



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

REZN-23-10

Rezoning Conditions of Approval

- 1. Project Name:** Hartung Fields Lot 8 SIP
- 2. Location:** 2622 BLANEY RD, Fitchburg, WI, 53711
- 3. Permit Request No.:** RZ-2522-23
- 4. Ordinance No.:** 2023-O-18
- 5. Decision Date:** September 19, 2023
- 6. Legal Description:** Metes and bounds
- 7. Current Zoning Districts:** PDD-GIP
- 8. Proposed Zoning Districts:** PDD-SIP

Zoning Conditions

1. No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2. Standards of the PDD-SIP Ordinance are specified in greater detail in the Hartung Fields: Specific Implementation Plan and shall include:
3. Permitted Uses: multi-family residential, and accessory uses for residents.
4. Building Height: maximum of 5 stories and 70 feet.
5. Setbacks (architectural articulation, exterior stairs, entry stoops, planters, and overhangs are permitted to encroach within proposed setbacks):
6. Lacy Road: 15 feet minimum
7. Roundabout: 10 feet minimum
8. New Blaney Road: 15 feet minimum
9. Botanical Road: 15 feet minimum
10. Building Coverage: 60% maximum of parcel area
11. Floor Area Ratio: 1.86 maximum
12. Impervious Surface Ratio: 85% maximum of parcel area
13. Open Space: 15% minimum of parcel area
14. Off-Street Parking: 1.4 automobile spaces per dwelling unit minimum
15. Covered Parking: 0.9 automobile spaces per dwelling unit minimum
16. Bicycle Parking:
17. Short-term: 0.05 minimum spaces per bed
18. Long-term: 0.5 minimum spaces per bed
19. Approval of Final Plat FP-2514-23 by Common Council.
20. Signage shall conform to the requirements of the City's Chapter 26 sign ordinance.
21. The parking areas along Botanical Drive will be landscaped / screened by a mix of trees, shrubs, evergreens or other materials for year-round screening and aesthetic interest.
22. Upon approval by Plan Commission and Council, the applicant shall provide the original signed and notarized PDD-SIP document to the city within 30 days of the date of Council adoption for recordation.
23. Applicant's responsibility to comply with all Fire Department requirements.
24. Applicant's responsibility to comply all Public Works requirements prior to issuance of permits.



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

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the PDD-GIP district to the PDD-SIP district the following described property:

1. **Location of Property/Street Address:** 2622 Blaney Road

Legal Description - (Metes & Bounds, or Lot No. And Plat):

LOT #8 (Final Plat Request FP-2514-23, as approved at 15 Aug 2023 plan commission hearing)

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. **Proposed Use of Property - Explanation of Request:**

Construction of a new multifamily building with four stories of residential over one level of parking. The residential levels include approximately 169 units with amenities. The parking level is approximately 56,000 GSF

3. **Proposed Development Schedule:** Construction to start March 2024 with completion in Summer 2025

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): Multi-Family

Total Dwelling Units Proposed: 169 **No. Of Parking Stalls:** 163 interior

Type of Non-residential Development (If Applicable): N/A

Proposed Hours of Operation: TBD **No. Of Employees:** TBD

Floor Area: _____ **No. Of Parking Stalls:** _____

Sewer: Municipal Private **Water:** Municipal Private

Current Owner of Property: Hartung Brothers, Inc.

Address: 2662 Blaney Road **Phone No:** 608-852-8772

Contact Person: Woronora Ventures LLC (Edward Hoyt)

Email: ned@happenstancegroup.com.au

Address: 3101 Fish Hatchery Road #411, Fitchburg WI 53713 **Phone No:** 608-949-2151

Respectfully Submitted By: Edward Plater Hoyt Edward Plater Hoyt
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** _____ **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____



JLA
ARCHITECTS

RESPONSE LETTER

Date: Sept 12, 2023

To: City of Fitchburg - Planning/Zoning Department
Attn. Deanna Schmidt, City Planner & Zoning Administrator
5520 Lacy Road
Fitchburg, Wisconsin 53711
via email delivery only

Project Name: Hartung Fields Lot 8 Development High Density Residential Development
(Hartung Fields Apartments)

Rezoning Application # : SIP REZN23-10

JLA Project: W22-0913

Message:

On behalf of our client, Edward Hoyt of Woronora Ventures LLC, attached you will find our responses to the comments for our SIP Rezone Submittal (SIP REZN23-10)

Planning & Zoning Comments:

1. Be prepared to provide an overview of your proposal to the Plan Commission and to be available for questions. In-person or virtual attendance for applicants is permitted. Be sure to contact Deanna Schmidt or Zack Jones in the Planning office for virtual attendance registration in advance of the meeting.
 - **Noted. Our team will be prepared and Ned Hoyt will present in person. We will reach out in advance for virtual attendance registration for additional attendees.**
2. The final plat has not been recorded therefore Lot 8 does not exist. Confirm that the lot conforms to the proposed final plat.
 - **We confirm that the lot conforms to the pending final plat as approved by plan commission. We note that the approval process is ongoing, and as per below, will be seeking minor changes such as the removal of utility easements on the east side of Botanical. We request approval subject to final approval and recording of the Final Plat. It may be prudent to add a note requiring a change application should the lot boundaries change (which is not expected).**
3. Clearly show easements and property lines on the site plan for reference. If the parking areas are shared between lots, a shared parking/access easement is needed.
 - **Access drives are shared between the 3 multifamily lots, as are ADA parking stalls, while the balance surface parking is not shared, and allocated/rented for private use. We propose to draft and record an appropriate easement, but request this be conditioned**

- prior to full construction approval, as it will likely be recorded as part of the purchase of the Multifamily lots.
4. Bike parking shall comply with the standards of the APBP referenced....[Bike-Parking-Standards \(fitchburgwi.gov\)](http://fitchburgwi.gov)
 - We have adjusted the bike parking to comply with the standards stated.
 5. Please restate any significant feedback received from the Neighborhood meeting in May of 2022.
 - We have reached out to the respective parties involved in the initial Neighborhood meeting in May of 2022, and they could not locate any formal meeting minutes. In overview, we are advised that the discussions at the neighborhood meeting focused on the multifamily project, existing wetland/stream buffers, bike lanes, and the existing Hartung Facility. As this portion of the project is surrounded by the balance of the Hartung lands, we have reached out individually to the Limerick property, and to the alders for this area for additional feedback.
 6. It was stated in the GIP that the SIP shall provide character guidelines, permitted encroachments, and architectural standards, and consider establishing an architectural review committee. Please provide such considerations.
 - We are advised that such guidelines are being developed by the Hartung's for the whole of the GIP area, in the form of a declaration of protective covenants, and will work with them to ensure those guidelines are consistent with what has been proposed here for the multifamily lots.
 7. Provide the dimensions between the sidewalks and parking lots. Groundcover 1 is insufficient for landscape screening the parking lots as required at GIP. Provide a mix of plantings including additional trees, shrubs and evergreens for year-round screening.
 - We discussed this issue subsequently with City Staff, who have clarified their request for more significant evergreen plantings. These plantings are not compatible with the utility easement requested by City Staff as part of the final plat approval process. We will update the plans to indicate the dimensions between sidewalks and parking lots, and to include more significant evergreen plantings. We have adjusted the parking garage entry and lobby location to allow the levels along botanical to be adjusted to support this landscaping. We will be working with MGE to adjust their services, and will require an amendment of the final plat to remove the utility easement on the east side of botanical for the project to proceed.
 8. What additional landscaping or decorative features can be provided on the north/northeast face of the structure in order to provide for a more inviting, aesthetic urban form?
 - We have shifted the lobby to the NW corner, and have added additional semi-opaque storefront style windows to the north and north eastern facades. We have refined our planting schedule along the building frontage, but this is limited by the MGE easement along the ROW. We proposed additional landscaping in the right of way, but this was declined by City Staff in further discussions.
 9. Please update the exterior elevation schedules to include details regarding the proposed materials. In particular, note the type of panels, siding (inches don't match elevation legend and schedule), windows, and balcony railings. E.g., aluminum, Hardie, vinyl, wood. Provide details for ancillary materials such as doors and garage doors as well.

- Exterior elevation schedules will be updated to reflect necessary material information and provided as part of the ADR application and review process.
10. Please provide any further details available regarding the exposed, elevated courtyard. An interior rendering would be beneficial.
- The information provided is similar to what has been provided and approved at SIP for the elevated courtyard at other recent projects. Non-structural elements are harder to convey in effective renderings, and we are not able to provide this within the available timeframes. On previous projects we offered to document with reference to similar constructed features at prior projects, and this offer was declined by City Staff. Additional details will be provided with the ADR submission.
11. The first floor of the facades need further articulation and windows consistent with an urban pedestrian streetscape.
- As per #8 above, have revised the first floor façade and have added additional storefront windows.
12. The perimeter landscaping around the parking lot facing Botanical Drive appears different from the engineered sheet L1-3 and the colorized document "Site Plan" attached. Please explain that discrepancy. Parking should not be located along public frontage in this form, so it's imperative to have highly aesthetic landscaping and/or visual screening in this area.
- The colorized 'site plan' document is for conceptual illustrative purposes to show the extent of the entire development. It is not intended to be or to reflect exactly the landscape design. The landscaping sheet, L1-3 is the only document that confirms what the landscaping design intent will be. As per #7 above, we are adjusting the grades and landscaping along Botanical drive to reflect the City's request for more significant evergreen plantings. This is inconsistent with the also requested utility easement on the final plat, which we will seek to have amended in order to proceed.
13. The narrative describes a ratio of 1.44 on-site parking spaces. Are all of these spaces considered off-street as well? Total parking was considered acceptable with the GIP approval, but the SIP approval should be more specific and consistent with other approved SIP's in Fitchburg.
- Yes, the ratio of 1.44 includes all onsite parking, and does not count or consider the available street parking. The approved GIP requires a 1.5 total parking ratio including on street parking. We noted in our submission that our 1.44 ratio would require 9 street parking spaces to be consistent with the approved GIP. Street parking is not marked or assigned, but there is clearly street parking in excess of that number of spots, so we believe we are consistent. The total parking provided is equivalent to or higher than other recent approvals by the City of Fitchburg. We note that a specific ratio of 1.4 minimum was proposed for our SIP zoning in our submission, which from a standards perspective is more consistent with other approvals. (we note that changes in the parking level included in updated plans being submitted result in 168 covered, and 83 surface parking, for a revised ratio of 1.48 which is still consistent with the above)
14. How is parking for the rear spaces (1-27, 4-47, and 148-158) achieved? Is it vertical parking? Distinct garage entrances are not pictured.
- These are tandem parking spaces, similar to those used in other recent projects, and are accessed by the parking spaces in front, which are shared between tenants in the same unit.

15. Please note the size/width of the proposed pedestrian connection that replaced the former Harvester Pass connection clearly on the site plan. Please detail any amenities to that trail that provide a safe and inviting path for those pedestrians. Please note whether it's intended for just pedestrian use or multi-use (bikes, etc).
 - A cross section for this connection is included with our plans, though the connection itself is on the adjoining lot 7 property and not part of this SIP. We understood the pathway to be intended for both pedestrians and bikes as per earlier City guidance, and has been designed at 8ft wide for that reason. Landscaping is intended for both sides of the pathway, and some benches have been added for seating etc., making it more inviting.
16. Per Sec. 22-607(10) exterior lighting may not cast lighting directly onto public right of ways. Review the lighting plan. Additional visors or shields may be appropriate to prevent light spill.
 - We will provide additional visors / shield to prevent light spill.
17. The landscaping shown in the lighting plan does not correspond to the landscape plan.
 - The lighting plan has only a conceptual site layout for landscaping. Please only refer to the landscape plan for any landscape design intent. Same as #12
18. Provide specifications for the height of all exterior lighting fixtures.
 - The lighting will be mounted at 8 FT high for the 'Lamar fixture and 11 FT high for the 'Wedge' Fixture
19. Please detail any rooftop electrical/mechanical equipment to be screened.
 - Additional information will be shown for any equipment being screened as part of the ADR submission for this project.
20. Any signage shall conform to Chapter 26 requirements.
 - This is noted and we will conform any signage to Ch 26 requirements.

If you should have any questions or comments, then please feel free to contact me at (608)442-3828 or rzdanowski@jla-ap.com.

Sincerely,

Rob Zdanowski
Project Manager

Enc.: SIP Updated Plans

Cc: Edward Hoyt



JLA
ARCHITECTS

TRANSMITTAL

Date: August 22, 2023

To: City of Fitchburg - Planning/Zoning Department
Attn. Deanna Schmidt, City Planner & Zoning Administrator
5520 Lacy Road
Fitchburg, Wisconsin 53711
via email delivery only

Project Name: Hartung Fields Lot 8 Development High Density Residential Development
(Hartung Fields Apartments)

JLA Project: W22-0913

Message:

On behalf of our client, Ned Hoyt of Woronora Ventures LLC, attached you will find our submittal package for the PDD-SIP review of the proposed Lot 8 development, to be held at the September 19, 2023 plan commission meeting. The project proposes a new high density residential development to be located on Lot 8 at 2622 Blaney Road.

If you should have any questions or comments, then please feel free to contact me at (608)442-3828 or rzdanowski@jla-ap.com.

Please let me know if you have any questions.

Sincerely,

Rob Zdanowski
Project Manager

Enc.: SIP Rezoning Application
SIP Submittal Electronic Copy (pdf format)

Cc: Ned Hoyt

Hartung Fields Lot 8 Development High Density Residential Development

FITCHBURG, WISCONSIN

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PROJECT TEAM:

WORONORA VENTURES LLC
3101 Fish Hatchery Road #411
Fitchburg, WI 53713
Contact: Ned Hoyt
608.949.2151



JLA ARCHITECTS + PLANNERS
800 West Broadway, Suite 200
Monona, Wisconsin 53713
Contact: Joe Lee
608.442.3858



VIERBICHER
999 Fourier Drive, Suite 201
Madison, WI 53713
Contact: Matt Schreiner
608.826.0532

PROJECT LOCATION & GENERAL DESCRIPTION

This proposal is for the first of 3 multi-family apartment buildings within the new The Hartung Fields Technology Park. Lots 6, 7 and 8 have been approved for high density, multi-family apartments as part of the Comprehensive Development plan and General Implementation Plan approved for the ~167 acre site south of Lacy Road.

The Lot 8 Development will be a distinctive, market rate, 169 unit high density residential multi-family development serving the increased demand for quality, higher density housing in the Fitchburg area over the next five years and beyond. It will be located on the approximately 2.44-acre vacant parcel on Lacy Road just east of South Syene Road, between New Blaney Road and Botanical Drive (once constructed).

Surrounding Context

The project site is currently an agricultural area, located South and East of existing higher density residential areas, and just west of US Highway 14. The Hartung Fields Technology Park is intended to provide both jobs and housing as part of a comprehensively designed broadscale project, that also accounts for and incorporates parks and wetlands. The existing Hartung Farms farm facility will remain operational on Lot 4 pending future redevelopment.

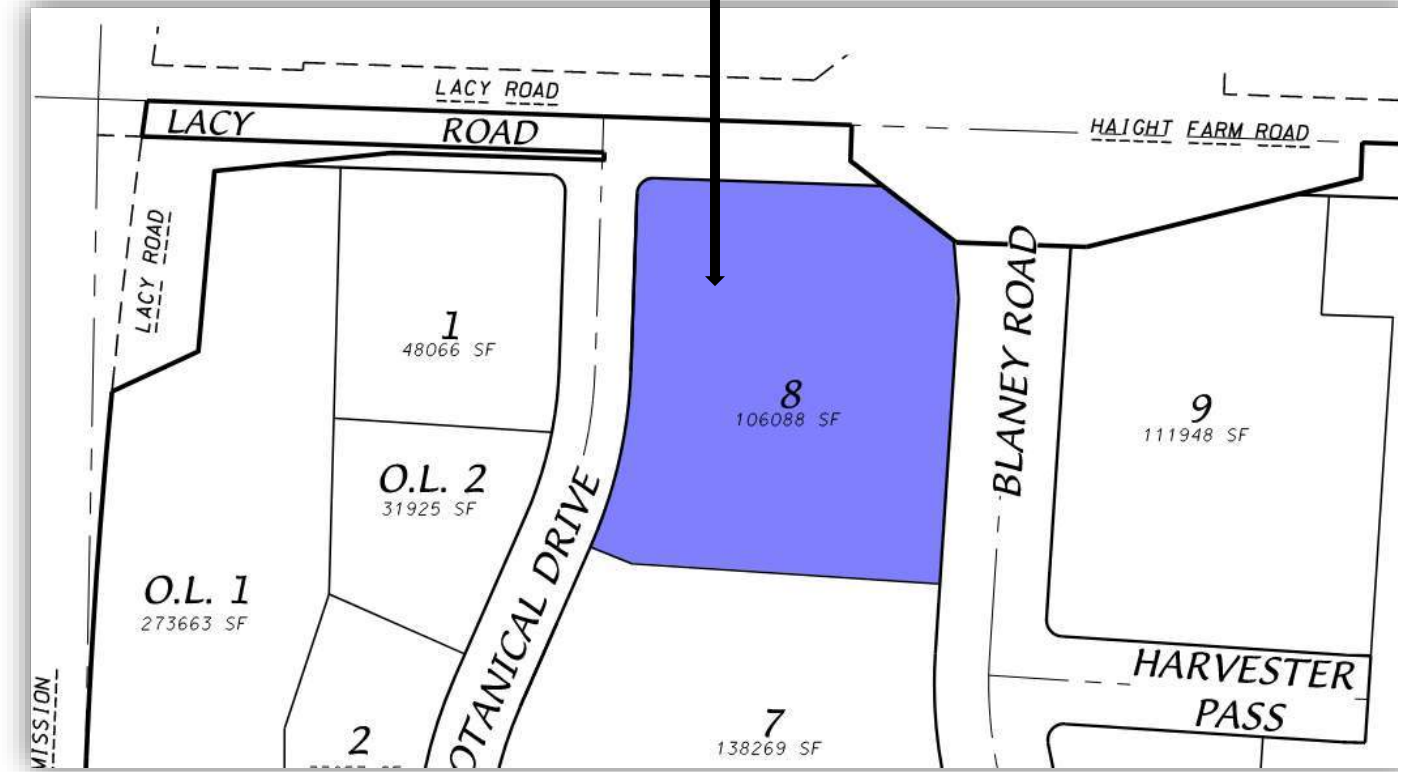
Existing Topography

The project site slopes down to the north towards Lacy Road. The lot is currently vacant with agricultural vegetation covering virtually the whole site. There are no wetlands within the boundary of the parcel, though they have been identified and protected as part of the broader project.

Existing Site Conditions

A GIP approval was issued and recorded in May 2022 for the whole of the Hartung Fields project, and was amended in June 2023 to align with the proposed multi-family designs. This SIP application is substantially in accordance with that GIP approval.

PROJECT SITE



LEGAL DESCRIPTION

Lot 8, From Final Plat Approval on August 15, 2023. FP-2514-23 (not yet recorded).

LAND USE

When complete, this project will contain multi-family residential use. This 2.44-acre parcel will be consistent with the City's Comprehensive Plan with a High Density Multi-Family Residential Use. It will have 169 market rate housing units along with their associated common amenity spaces. At the time of this Specific Implementation Plan, the mix of residential units is as follows:

- 1 Bedroom: 51.5%
- 1 Bedroom + Den: 21.3%
- 2 Bedroom: 16.0 %
- 2 Bedroom + Den: 6.5%
- 3 Bedroom: 4.7%

Within the one- and two-bedroom unit types there will be a variety of unit sizes - with an average unit size of approximately 800 square feet. This mix of unit types & sizes will serve a variety of potential residents.

In addition to the residential units themselves, the project will contain various common space amenities integrated within the building or around the site. At the time of this Specific Implementation Plan, the common amenities are:

- On-site Management/ Leasing Office
- Community Room with Common Space Access
- Green Roof Common Space with the Following Amenities:
 - Pergola and Shade Sails
 - Extensive Landscaping
 - Fire Pit
 - Grilling Area for Tenant Use
- Fitness Center
- Other Green and/or Open Space for passive and active activities

ESTIMATED DAILY WATER USAGE

ESTIMATED DAILY WATER USAGE CALCULATIONS					
UNIT TYPE	TENANTS/UNIT	NUMBER OF UNITS	TOTAL TENANTS	GALLONS/DAY/TENANT	TOTAL GALLONS/DAY
1 BEDROOM	1.5	123	184.5	54	9,963
2 BEDROOM	2.5	38	95	54	5,130
3 BEDROOM	2.5	8	20	54	1,080
TOTAL WATER USAGE PER DAY					16,173
TOTAL HOT WATER USAGE PER DAY					5,499
TOTAL COLD WATER USAGE PER DAY					10,674

SITE DESIGN & GENERAL INFORMATION

The Masterplan for the Hartung Fields Lot 8 Development has been thoughtfully designed to address numerous site challenges including the existing topography and project identity.

Masterplan Design Highlights:

- The building is located & orientated to address the street edge of both Lacy Road and New Blaney Road and to help define the public realm.
- The access from the west, and the shared drive with lot 7 to the south, provide safe and efficient access without reducing the efficiency of Lacy or New Blaney
- Four levels of residential development above the covered parking will provide a prominent development which will tie into the comprehensive Hartung Fields project.
- Residential parking is designed to be primarily supported by covered parking, though additional parking for tenants and visitors will be provided along the west side and shared access drive on the south side of the property.
- Surface parking provides additional parking capacity, while being screened with landscaping.
- The site contains an elevated green roof that creates a private courtyard for resident use, and a ground level dog run amenity.

Vehicle Parking:

The approved GIP includes requirements for a total ratio of 1.5 parking spots per unit, including street parking, and 0.9 covered parking spots per unit.

The proposed project provides 1.44 total parking spots per unit on site, including 0.96 covered parking spots per unit on site. This would require 9 street parking spots to meet the approved GIP standard, and this is exceeded within the adjacent streets.

Bicycle Parking:

In addition to off-street vehicular parking, we are proposing dedicated bike storage areas that will provide 62 wall-hung and 50 floor racks for the storage of at least 112 bicycles in the covered parking area. In addition, there will be approximately 11 bike parking areas at the exterior of the building for use by visitors.

Site Density:

Site Density is currently conceived as roughly 70 units per acre, which is consistent with the GIP approval, but may be higher than other recent high-density approvals. Because the site uses various outlots for substantially all its stormwater treatment, the site density overstates the comparable density of the project to other projects with on-site stormwater treatment.

Storm Water Management Overview:

The stormwater for the site has been designed to be treated as part of a comprehensive system designed and developed as part of the Hartung Fields Technology Park project as a whole.

Stormwater discharge from the building and site has been designed to discharge to the infrastructure designed as part of that project. Incremental treatment infrastructure within the driveways and site will be provided as needed to connect to those facilities, and the Project will meet certification requirements required under the relevant ordinances, etc.

All City of Fitchburg ordinance requirements will be met.

Maintenance of all storm sewer structures and pipes within the development parcel will be the responsibility of the property Owner.

CONCEPT DATA														
FLOOR	BUILDING USE	AREA (G.S.F.)	RESIDENTIAL UNITS						PARKING					
			1 BR	1BR +	2 BR	2BR +	3 BR	TOT	BEDS	COVERED	SURFACE		RATIO PER UNIT	
											APTS.	TOTAL		
5	APARTMENTS/CIRCULATION	39,703	24	7	8	2	2	43	57					
4	APARTMENTS/CIRCULATION	39,703	24	7	8	2	2	43	57					
3	APARTMENTS/CIRCULATION	39,703	24	7	8	2	2	43	57					
2	APARTMENTS/CIRCULATION	36,703	23	7	7	1	2	40	52					
	FITNESS/CLUBROOM	3,033						0	0					
1	PARKING/CIRCULATION	55,710												
	LOBBY	1,838												
T	NEW TOTAL LIVABLE/LEASABLE	216,393	95	28	31	7	8	169	223	163	0	81	244	1.44
	LOT AREA	106,088	2.44											
	BUILDING FOOTPRINT	57,473												

Landscape Design:

The new landscape design for this project will meet all City of Fitchburg landscape design requirements. In particular screening is proposed along Botanical Drive in regards to the surface parking approved with the GIP concepts plans to satisfy the conditions of that approval.

Refuse & Recycling Storage & Removal:

This building will have a refuse & recycling room in the Lower Level with room for a minimum of (10) – 2 yard containers for refuse and recycling. A private waste management company will be contracted to provide recycling & refuse services as appropriate for the development.

Specific Implementation Plan Data

At the time of this Specific Implementation Plan, the Masterplan Data is as follows. This final Masterplan Data will meet the *“Planned Development Zoning Standards”* listed below.

