options available

## Ordering Matrix

Family	Wattage	Color Temp	Lens-Optics	Finish	Voltage	Options	Suffix
VANLED	10	N	FFR				
	<b>10</b> = 10W <b>20</b> = 20W <b>28</b> = 28W <b>40</b> = 40W <b>52</b> = 52W <b>65</b> = 65W <b>75</b> = 75W	<b>Blank</b> = 5000K (Cool) <b>N</b> = 4000K (Neutral) <b>Y</b> = 3000K (Warm)	<b>Blank</b> = Drop lens <b>F</b> = Flat lens <sup>1</sup> <b>FR</b> = Frosted Drop Lens <b>FFR</b> = Frosted Flat Lens <sup>1</sup>	<b>Blank</b> = Bronze <b>W</b> = White	<b>Blank</b> = 120-277V, 0-10V Dim Standard <b>/480</b> = 480V, 0-10V Dim Standard	<b>Blank</b> = No Options <b>/MVS</b> = Microwave Motion Sensor <sup>1</sup> <b>/WS</b> = Wattstopper, 8ft <b>/WS2</b> = Wattstopper, 20ft <b>/PCS</b> = 120V Swivel Photocell <b>/PCS2</b> = 277V Swivel Photocell <b>/PCS4</b> = 480V Swivel Photocell <b>/LC</b> = Lightcloud® Controller <b>/E2</b> = Battery, 120-277V only	<b>Blank</b> = Standard <b>USA</b> = Complies with the BAA

<sup>1</sup> /MVS option not available with F and FFR lens



<b>Project:</b>	<b>Type:</b>
<b>Prepared By:</b>	<b>Date:</b>

Driver Info		LED Info	
Type	Constant Current	Watts	13W
120V	0.13A	Color Temp	Field Adjustable
208V	N/A	Color Accuracy	90 CRI
240V	N/A	L70 Lifespan	50,000 Hours
277V	N/A	Lumens	1,048
Input Watts	13W	Efficacy	76

## Technical Specifications

### Performance

#### Product Type:

Wafer Direct Mount

#### LEDs:

Edge-lit LED Technology

#### Color Temperature:

2700K/3000K/3500K/4000K/5000K

#### Input Wattage:

13W

#### Lumens:

1025lm | 1075lm | 1130lm | 1160lm | 1160lm

#### Efficacy:

78.8 lm/W | 82.7 lm/W | 87 lm/W | 89.2 lm/W | 89.2 lm/W

#### Color Accuracy:

90 CRI

#### Dimmable:

TRIAC and ELV dimming compatibility

#### L70 Lifespan:

50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

### Construction

#### Size:

6"

#### Shape:

Round

#### Enclosure Material:

Plastic

#### Finish:

White

#### Trim Style:

Smooth Trim

## Technical Specifications (continued)

### Construction

**Lens:**

Acrylic light guide distributes light evenly and smoothly for general lighting applications

**Gaskets:**

Gasket included can achieve restrictive airflow and wet location without any additional gasket or calk

**Beam Angle:**

110°

### Electrical

**THD:**

≤20%

**Power Factor:**

≥0.9

**Operating Temperature:**

-30°C - 40°C

**Input Voltage:**

120V

**Operating Frequency:**

60Hz

### Installation

**Mounting:**

Tall spring towers allow to be installed in 3/8" up to 5/8" thick ceilings  
 Round ceiling cutout template provided in box  
 Heat treated springs hold fixture fitting securely in the ceiling eliminating light leaks  
 Housing is less than 1/2" thick  
 Can be removed from below the ceiling for service or replacement

**Remote Driver / Junction Box:**

Die formed metal driver / junction box with captive hinged junction box cover. Recessed CCT Selectable dipswitch. Listed for (6) #12 AWG 90° C splice conductors, 2-in, 2-out plus (2) ground. (4) 1/2" conduit pry-outs. (3) wire nuts for quick and reliable line voltage connections. Integral mounting facilitates direct mounting to building structure or mounting frame.