DEVELOPMENT VALUES						
ZONING REQUIREMENT	CURRENT DESIGN VALUE		CALCULATIONS			
SITE DENSITY	69.26	Units/Acre	169	Units	/	2.44 AC. = 69.26
BUILDING COVERAGE	54.17	% of Parcel	57,473	S.F.	/	106,088 S.F. = 54.17%
LANDSCAPE AREA	5.70	% of Parcel	6,049	S.F.	/	106,088 S.F. = 5.70%
IMPERVIOUS SURFACE	83.39	% of Parcel	88,471	S.F.	/	106,088 S.F. = 83.39%
FLOOR AREA RATIO	2.04	of Parcel	216,393	S.F.	/	106,088 S.F. = 2.04

Under the proposed Planned Development Zoning, the project shall meet the following Zoning Standards:

- Residential Density: 70 units per acre (maximum)
- Building Height: Maximum of 5 Stories and Maximum 70 feet
- Lacy Road Setback: 15' (minimum)
Architectural articulation, Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Roundabout Setback: 10' (minimum)
Architectural articulation, Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- New Blaney Road Setback: 15' (minimum)
Architectural articulation, Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Botanical Road Setback: 15' (minimum)
Architectural articulation, Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Building Coverage: 60% of Parcel Area (maximum)
- Floor Area Ratio: 1.86 (maximum)
- Impervious Surface Ratio: 85% of Parcel Area (maximum)
- Off-Street Parking: 1.4 Auto Spaces per Dwelling Unit (minimum)
- Covered Parking: 0.9 Covered Spaces per Dwelling Unit (minimum)
- Bicycle Parking: Short Term - .05 per bed (minimum)
Long Term - .5 per bed (minimum)
- Permitted Uses: Multi-family residential

BICYCLE PARKING						
BUILDING		BICYCLE PARKING				
NAME	BEDS	COVERED	SURFACE	TOTAL	REQUIRED	
RESIDENTIAL	223	116	11	127	Short Term (.05 Bed)	Long Term (0.5 Bed)
					11	112

PROJECT IMPLEMENTATION

The construction of the project located at Lot 8 on Lacey Road is anticipated to start in early 2024, and maintain a schedule that allows for all improvements to be done in one single phase with completion in summer of 2025.

It is anticipated that the main subdivision works for the Hartung Fields project will start in late 2023, and complete by fall of 2024, allowing a coordinated project delivery with this building.

NEIGHBORHOOD INPUT

As this project is one portion of the larger project that has already had substantive neighborhood and community engagement and is consistent with that approved GIP and Comprehensive plan. No building specific additional engagement has been progressed at this time.

Neighborhood Meeting took place on May 4, 2022 for GIP review.

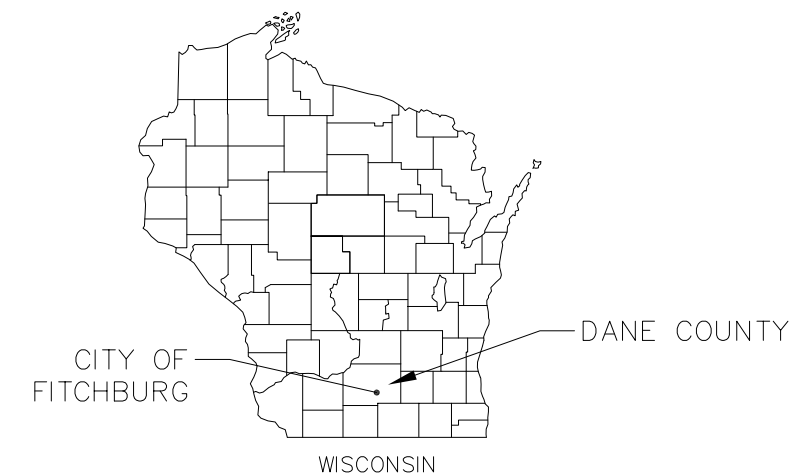
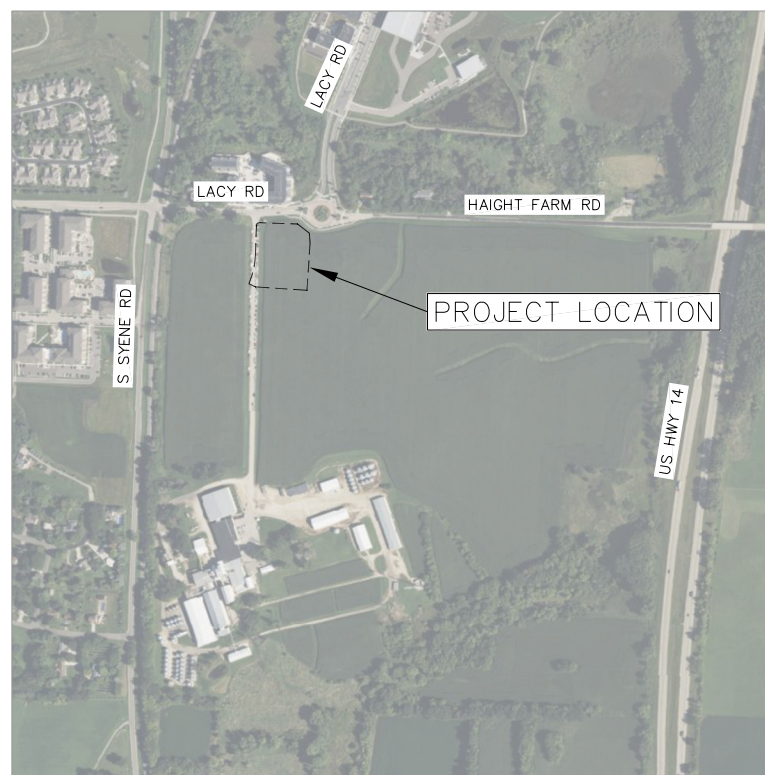
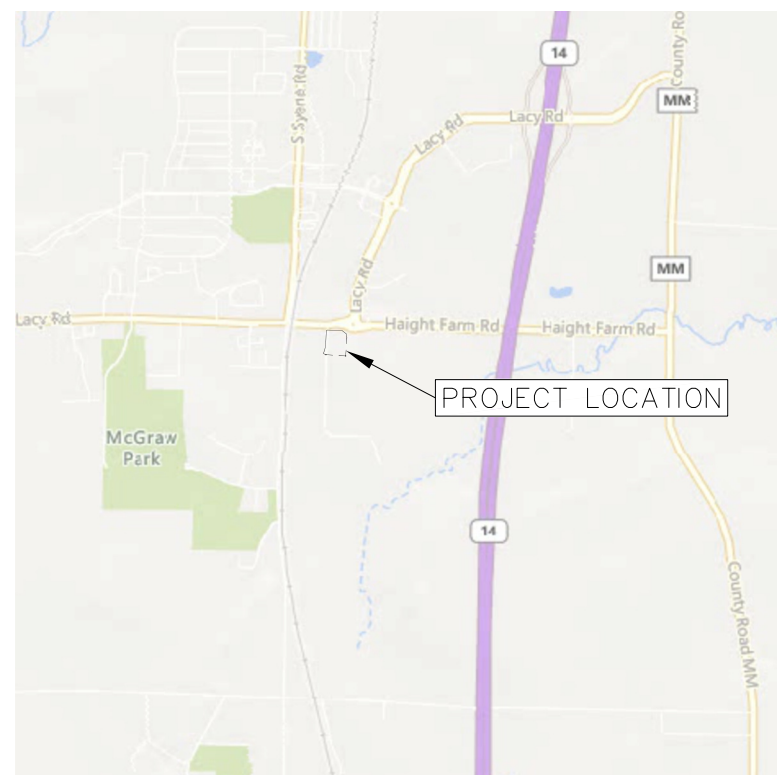
APPENDIX "A"
SPECIFIC IMPLEMENTATION PLAN
CONCEPTUAL MASTER PLAN

APPENDIX 'B'
SPECIFIC IMPLEMENTATION PLAN
PRELIMINARY CIVIL, SITE DEMOLITION, NEW SITE, GRADING, AND UTILITY PLANS

HARTUNG FIELDS

CITY OF FITCHBURG

DANE COUNTY, WISCONSIN



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

SHEET NO.	DESCRIPTION
0	TITLE SHEET
1	NOTES & LEGENDS
2	EXISTING CONDITIONS
3	DEMOLITION PLAN
4	SITE PLAN
5	GRADING PLAN
6	UTILITY PLAN
7-10	CONSTRUCTION DETAILS
L1-3	LANDSCAPE PLAN

TITLE SHEET

HARTUNG FIELDS
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/12/23
DRAFTER: BHAN
CHECKED: TSCH
PROJECT NO.: 230003

NOT FOR CONSTRUCTION

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING CURB INLET
EXISTING ENDWALL
EXISTING FIELD INLET RECTANGULAR
EXISTING FIELD INLET
EXISTING STORM MANHOLE
EXISTING SANITARY MANHOLE
EXISTING FIRE HYDRANT
EXISTING WATER MAIN VALVE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING WATER MAIN (SIZE NOTED)
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING EDGE OF PAVEMENT
EXISTING CONCRETE SURFACE
EXISTING ASPHALT SURFACE

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
STORM SEWER MANHOLE
STORM SEWER ENDWALL
STORM SEWER CURB INLET
STORM SEWER CURB INLET W/MANHOLE
STORM SEWER FIELD INLET
ROOF DRAIN CLEANOUT
SANITARY SEWER PIPE (GRAVITY)
SANITARY SEWER PIPE (FORCE MAIN)
SANITARY SEWER LATERAL PIPE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER MAIN
WATER SERVICE LATERAL PIPE
FIRE HYDRANT
WATER VALVE
CURB STOP
WATER VALVE MANHOLE
PROPOSED PIPE INSULATION
GAS MAIN
ELECTRIC SERVICE

ABBREVIATIONS table with symbols for STMH, FI, CI, CB, EW, SMH.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
CURB AND GUTTER (REVERSE CURB HATCHED)
PROPOSED CHAIN LINK FENCE
PROPOSED WOOD FENCE
PROPOSED CONCRETE
PROPOSED LIGHT-DUTY ASPHALT
PROPOSED HEAVY-DUTY ASPHALT
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

ABBREVIATIONS table with symbols for TC, FF, FL, SW, TW, BW.

SITE PLAN NOTES:

- 1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED BASE COURSE UNLESS OTHERWISE NOTED.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE COURSE OF 5" COMPACTED SAND OR CRUSHED STONE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS TO BE RESTORED WITH TOPSOIL AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. SEE ARCHITECTS PLANS FOR THE BUILDING DIMENSIONS. ALL BUILDING DIMENSIONS SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECTS PLANS. ALL DIMENSIONS TO BUILDINGS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

GRADING LEGEND

- EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
DITCH CENTERLINE
SILT FENCE
DISTURBED LIMITS
BERM
DRAINAGE DIRECTION
PROPOSED SLOPE ARROWS
PROPOSED SPOT ELEVATIONS (BY OTHERS)
PROPOSED SPOT ELEVATIONS
STONE WEEPER
VELOCITY CHECK
INLET PROTECTION
EROSION MAT CLASS I, TYPE A
EROSION MAT CLASS II, TYPE B
EROSION MAT CLASS III, TYPE C
EROSION MAT CLASS II, TYPE A
TRACKING PAD
RIP RAP

GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL ALSO VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO INSTALLATION OF SUCH ITEM.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
6. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, DRIVEWAY, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
7. RETAINING WALLS TO BE DESIGNED BY OTHERS
8. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

DEMOLITION NOTES:

- 1. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE PUBLIC STREETS, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY PATCHING CRITERIA.

GRADING NOTES:

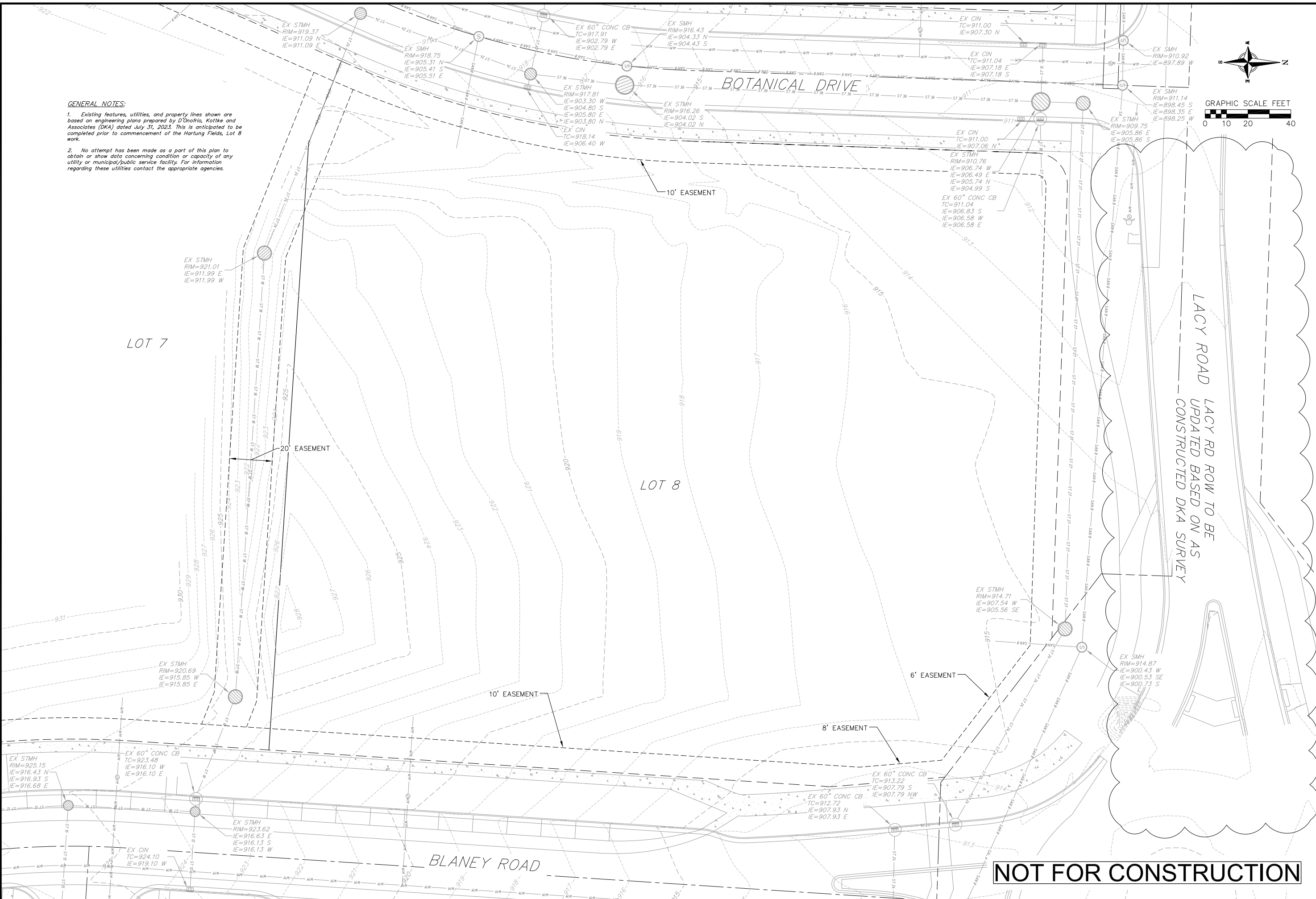
- 1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL NOT EXCEED 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

UTILITY NOTES:

- 1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
2. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
3. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(C).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(D).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(C).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(H) AND SPS 382.40(8)(K).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(B.).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE LOCAL MUNICIPALITY 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.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES. CONTRACTOR SHALL PROVIDE SAFE SAMPLE RESULTS TO FITCHBURG UTILITY PRIOR TO PRESSURE TESTING PRIVATE WATER MAINS.
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
21. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
22. PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT 270-4270 FOR OPERATION OF THESE VALVES.
23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
24. OPEN PICK HOLES ARE PROHIBITED ON SANITARY MANHOLES.
25. INSTALL 1 SHEET OF 4'X8'X4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
26. CONTRACTOR TO INSTALL BENDS AND CLEANOUTS AS NECESSARY ON WATER AND SEWER LATERALS.

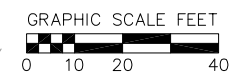
NOT FOR CONSTRUCTION

Table with columns for REVISIONS, NO., DATE, REMARKS, and fields for DATE, DRAFTER, CHECKED, PROJECT NO., and C1.



GENERAL NOTES:

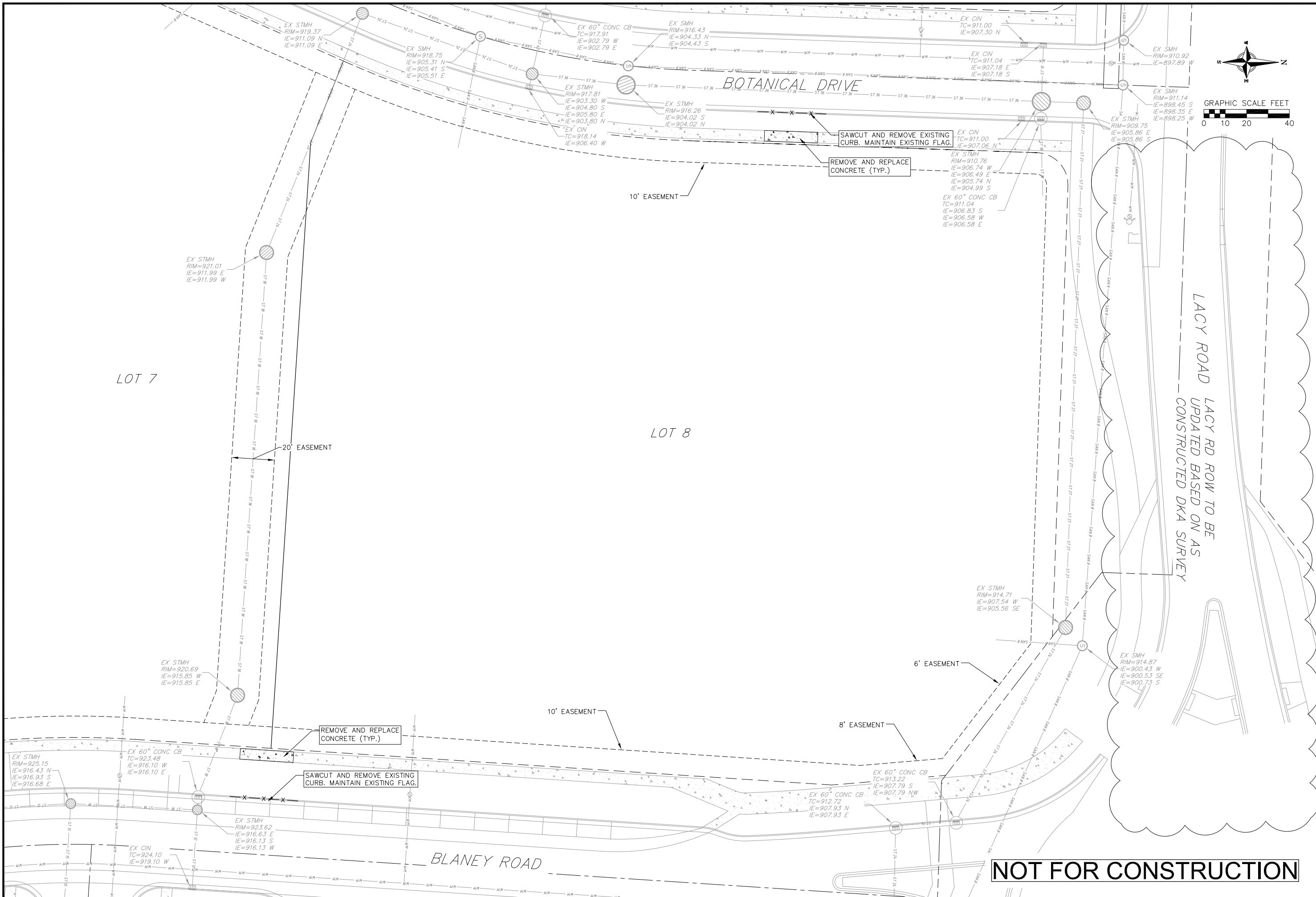
- Existing features, utilities, and property lines shown are based on engineering plans prepared by D'Onofrio, Kottke and Associates (DKA) dated July 31, 2023. This is anticipated to be completed prior to commencement of the Hartung Fields, Lot 8 work.
- No attempt has been made as a part of this plan to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.



EXISTING CONDITIONS
 HARTUNG FIELDS
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

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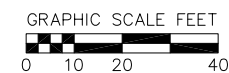
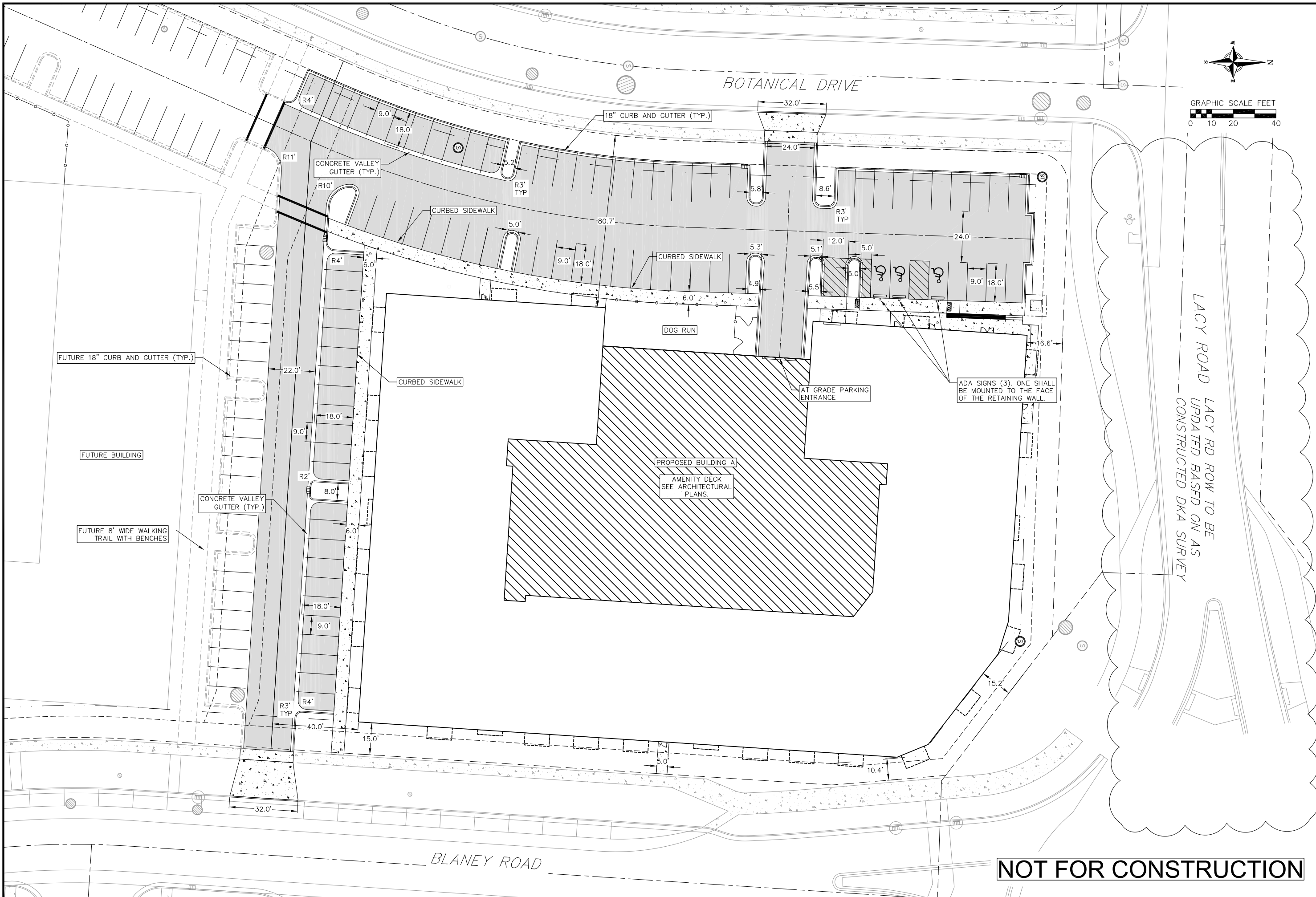


DEMOLITION PLAN
HARTUNG FIELDS
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