### Other

**Equivalency:**

75W

**Technology EQ:**

Incandescent

**Trade Agreements Act Compliant:**

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

**Buy American Act Compliance:**

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Compliance

**Model Number:**

DLW0055(WFRL6R139FA120WS)

**Safety Listing:**

UL Listed

### Environment:

Wet

**Fixture Rating:**

Enclosed

**Air Tight:**

Housing certified Air Tight as per ASTM E283

**IC Rated:**

Suitable for direct contact with insulation

**Energy Star ID:**

2365746

**T24 JA8 Compliant:**

Complies with Title 24 Appendix JA8

**RoHS:**

Mercury and UV free. RoHS-compliant components.

**FCC:**

Complies with Part 15 of the FCC Rules



## LED BULLET FLOODS

BF GEN B SERIES



12W



30W



### FEATURES:

- 12W/30W replace up to 50 Watt Quartz Halogen/150 Watt Metal Halide
- Available in 2 distributions: Wide and Narrow
- Leading efficiency ranging from 108-121 lm/W
- 3000K, 4000K and 5000K available
- ≥100,000 hour L70 Life @ 25°C
- Universal 120-277V driver
- Fixture can be surface mounted directly to electrical boxes or posts with 1/2" threaded bushing

### CONSTRUCTION:

- Die cast aluminum body
- Bronze corrosion resistant polyester powder coat finish
- Sealed to keep out dirt and bugs (IP65)
- Shatter proof, UV stabilized polycarbonate lens
- Weep hole located on lower lip of fixture to prevent water build up
- Weep holes on lip of fixture to prevent water build up

### WARRANTY:

10-year standard warranty with labor allowance\* (further details available at [www.maxlite.com/warranties](http://www.maxlite.com/warranties))

\*Warranty Limitations: Product must be rated for the application per the Product Data Sheet (PDS); operated ≤16 hrs/day; in ambient of -29°F to 104°F.

\*Up to \$25/unit; labor allowances of up to \$500/unit available for purchase – contact MaxLite representative for details.

### PRODUCT DESCRIPTION:

Ideal for landscape, façade and sign lighting applications, the LED Bullet Flood Light features a swivel arm for precise angle adjustment. Sealed to keep out dirt, bugs and moisture, the Bullet Floods is constructed with a precision die-cast aluminum housing and shatter proof UV stabilized polycarbonate lens for a sleek appearance and maximum durability. The floods can be surface mounted directly to electrical boxes or posts with a 1/2" threaded bushing.

MODEL SELECTION (Full list of order codes on pg. 2)		Typical order example: BF12BUW-50B				
BF		B	U			B
FAMILY	NOMINAL POWER, EQUIVALENCY	GENERATION	VOLTAGE	DISTRIBUTION	CCT	FINISH
<b>Bf</b> = Bullet Flood	<b>12</b> = 11.4W, replaces up to 50W Quartz Halogen <b>30</b> = 28W, replaces up to 150W Metal Halide	<b>B</b> = Generation B	<b>U</b> = 120-277V	<b>W</b> = Wide Narrow lens available as field installable accessory	<b>30</b> = 3000K <b>50</b> = 5000K	<b>B</b> = Bronze Contact MaxLite for additional finishes

Narrow lens available, order accessory separately and field install

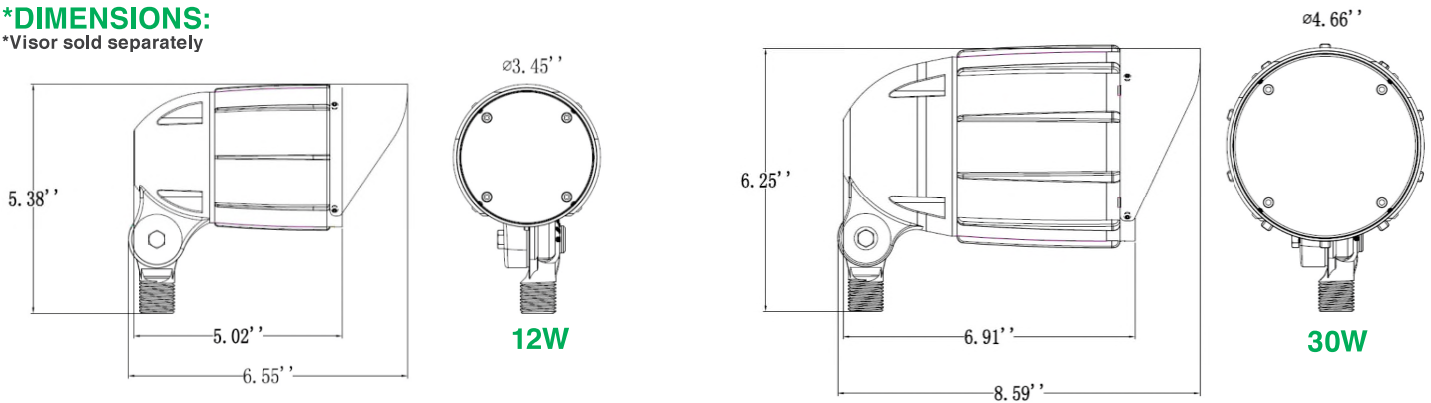
ACCESSORIES				ACCESSORIES			
ORDER CODE	MODEL NUMBER	DESCRIPTION	ACCESSORIES IMAGE	ORDER CODE	MODEL NUMBER	DESCRIPTION	ACCESSORIES IMAGE
101679	TR2.37BZ	Tennon Reducer, 2-3/8" OD to 1/2" thread, Bronze (Slipfitter applications)		104352	GROUND-STAKE	21" Black PVC Ground Stake with bronze die cast cap, ground stabilizers bars and hardware to mount junction box, which allows adding an external photocell	
104088	BF12B-VISOR	Visor for 12W Bullet Flood					
104090	BF30B-VISOR	Visor for 30W Bullet Flood		104350	JBOXB-4TH	Junction Box With 4 1/2" Conduit Holes Top Cover. Provides mounting for flat surfaces and adding external PC (PC-120277EXT)	
104089	BF12B-NLENS	Narrow lens for BF12B, order wide fixture and field install					
104091	BF30B-NLENS	Narrow lens for BF30B, order wide fixture and field install		101417	PC-120277EXT	External Photocontrol 120-277V, Black Finish	
105551	MTGCOVER	Die Cast Aluminum mounting cover with 3x 1/2" threaded conduit holes, bronze with dark finish hardware					

**SPECIFICATIONS:**

		BF12BUWXXX	BF30BUWXXX
GENERAL PERFORMANCE	NEMA H x V Distribution	6 x 6 (Wide) Narrow 3x3 lens accessory available to field install	
	Beam Angle	60° (Wide), 19° (Narrow)	57° (Wide), 19° (Narrow)
	Input Power (W)	11.4	27.8
	Lumens Delivered 3000K-5000K (lm)	1,400-1,428	3,622-3,694
	Efficacy (lm/W)	122-125	130-133
	Color Temperature	3000K, 5000K	
	CRI	≥72	
	Lumen Maintenance (L70, TM-21 @ 25°C)	≥100,000	
ELECTRICAL	Input Voltage	120-277V standard	
	Power Factor	> 0.9	
	THD	<10%	
PHYSICAL	Housing	Aluminum with corrosion resistant polyester powder coat finish	
	Lens	UV stabilized Polycarbonate	
	Finish	Bronze standard	
	Operating Temperature	-4°F to 104°F	
QUALIFICATION	Qualification	cULus, Title 24 Compliant, FCC, DLC Premium	
	Environment	Outdoor, Wet location, IP65	
	Warranty	10-year standard warranty*	

**\*DIMENSIONS:**

\*Visor sold separately



**ORDERING\*:**

ORDER CODE	MODEL	DLC #	NOMINAL WATTAGE	INPUT VOLTAGE	COLOR TEMPERATURE (CCT)
104080	BF12BUW30B	PL9LP828CBWV	12W	120-277V	3000K
104084	BF12BUW50B	PL6SJM4T5Q0L			5000K
104085	BF30BUW30B	PLXQMPGL4GDW	30W		3000K
104087	BF30BUW50B	PLJPK838KMQG			5000K

Lighting layouts and spacing criteria available upon request

\*Please contact your MaxLite representative to order products that don't have order codes listed here.