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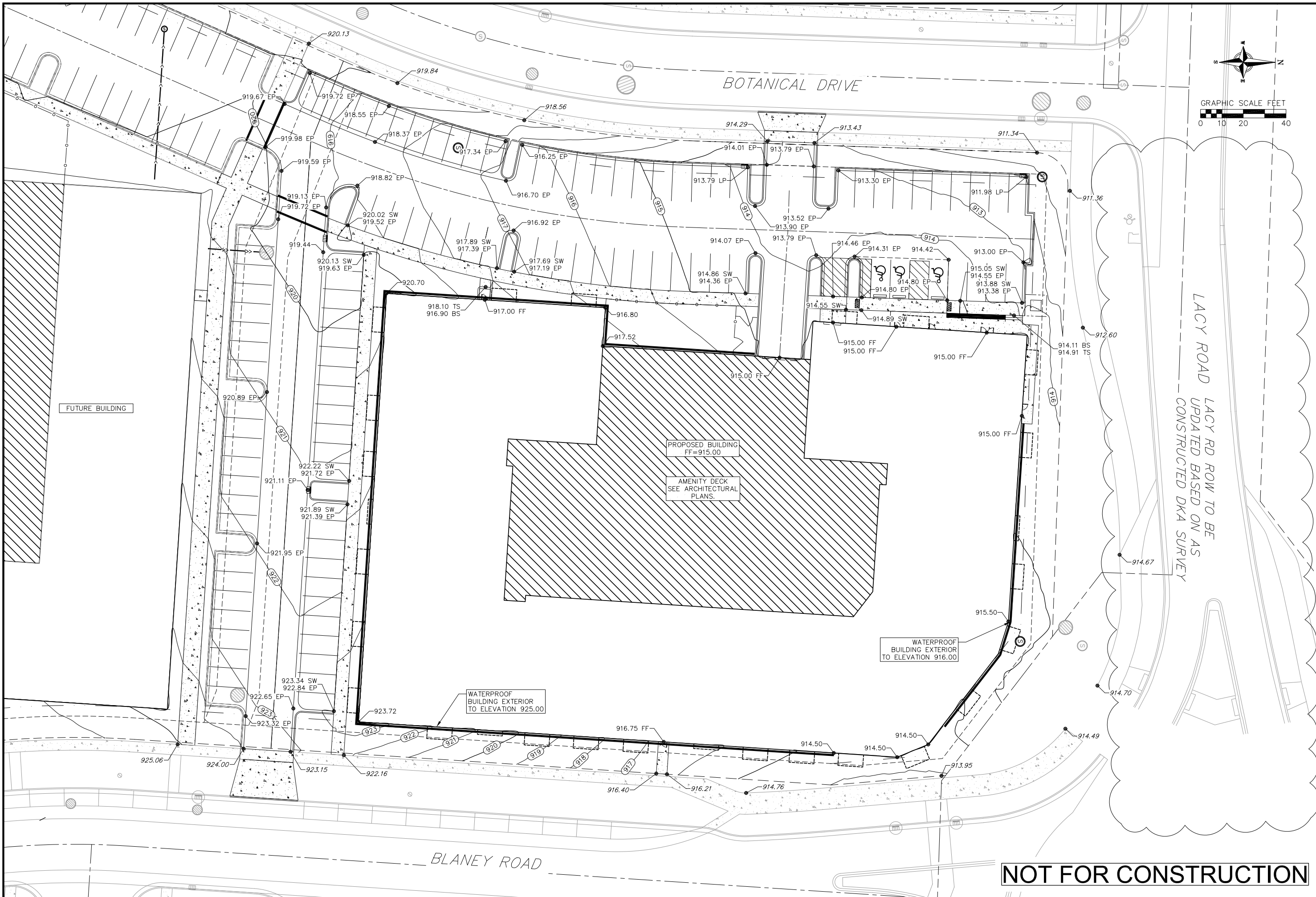
SITE PLAN

HARTUNG FIELDS
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

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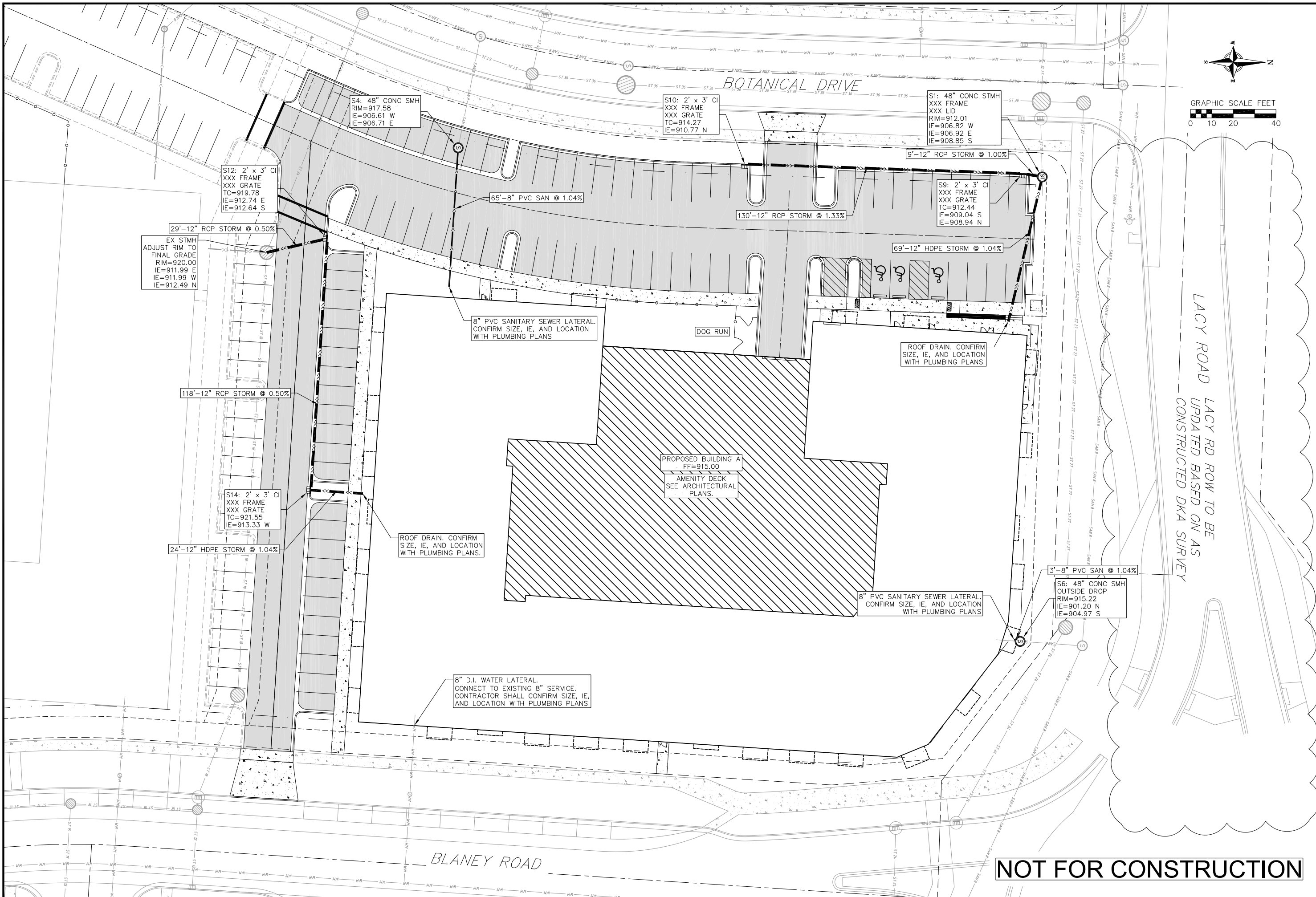
GRADING PLAN

HARTUNG FIELDS
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

DATE: 09/12/23
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 PROJECT NO.: 230003

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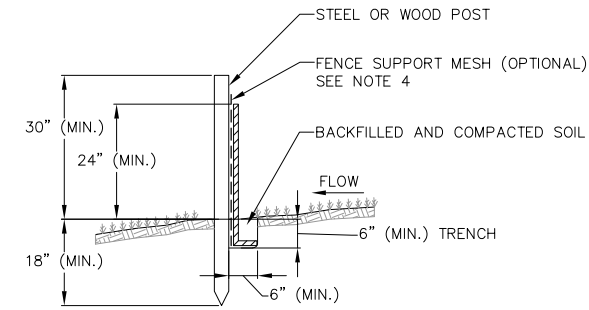
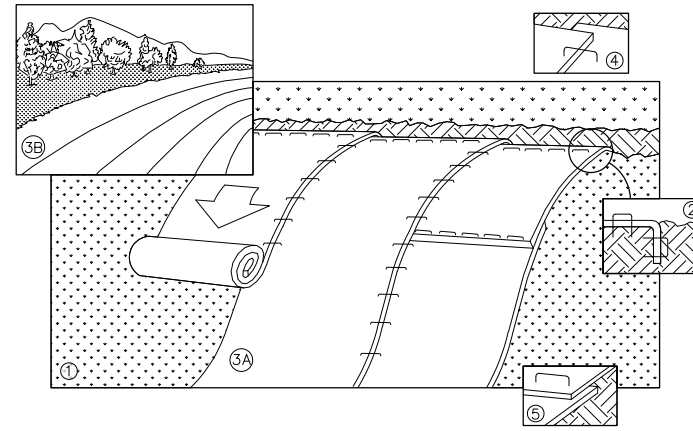
UTILITY PLAN
 HARTUNG FIELDS
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

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EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE SHALL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL 70% ESTABLISHMENT, AS DETERMINED BY THE CITY. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. THE FILTERS SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE BOTH 70% RESTORED AND PAVED.
- TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND URBAN CLASS I TYPE A EROSION MAT. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- SEED, FERTILIZER AND MULCH/E-MAT SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE AND AS DIRECTED BY ENGINEER/CITY/OWNER.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TWO TYPE III TEMPORARY ROAD CLOSED BARRICADES WITH SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY AND DNR.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
- THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.



1 SILT FENCE
1 NOT TO SCALE

- NOTES:
- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
 - CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
 - POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
 - SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
- ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 EROSION MAT
1 NOT TO SCALE

SEEDING RATES:

TEMPORARY:

- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

PERMANENT:

- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:

USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

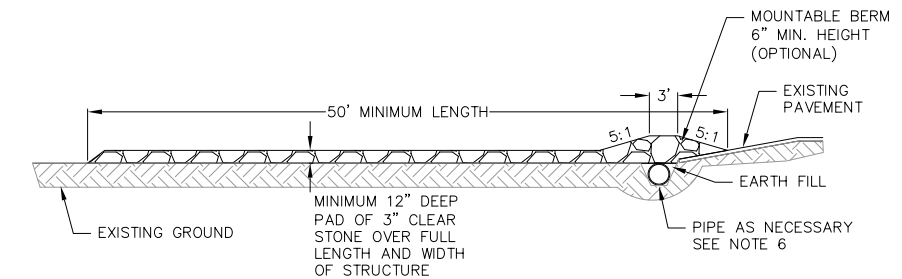
MULCHING RATES:

TEMPORARY AND PERMANENT:

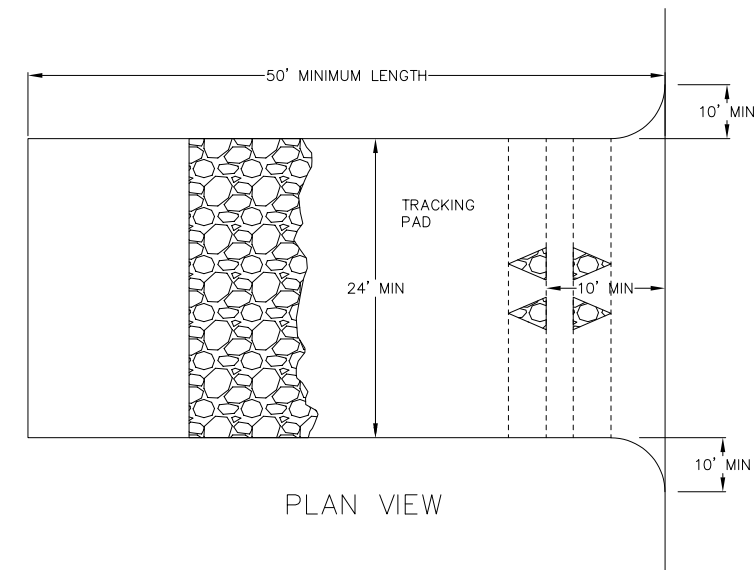
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE AND TRACKING PAD
- STRIP TOPSOIL-DETENTION BASINS
- ROUGH GRADE DETENTION BASINS
- SEED DETENTION BASINS
- STRIP TOPSOIL-STREETS & LOTS
- ROUGH GRADE STREETS & LOTS
- SEED LOT AREAS AND INSTALL DRIVE-OVER VELOCITY CHECKS
- CONSTRUCT UNDERGROUND UTILITIES
- INSTALL INLET PROTECTION
- CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
- RESTORE TERRACES
- REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED



PROFILE VIEW



PLAN VIEW

- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1 TRACKING PAD
1 NOT TO SCALE

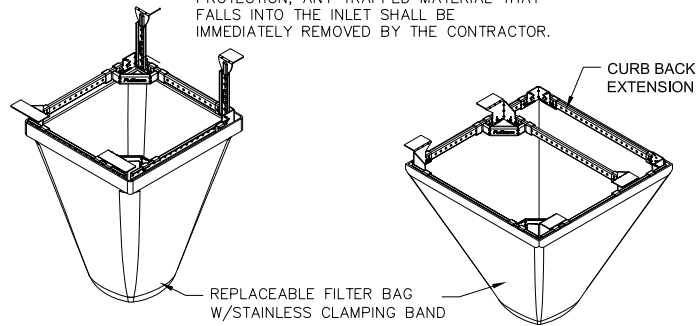
NOT FOR CONSTRUCTION

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/12/23
DRAFTER: BHAN
CHECKED: TSCH
PROJECT NO.: 230003

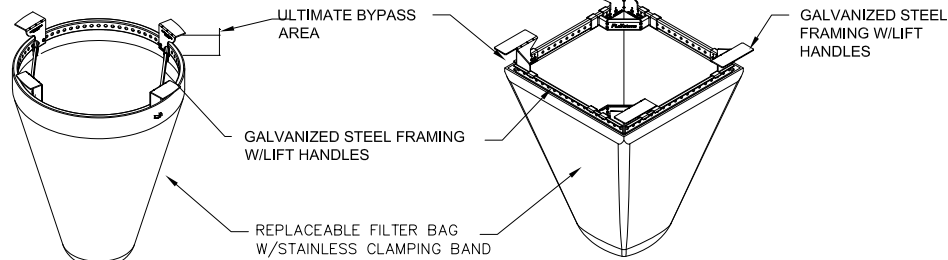
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.



FLEXSTORM CATCH-IT INLET FILTERS FOR ROLLED CURB

FLEXSTORM CATCH-IT INLET FILTERS FOR CURB BOX OPENINGS (MAGNETIC CURB FLAP)

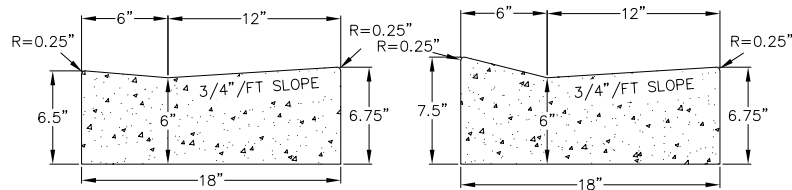


FLEXSTORM CATCH-IT INLET FILTERS FOR ROUND OPENINGS

FLEXSTORM CATCH-IT INLET FILTERS FOR SQUARE/RECTANGULAR OPENINGS

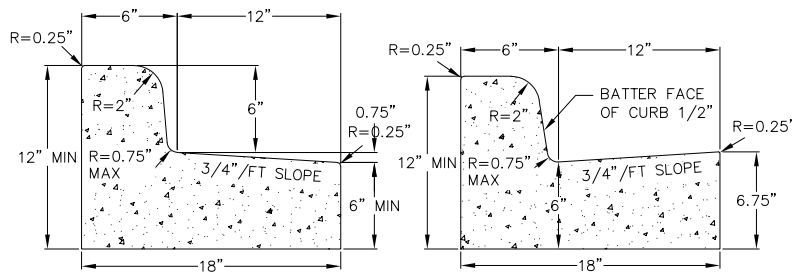
NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

1 FRAMED INLET PROTECTION
11 NOT TO SCALE



HANDICAP RAMP GUTTER CROSS SECTION

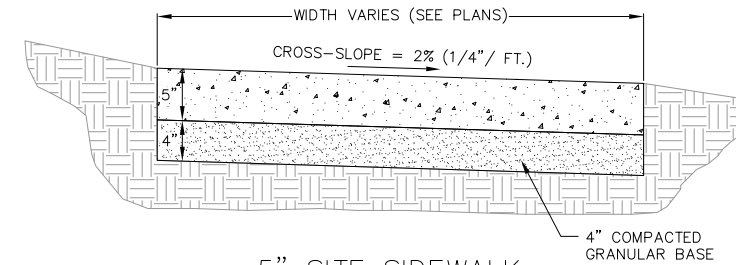
DRIVEWAY GUTTER CROSS SECTION



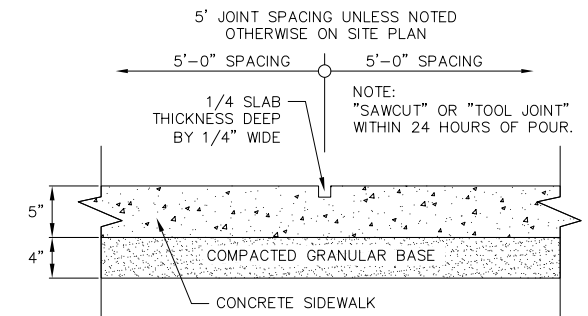
CURB AND GUTTER REJECT SECTION

CURB AND GUTTER CROSS SECTION

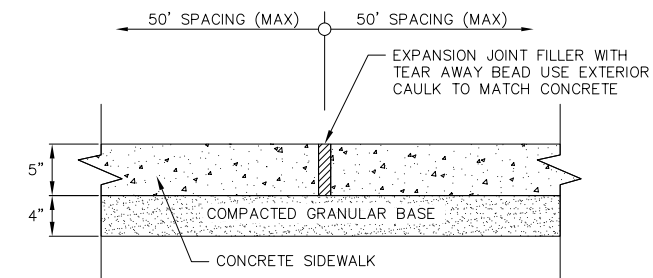
1 18" CONCRETE CURB AND GUTTER
1 NOT TO SCALE



5" SITE SIDEWALK

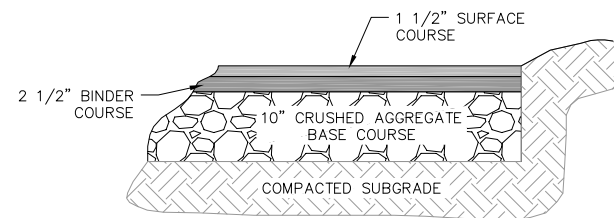


SIDEWALK CONTROL JOINT



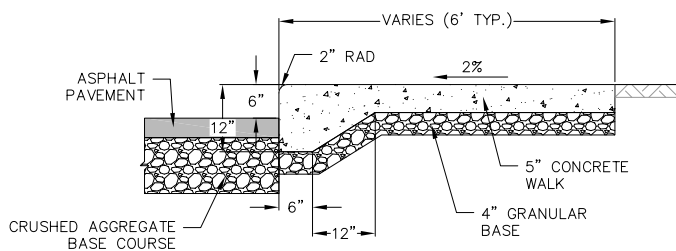
SIDEWALK EXPANSION JOINT

1 5" SIDEWALK
1 NOT TO SCALE

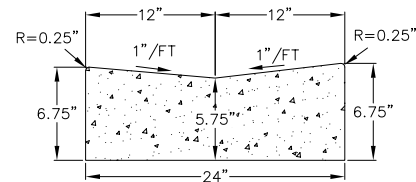


BITUMINOUS PAVEMENT DRIVES

1 ASPHALT PAVEMENT
1 NOT TO SCALE



1 CURBED SIDEWALK SITE DETAIL
1 NOT TO SCALE



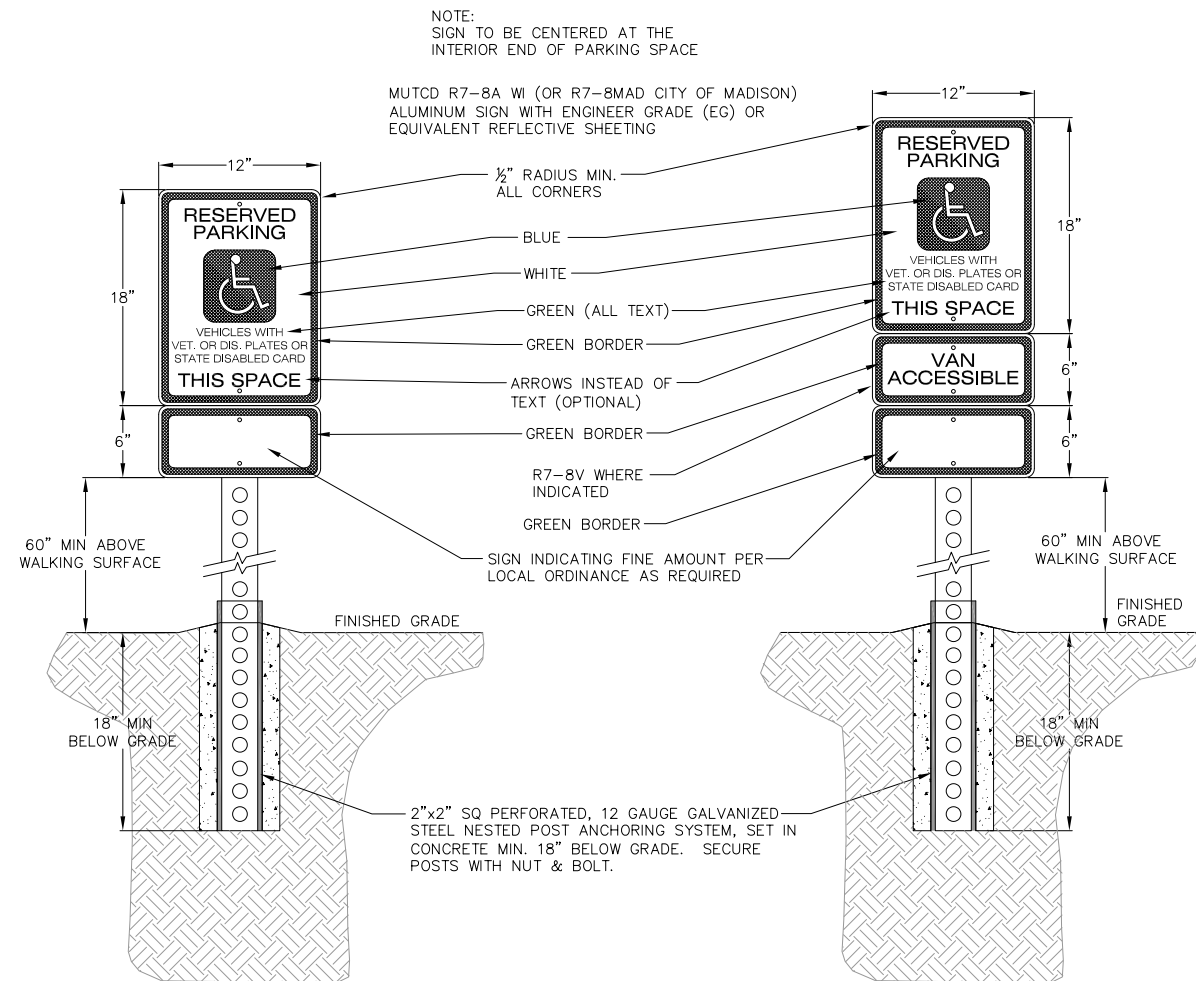
24" VALLEY GUTTER CROSS SECTION

1 24" VALLEY GUTTER
1 NOT TO SCALE

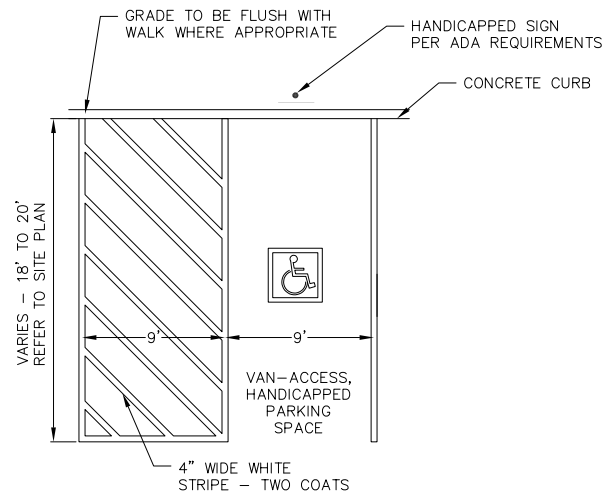
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/12/23
DRAFTER: BHAN
CHECKED: TSCH
PROJECT NO.: 230003