# Architectural Flood (XFLM)

## Outdoor Flood Light



OVERVIEW	
Lumen Output Range	3,000 - 7,000
Wattage Range	36 - 64
Efficacy Range (LPW)	61 - 125
Weight lbs (kg)	18 (8.2)

### QUICK LINKS

- [Ordering Guide](#)
- [Performance](#)
- [Photometrics](#)
- [Dimensions](#)

## FEATURES & SPECIFICATIONS

### Construction

- Architecturally styled, one-piece, die-cast aluminum, 360 alloy, low copper housing with .156" nominal wall thickness
- A one-piece vulcanized silicone gasket seals the door frame to the housing and is concealed when fixture is closed.
- One-piece, die-cast aluminum, 360 alloy, low copper, .156" nominal wall thickness door frame secures to housing via four, stainless steel recessed captive torx T-30 screws
- 3/16" thick clear tempered glass lens is sealed to door frame by a one-piece silicone gasket and ten black zinc plated clips.
- Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.
- Luminaire is proudly manufactured and tested in the U.S
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

### Optical System

- Choice of 6 high performance distributions; HF, VF, MF, NF, WF, or SP
- Flood Optic lens is made of optical grade acrylic for increased efficiency and optical precision.
- Available in 5000K (70 CRI), 4000K (80 CRI), and 3500K (80 CRI) color temperatures per ANSI C78.377.

### Electrical

- Optional 0-10V dimming (10% - 100%).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards.
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C, 10KV.

### Installation

- Standard mount is a heavy duty die cast knuckle assembly with 3/4-14 NPS male threaded arm that provides 185° range of motion.
- Knuckle locking plate teeth and arm allow for tilt / aiming in 7.5° increments. Aiming angle markings in 15° increments allow reliable error free aiming.
- Standard knuckle mount tested to withstand up to 3G vibration load rating per ANSI C136.31.
- Optional YM- Yoke Mount is also available.
- Mounting accessories include Stanchion Mount, Post-Top Adapter, Junction Box, & Wall Mount for recessed or surface mount applications.

### Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

### Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions qualify.



# Architectural Flood XFLM

## ORDERING GUIDE

[Back to Quick Links](#)TYPICAL ORDER EXAMPLE: **XFLM SP LED 28 HO NW UE BRZ PC120**

Family	Distribution	Light Source	# of LEDs	Drive Current	Color Temp	Line Voltage	Finish	Options
<b>XFLM</b> - Architectural Flood	<b>HF</b> - Horizontal Flood <b>MF</b> - Medium Flood <b>VF</b> - Vertical Flood <b>SP</b> - Spot <b>NF</b> - Narrow Flood <b>WF</b> - Wide Flood	<b>LED</b>	<b>28</b> 49	<b>HO</b> - High Output	<b>CW</b> - Cool White (5000K) <b>NW</b> - Neutral White (4000K) <b>WW</b> - Warm White (3500K)	<b>UE</b> - Universal Voltage (120 - 277V) <b>HV</b> - 347-480V	<b>BRZ</b> - Dark Bronze <b>BLK</b> - Black <b>GMG</b> - Gun Metal Gray <b>GPT</b> - Graphite <b>MSV</b> - Metallic Silver <b>WHT</b> - White <b>PLP</b> - Platinum Plus <b>SVG</b> - Satin Verde Green	<b>PC120</b> - 120V Photocontrol <b>PC1HV</b> - 208V - 277V Photocontrol <b>PC347</b> - 347V Photocontrol <b>YM</b> - Yoke Mount <b>DIM</b> - 0-10V Dimming