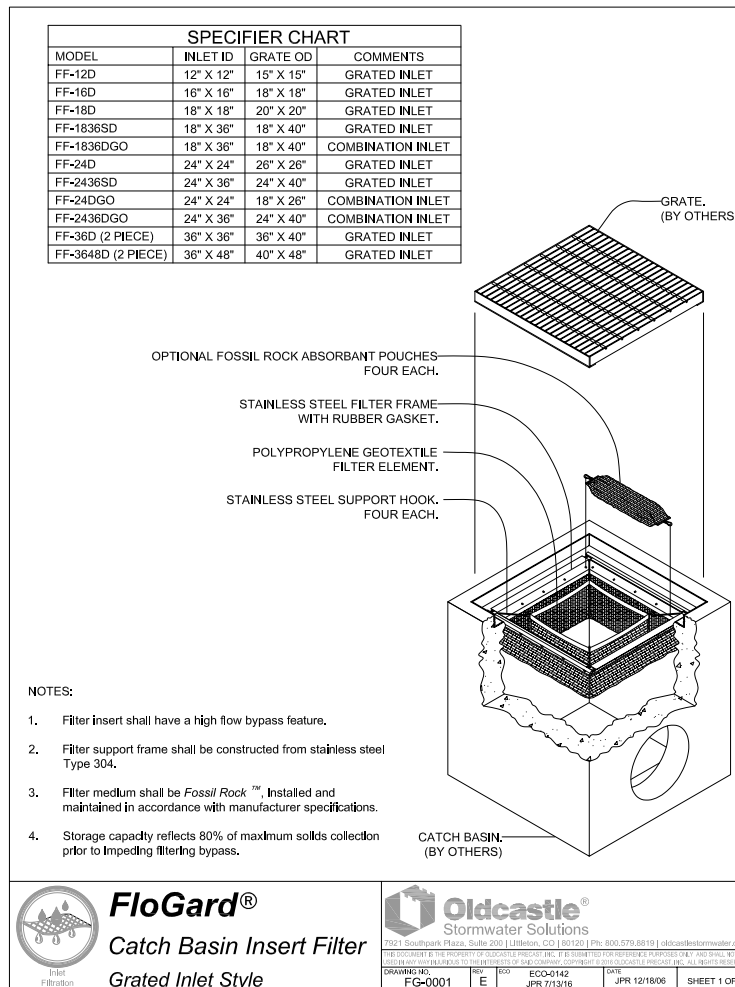
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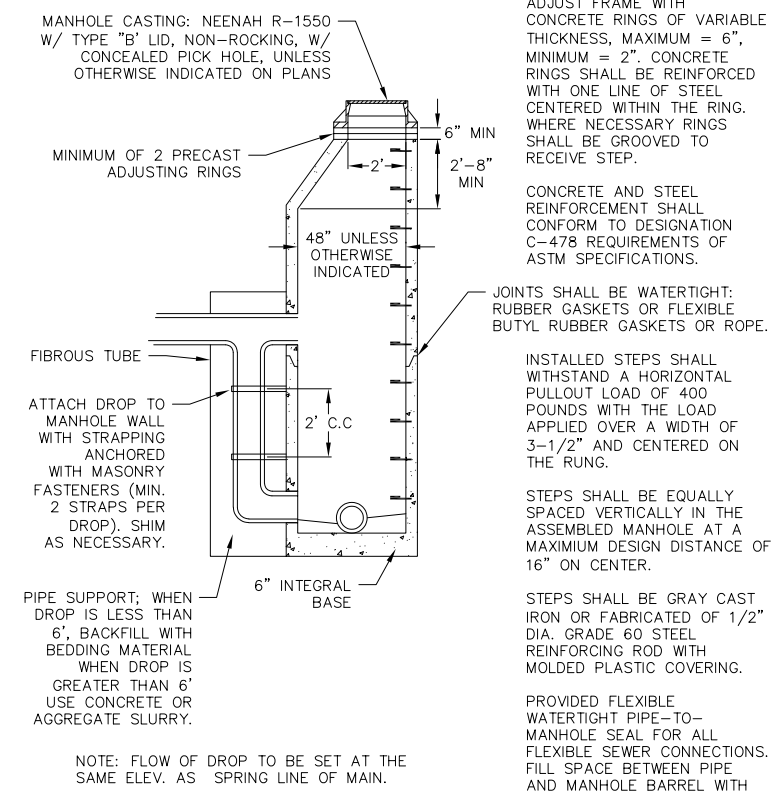
1 HANDICAP SIGN DETAIL
1 NOT TO SCALE



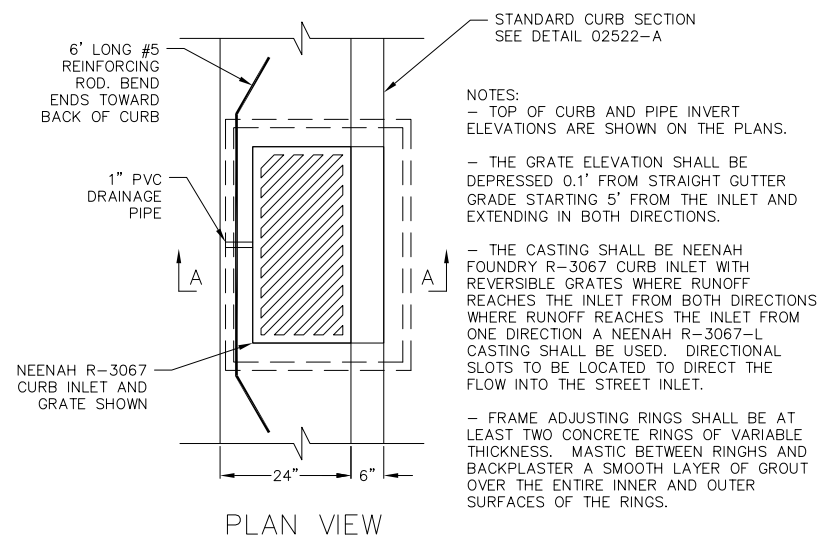
1 HANDICAP STRIPING
1 NOT TO SCALE



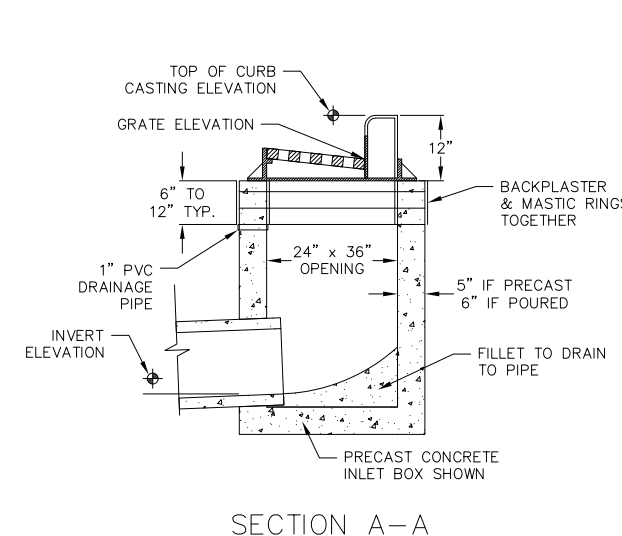
1 OIL & GREASE INLET FILTER
1 NOT TO SCALE



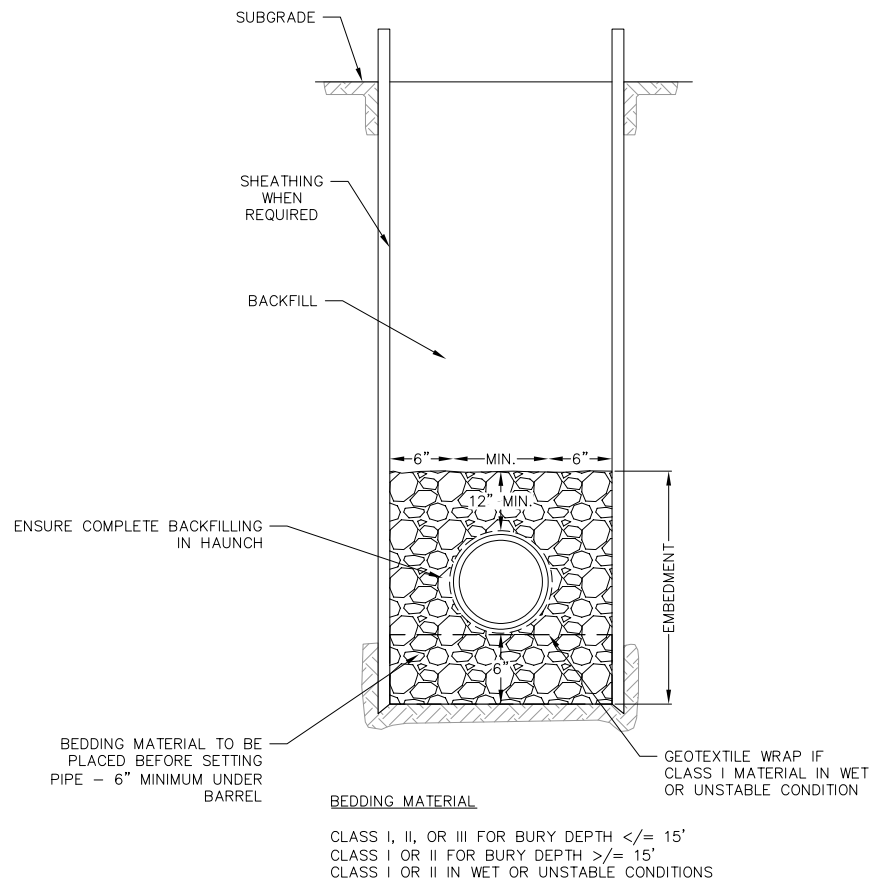
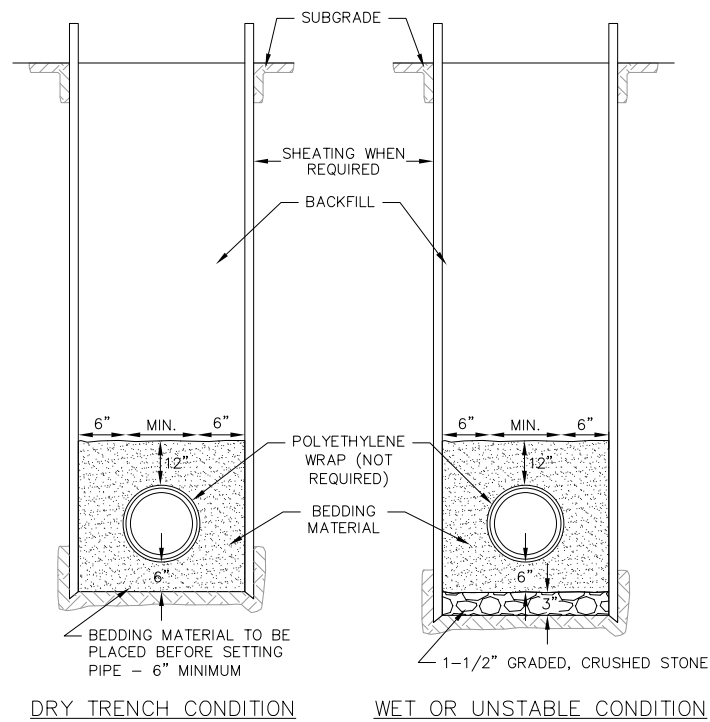
1 OUTSIDE DROP MANHOLE
1 NOT TO SCALE



1 RECTANGULAR STREET INLET
1 NOT TO SCALE

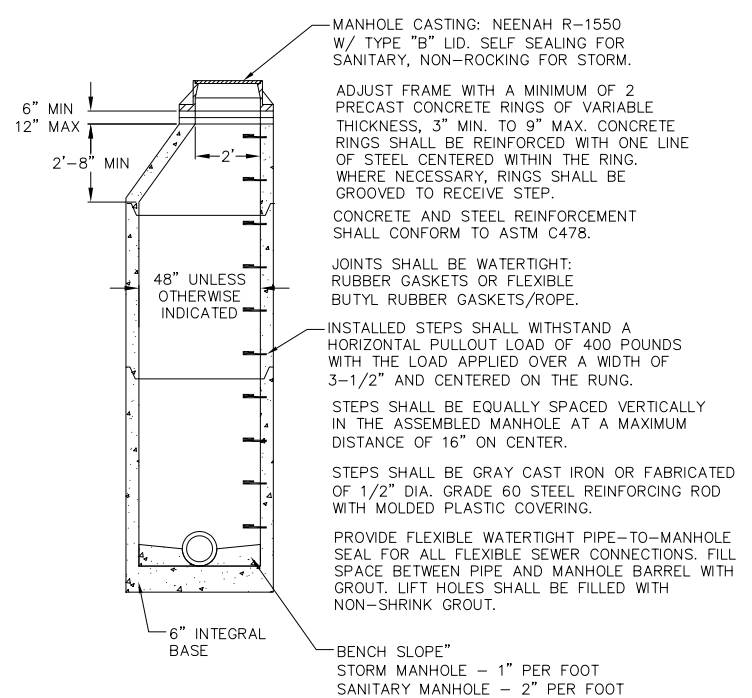


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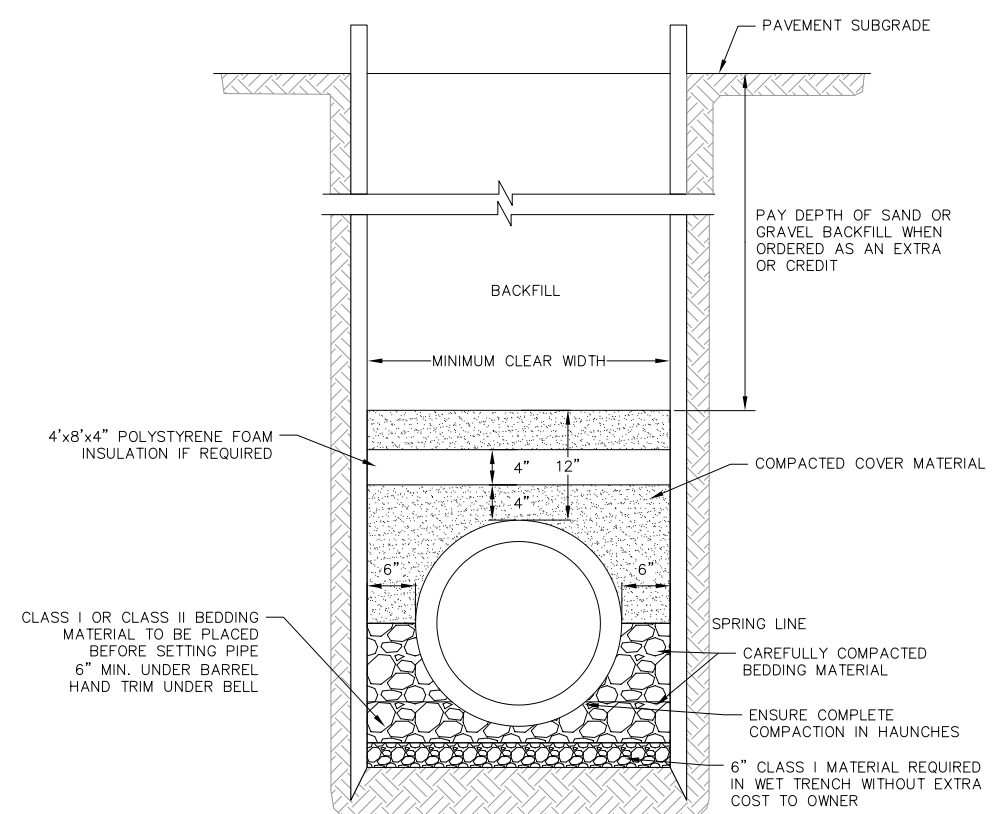


1 STANDARD SANITARY TRENCH SECTION
1 NOT TO SCALE

1 STANDARD WATER MAIN TRENCH SECTION
1 NOT TO SCALE



1 PRECAST CONCRETE MANHOLE
1 NOT TO SCALE



1 STORM PIPE TRENCH SECTION
1 NOT TO SCALE

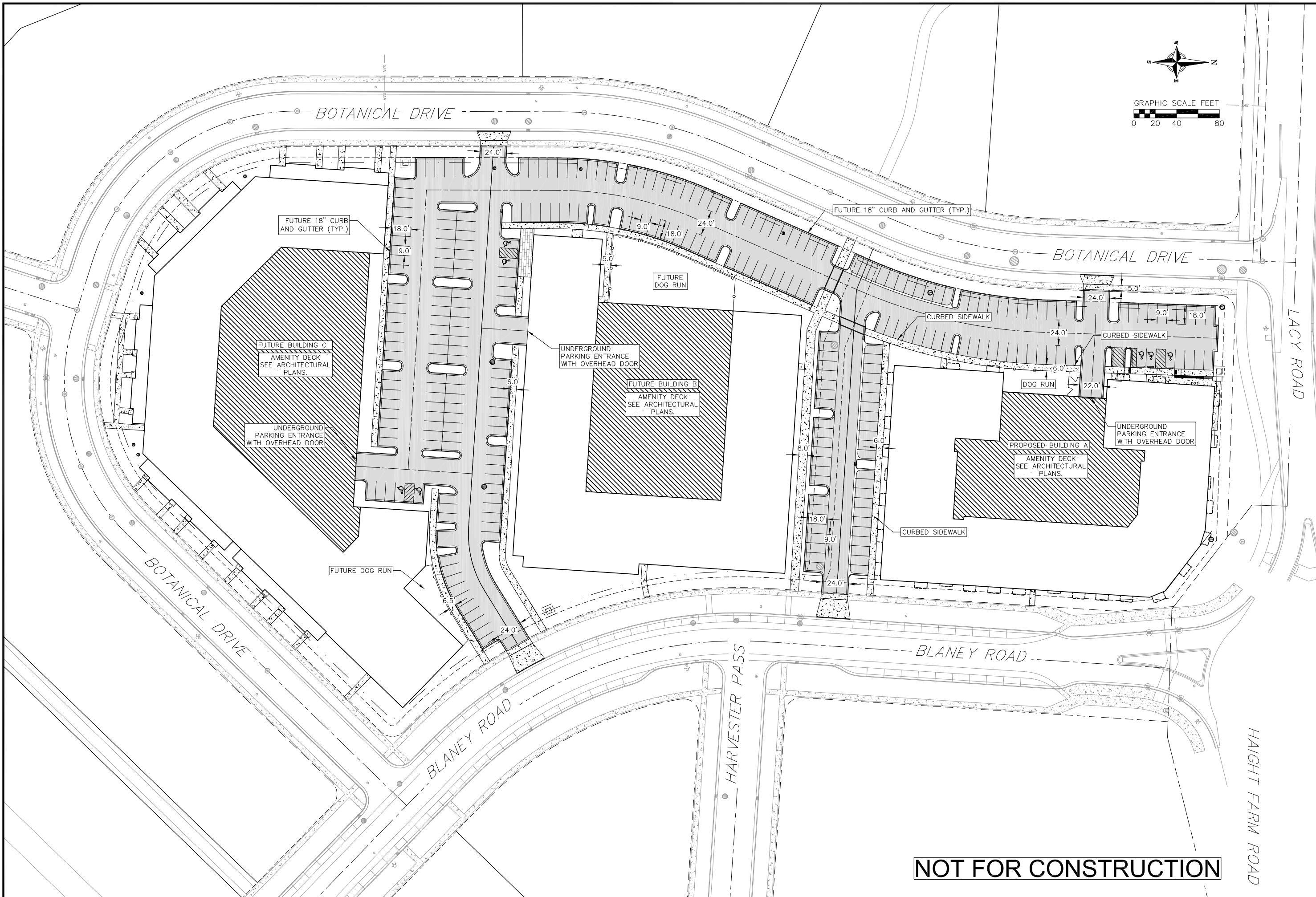
NOT FOR CONSTRUCTION

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NO.	DATE	NO.	DATE

DATE: 09/12/23
DRAFTER: BHAN
CHECKED: TSCH
PROJECT NO.: 230003

APPENDIX 'C'

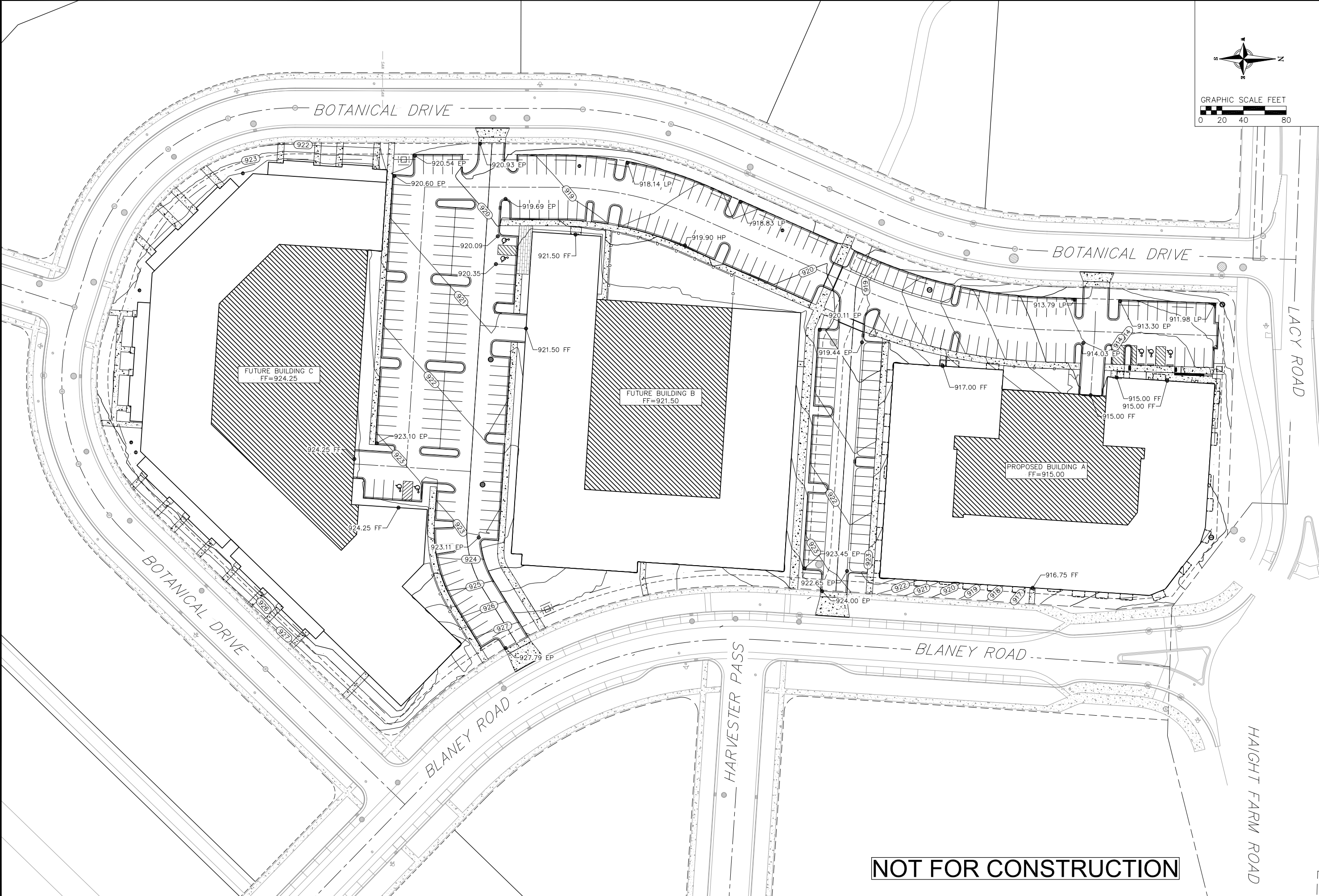
Conceptual plans for tie in with adjacent Multi-family on Lots 6 and 7
PRELIMINARY CIVIL, SITE, GRADING, AND UTILITY PLANS



NOT FOR CONSTRUCTION

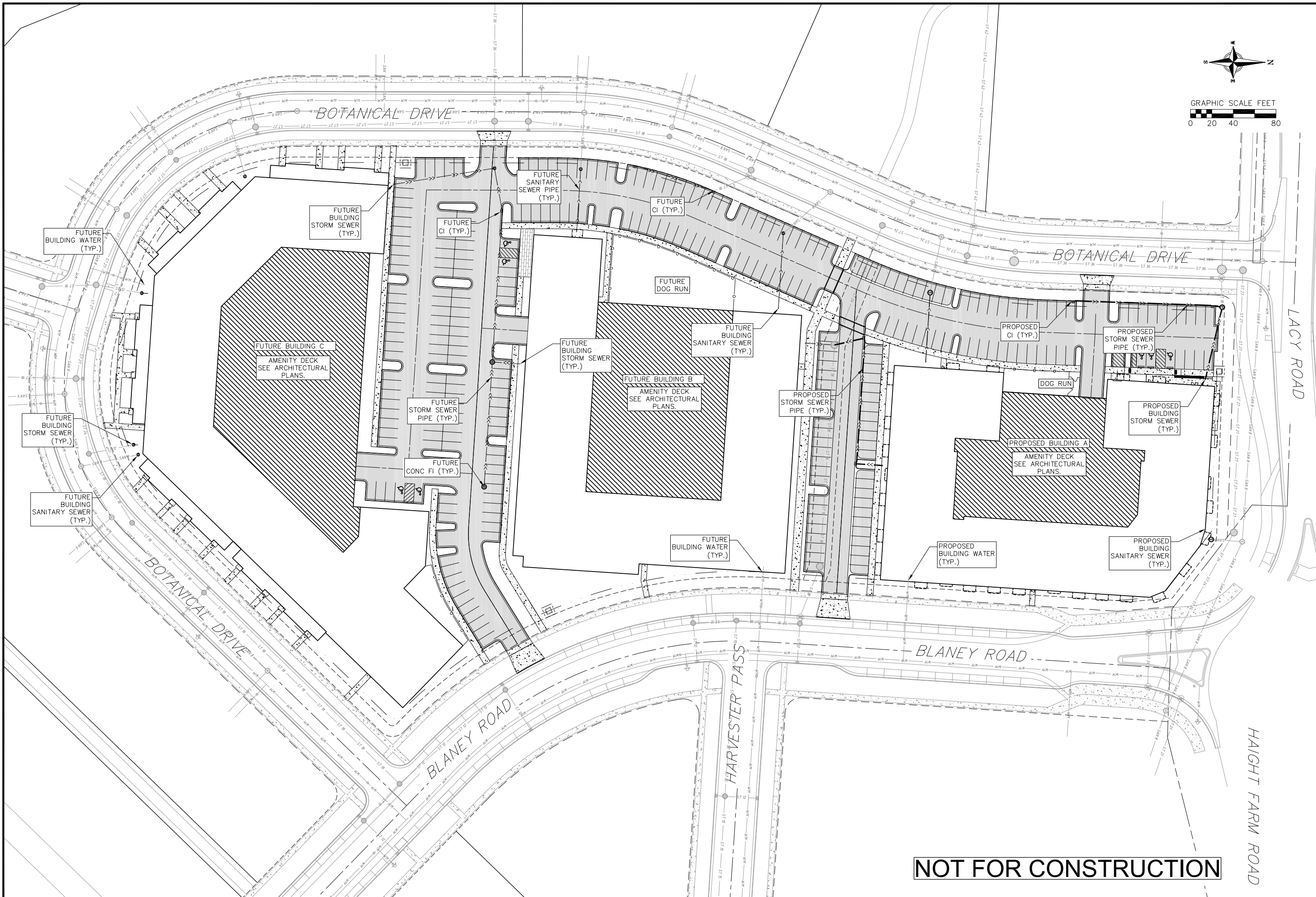
OVERALL SITE PLAN
HARTUNG FIELDS
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

DATE	REVISIONS		REVISIONS	
	NO.	DATE	NO.	DATE
09/12/23				
DRAFTER				
BHAN				
CHECKED				
TSCH				
PROJECT NO.				
230003				



REVISIONS	NO.	DATE	REMARKS

DATE: 09/12/23
 DRAFTER: BHAN
 CHECKED: TSCH
 PROJECT NO.: 230003

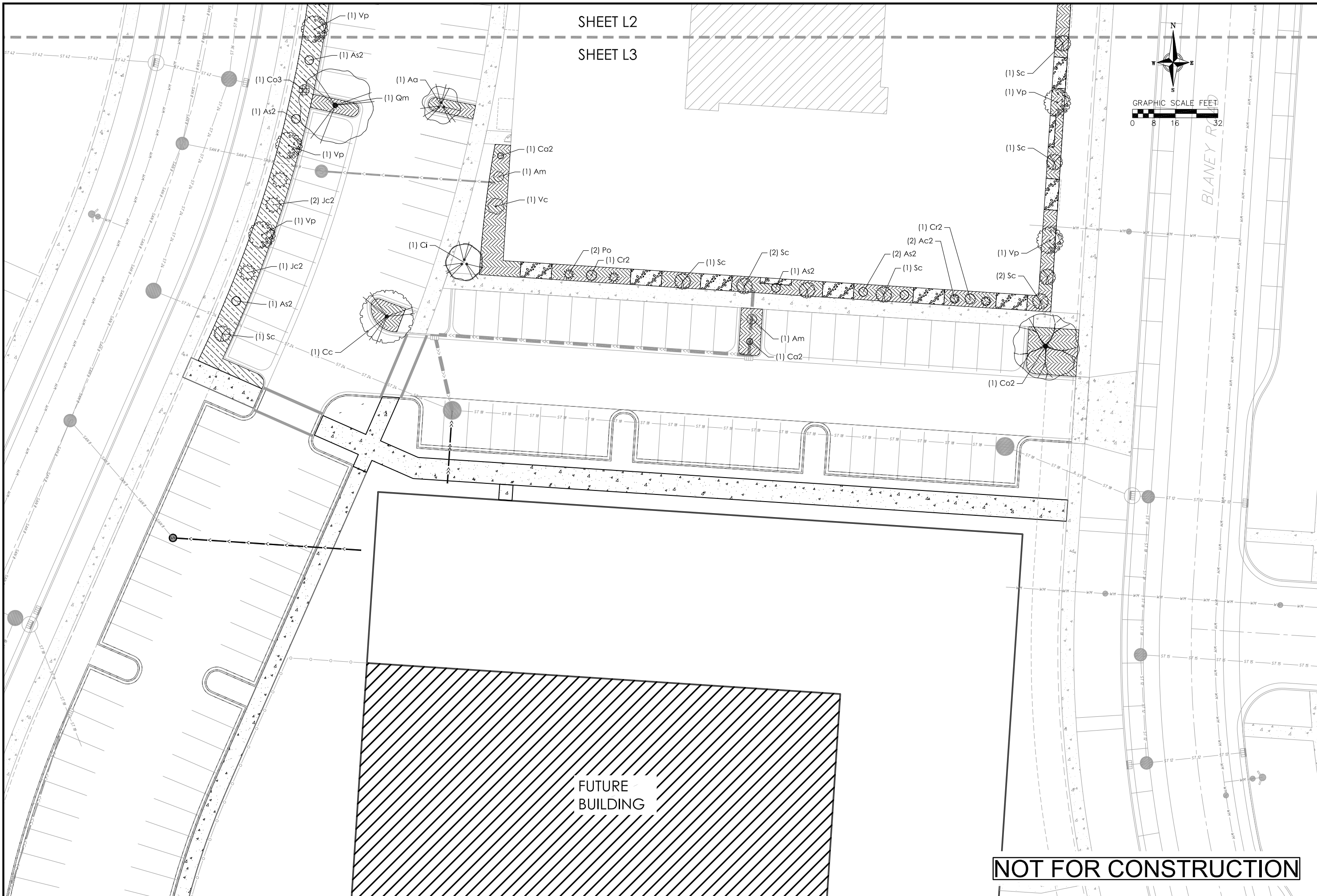


NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	REMARKS

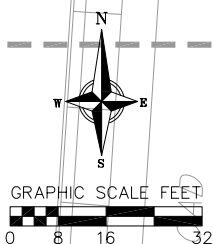
DATE: 09/12/23
DRAFTER: BHAN
CHECKED: TSCH
PROJECT NO.: 230003

APPENDIX 'D'
SPECIFIC IMPLEMENTATION PLAN
PRELIMINARY LANDSCAPING PLAN



SHEET L2

SHEET L3



BLANEY RD

FUTURE
BUILDING

NOT FOR CONSTRUCTION

Building A Landscape Plan South
 HARTUNG FIELDS
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 09/12/23
 DRAFTER: EGOR
 CHECKED: JILL
 PROJECT NO.: 230003

L3

APPENDIX 'E'
SPECIFIC IMPLEMENTATION PLAN
PRELIMINARY FLOOR PLANS



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

JLA PROJECT NUMBER: W22-0913

HARTUNG FIELDS - BUILDING A
SIP SUBMITTAL

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE 08/22/2023

REVISION SCHEDULE

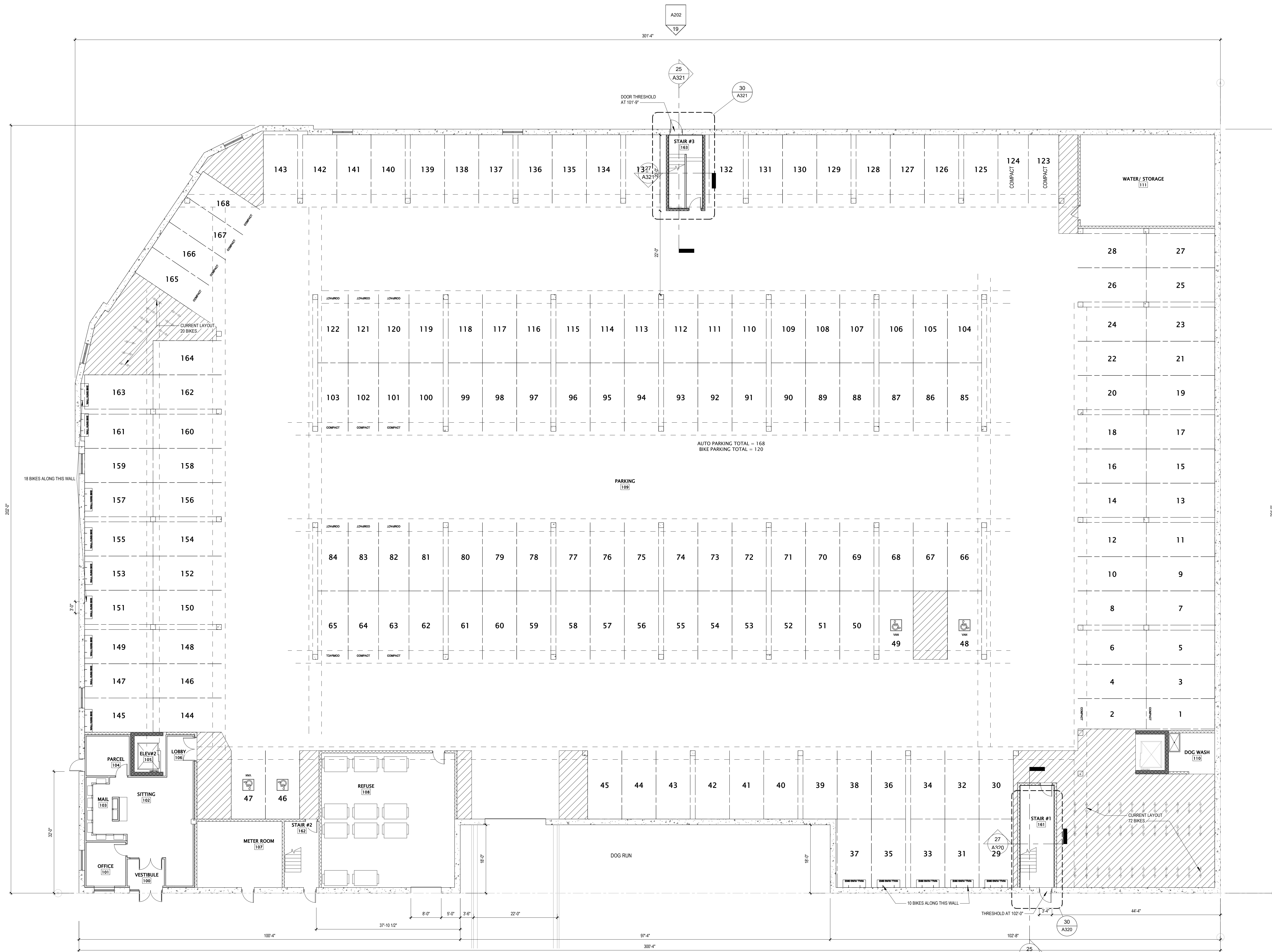
Mark	Description	Date

SHEET TITLE

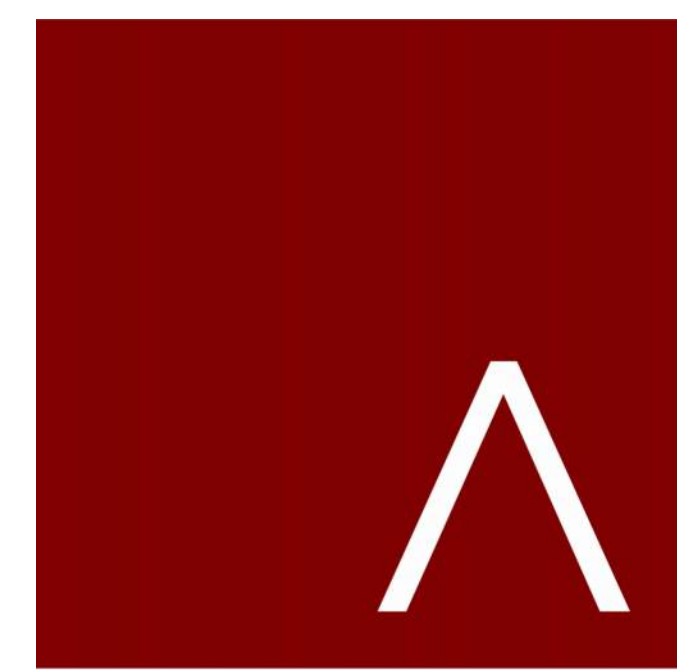
FIRST FLOOR PLAN

SHEET NUMBER

A101



25 FIRST FLOOR PLAN
3/32" = 1'-0"



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

JLA PROJECT NUMBER: W22-0913

HARTUNG FIELDS - BUILDING A
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REVISION SCHEDULE

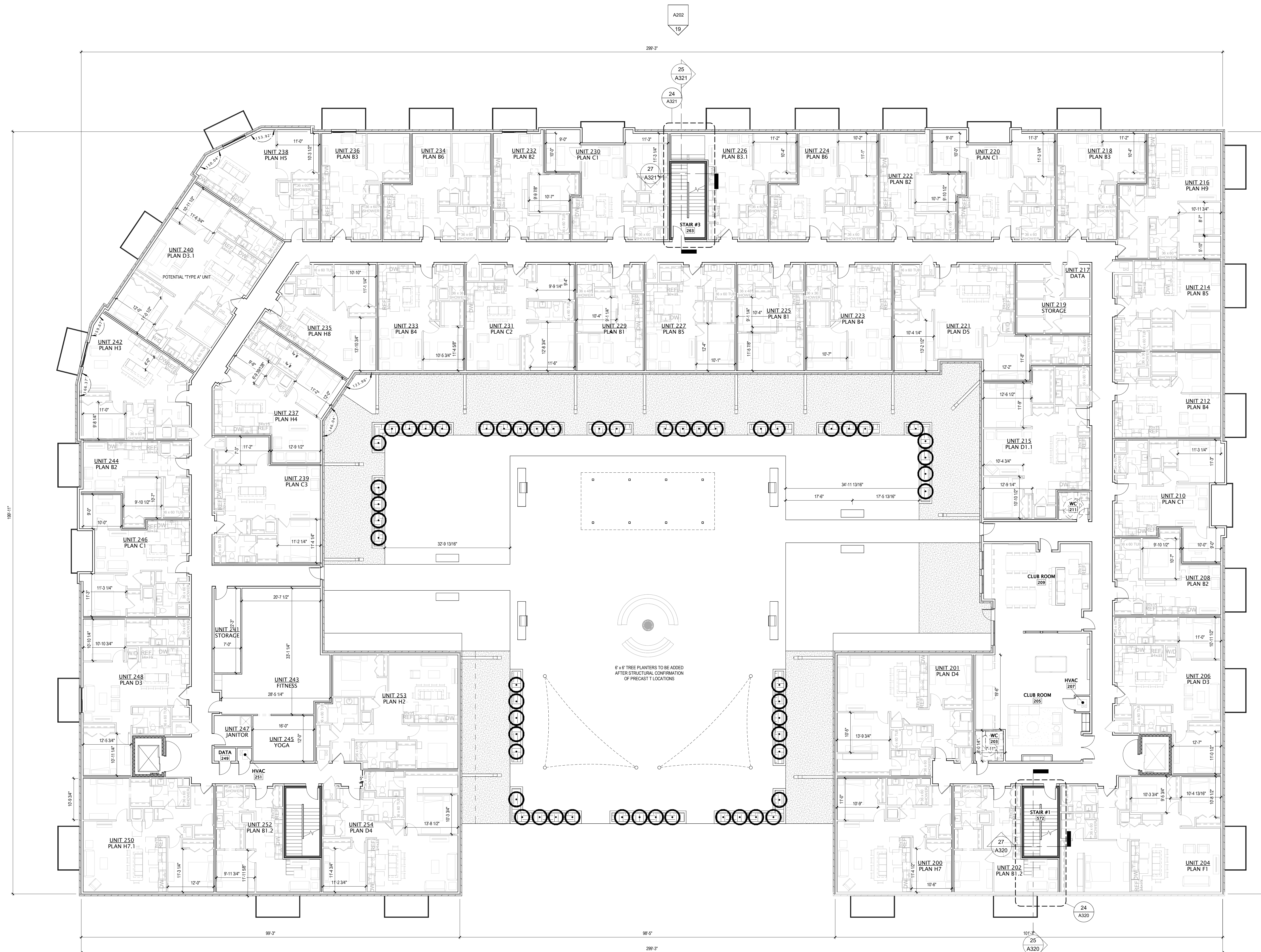
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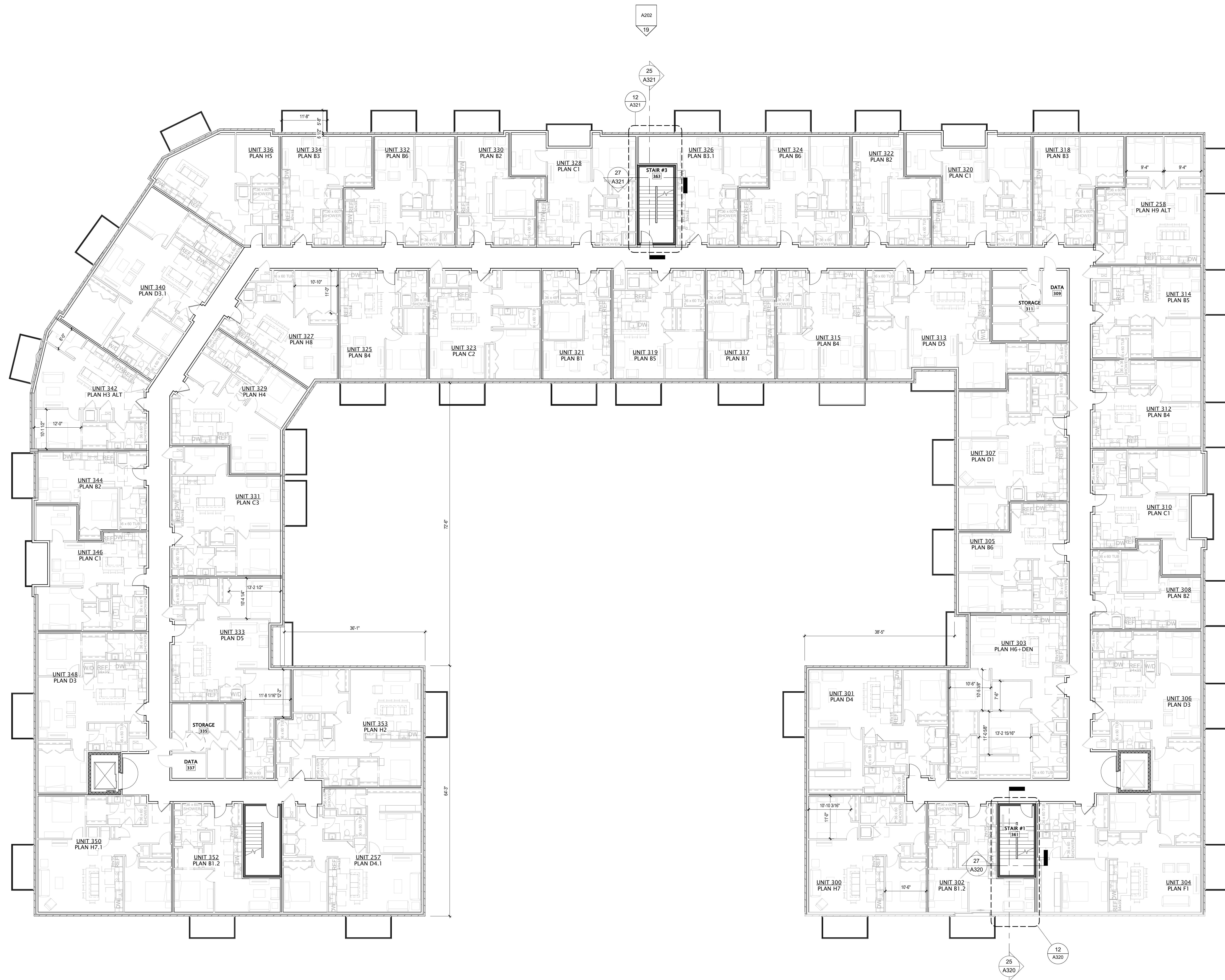
SHEET TITLE

SECOND FLOOR PLAN

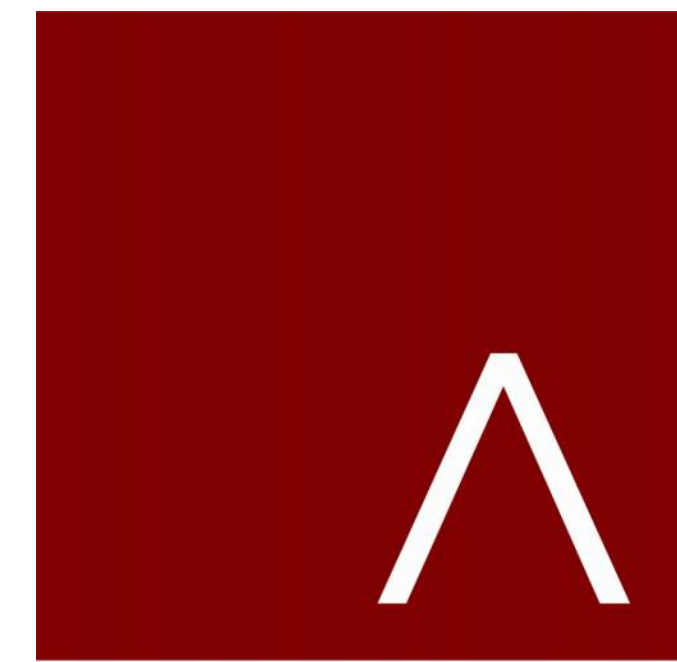
SHEET NUMBER

A102





25 THIRD - FIFTH FLOOR PLAN
3/32" = 1'-0"



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JLA-AP.COM

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HARTUNG FIELDS - BUILDING A
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PROGRESS DOCUMENTS
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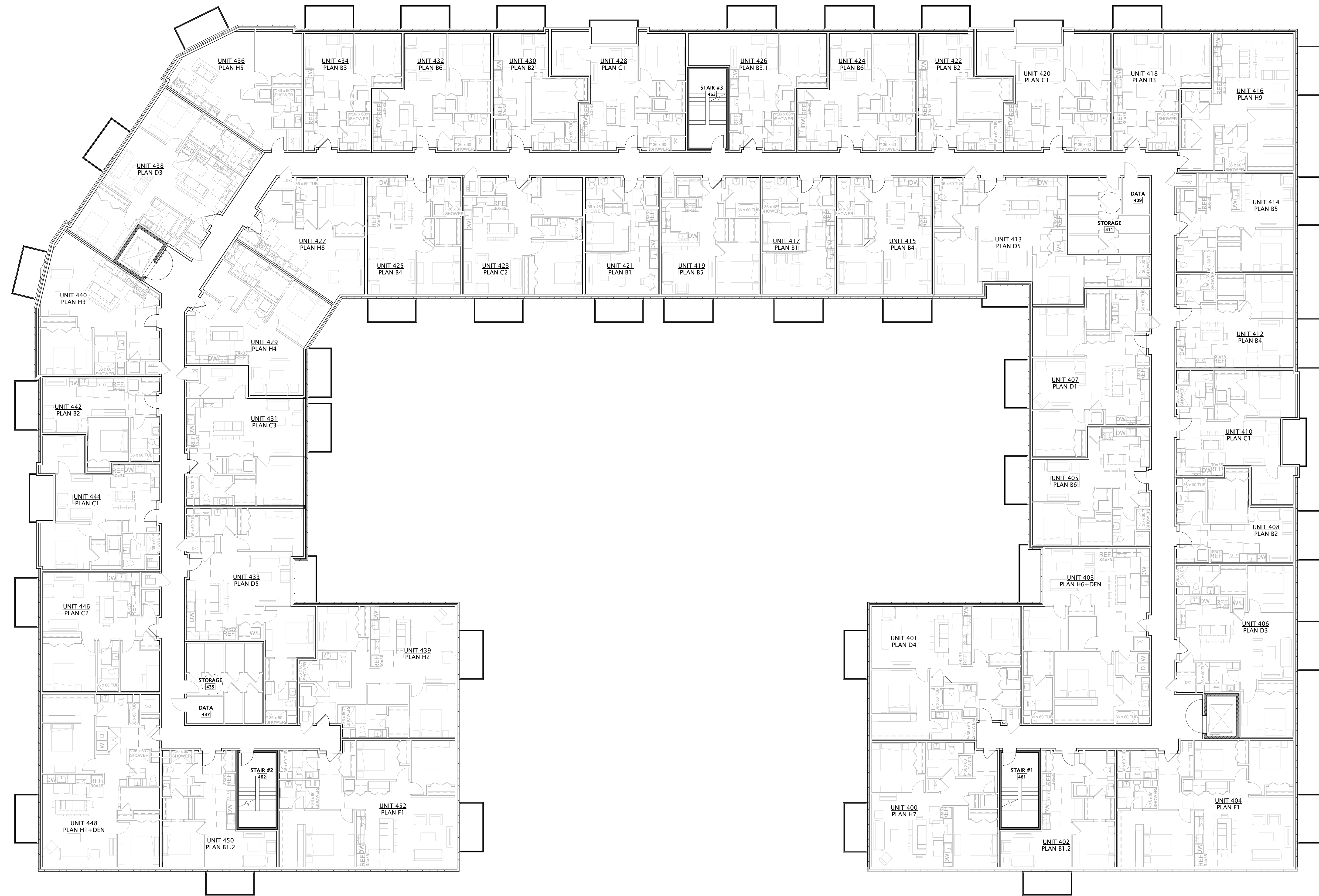
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
THIRD - FIFTH FLOOR PLAN

SHEET NUMBER
A103

- GENERAL PLAN NOTES**
- BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
 - WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
 - VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
 - ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
 - VERIFY ALL WINDOW, DOOR, TUB, SHOWER, FIREPLACE, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.
 - PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS, CLOSETS, MECHANICAL ROOMS, CLOSETS, AND OTHER PLUMBING WALLS.
 - PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS - INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.
 - PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 - TYPICAL THROUGHOUT ENTIRE BUILDING.
 - FIELD VERIFY ALL CABINERY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINERY ENDS.
 - CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPASHES & SIDESPLASHES.
 - INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
 - ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.