## Bracket Ordering Information

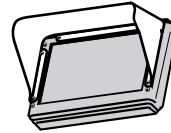
Bracket Designation	Bracket Type	Bracket Configuration	Length	Finish	Options	Est. Weight (lbs.)
<b>BKA</b> - Bracket Aluminum	<b>XFLM</b>	<b>SMC</b> - Stanchion Mount	<b>23"</b>	<b>BRZ</b> - Dark Bronze	<b>None</b>	<b>7</b>
		<b>J4R WM</b> - Wall Mount <b>J4R WM SCE</b> - Wall Mount Side Conduit Entry	<b>4"</b>	<b>BLK</b> - Black <b>GMG</b> - Gun Metal Gray <b>GPT</b> - Graphite <b>MSV</b> - Metallic Silver <b>WHT</b> - White <b>PLP</b> - Platinum Plus <b>SVG</b> - Satin Verde Green		<b>2</b>

## Accessory Ordering Information (Accessories are field installed)

**ARCHITECTURAL JUNCTION BOX (JB)** - Cast aluminum body and extruded matching cover. One-piece EPDM cover gasket. Internal ground screw provided. 3/4" NPSM fixture mount with sealing locknut. Two 1/2" NPSM for conduit entry. For above grade installation only. Available in standard finishes.



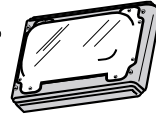
**GLARE SHIELD (GS)** - Formed 16 ga. steel. Mounts to die-cast door frame holes and may be used with polycarbonate shield accessory. Available in standard finishes.



**POST TOP ADAPTOR (PT)** - One-piece cast aluminum - mounts on pole with 2" pipe tenon (2-3/8" OD x 3-1/2" minimum length) or 2-1/2" pipe tenon (2-7/8" OD x 3-1/2" minimum length). Fixture threads into adaptor and attaches to pole with allen set screws. Post Top Adaptor allows mounting of one or two fixtures and 360° horizontal adjustment. Available in standard finishes.



**POLYCARBONATE SHIELD (PS)** - 1/8" clear convex, UV stabilized, thermoformed polycarbonate. Mounts to die-cast door frame holes. May be used with glare shield accessory. **Caution:** Use only when vandalism is anticipated. Useful life is limited by UV discoloration from sunlight.



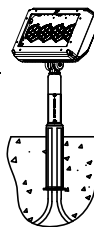
**1/2" THREADED ADAPTOR (TA)** - Machined aluminum pipe reducer adapts 3/4" pipe thread (T-stem) to 1/2" pipe thread provided by others.



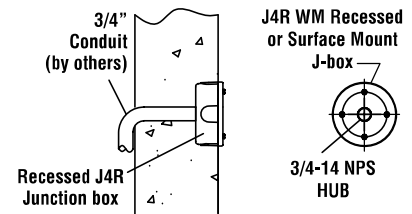
Description	Order Number
JB - Junction Box	122534CLR
<b>GS</b> - Glare Shield	122540CLR
PS - Polycarbonate Shield	122541
PT - Post Top Adaptor	122542CLR
TA - Thread Adaptor 1/2" (No Finish)	122543

## MOUNTING BRACKETS

**STANCHION MOUNT (SMC)** - 3" OD x .250" x 22.65" cast aluminum with 3/4" NPSM fixture mount, and a standard 2 3/8" tenon. Wiring and internal ground lug accessible through hand hole. Available in standard finishes.



**WALL MOUNT J-BOX (J4 WM or J4R WM SCE)** - Accessory includes J4R J-Box, 507504 3/4-14 NPS canopy, canopy gasket, & 4 cap screws. J4R WM SCE version for surface mount conduit applications includes 2ea 1/2" conduit entries & includes conduit plugs.