A202
19



JLA PROJECT NUMBER: W22-0913

HARTUNG FIELDS - BUILDING A
SIP SUBMITTAL

PROGRESS DOCUMENTS
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DATE OF ISSUANCE 08/22/2023

REVISION SCHEDULE		
Mark	Description	Date

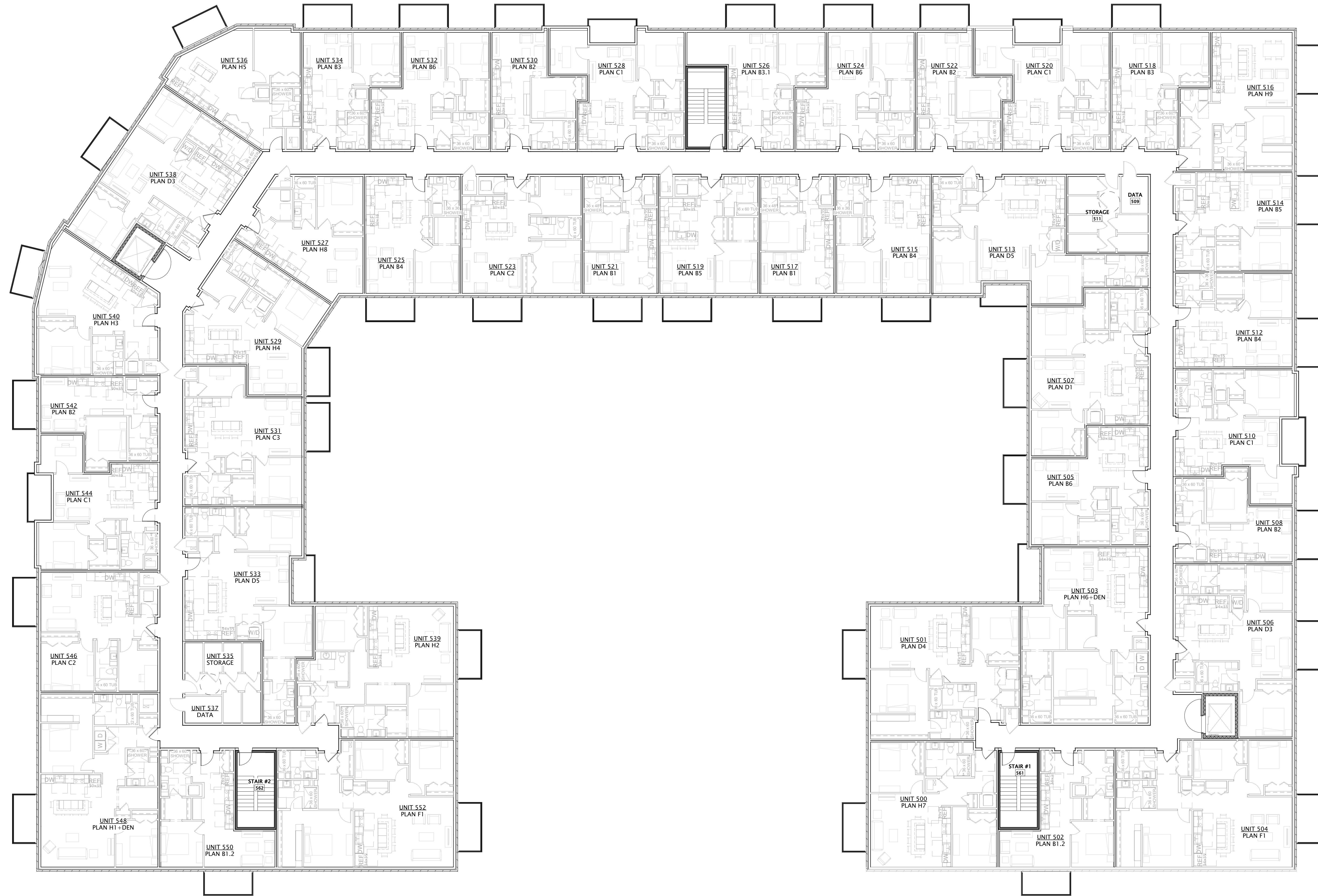
SHEET TITLE
FOURTH FLOOR PLAN

SHEET NUMBER
A104

GENERAL PLAN NOTES

- BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
- WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
- VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
- ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- VERIFY ALL WINDOW, DOOR, TUB, SHOWER, FIREPLACE, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.
- PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS, CLOSETS, MECHANICAL ROOMS, CLOSETS, AND OTHER PLUMBING WALLS.
- PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.
- PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 - TYPICAL THROUGHOUT ENTIRE BUILDING.
- FIELD VERIFY ALL CABINERY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINERY ENDS.
- CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDESPLASHES.
- INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
- ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.

A202
19



JLA PROJECT NUMBER: W22-0913

HARTUNG FIELDS - BUILDING A
SIP SUBMITTAL

PROGRESS DOCUMENTS
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REVISION SCHEDULE		
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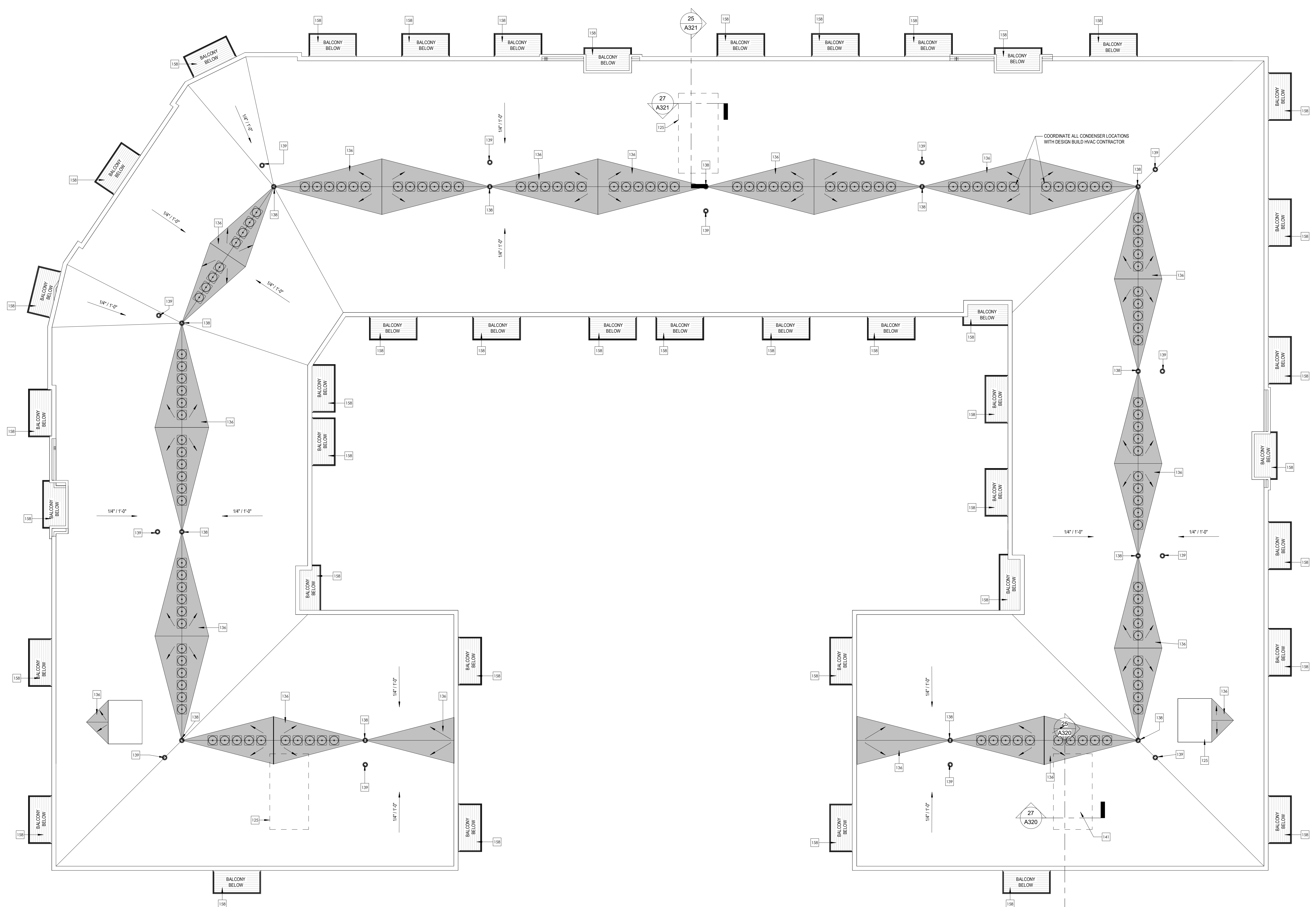
SHEET TITLE
FIFTH FLOOR PLAN

SHEET NUMBER
A105

KEYNOTE SCHEDULE	
MARK	NOTE
125	STAIR SHAFT BELOW / ELEVATOR OVER-RUN WITH ROOF ASSEMBLY WR3-X - SEE ELEVATOR AND STAIR SECTIONS.
136	ROOF TAPERED INSULATION ROOF CRICKETS. SEE ROOF PLAN NOTES.
138	ROOF DRAIN.
139	OVERFLOW DRAIN AND PROPOSED ROUTING TO SLOPPERS.
141	30" x 36" CLASS 'A' ROOF HATCH PER 2015 IBC SECTIONS 1011.12.2 AND 1011.13. GC TO COORDINATE LOCATION WITH ROOF TRUSS SUPPLIER. GUARDS ARE REQUIRED IF THE ROOF HATCH IS LOCATED WITHIN 10 FEET OF THE ROOF EDGE.

ROOF NOTES

- ROOF SHALL BE ROOF ASSEMBLY - WR1-X, UNLESS NOTED OTHERWISE. TOP CHORDS OF TRUSSES SHALL BE PITCHED AT 1/4" PER FOOT (MINIMUM) TO PROVIDE ROOF DRAINAGE. SEE A501 FOR ROOF ASSEMBLY DESCRIPTIONS.
- PROVIDE TAPERED INSULATION BOARD WHERE NECESSARY OVER ROOF ASSEMBLY TO MAINTAIN A 1/4" PER FOOT MINIMUM PITCH TO ROOF DRAINS. PROVIDE A 3/16" PER FOOT MINIMUM PITCH FOR TAPERED INSULATION SADDLES AND/OR CRICKETS WHERE NECESSARY.
- ROOF DRAINS ARE SHOWN FOR INTENT ONLY. DESIGN/BUILD PLUMBING CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS TO DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF ROOF DRAINS AND OVERFLOW DRAINS. COORDINATE ALL ROOF DRAINS WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE.
- AT ALL FIRE WALLS, PROVIDE NON-COMBUSTIBLE ROOF SHEATHING EXTENDING TO A DISTANCE OF 48" (MINIMUM) FROM BOTH SIDES OF FIRE WALL.
- PROVIDE WATER-TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURER'S STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.
- VERIFY ANY ROOFTOP EQUIPMENT AND PENETRATIONS WITH OWNER'S DESIGN / BUILD MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.
- DESIGN / BUILD CONTRACTORS PROVIDING ROOF PENETRATIONS MUST PROVIDE TEMPORARY WEATHER-TIGHT COVERS FOR OPENING UNTIL PLACEMENT OF FINISHED WORK OR COVERING.
- OVERHANGS (IF ANY) SHALL BE AS SHOWN ON ROOF PLAN.
- PROVIDE CONTINUOUS ATTIC DRAFTSTOPPING AT LOCATIONS INDICATED ON ROOF PLAN. EXTEND DRAFTSTOPPING FULLY INTO SOFFITS AND PENETRATIONS. SEAL ALL JOINTS WITH CALK AND/OR TAPE AS NEEDED TO PROVIDE SMOKE-TIGHT SEAL.
- ALL DRYERS SHALL BE VENTED WITH U.L. CLASSIFIED DRYER BOX & VENT. PROVIDE POWER BOOSTER FAN VENT IF VENT RUN EXCEEDS 25'-0".
- PLUMBING DESIGN-BUILD CONTRACTOR TO COORDINATE THE LOCATION OF ROOF FROST PROOF HOSE BIB WITH OWNER. COORDINATE LOCATION WITH TRUSS LAYOUT AND UNIT LAYOUT BELOW.
- PROVIDE PREFINISHED SHEET METAL COPINGS AND/OR GRAVEL STOPS PER PLANS. REFER TO EXTERIOR ELEVATIONS MATERIAL SCHEDULE FOR SPECIFIED METAL COLORS.
- PROVIDE PREFINISHED SHEET METAL DOWNSPOUTS WHERE INDICATED. REFER TO EXTERIOR ELEVATIONS MATERIAL SCHEDULE FOR SPECIFIED METAL COLORS. DESIGN/BUILD PLUMBING CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS AND DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF DOWNSPOUTS AND SHALL COORDINATE WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE.
- *ROOF DRAINS AND/OR DOWNSPOUTS SHOWN FOR INTENT ONLY. ROOFING AND PLUMBING CONTRACTORS SHALL DETERMINE AND COORDINATE FINAL ROOF DRAIN DOWNSPOUT SIZES AND LOCATIONS BASED ON DRAINAGE CALCULATIONS PROVIDED BY PLUMBING SUB-CONTRACTOR.



25 ROOF PLAN
3/32" = 1'-0"



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HARTUNG FIELDS - BUILDING A
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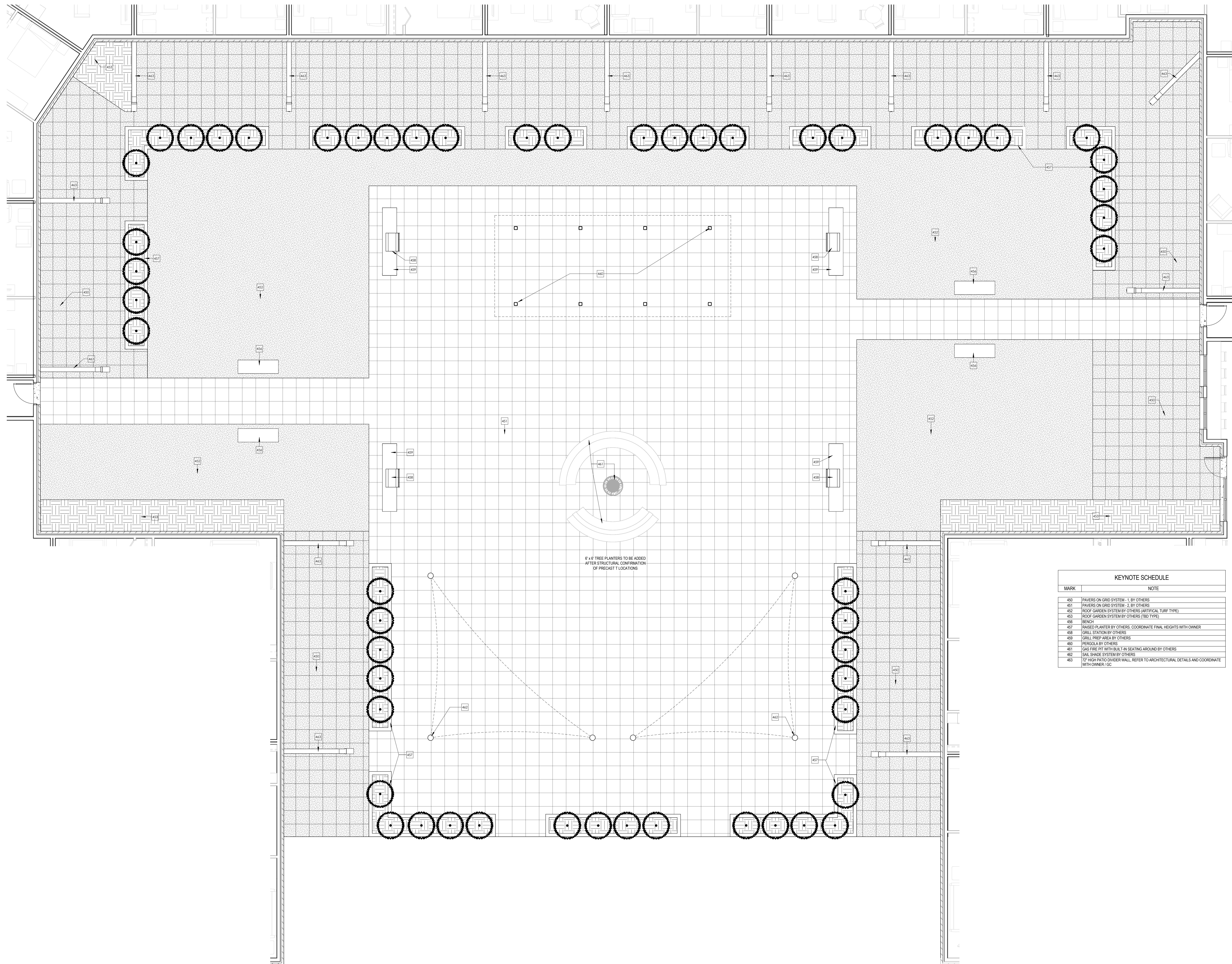
PROGRESS DOCUMENTS
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DATE OF ISSUANCE 08/22/2023

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A110



6" x 6" TREE PLANTERS TO BE ADDED AFTER STRUCTURAL CONFIRMATION OF PRECAST T LOCATIONS

KEYNOTE SCHEDULE	
MARK	NOTE
450	PAVERS ON GRID SYSTEM - 1. BY OTHERS
451	PAVERS ON GRID SYSTEM - 2. BY OTHERS
452	ROOF GARDEN SYSTEM BY OTHERS (ARTIFICIAL TURF TYPE)
453	ROOF GARDEN SYSTEM BY OTHERS (BIO TYPE)
456	BENCH
457	RAISED PLANTER BY OTHERS. COORDINATE FINAL HEIGHTS WITH OWNER
458	GRILL STATION BY OTHERS
459	GRILL PREP AREA BY OTHERS
460	PERGOLA BY OTHERS
461	GAS FIRE PIT WITH BUILT-IN SEATING AROUND BY OTHERS
462	SAIL SHADE SYSTEM BY OTHERS
463	72" HIGH PATIO DIVIDER WALL. REFER TO ARCHITECTURAL DETAILS AND COORDINATE WITH OWNER/ GC



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REVISION SCHEDULE		
Mark	Description	Date

ENLARGED COURTYARD PLAN

SHEET NUMBER
A402

APPENDIX 'F'
SPECIFIC IMPLEMENTATION PLAN
PRELIMINARY EXTERIOR ELEVATIONS & PERSPECTIVES

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	DIMENSIONS	NOTES
2	WINDOW - COLOR 1 (LIGHT)		SEE WINDOW SCHEDULE
3	WINDOW - COLOR 2 (DARK)		SEE WINDOW SCHEDULE
10	MASONRY - STONE	4" NOMINAL	
11	MASONRY - 1 (BRICK)	UTILITY SIZE	
12	MASONRY - 2 (BRICK)	UTILITY SIZE	
14	PANEL - 1 (DARK)	TBD	
15	PANEL - 2 (ACCENT)	TBD	
16	SIDING - 1	6" NOMINAL (6" EXPOSURE)	
19	BALCONY RAILING	SEE PLANS	

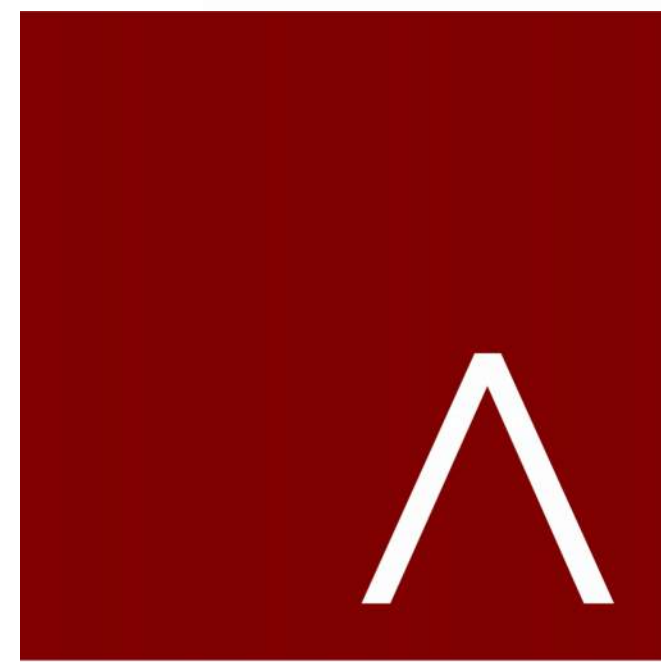
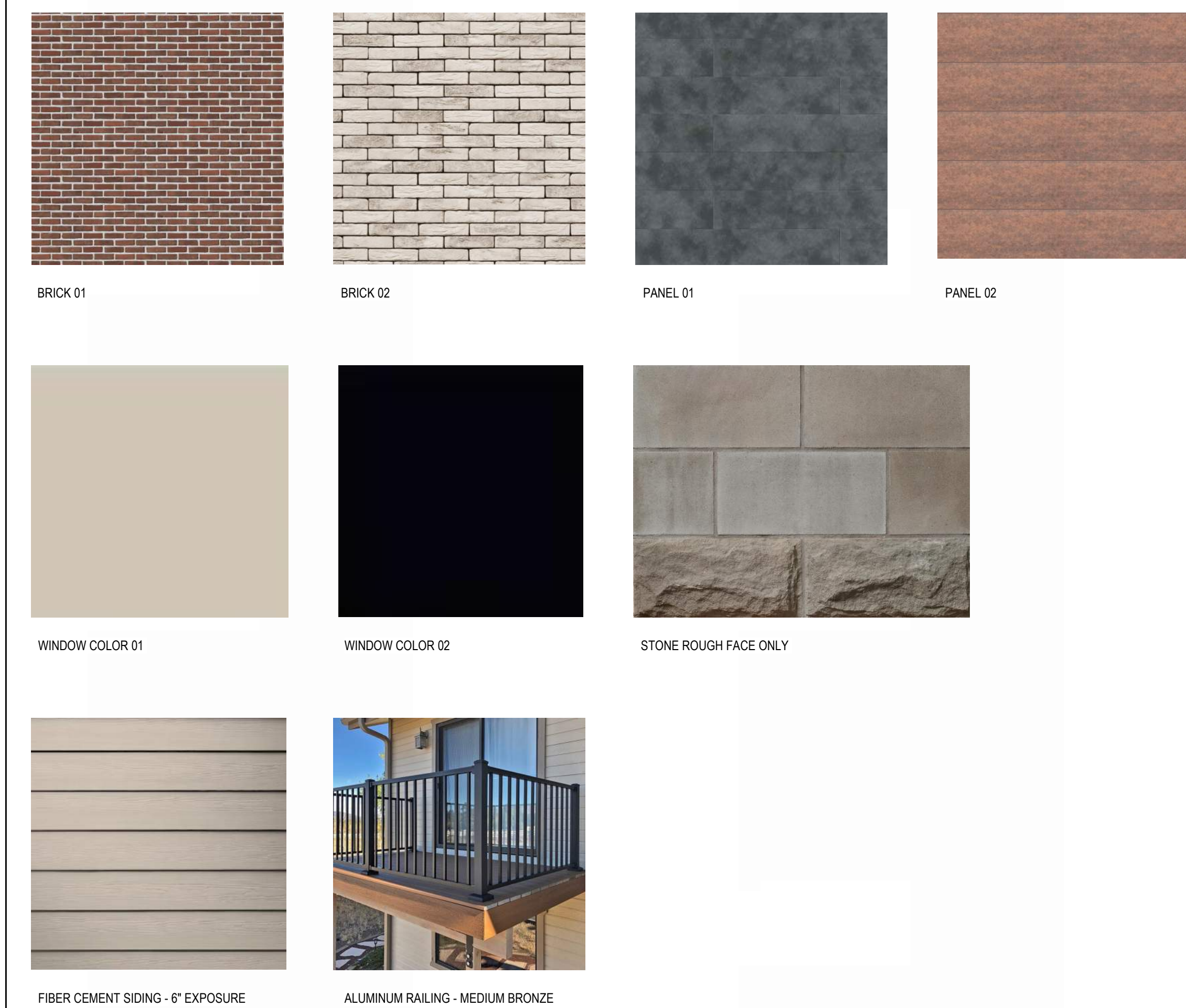


13 EAST ELEVATION 1
1/8" = 1'-0"



25 EAST ELEVATION 2
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND



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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A200

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	DIMENSIONS	NOTES
2	WINDOW - COLOR 1 (LIGHT)	SEE WINDOW SCHEDULE	
3	WINDOW - COLOR 2 (DARK)	SEE WINDOW SCHEDULE	
10	MASONRY - STONE	8" NOMINAL	
11	MASONRY - 1 (BRICK)	UTILITY SIZE	
12	MASONRY - 2 (BRICK)	UTILITY SIZE	
14	PANEL - 1 (DARK)	TBD	
15	PANEL - 2 (ACCENT)	TBD	
16	SIDING - 1	8" NOMINAL (8" EXPOSURE)	
19	BALCONY RAILING	SEE PLANS	



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BUILDING A
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PROGRESS DOCUMENTS
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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201



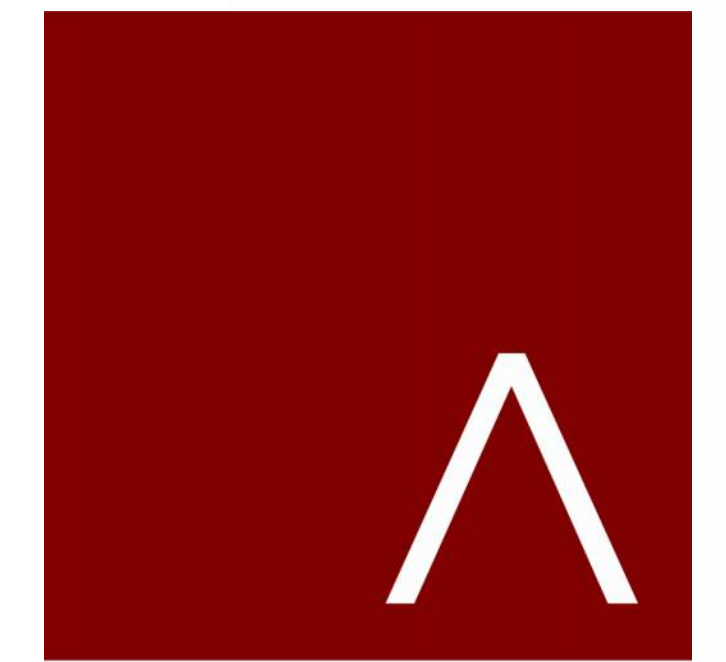
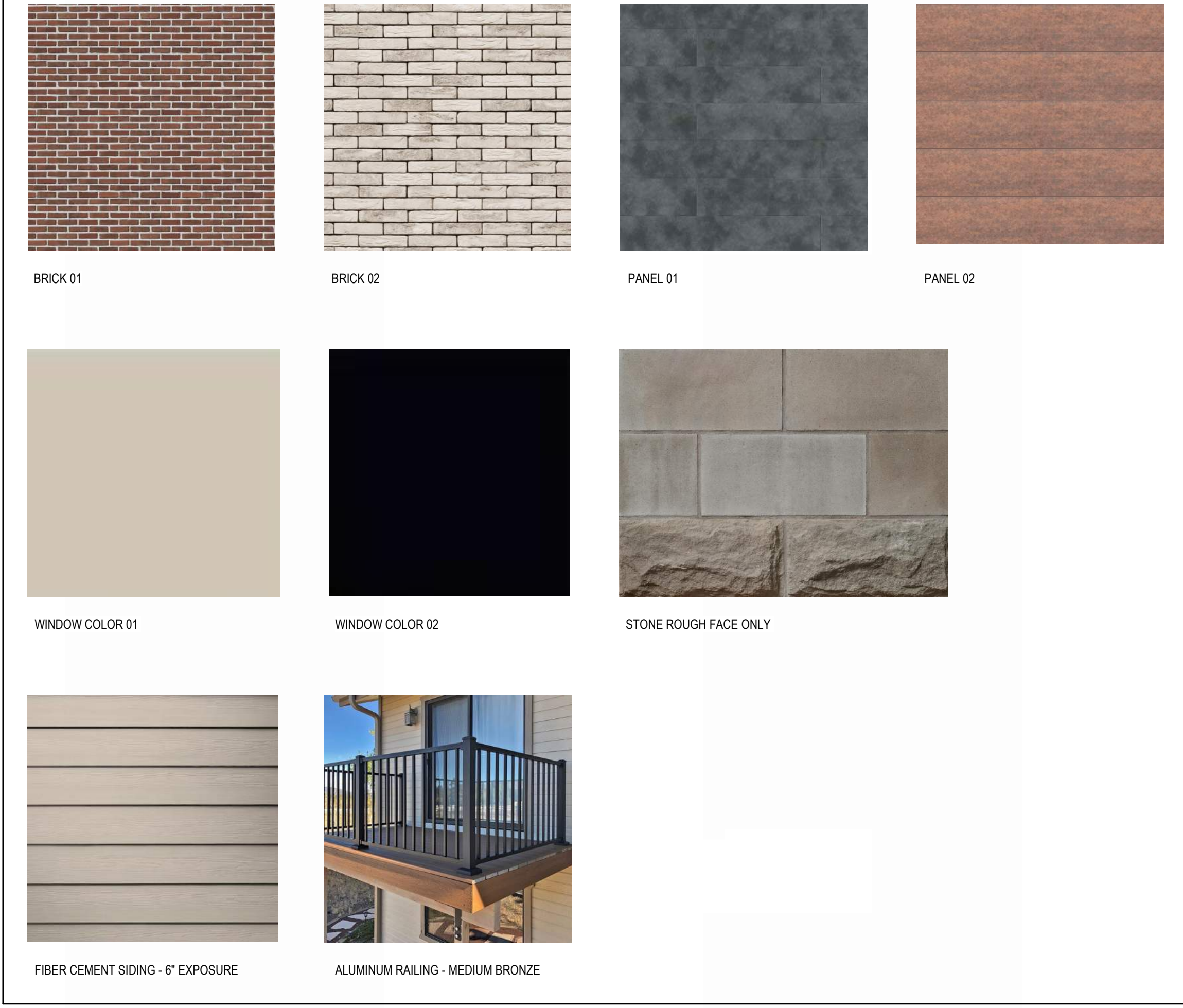
7 WEST ELEVATION 1
1/8" = 1'-0"



19 WEST ELEVATION 2
1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	DIMENSIONS	NOTES
2	WINDOW - COLOR 1 (LIGHT)	SEE WINDOW SCHEDULE	
3	WINDOW - COLOR 2 (DARK)	SEE WINDOW SCHEDULE	
10	MASONRY - STONE	4" NOMINAL	
11	MASONRY - 1 (BRICK)	UTILITY SIDE	
12	MASONRY - 2 (BRICK)	UTILITY SIDE	
14	PANEL - 1 (DARK)	TBD	
15	PANEL - 2 (ACCENT)	TBD	
18	SIDING - 1	6" NOMINAL (6" EXPOSURE)	
19	BALCONY RAILING	SEE PLANS	

EXTERIOR MATERIAL LEGEND



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PROGRESS DOCUMENTS

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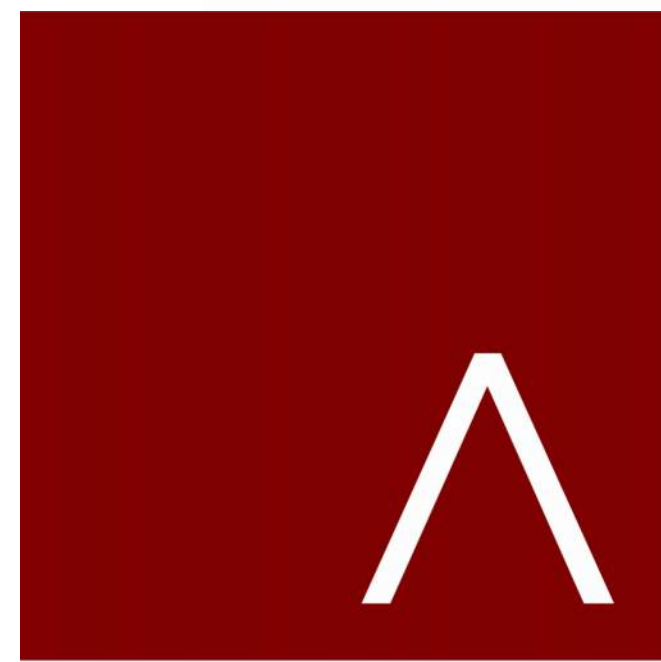
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A202



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PROGRESS DOCUMENTS

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DATE OF ISSUANCE 08/22/2023

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A203

EXTERIOR MATERIAL LEGEND

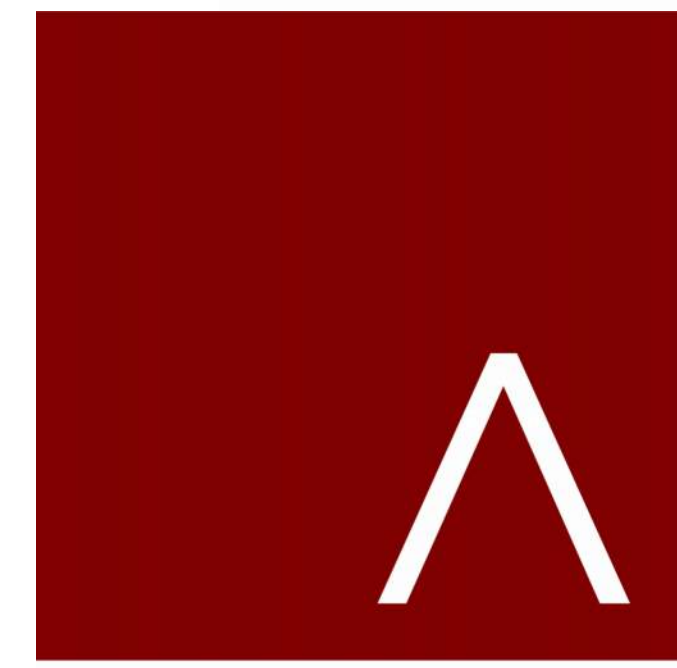


7 NORTHEAST ELEVATION
1/8" = 1'-0"



19 ROOF DECK EAST ELEVATION SKETCHUP
1/8" = 1'-0"

MARK	DESCRIPTION	DIMENSIONS	NOTES
2	WINDOW - COLOR 1 (LIGHT)	SEE WINDOW SCHEDULE	
3	WINDOW - COLOR 2 (DARK)	SEE WINDOW SCHEDULE	
10	MASONRY - STONE	4" NOMINAL	
11	MASONRY - 1 (BRICK)	UTILITY SIZE	
12	MASONRY - 2 (BRICK)	UTILITY SIZE	
14	PANEL - 1 (DARK)	TBD	
15	PANEL - 2 (ACCENT)	TBD	
16	SIDING - 1	4" NOMINAL (6" EXPOSURE)	
19	BALCONY RAILING	SEE PLANS	



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REVISION SCHEDULE		
Mark	Description	Date

EXTERIOR ELEVATIONS

SHEET NUMBER

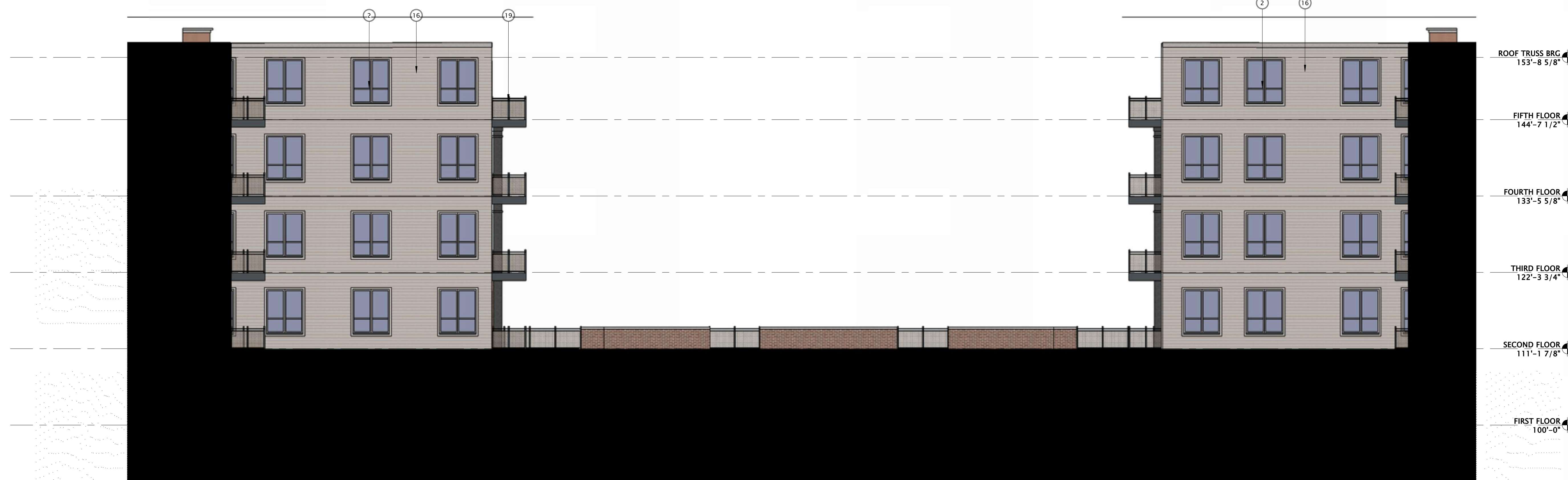
A204



7 ROOF DECK NORTH ELEVATION
18' x 1'-0"



10 ROOF DECK SOUTH ELEVATION
18' x 1'-0"



18 ROOF DECK WEST ELEVATION
18' x 1'-0"

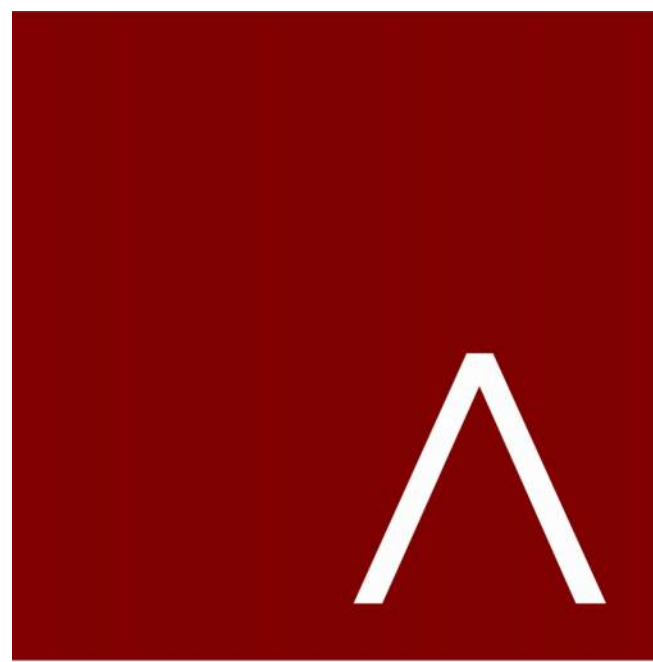
EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	DIMENSIONS	NOTES
2	WINDOW - COLOR 1 (LIGHT)	SEE WINDOW SCHEDULE	
3	WINDOW - COLOR 2 (DARK)	SEE WINDOW SCHEDULE	
10	MASONRY - STONE	4" NOMINAL	
11	MASONRY - 1 (BRICK)	UTILITY SIZE	
12	MASONRY - 2 (BRICK)	UTILITY SIZE	
14	PANEL - 1 (DARK)	TBD	
15	PANEL - 2 (ACCENT)	TBD	
16	SIDING - 1	8" NOMINAL (8" EXPOSURE)	
19	BALCONY RAILING	SEE PLANS	



PERSPECTIVE 1



PERSPECTIVE 2



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**HARTUNG FIELDS -
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DATE OF ISSUANCE 08/22/2023

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

PERSPECTIVE
RENDERINGS

SHEET NUMBER

M100

APPENDIX 'G'
SPECIFIC IMPLEMENTATION PLAN
EXTERIOR LIGHTING AND PHOTOMETRIC PLANS



WDGE2 LED

Architectural Wall Sconce

Precision Refractive Optic



Catalog Number

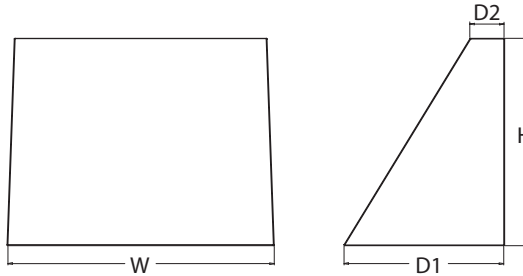
Notes

Type

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

Specifications

- Depth (D1):** 7"
- Depth (D2):** 1.5"
- Height:** 9"
- Width:** 11.5"
- Weight:** 13.5 lbs
(without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0 ¹	27K 2700K	70CRI ⁴	T1S Type I Short	MVOLT	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁶ Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P1 ²	30K 3000K	80CRI	T2M Type II Medium	347 ⁵	
	P2 ²	40K 4000K	LW ³ Limited Wavelength	T3M Type III Medium	480 ⁵	
	P3 ²	50K 5000K		T4M Type IV Medium		
	P4 ²	AMB ³ Amber		TFTM Forward Throw Medium		

Options	Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) PE⁷ Photocell, Button Type DMG⁸ 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. BAA Buy America(n) Act Compliant	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DBBTXD Textured dark bronze DBL BXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone
Standalone Sensors/Controls PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	



COMMERCIAL OUTDOOR

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WDGE2 LED
 Rev. 11/21/22

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD W DGE 3/8inch Architectural Wall Spacer (specify finish)
 WDGE2P8BW DDBXD U W DGE2 surface-mounted back box (specify finish)

NOTES

- 1 PO option not available with sensors/controls.
- 2 P1-P4 not available with AMB and LW.
- 3 AMB and LW always go together.
- 4 70CRI only available with T3M and T4M.
- 5 347V and 480V not available with E10WH or E20WC.
- 6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
- 7 PE not available in 480V or with sensors/controls.
- 8 DMG option not available with sensors/controls.

Performance Data

Lumen Output

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

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)					Amber (Limited Wavelength)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T1S	636	92	0	0	0	666	97	0	0	0	699	101	0	0	1	691	100	0	0	1	712	47	0	0	1
		T2M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T3M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T4M	648	94	0	0	0	679	98	0	0	0	712	103	0	0	0	704	102	0	0	0	726	47	0	0	0
		TFTM	652	95	0	0	0	683	99	0	0	0	717	104	0	0	0	708	103	0	0	0	730	48	0	0	1
P1	11W	T1S	1,105	99	0	0	1	1,157	104	0	0	1	1,215	109	0	0	1	1,200	107	0	0	1					
		T2M	1,150	103	0	0	1	1,204	108	0	0	1	1,264	113	0	0	1	1,249	112	0	0	1					
		T3M	1,150	103	0	0	1	1,205	108	0	0	1	1,265	113	0	0	1	1,250	112	0	0	1					
		T4M	1,126	101	0	0	1	1,179	106	0	0	1	1,238	111	0	0	1	1,223	110	0	0	1					
		TFTM	1,133	101	0	0	1	1,186	106	0	0	1	1,245	112	0	0	1	1,230	110	0	0	1					
P2	19W	T1S	1,801	95	1	0	1	1,886	99	1	0	1	1,981	104	1	0	1	1,957	103	1	0	1					
		T2M	1,875	99	1	0	1	1,963	103	1	0	1	2,061	109	1	0	1	2,037	107	1	0	1					
		T3M	1,876	99	1	0	1	1,964	103	1	0	1	2,062	109	1	0	1	2,038	107	1	0	1					
		T4M	1,836	97	1	0	1	1,922	101	1	0	1	2,018	106	1	0	1	1,994	105	1	0	1					
		TFTM	1,847	97	1	0	1	1,934	102	1	0	1	2,030	107	1	0	1	2,006	106	1	0	1					
P3	32W	T1S	2,809	87	1	0	1	2,942	92	1	0	1	3,089	96	1	0	1	3,052	95	1	0	1					
		T2M	2,924	91	1	0	1	3,062	95	1	0	1	3,215	100	1	0	1	3,176	99	1	0	1					
		T3M	2,925	91	1	0	1	3,063	95	1	0	1	3,216	100	1	0	1	3,177	99	1	0	1					
		T4M	2,862	89	1	0	1	2,997	93	1	0	1	3,147	98	1	0	1	3,110	97	1	0	1					
		TFTM	2,880	90	1	0	1	3,015	94	1	0	1	3,166	99	1	0	1	3,128	97	1	0	1					
P4	47W	T1S	3,729	80	1	0	1	3,904	84	1	0	1	4,099	88	1	0	1	4,051	87	1	0	1					
		T2M	3,881	83	1	0	1	4,063	87	1	0	1	4,267	91	1	0	1	4,216	90	1	0	1					
		T3M	3,882	83	1	0	1	4,065	87	1	0	1	4,268	91	1	0	1	4,217	90	1	0	1					
		T4M	3,799	81	1	0	1	3,978	85	1	0	1	4,177	90	1	0	1	4,127	88	1	0	1					
		TFTM	3,822	82	1	0	1	4,002	86	1	0	1	4,202	90	1	0	1	4,152	89	1	0	1					

Performance Package	System Watts	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)									
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G					
P0	7W	T3M	737	107	0	0	0	763	111	0	0	0	822	119	0	0	0	832	121	0	0	1					
		T4M	721	105	0	0	0	746	108	0	0	0	804	117	0	0	1	814	118	0	0	1					
P1	11W	T3M	1,280	115	0	0	1	1,325	119	0	0	1	1,427	128	1	0	1	1,445	129	1	0	1					
		T4M	1,253	112	0	0	1	1,297	116	0	0	1	1,397	125	0	0	1	1,415	127	0	0	1					
P2	19W	T3M	2,087	110	1	0	1	2,160	114	1	0	1	2,327	123	1	0	1	2,357	124	1	0	1					
		T4M	2,042	108	1	0	1	2,114	111	1	0	1	2,278	120	1	0	1	2,306	121	1	0	1					
P3	32W	T3M	3,254	101	1	0	1	3,369	105	1	0	1	3,629	113	1	0	1	3,675	114	1	0	1					
		T4M	3,185	99	1	0	1	3,297	103	1	0	1	3,552	111	1	0	1	3,597	112	1	0	1					
P4	47W	T3M	4,319	93	1	0	1	4,471	96	1	0	1	4,817	103	1	0	2	4,878	105	1	0	2					
		T4M	4,227	91	1	0	1	4,376	94	1	0	2	4,714	101	1	0	2	4,774	102	1	0	2					



Electrical Load

Performance Package	System Watts	Current (A)					
		120Vac	208Vac	240Vac	277Vac	347Vac	480Vac
P0	7.0	0.061	0.042	0.04	0.039	--	--
	9.0	--	--	--	--	0.031	0.021
P1	11.0	0.100	0.064	0.059	0.054	--	--
	14.1	--	--	--	--	0.046	0.031
P2	19.0	0.168	0.106	0.095	0.083	--	--
	22.8	--	--	--	--	0.067	0.050
P3	32.0	0.284	0.163	0.144	0.131	--	--
	37.1	--	--	--	--	0.107	0.079
P4	47.0	0.412	0.234	0.207	0.185	--	--
	53.5	--	--	--	--	0.153	0.112

Lumen Output in Emergency Mode (4000K, 80 CRI, T3M)

Option	Lumens
E10WH	1,358
E20WC	2,230

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.87

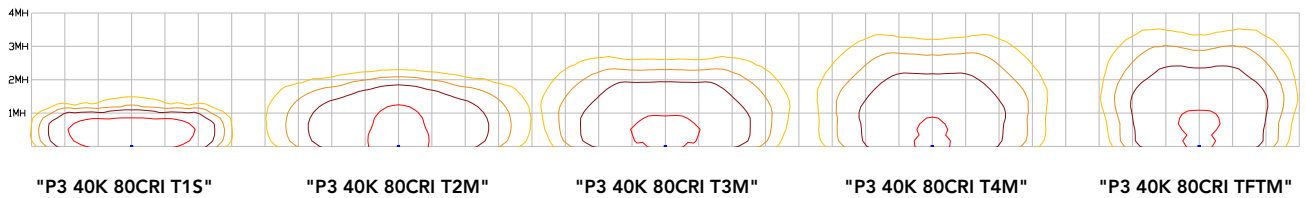
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDG2 LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

■	0.25 fc
■	0.5 fc
■	1.0 fc
■	3.0 fc

MH = 10ft
Grid = 10ft x 10ft



Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

Motion/Ambient Sensor (PIR_, PIRH_)

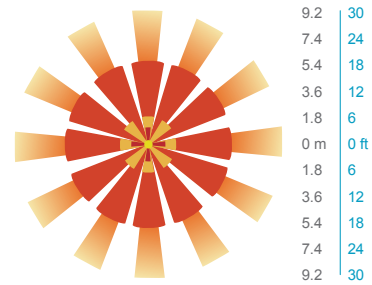
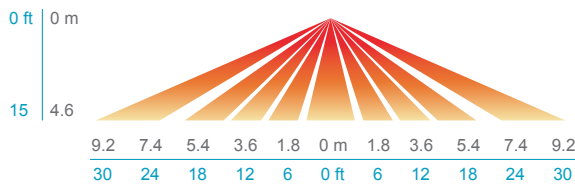
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

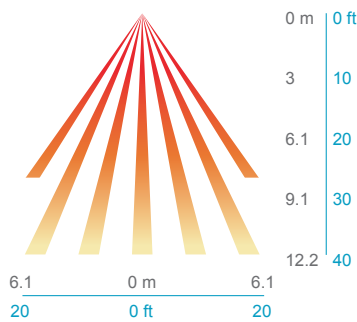
PIR

HIGH VIEW

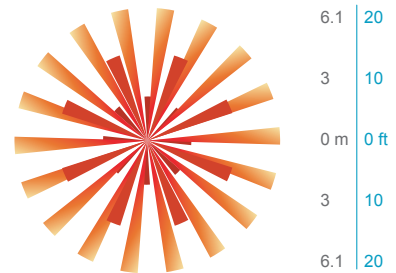


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



Motion/Ambient Sensor

D = 7"
 H = 9" (Standalone controls)
 11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)
 W = 11.5"



PBBW – Surface-Mounted Back Box Use when there is no junction box available.