# Architectural Flood XFLM

## PERFORMANCE

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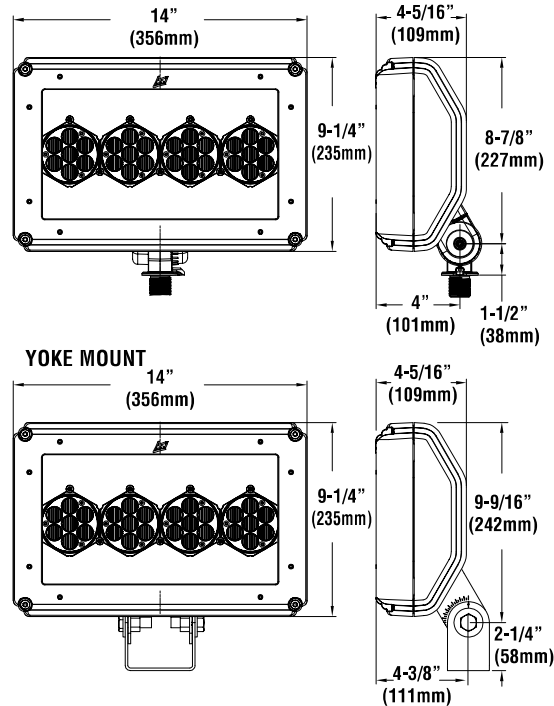
DELIVERED LUMENS*												
# of LEDs	Distribution	NEMA Type	WW - 3500K CCT (80 CRI)			NW - 4000K CCT (80 CRI)			CW - 5000K CCT (70 CRI)			Wattage
			Delivered Lumens	Efficacy	Max CD	Delivered Lumens	Efficacy	Max CD	Delivered Lumens	Efficacy	Max CD	
28	HF	5H X 3V	2487	69	8402	3114	87	10178	3717	103	11456	36
	MF	4H X 4V	2470	69	6602	3002	83	8413	3732	104	9650	
	WF	5H X 5V	2370	66	4728	3081	86	5680	3407	95	5572	
	VF	3H X 5V	2439	68	8104	3155	88	9913	3678	102	11181	
	NF	3H X 3V	2294	64	10842	2979	83	13882	4149	115	15904	
	SP	3H X 3V	3191	89	24825	3473	96	29965	4501	125	34100	
49	HF	5H X 3V	3921	61	13770	5580	87	17612	6584	103	19801	64
	MF	4H X 4V	3920	61	10724	5175	81	13260	6573	103	16753	
	WF	5H X 5V	3894	61	7415	5283	83	9403	5744	90	9912	
	VF	3H X 5V	4260	67	13997	5197	81	17306	6548	102	18627	
		4H X 4V	4145	65	19038	5671	89	23703	6298	98	24681	
	SP	3H X 3V	4719	74	44216	5883	92	51690	6986	109	51976	

\*LEDs are frequently updated therefore values are nominal.

ELECTRICAL DATA*							
Lumens	120V	208V	240V	277V	347V	480V	
28	0.30	0.17	0.15	0.13	0.10	0.08	
49	0.53	0.31	0.27	0.23	0.18	0.13	

\*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

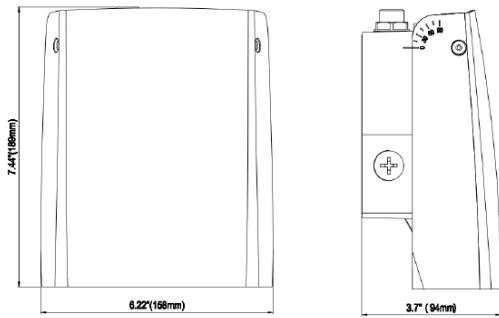
## PRODUCT DIMENSIONS



**WALLMAX™ THIN CUT OFF**  
**WP-AD SERIES**



**DIMENSIONS: 15W, 20W & 29W:**



**PRODUCT DESCRIPTION:**

WallMax Thin Cut Off Wall Packs are a full Cutoff wall fixture which includes a photocell with removable cap. Further enhancing the versatility, they are also CCT selectable between 3000K, 4000K and 5000K. These durable, energy-saving fixtures are perfect for lighting outdoor walkways, landscapes and parking areas.

**FEATURES:**

- CCT Selectable between 3K/4K/5K version available
- Full Cutoff optics
- Universal 120-277V
- Battery Backup Options available

**CONTROLS:**

- 120-277V Photocell included with removable cover cap
- Programmable motion sensor available as an option (remote control RMRC-100 sold separately, minimum of 1 required per project)

**WARRANTY:**

10-year standard warranty with labor allowance\* (further details available at [www.maxlite.com/warranties](http://www.maxlite.com/warranties))

\*Warranty Limitations: Product must be rated for the application per the Product Data Sheet (PDS); operated ≤16 hrs/day; in ambient of -29°F to 104°F.