D = 1.75"
 H = 9"
 W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"
 H = 4.4"
 W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN ACT

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

WARRANTY

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

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



RSX1 LED Area Luminaire

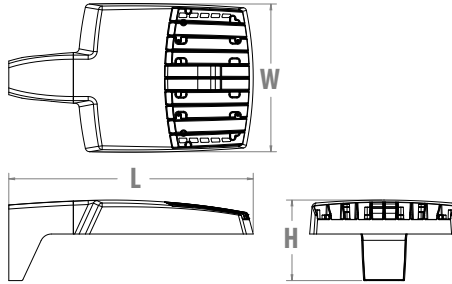


Catalog Number
Notes
Type

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

Specifications

EPA (ft²@0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

ds Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide ¹ R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ³ 277 ⁵ 208 ³ 347 ⁵ 240 ³ 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options	Finish
Shipped Installed HS House-side shield ⁷ PE Photocontrol, button style ^{8,9} PER7 Seven-wire twist-lock receptacle only (no controls) ^{9,10,11} SF Single fuse (120, 277, 347) ⁵ DF Double fuse (208, 240, 480) ⁵ SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output ⁹ DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ⁹	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White
Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor ^{9,12,13,14} BAA Buy America(n) Act Compliant CCE Coastal Construction ¹⁵ *Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.	
Shipped Separately (requires some field assembly) EGS External glare shield ⁷ EGFV External glare full visor (360° around light aperture) ⁷ BS Bird spikes ¹⁶	



Ordering Information

Accessories

Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glare shield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁷
DSHORT SBK U	Shorting cap ¹⁷

NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
- Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming

- signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
 - Must be ordered with PIRHN.
 - Requires MVOLT or HVOLT.
 - Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
 - CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
 - Must be ordered with fixture for factory pre-drilling.
 - Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

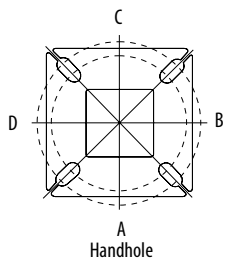


External 360 Full Visor

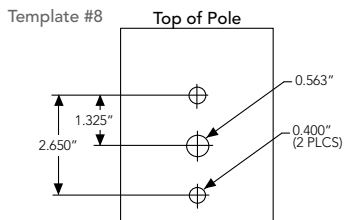
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

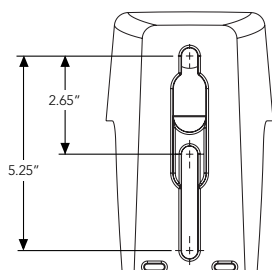
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

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

Drill/Side Location by Configuration Type

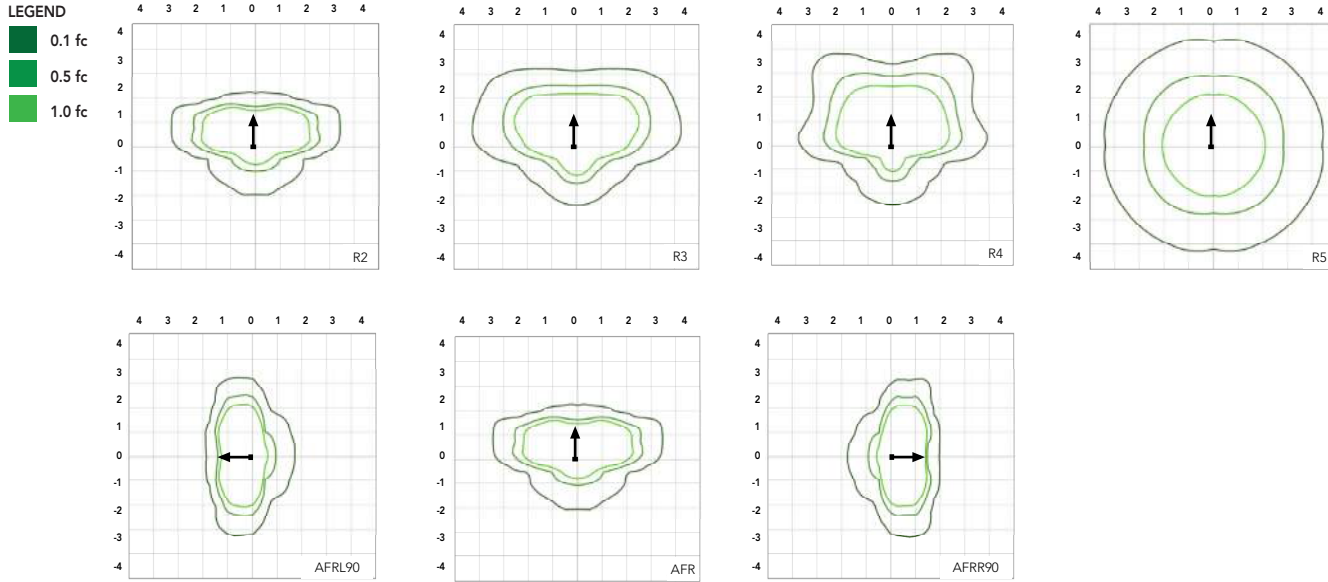
Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
#8	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

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

Fixture Quantity & Mounting Configuration	Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
SPA - Square Pole Adaptor	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor	0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor	0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03
	10°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62
	20°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73
	30°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43
	40°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Lumen Output

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

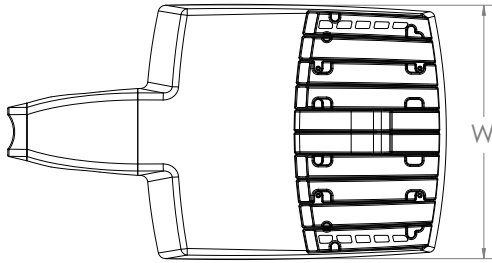
Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R35	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R45	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R55	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140		
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R35	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R45	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R55	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137		
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R35	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R45	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R55	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130		
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R35	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R45	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R55	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125		

Dimensions & Weights

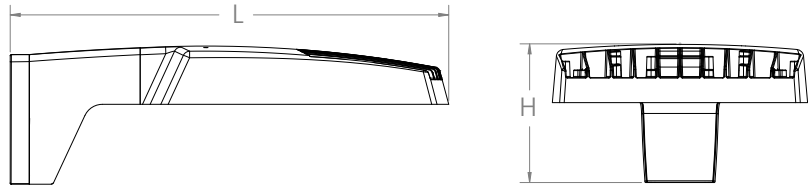
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)



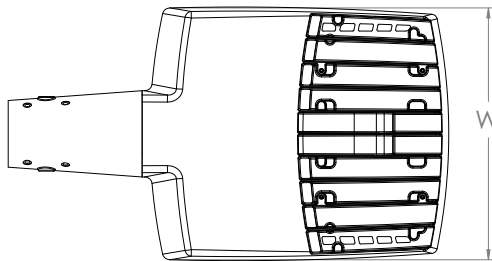
Length: 22.8" (57.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm



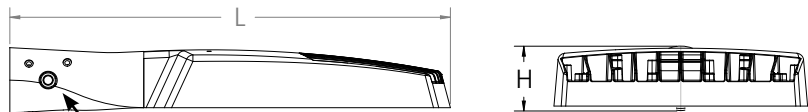
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX1 with Mast Arm Adapter (MA)

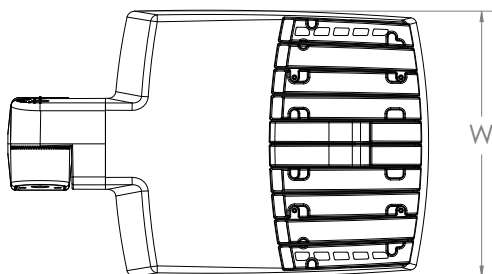


Length: 23.2" (59.1 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm

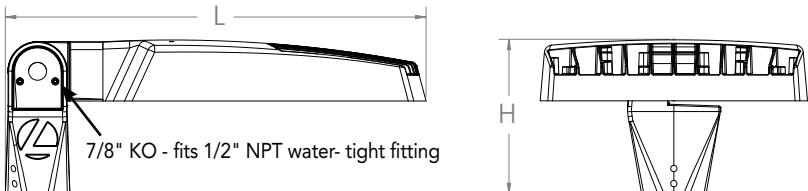


7/16" locking thru bolt/nut provided

RSX1 with Adjustable Slipfitter (IS)



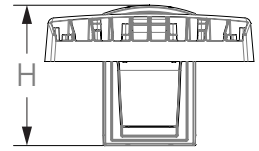
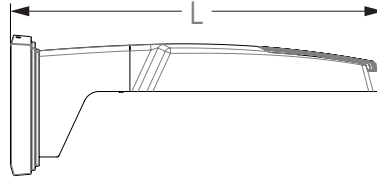
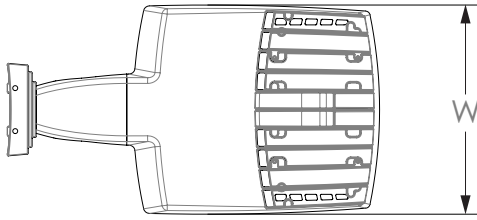
Length: 20.7" (52.7 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm



7/8" KO - fits 1/2" NPT water-tight fitting

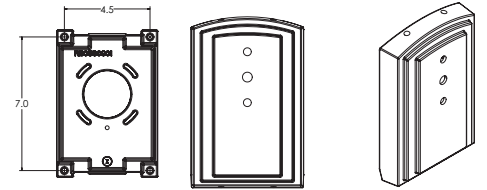
Dimensions

RSX1 with Wall Bracket (WBA)

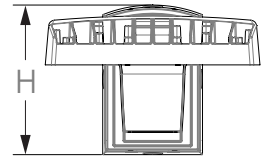
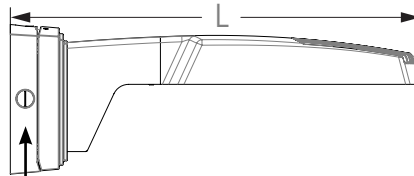
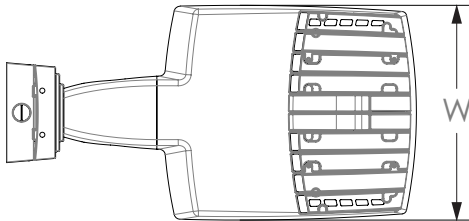


Length: 23.6" (59.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



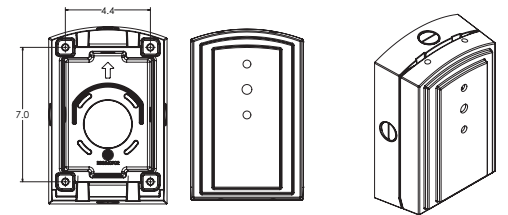
RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

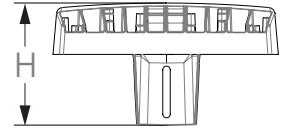
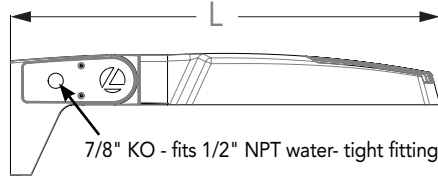
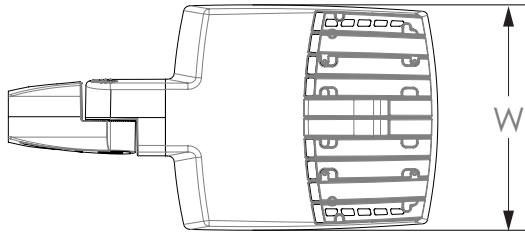
Length: 25.3" (64.3 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

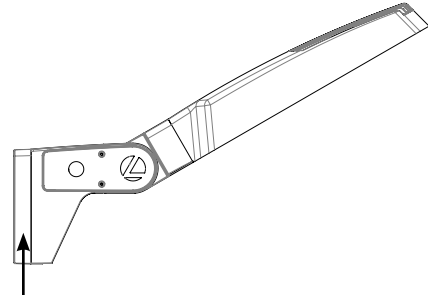


Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) **AASP**
 26.3" (66.8 cm) **AARP**
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm



NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

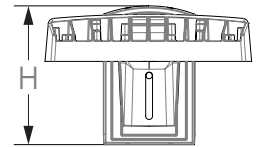
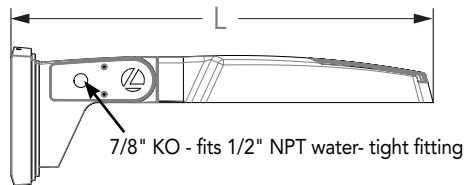
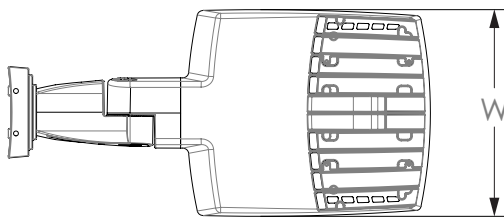


Notes

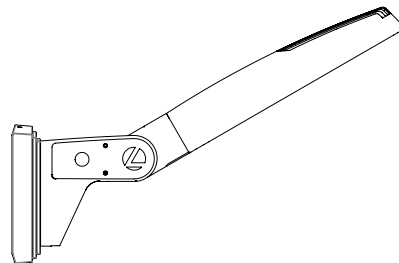
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

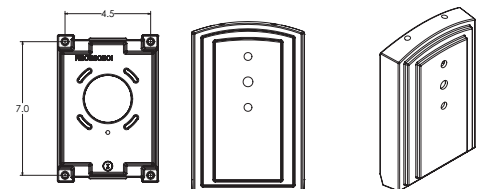
RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Length: 27.1" (68.8 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

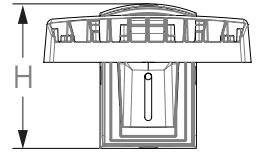
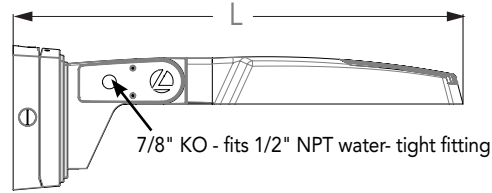
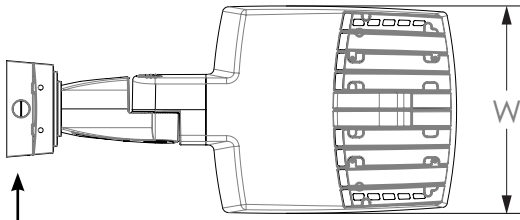


Wall Bracket (WBA) Mounting Detail



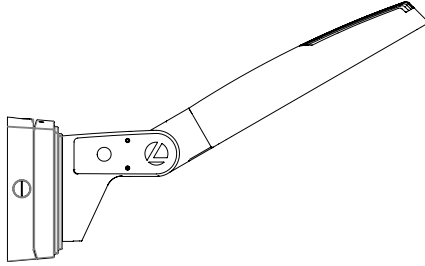
Dimensions

RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

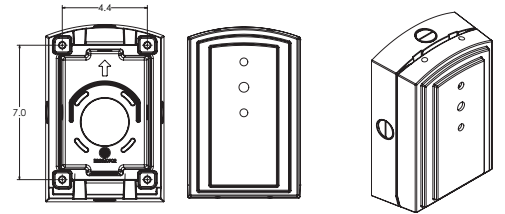


3/4" NPT taps with plugs - Qty (4) provided

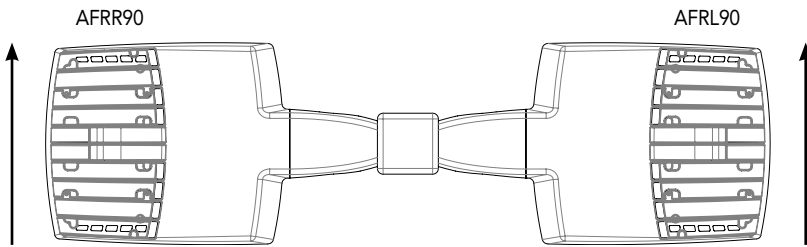
Length: 28.8" (73.2 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm



Surface Conduit Box (SCB) Mounting Detail



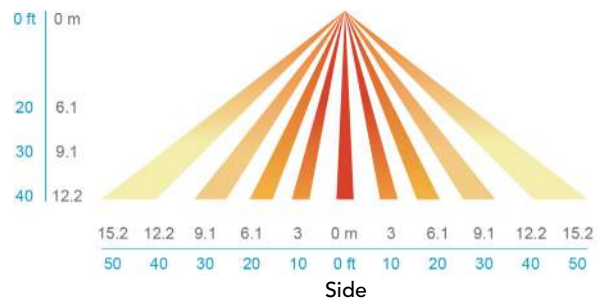
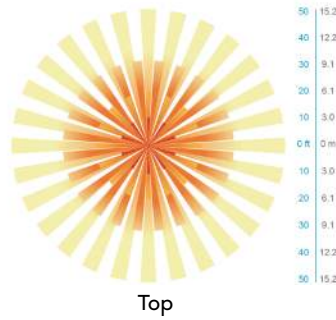
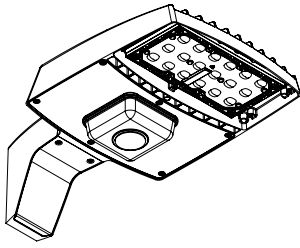
Automotive Front Row - Rotated Optics (AFRR90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under superDurable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with cribe rating of 10. Additional lead-times apply.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated ARFR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficiency LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

BUY AMERICAN ACT

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

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LAMAR EW19404

WALL

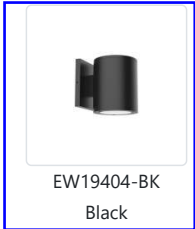
PROJECT

OW1



DESCRIPTION

Extruded aluminum cylinders with cast retaining rings and mounts.
Exterior surface mount or pendant with Frosted PC Diffuser. Down light.
Custom options available.



EW19404-BK
Black



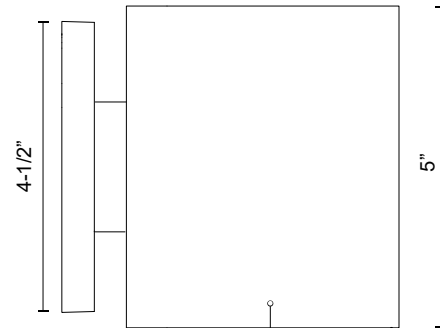
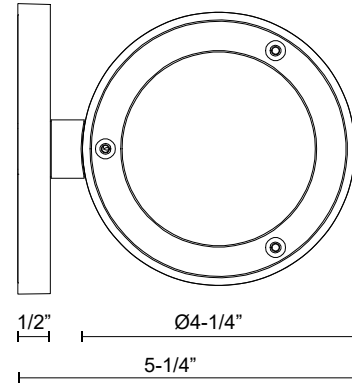
EW19404-WH
White

SPECIFICATION DETAILS

Fixture Dimensions	W4-1/4" x H5" x E5-1/4"
Light Source	LED with DC Driver
Wattage	20W
Total Lumens	1530lm
Delivered Lumens	BK-1022lm; WH-1100lm*;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, TRIAC or ELV Dimmer (Not Included)
Diffuser Details	Frosted PC Diffuser
Location	Wet
Illumination Direction	Downlight
Mounting Style	All Orientation; Wall;
Canopy Dimensions	W4-1/2" x H4-1/2" x E1/2"

* For custom options, consult factory for details.

* For warranty information, please visit www.kuzcolighting.com/warranty



Finish
BK - Black
WH - White

KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3

USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

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COMMENT



EB41936-BK
 Black

SPECIFICATION DETAILS

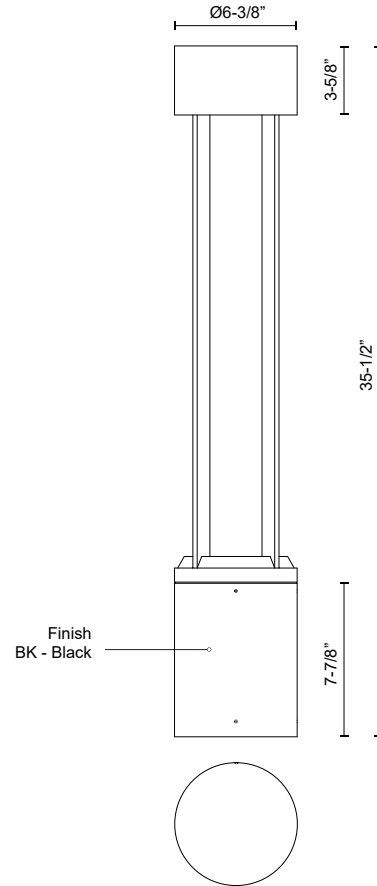
Fixture Dimensions	D6-3/8" x H35-1/2"
Light Source	LED with DC Driver
Wattage	24W
Total Lumens	2500lm
Delivered Lumens	1350lm*
Voltage	120-277V
Color Temperature	3000K
CRI (Ra)	80CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, TRIAC or ELV Dimmer (Not Included)
Location	Wet
Illumination Direction	Down

* For custom options, consult factory for details.

* For warranty information, please visit www.kuzcolighting.com/warranty

DESCRIPTION

Architecturally designed high-power LED exterior bollard fixture. This die-cast aluminum cylinder with a powder-coated finish features a high top and cage design with a radiant downlight to illuminate walkways and paths effectively



COMMENT



Conditional Use -

Owner or Authorized Agent Acknowledgement

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

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Edna Rhot 1/5

Owner's or Authorized Agent's Signature

22/08/2023

Date (DD/MM/YYYY)