\*Up to \$25/unit; labor allowances of up to \$500/unit available for purchase – contact MaxLite representative for details.

MODEL SELECTION							
WP-AD	S		U	-		B	
FAMILY	HOUSING SIZE	WATTAGE	VOLTAGE	-	CCT	FINISH	OPTIONS
<b>WP-AD:</b> WallMax™ Thin Cut Off	<b>S=</b> Small	<b>15=</b> 15W; 100W MH replacement <b>20=</b> 20W; 150W MH replacement <b>29=</b> 29W; 175W MH replacement	<b>U=</b> 120-277V	-	<b>CS=</b> CCT Selectable between 3/4/5K	<b>B=</b> Bronze Contact MaxLite for additional finishes	<b>PC=</b> 120-277V Photocell with removable cap included standard <b>EMO=</b> Battery Backup 0°C <b>EM2=</b> Battery Backup -20°C <b>MS=</b> Photo/Motion Sensor (External)


**SPECIFICATIONS:**

SPECIFICATIONS:		WP-ADS15	WP-ADS20	WP-ADS29
ITEM	SPECIFICATION	DETAILS		
GENERAL PERFORMANCE	Input Power (W)	15.6	19.5	28.4
	Lumens Delivered (lm)	1,900 - 2,050	2,400-2,600	3,450-3,690
	Efficacy (lm/W)	122-131	123-133	121-130
	CRI	>70		
	Lumen Maintenance (L70)	≥100,000		
	Color Temperature	Selectable between 3000K, 4000K and 5000K		
	Operating Temperature	-40°F to 104°F (-40°C to 40°C)		
	Housing	Die Cast Aluminum housing with tempered glass lens, Adjustable 0-90° option available (Consult Maxlite)		
ELECTRICAL	Power Factor	>0.90		
	Input Voltage	120-277V		
CERTIFICATION	Material Usage	RoHS compliant; no mercury		
	Environment	Outdoor, Wet location, IP65		
	Qualifications	DLC Premium, FCC, cULus		
	Warranty	10-year standard warranty*		

**ORDERING:**

ORDER CODE	MODEL NUMBER	UPC #	DLC ID NUMBER	DLC CATEGORY	WATTAGE (Nominal)	CCT
105039	WP-ADS15U-CSBPC	767627002335	PY0AVLM4	Outdoor Full-Cutoff Wall-Mounted Area Luminaires	15	Selectable between 3/4/5K
104540	WP-ADS20U-CSBPC	767627972119	P8XWSX4C	Outdoor Full-Cutoff Wall-Mounted Area Luminaires	20	Selectable between 3/4/5K
104541	WP-ADS29U-CSBPC	767627972126	PMNMF0D	Outdoor Full-Cutoff Wall-Mounted Area Luminaires	29	Selectable between 3/4/5K

**ACCESSORY:**

ORDER CODE	MODEL NUMBER	DESCRIPTION	IMAGE
104799	RMRC-100	REMOTE CONTROL FOR SHARKWARD PRODUCTS, RANGE 50FT INDOORS, NO BACKLIGHT	

DATE: \_\_\_\_\_ TYPE: **WS1 WS2**

NAME: \_\_\_\_\_

PROJECT: **Courtyard at Fitchburg**

Halogen/incandescent

# P5643-20

## Square

6" outdoor one-light wall square with heavy duty aluminum construction and die cast wall bracket. Powder coated finish. Antique Bronze finish.

- Antique Bronze finish.
- Powder coat finish.
- Ideal for a wide variety of interior and exterior applications.
- One 250w PAR-38 or 150w BR-40.

Category: Outdoor

Finish: Antique Bronze (painted)

Construction: Aluminum Construction



**Width: 6"**  
**Height: 12"**  
**Depth: 8-7/8"**  
**H/CTR: 4-1/2"**

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted  Mounting strap for outlet box included  Back plate covers a standard 4" octagonal recessed outlet box  4.5" W., 4.5" ht., 2.93" depth	Pre-wired  6" of wire supplied  120 V	Quantity:  One 250w max. PAR-38  E26 base porcelain socket	UL-CUL Wet location listed  1 year warranty